



MEMORANDUM

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

DATE: June 4, 2021
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, June 09, 2021

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, June 09, 2021 at 10:00 AM** to review and comment on the following applications that will be considered by the Planning Commission at its meeting of **June 21, 2021**.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, June 09, 2021 at 10:00 AM will be held only as a Virtual Meeting using WebEx. Regular DAC member participants will receive a specific invitation to attend meeting as a Panelist; see email for participation information.

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.

**Public Participation Information To Attend City of Dover
Applicant Development Advisory Committee (D.A.C.) Meeting of June 09, 2021**

Public Participation Information: Dial 1-408-418-9388

Event number/Access code: 173 863 5386

Event Password: DoverAppDAC

Event Link: <https://cityofdoverde.webex.com/cityofdoverde/onstage/g.php?MTID=ea7347b0dd8f6062dce3d27696e520c7c>

The Planning Office provided the submitted Applications to our Department and Agency reviewers and the Application is on file in the Planning Office. This meeting will focus on any questions regarding the DRAFT DAC Report & Comments that are expected to be released to the Applicants on **June 4, 2021**.

APPLICATION FOR REVIEW

1. Z-21-04 Lands of Peter F. and Bonnie S. Reidy at 4 Mifflin Road - Review and Recommendation for a rezoning application for a parcel of land consisting of 1.248 acres. The property is zoned CPO (Commercial Professional Office Zone) subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is C-2A (Limited Central Commercial Zone) subject to the COZ-1 (Corridor Overlay Zone). The property is located on the southwest corner of Forrest Avenue and Mifflin Road. The owners of record are Peter F. & Bonnie S. Reidy. Property Address: 4 Mifflin Road. Tax Parcel: ED-05-076.09-01-11.00-000. Council District 1. Ordinance #2021-13.

2. Z-21-05 Lands of Draper Farm Properties at 1617 Forrest Avenue - Review and Recommendation for a rezoning application for a parcel of land consisting of 5.04 acres. The property is zoned R-10 (One Family Residence Zone) subject to the COZ-1 (Corridor Overlay Zone). The proposed zoning is C-2A (Limited Central Commercial Zone) subject to the COZ-1 (Corridor Overlay Zone). The property is located on the north side of Forrest Avenue and adjacent to Cranberry Run Drive. The owner of record is Draper Farm Properties LLC. Property Address: 1617 Forrest Avenue. Tax Parcel: ED-05-075.00-01-07.00-000. Council District 1. Ordinance #2021-14.

3. S-21-06 Dover Park Recreation Projects: Community Building, Spray Pad & Accessible Playground Improvements – Review of a Site Development Plan to permit construction of a one-story 2,619 SF Office and Community Building, Spray Pad, Accessible Playground and other related site improvements. Two subject properties are part of the overall seven properties which comprise Dover Park. The properties are zoned ROS (Recreational and Open Space Zone). Dover Park is located on the southeast side of White Oak Road and west of Acorn Lane with access from White Oak Road. The owner of record for all parcels is the City of Dover. Property Address (All parcels): 1210 White Oak Road. Tax Parcels (Project Parcels): ED-05-068.15-01-02.00-000, ED-05-068.15-01-01.00-000. (Other Parcels part of overall Dover Park Site): ED-05-068.15-01-05.00-000, ED-05-068.19-01-28.00-000, ED-05-068.19-01-29.00-000, ED-05-068.19-01-30.00-000, and ED-05-068.19-01-31.00-000. Council District 3.

4. MI-21-07 Text Amendment: Permitted Uses within the SC-3 Zone - Review of Text Amendments to the *Zoning Ordinance*, Article 3 – District Regulations, Section 17 – Shopping Center Development Zone. The proposed Ordinance outlines additional permitted land uses within the existing zoning designation of SC-3 (Shopping Center Development Zone: Regional Shopping Center). The proposed amendment to the Ordinance is to retain current permitted uses, but additionally include within the SC-3 Zone: “warehousing, transshipment and distribution, and logistics support.” The proposed changes reflect changing customer concepts of shopping, the decline of the traditionally large format retailer, the influence of online retail operations, and the evolution of wholesale and the logistics distribution sector. Ordinance #2021-12.

The Planning Commission Meeting will be held as a Virtual Meeting on **June 21, 2021** at 7:00pm with participation information to be released in the future.

Please be advised that the Planning Commission meeting agenda will include other items in addition to the item above. Applicants will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report.

CC to Applicants:
Robin Eaton, City Department of Parks & Recreation
Mike Campbell, WRA
Peter F. Reidy
Bonnie S. Reidy
Raj Syan
Gregg Moore, Becker Morgan Group
Jonathan Street, Becker Morgan Group
Eric Good