MEMORANDUM

Department of Planning & Inspections
P.O. Box 475
Dover, Delaware 19903
Phone: 302.736.7196 Fax: 302.736.4217

DATE: April 17, 2014

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: D.A.C. Meeting of WEDNESDAY, April 30, 2014

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, April 30, 2014 at 10:00 AM** in the **City Hall Conference Room** of City Hall to review and comment on the following applications which will be considered by the Planning Commission at its meeting of Monday, May 19, 2014.

1) S-14-11 6 South State Street – Site Development Plan Review and Architectural Review Certification to add parking facilities and other site improvements at an existing 6,906 S.F. +/- office/apartment building on a 15,051 S.F. +/- parcel. The property is zoned RG-O (General Residence and Office Zone) and subject to the H (Historic District) zone. Concurrent interior renovations will convert the use from office/residence to all office. The property, known as the Dr. Henry Ridgely House, is located at the southwest corner of South State Street and West Division Street. The owner of record is Six South State, LLC. Property Address: 6 South State Street. Tax Parcel: ED-05-077.05-04-27.00-000. Council District 3. *Waivers Requested: Parking Reduction, Elimination of Upright Curb Requirement. This application is associated with HI-14-03 to be heard by Historic District Commission on April 17, 2014.*

2) SB-14-02 Lands of Union A.M.E. Church at 222 West Reed Street – Review of a Minor Subdivision to create two (2) parcels of land from an existing 5,385 S.F. +/- parcel in order to place the existing church building and house on individual lots. The parcel will be subdivided into a 1,447 S.F. +/- parcel (Parcel A), and a 3,938 S.F. +/- parcel (Parcel B). The property is zoned C-2 (Central Commercial Zone), located at the southeast corner of West Reed Street and South New Street. The owner of record is Union A.M.E. Church. Property Addresses: 222 West Reed Street and 101 South New Street. Tax Parcel: ED-05-077.09-01-36.00-000. Council District 4. *This application is associated with V-14-03 heard by the Board of Adjustment on February 19, 2014.*

3) SB-14-03 Lands of Robert & Kathleen Dunn at 276 Troon Road – Review of a Minor Subdivision to create two (2) parcels of land from an existing 26,997 S.F. +/- parcel, previously known as Lot 6 of Fox Meadows Subdivision. The parcel will be subdivided into a 12,803 S.F. +/- parcel and a 14,194 S.F. +/- parcel. The property is zoned R-10 (One-Family Residence Zone), located on Troon Road, north of Marion Road, northeast of Maple Dale Golf Course.

The property owners are Robert & Kathleen Dunn. Property Address: 276 Troon Road. Tax Parcel: ED-05-067.09-02-06.00-000. Council District 1.

4) US-13-01 Dover High School at One Dover High Drive – Review of a Unified Comprehensive Signage Plan application to the permit the construction and implementation of signage for the 105.6 acre +/- Dover High School campus consisting of illuminated monument and wall signs; non-illuminated entrance canopy and directional signage; and a mesh bleacher banner. The property is zoned R-10 (One-Family Residence Zone) and is located on the south side of Forrest Avenue and east of Dover High Drive. The property owner is Capital School District. Property Address: One Dover High Drive (Previously 1650 Forrest Avenue). Tax Parcel: ED-05-076.00-02-07.00-000. Council District 1.

Please be reminded that we will meet with the applicants on **Wednesday, May 7, 2014 at 10:00 AM** in the City Hall Conference Room of City Hall, 15 Loockerman Plaza, Dover**.** Please plan to attend this meeting as well.

cc:

City Clerk	David Cahill	Shane Breakie	Col. Robert Welsh
Scott Koenig	Todd Sammons	Rich Von Steton	Fred Tolbert
Planning Staff	Sabrina Fite	Robert Moyer	State Historic Preservation Office
Inspections Staff	Dover Fire Chief	Jim Galvin	Lara Allison
Sharon Duca	Kevin Coyle	Lisa Collins	Office of Child Care Licensing
Electric Department	Jim Sullivan	Sarah Keifer	Connie Holland
Tax Assessor	Eileen Butler	Tricia Faust	David Edgell
Bill Neaton	Elaine Webb	Gregg Moore	City Council
Chief Bernat	Mark Nowak	Ami Sebastian-Hauer	Mayor Carey
Kathy Diver	Julio Seneus	Caesar Rodney School District	City Comptroller
David Truax	Milton Melendez	Capital School District	