



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 23, 2021
TO: Development Advisory Committee
FROM: Planning Office
SUBJECT: Distribution of Plans for Review and Meeting Announcement
D.A.C. Meeting of Wednesday, June 30, 2021

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, June 30, 2021 at 9:00 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.

Public Participation Information
To Attend City of Dover Staff Development Advisory Committee (D.A.C.) Meeting
of June 30, 2021

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

Event number/Access code: 173 717 2464

Event Password: DoverStaffDAC

Event Link: <https://cityofdoverde.webex.com/cityofdoverde/onstage/g.php?MTID=e19ae179e1b7d366254b9873e836ff745>

The Planning Office will be providing the submitted Application to our Department and Agency reviewers (by paper copy and/or electronic copy) so that technical review can continue. Comments should be submitted electronically to the Planning Office via email directly to dmelson@dover.de.us or to compplan@dover.de.us.

The Applicant Development Advisory Committee (D.A.C.) will also be held as a Virtual Meeting on **Wednesday, July 7, 2021 at 10:00 AM** with participation information to be released in the future.

APPLICATION FOR REVIEW:

1. SB-21-03 Lands of Tudor Enterprises, LLC at Tudor Business Park: Minor Subdivision Plan - Review of a Minor Subdivision Plan to subdivide a property consisting of 20.51 acres +/- into two parcels (Lot 1 and Lot 2) and with right-of-way dedication. Lot 1 (Residual) is to be 19.37 acres +/- and encompasses the bulk of the original property area to the east and south. Lot 2 is to be 0.98 acres +/- and encompasses the northwestern portion of the property with frontage on South Little Creek Road. The subject property is located on the south side of South Little Creek Road west of Route 1 and east of Roberta Avenue. The Tudor Business Park property includes privately maintained, named drives internal to the site such as Otis Drive. The property is zoned C-3 (Service Commercial Zone); however, the portion of the property to be subdivided is zoned C-1A (Limited Commercial Zone). The owner of record is Tudor Enterprises, LLC.

Property Addresses: 1014-1070 South Little Creak Road and multiple addresses within Tudor
Business Park. Tax Parcel Number: ED-05-077.12-01-02.00-000. Council District 2.

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

Joshua Schwartz
Jim Galvin
Kent County Mapping
Beth Krumrine
Jim Sullivan
Robert Ehemann
Cathy Smith
Shane Breakie
Brennon McKone
Sarah Keifer

Matt Jordan
Milton Melendez
Todd Stonesifer
Office of State Planning
State Historic Preservation Office
Capital School District
Caesar Rodney School District
Andrea Maucher
Nick Adams