MI-05-02 Comprehensive Rezoning Project 2005
Summary Table Listing of Properties

No.	Owner	Tax Parcel	Location Address	Current Zoning	Initial Staff Zoning Recommendation	Public Response	Final Staff Zoning Recommendation	Planning Commission Recommendation	City Council Action
1A	City of Dover	ED-05-067.00-02-35.00-000	425 College Road	RM-2	IO	No	IO	IO	
1B	Mr. Joe Burden	ED-05-067.07-01-09.00-000	385 College Road	RM-2	IO	No	IO	IO	
1C	Whatcoat Social Services	ED-05-067.07-01-10.00-000	381 College Road	RM-2	IO	No	IO	IO	
1D	Mishoe Trust	ED-05-067.07-01-13.00-000	335 College Road	RM-2	IO	Yes	RM-2	RM-2	
1E	Mr. Dale Teat	ED-05-067.07-01-14.00-000	153 College Road	RM-2	IO	Yes	RM-2	RM-2	
2	Delaware State College	ED-05-067.00-02-47.00-000	255 College Road	IO	C-3	No	C-3	C-3	
3	Dover Health Care Association c/o Genesis H	ED-05-067.12-02-02.00-000	1080 Silver Lake Boulevard	RG-5	IO	No	IO	IO	
4	Dover Special School District	ED-05-068.09-02-30.00-000	629 Buckson Drive	R-8	IO	Yes	IO	IO	
5A	Ken-Crest Housing Del. II, Inc.	ED-05-067.18-03-10.01-000	1180 Walker Road	R-8	IO	No	IO	IO	
5B	Mr. Peter Brockstedlt	ED-05-067.18-03-15.01-000	1160 Walker Road	R-8	IO	No	IO	IO	
6	Dover Bowl	ED-05-068.09-01-28.02-000	600 Jeffric Boulevard	R-8	C-4	Yes	C-4	C-4	
7	Mr. Thomas G. Spence	ED-05-076.07-01-54.00-000	177 Saulsbury Road 179 Saulsbury Road 181 Saulsbury Road	IPM	CPO	No	CPO	CPO	
8	Ms. Alice E. Jackson	ED-05-076.07-01-47.00-000	91 Saulsbury Road	RG-1	CPO	No	CPO	CPO	
9A	Mr. Milford D. Taylor	ED-05-076.07-01-39.00-000	27 Saulsbury Road	RG-1	CPO	No	CPO	CPO	
9B	Ms. Sylvia H. Jones	ED-05-076.07-01-41.00-000	43 Saulsbury Road	RG-1	CPO	Yes	CPO	CPO	
10A	Ms. Dorothy Clark	ED-05-076.07-01-57.00-000	44 Carver Road	RG-1	CPO	No	CPO	CPO	
10B	Mr. Gordon R. Ronnie, Sr.	ED-05-076.07-01-58.00-000	40 Carver Road	RG-1	CPO	Yes	CPO	CPO	
10C	Ms. Leticia Dockham	ED-05-076.07-01-59.00-000	34 Carver Road	RG-1	CPO	No	CPO	CPO	
11A	Mr. & Ms. Paul Davis	ED-05-076.07-01-34.00-000	991 Forest Avenue	C-2A	CPO	Yes	CPO	CPO	
11B	Mr. Paul Davis	ED-05-076.07-01-35.00-000	991 Forest Avenue	C-2A	CPO	Yes	CPO	CPO	
11C	Mr. Harold L. Harris	ED-05-076.07-01-36.00-000	983 Forest Avenue	C-2A	CPO	No	CPO	CPO	
12	Mr. Henson Franklin Brooks	ED-05-076.08-01-12.00-000	641 West Fulton Street	R-8	IPM	No	IPM	IPM	
12	Mr. J.T. Jefferson	ED-05-076.08-01-13.00-000	623 West Fulton Street	R-8	IPM	Yes	IPM	IPM	
13	Charter School Inc.	ED-05-067.20-01-76.00-000	1.527 acres on Clara Street	C-3	IO	Yes	IO	IO	
14	Ms. M Evelyn Hartman	ED-05-076.06-07-60-00-000	1202 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Mr. David H. Tracy	ED-05-076.06-07-61.00-000	1208 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Ms. Lois V. Brady	ED-05-076.06-07-62.00-000	1210 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Ms. Joyce M. Breasure	ED-05-076.06-07-63.00-000	1216 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Ms. Phyllis S. Tarburton	ED-05-076.06-07-64.00-000	1218 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Ms. Susan S. Scull	ED-05-076.06-07-65.00-000	1224 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Mr. Jeffrey E. Garrison	ED-05-076.06-07-66.00-000	1204 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Mr. & Mrs. Joseph A. Denigris	ED-05-076.06-07-67.00-000	1206 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Ms. Sandra Lee O'Brien	ED-05-076.06-07-68.00-000	1212 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Ms. Julia May Errera	ED-05-076.06-07-69.00-000	1214 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Mr. Lonnie R. Schmidt	ED-05-076.06-07-70.00-000	1220 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Ms. Norma V. DeGarcia	ED-05-076.06-07-71.00-000	1222 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Ms. Sophia M. Kenefic	ED-05-076.06-07-72.00-000	1318 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Mr. Marvin Bachrad	ED-05-076.06-07-73.00-000	1324 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Ms. Margaret A. Taylor	ED-05-076.06-07-74.00-000	1310 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Mr. Charles J. Dawicki	ED-05-076.06-07-75.00-000	1316 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Mr. & Mrs. Clarence C. Wagner III	ED-05-076.06-07-76.00-000	1302 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Ms. Margaret E. Tutz	ED-05-076.06-07-77.00-000	1308 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Mr. Matthew D. Addonizio	ED-05-076.06-07-78.00-000	1320 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Mr. & Mrs. Johnnie Brown	ED-05-076.06-07-79.00-000	1322 Afton Court	RGO	RM-2	Yes	RM-2	RM-2	
14	Ms. Noella G. Schraeder	ED-05-076.06-07-80.00-000	1312 Afton Court	RGO	RM-2	No	RM-2	RM-2	

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No.	Owner	Tax Parcel	Location Address	Current Zoning	Initial Staff Zoning Recommendation	Public Response	Final Staff Zoning Recommendation	Planning Commission Recommendation	City Council Action
14	Mr. Stephen G. Jackson	ED-05-076.06-07-81.00-000	1314 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Mr. & Mrs. Carlton Rinehart	ED-05-076.06-07-82.00-000	1304 Afton Court	RGO	RM-2	No	RM-2	RM-2	
14	Ms. Corinne N. Dean	ED-05-076.06-07-83.00-000	1306 Afton Court	RGO	RM-2	Yes	RM-2	RM-2	
15	Ms. Sarah E. Montague	ED-05-076.08-03-64.00-000	124 North Governors Avenue	RG-1	IO	No	IO	IO	
15	Wesley College	ED-05-076.08-03-65.00-000	120 North Governors Avenue	RG-1	IO	Yes	IO	IO	
16	Mr. John M. Swartzenstruber	ED-05-068.08-01-04.00-000	226 North DuPont Highway	RG-5	C-4	No	C-4	C-4	
17	Blue Hen Venture, LLC	ED-05-077.00-01-01.00-000	655/S-12 Bay Road	SC-3	RM-2	Yes	SC-3	SC-3	
18A	Mr. Paul Moore	ED-05-076.12-01-28.00-000	700-708 Forest Street	C-3	IO	Yes	IO	IO	
18B	Mr. & Mrs. Paul T. Moore	ED-05-076.12-02-38.00-000	12-16 Lincoln Street	C-3	IO	Yes	IO	IO	
18C	Stoltzfus-Mast Partnership	ED-05-076.12-02-39.00-000	680-684 Forest Street	C-3	IO	No	IO	IO	
18D	Quality Auto Repair, Inc.	ED-05-076.12-02-39.01-000	604 Forest Street	C-3	IO	Yes	IO	IO	
18E	Downtown Dover Development Corporation	ED-05-076.12-02-40.00-000	222 Railroad Avenue	C-3	IO	No	IO	IO	
18F	Mr. & Mrs. Wilford Yelverton	ED-05-076.12-02-41.00-000	222 Railroad Avenue	C-3	IO	Yes	IO	IO	
18G	Mr. Matthew L. Smith	ED-05-076.12-04-01.00-000	711 - Rear Slaughter Street	C-3 and M	IO	No	IO	IO	
18H	AM Whittaconn, Inc.	ED-05-076.12-04-02.01-000	0.59 acres on Clarence Street	C-3 and M	IO	No	IO	IO	
18I	Downtown Dover Development Corporation	ED-05-076.12-04-41.00-000	238 Railroad Avenue	C-3 and M	IO	No	IO	IO	
19A	Mr. Robert W. Kidd III	ED-05-077.17-07-01.00-000	132 Wyoming Avenue	R-15	CPO	Yes	CPO	R-15	
19B	Mr. Robert W. Kidd III	ED-05-077.17-07-02.00-000	120 Wyoming Avenue	R-15	CPO	Yes	CPO	R-15	
19C	Mr. Robert W. Kidd III	ED-05-077.17-07-03.00-000	110 Wyoming Avenue	R-15	CPO	Yes	CPO	R-15	
20A	Mr. Caleb L. Burchenal	ED-05-077.17-06-19.00-000	226 Wyoming Avenue	C-1	R-8	Yes	R-8	R-8	
20B	Governors Avenue Realty, LLC	ED-05-077.17-06-20.00-000	218 Wyoming Avenue	C-1	R-8	Yes	C-1	C-1	
20C	Mr. & Mrs. Daniel G. Moore	ED-05-077.17-06-21.00-000	215 Jefferson Terrace	C-1	R-8	Yes	C-1	C-1	
20D	Burchenal Family Trust	ED-05-077.17-06-21.01-000	Lot 43 Jefferson Terrace	C-1	R-8	Yes	R-8	R-8	
20E	Mr. Caleb L. Burchenal	ED-05-077.17-06-22.00-000	1021 Monroe Terrace	C-1	R-8	Yes	R-8	R-8	
21A	Halpern Property Investment, LP	ED-05-077.17-03-01-00-000	141 Wyoming Avenue	R-8	CPO	No	CPO	R-8	
21B	Ms. Beatrice E. Kemp	ED-05-077.17-03-02.00-000	979 South Governors Avenue	R-8	CPO	Yes	CPO	R-8	
21C	Halpern Property Investment, LP	ED-05-077.17-03-03.00-000	117 Wyoming Avenue	R-8	CPO	No	CPO	R-8	
21D	Mr. Michael E. Johnson	ED-05-077.17-03-04.00-000	113 Wyoming Avenue	R-8	CPO	No	CPO	R-8	
21E	Halpern Property Investment, LP	ED-05-077.17-03-05.00-000	975 South Governors Avenue	R-8	CPO	No	CPO	R-8	
21F	Ms. Patricia Ann Marvel	ED-05-077.17-03-25.00-000	1090 South Bradford Street	R-8	CPO	Yes	R-8	R-8	
21G	Mr. Jason D. Belcher	ED-05-077.17-03-26.00-000	101 Wyoming Avenue	R-8	CPO	No	CPO	R-8	
21H	Capital Grange No. 18	ED-05-077.17-03-10.00-000	311 South Governors Avenue	R-8	CPO	Yes	CPO	R-8	
22A	SRK Realty Corp.	ED-05-086.00-02-07.05-000	18 Old Rudnick Lane	R-8	CPO	No	CPO	CPO	
22B	Ms. Alice L. Rauer	ED-05-086.00-02-07.01-000	16 Old Rudnick Lane	R-8	CPO	No	CPO	CPO	
22C	Mr. & Mrs. Malcolm K. McKown	ED-05-086.00-02-07.00-000	26 Old Rudnick Lane	R-8	CPO	No	CPO	CPO	
22D	Baroness Investments, LLC	ED-05-086.00-02-08.00-000	1448 South State Street Extension	R-8	CPO	No	CPO	CPO	
23A	Mr. H. Earl Abbott, Jr.	ED-05-077.17-07-22.00-000	1117 South Bradford Street	R-8	C-2A	Yes	C-2A	R-8	
23B	Mr. Daniel A. Demora	ED-05-077.17-07-23.00-000	1121 South Bradford Street	R-8	C-2A	No	C-2A	R-8	

MI-05-02 Comprehensive Rezoning Project 2005
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No.	Owner	Tax Parcel	Location Address	Current Zoning	Initial Staff Zoning Recommendation	Public Response	Final Staff Zoning Recommendation	Planning Commission Recommendation	City Council Action
24	Wave Enterprises, LLC	ED-05-077.17-05-57.00-000	1145 South State Street	R-8	IO	No	IO	IO	
25A	Mr. & Mrs. Voshell G. Hutchins	ED-05-077.17-07-10.00-000	1041 South Governors Avenue	R-15	C-1A	No	C-1A	C-1A	
25B	Mr. Frank J. Wojas, Jr.	ED-05-077.17-07-11.00-000	1047 South Governors Avenue	R-15	C-1A	No	C-1A	C-1A	
25C	Mr. & Mrs. Voshell G. Hutchins	ED-05-077.17-07-12.00-000	1049 South Governors Avenue	R-15	C-1A	No	C-1A	C-1A	
25D	Love Temple Church of God	ED-05-077.17-07-13.00-000	1057 South Governors Avenue	R-15	C-1A	Yes	C-1A	C-1A	
26	Kent County Theater Guild Foundation	ED-05-077.18-02-79.00-000	140 Roosevelt Avenue	R-8	C-1A	Yes	R-8	R-8	
27	New Pine Grove LP	ED-05-085.12-03-70.00-000	255 Webbs Lane	RGO	RM-2	No	RM-2	RM-2	
28	Equality Investments, LLC	ED-05-076.08-02-26.00-000	228-230 North Queen Street	C-3	RG-1	No	RG-1	RG-1	
29	Downtown Dover Development Corporation	ED-05-076.12-04-24.00-000	17 Slaughter Street	RG-1	C-2	N/A	C-2	None	

MI-05-03 Land Development Plan Revisions 2005
Summary Table Listing of Revisions

No.	Address/Location	Notes	Current Land Use Category	Current Land Use	Current Zoning	Staff Recommendaiton	Planning Commission Recommendations	City Council Action
1	McKee Road, between Denny's Road and Scarborough Road	Seskinore Subdivision	Open Space	Residential	RM-1	Low Den. Res.	Low Den. Res.	
2	Walker Road, between the Railroad Tracks and Pear Street	Walker Road Shopping Center	Med. Den. Res.	Retail	C-2A	Commercial	Commercial	
3	Walker Road, between the Railroad Tracks and Pear Street	Fairview Elementary School	Med. Den. Res.	School Social Club	IO	Institutional	Institutional	
4	SW corner, Scarborough Road and North DuPont Highway	Welcome to Dover Sign	Commercial	State Property	C-4	Institutional	Institutional	
5	Kenton Road and Denny's Road	Anne McClements Woodland Preservation Area	Low Den. Res.	State Property	RM-1	Open Space	Open Space	
6	Maple Dale Road	Maple Dale Subdivision	Open Space	SFD	R-10	Low Den. Res.	Low Den. Res.	
7	White Oak Road, between Nimitz Road and Bay Tree Road		High Den. Res.	SFD	R-20	Med. Den. Res.	Med. Den. Res.	
8	Lincoln Street		Institutional	SFD (2) vacant	RG-1	Med. Den. Res.	Med. Den. Res.	
9	Saulsbury Road, between Matterhorn Drive and Forrest Avenue	Elks Club Lodge - new site under construction	Low Den. Res.	Social Club	R-8	Institutional	Institutional	
10	Route 8, east of Scarborough Road and Forrest Avenue intersection		Med. Den. Res.	SFD	IO	Institutional	Institutional	
11	Cowgill Street and Martin Street, Route 113 and Route 13 split		Med. Den. Res.	SFD (multiple)	C-4, RG-1, R-20, RG-3	Commercial	Commercial	
12	South Little Creek Road, between State Route One and Horsepond Road		Med. Den. Res.	SFD	C-3	Industrial	Industrial	
13	Lafferty Lane, between Bay Road and Horsepond Road		Med. Den. Res.	SFD (2)	R-20	Industrial	Industrial	
14	SW corner, Lafferty Lane and Horsepond Road		Med. Den. Res.	SFD vacant	R-8	Industrial	Industrial	
15	Bay Road, north of the Dover Air Force Base		Med. Den. Res.	Retail	C-4	Commercial	Commercial	
16	Water Street, Capital Complex	Delaware State Education Assoc.	Commercial	Offices	IO	Institutional	Institutional	
17	South State Street, between Elm Terrace and Sackarackin Avenue	Kent General/ Bay Health (previously Gates property)	Med. Den. Res.	SFD	IO	Institutional	Institutional	
18	NE corner, South Governors and South Street		Commercial	Office (Medical)	IO	Institutional	Institutional	
19	NE corner, West Street and Water Street		Med. Den. Res.	SFD (multiple)	RGO	Mixed-Use	Mixed-Use	
20	SE corner, Dover Street and Monroe Terrace		Commercial	Office (Medical)	RGO	Office Park	Office Park	
21	Wyoming Avenue, Monroe Terrace and Jefferson Terrace (3 properties)	Proposed Comprehensive Rezoning Item, rezone to R-8	Commercial	SFD	C-1	Low. Den. Res.	Low Den. Res.	
22	South side of Wyoming Avenue, between south Governors Avenue and South Bradford Street (3 properties)	Proposed Comprehensive Rezoning Item, rezone to CPO	Low Den. Res.	vacant	R-15	Office Park	Low Den. Res.	
23	South State Street, between Lotus Street and Roosevelt Avenue	Proposed Comprehensive Rezoning Item, rezone R-8 to IO	Med. Den. Res.	SFD	RGO, R-8	Institutional	Institutional	

MI-05-03 Land Development Plan Revisions 2005
Summary Table Listing of Revisions

No.	Address/Location	Notes	Current Land Use Category	Current Land Use	Current Zoning	Staff Recommendaiton	Planning Commission Recommendations	City Council Action
24	Roosevelt Avenue, between South Sate Street and South DuPont Highway		Commercial	SFD (2)	R-8	Low Den. Res.	Low Den. Res.	
25	NW corner, Roosevelt Avenue and South DuPont Highway		Med. Den. Res.	Commercial	C-4	Commercial	Commercial	
26	Roosevelt Avenue, between South Sate Street and South DuPont Highway		Med. Den. Res.	SFD (2)	C-4	Commercial	Commercial	
27	Wyoming Mill Road	Masonic Lodge	Open Space	Social Club	R-20	Institutional	Institutional	
28	New Burton Road		Low Den. Res.	SFD (3) Mini-Storage	C-1, C-1A, C-3	Commercial	Commercial	
29	NW corner, Webb's Lane and Post Boulevard		High Den. Res.	SFD (6)	R-8	Low Den. Res.	Low Den. Res.	
30	NE corner, Webb's Lane and South DuPont Highway		Commercial Office Park	vacant, State Owned	CPO, C-4	Open Space	Open Space	
31	Hartly Road, north side; Draper Farm	State Agricultural Lands Preservation Program	Low Den. Res.	vacant	A	Purchase of Development Rights	Purchase of Development Rights	
32	Long Point Road, west side	State Agricultural Lands Preservation Program	Active Agriculture	vacant	A	Purchase of Development Rights	Purchase of Development Rights	
33	Number Removed							
34	Silver Lake Boulevard, west side		Office Parks	vacant	CPO	Med. Den. Res.	Med. Den. Res.	
35	College Road, north side, east of DSU		Institutional	SFD (2)	RM-2	High Den. Res.	High Den. Res.	
36	East side of South Governors Avenue and North side of Wyoming Avenue	Added item as a result of Planning Commission recommendation on Comprehensive Rezoning to remain Residential	Commercial	Social Club SFD	R-8	None	Med. Den. Res.	

Annexations Added to Land Development Plan

No.	Address/Location	Notes	Current Land Use	Current Zoning	Proposed Land Use Category	Planning Commission Recommendations	City Council Action
1A	Hazlettville Road and Wyoming Mill Road	Annexed, 10.27.03; Proposed Nottingham Meadows	vacant	RM-1	Low Den. Res.	Low Den. Res.	
2A	South Governors Avenue	Annexed, 01.12.04; Proposed Creekstone Center	Commercial Building	RM-1 C-2A	Low Den. Res. Commercial	Low Den. Res. Commercial	
3A	Chestnut Grove Road	Annexed, 02.23.04; Proposed Chestnut Grove Subdivision	vacant	RM-1	Med. Den. Res.	Med. Den. Res.	
4A	Denny's Road and McKee Road	Annexed, 08.23.04; Proposed Bush Farms Subdivision	vacant	RM-1	Med. Den. Res.	Med. Den. Res.	
5A	Forrest Avenue	Annexed, 11.08.04	SFD	CPO	Office Park	Office Park	
6A	North Little Creek Road	Annexed, 12.13.04	Office	RG-2	High Den. Res.	High Den. Res.	
7A	Kenton Road and Chestnut Grove Road	Annexed, 08.09.04; ProposedTall Pine Condominiums	SFD	RG-2	High Den. Res.	High Den. Res.	