



MEMORANDUM

Department of Planning & Inspections
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DATE: April 12, 2019
TO: Development Advisory Committee
FROM: Planning Office
SUBJECT: D.A.C. Meeting of WEDNESDAY, May 1, 2019

The Development Advisory Committee (D.A.C.) will hold a staff meeting on **WEDNESDAY, May 1, 2019 at 10:00 AM** in the **City Hall Conference Room, 15 Lookerman Plaza** to review and comment on the following applications that will be considered by the Planning Commission at its meeting of Monday, May 20, 2019.

Participation in the D.A.C. meetings is limited to agency reviewers and project applicants. While the public is welcome to attend, public comment will not be accepted. The opportunity for public comment will be available at the Planning Commission meeting.

- 1) Z-19-05 Lands of Harman Oil, Inc. at 53 N. West Street and 517 W. Division Street - Review and Recommendation for a rezoning application for two parcels of land consisting of 0.20 acres (8,512 SF +/-) and 0.35 acres (15,278 SF +/-). The properties are zoned C-1A (Limited Commercial Zone). The proposed zoning is C-2A (Limited Central Commercial Zone). The properties are located on the northeast corner of the intersection of North West Street and West Division Street. The owner of record is Harman Oil, Inc. Property Addresses: 53 N. West Street and 517 W. Division Street. Tax Parcels: ED-05-076.08-04-02.00-000 and ED-05-076.08-04-01.00-000. Council District 4. Ordinance #2019-11.
- 2) Z-19-06 Lands of AID in Dover, Inc. at 731 and 801 W. Division Street - Review and Recommendation for a rezoning application for two parcels of land consisting of 11,350 SF +/- and 8,400 SF +/- . The properties are zoned C-2A (Limited Central Commercial Zone) subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is IO (Institutional and Office Zone) subject to the COZ-1 (Corridor Overlay Zone). The properties are located on the north side of West Division Street and east of but not adjacent to Weston Drive. The owner of record is AID in Dover, Inc. and the equitable owner is Central Delaware Housing Collaborative. Property Addresses: 731 and 801 W. Division Street. Tax Parcels: ED-05-076.08-01-34.00-000 and ED-05-076.08-01-32.00-000. Council District 4. Ordinance #2019-12.
- 3) C-19-01 Lands of Kent Del Properties, LLC: Apartments at 589 North DuPont Highway – Review of a Conditional Use Application to permit the rear building on the property to be

converted into apartments to contain two (2) dwelling units. The subject property consists of 0.32 +/- acres (12,900 SF) located on the northeast side of North DuPont Highway (US Rt. 13) north of Townsend Boulevard. The property is zoned C-4 (Highway Commercial) and subject to the SWPOZ (Source Water Protection Overlay Zone): Tier 3 – Excellent Recharge Area. The owner of record is Kent Del Properties, LLC. Property Address: 589 North DuPont Highway. Tax Parcel: ED-05-068.09-01-25.00-000. Council District 3.

Please be reminded that we will meet with the applicants on **Wednesday, May 8, 2019 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: Planning Staff
Inspections Staff
Fire Marshal
City Manager
Mayor
City Clerk
City Council
City Comptroller
Sharon Duca
Jason Lyon

Electric Department
Parks & Recreation
Tax Assessor
Police Chief
Patricia Marney
Mark Nowak
Dover Fire Chief
Jared Adkins
Elaine Webb
Todd Sammons

Stephen Wright
Jim Galvin
Kent County Mapping
Michael Tholstrup
Jim Sullivan
Robert Ehemann
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Fred Tolbert
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