



# MEMORANDUM

City of Dover, Delaware  
Department of Planning & Inspections  
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Phone: 302.736.7196 Fax: 302.736.4217

**DATE:** 7/21/2021  
**TO:** Development Advisory Committee  
**FROM:** Planning Office  
**SUBJECT:** Distribution of Plans for Review and Meeting Announcement  
D.A.C. Meeting of Wednesday, July 28, 2021

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, July 28, 2021 at 9:00 AM** will be held In-Person in the City Hall Conference Room and 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 July 28, 2021

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

Event number/Access code: 179 613 4043

Event Password: DoverStaffDAC

Event Link: <https://cityofdoverde.webex.com/cityofdoverde/onstage/g.php?MTID=e8b668027e6be6367aa5aad7efc6f4bf>

The Planning Office will be providing the submitted Applications 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](mailto:dmelson@dover.de.us) or to [compplan@dover.de.us](mailto:compplan@dover.de.us).

The Applicant Development Advisory Committee (D.A.C.) Meeting will be held both In-Person in the City Hall Conference Room and as a Virtual Meeting on **Wednesday, August 4, 2021 at 10:00 AM** with participation information to be released in the future.

## **APPLICATIONS FOR REVIEW:**

1. C-21-05 Destined for Greatness Learning Center- This Plan is for review of the Conditional Use Site Plan to permit the conversion of 1,911 SF within an existing 3,610 SF one-story building into a Child Daycare Center to serve 30 children. The property consists of one (1) parcel of land totaling 0.486 acres ± (21,170 S.F.). The property for the proposed development is zoned C-3 (Service Commercial Zone). The property is located on the north side of Fulton Street immediately west of the railroad corridor. The owner of record is Harrington Commercial, LLC. Property Address: 601 Fulton Street. Tax Parcel Number: ED-05-076.08-01-14.00-000. Council District 4. *Previous Application to rezone the property (Z-11-05) from M (Manufacturing Zone) to C-3 (Service Commercial Zone) was recommended for approval by the*

*Planning Commission at their August 2011 meeting and approved by the City council at their September 12, 2011 meeting.*

2. C-21-06 Prickly Pear Makeup Studio at 872C Walker Road, Suite 2 – Application for Conditional Use Review to permit a makeup studio (Personal Service Establishment) in a 300 SF tenant space within a lower level of an existing 3,623 S.F. office building within Walker Square. The property consists of 25,623 SF +/- (0.06 acres) and is located on the south side of Walker Road. The property is zoned C-PO (Commercial and Professional Office Zone). The owner of record is John C. Still III and the applicant is Prickly Pear Studio, LLC. Location Address: 872C Walker Road, Suite 2. Tax Parcel: ED-05-067.19-02-02.08-000 (and listed as ED-05-067.19-02-02.07-00301). Council District 4. *Waiver Request: Elimination of bicycle parking.*
  
3. SB-21-04 Stonebrook West: Planned Neighborhood Design at McKee Road and W. Denny’s Road – Revised Subdivision Plan Review to remove the alleys and two street segments and to reconfigure the lots to allow for 148 single family homes. Previously the Subdivision was approved to have a total of 199 units, a mix of 89 single family detached house lots, 66 duplex lots and 44 townhouse lots. The project is located on the northwest corner of the intersection of McKee Road and Denny’s Road. The site area is equal to 88.98 acres +/- . The property is zoned RM-1 (Residential Medium-Density Zone) and is subject to PND (Planned Neighborhood Design). The owner of record is Stonebrook West, LLC c/o Lamboll Street, LLC. Property Address: intersection of McKee Road and W. Denny’s Road. Tax Parcels: ED-05-056.00-01-01.00-000 and multiple parcels on Map ED05-056.04-01. Council District 1. *Planning Commission granted conditional approval of a Conditional Use Application C-07-02 for the Conceptual Plan for Stonebrook West Planned Neighborhood Design Development on February 20, 2007. Planning Commission also granted conditional approval for the Preliminary Subdivision Plan SB-07-06 for Stonebrook West PND on November 19, 2007 and Final Record Plan approval was given on July 8, 2009.*
  
4. SB-21-05 Stonebrook East: Planned Neighborhood Design at McKee Road and W. Denny’s Road – Revised Subdivision Plan Review to increase the number of townhomes from 87 to 103 townhomes and to decrease the number of garden apartments from 168 to 138 garden apartments/condominium style for a total of 241 dwelling units, a decrease of 14 dwelling units. The project is located on the northeast corner of the intersection of McKee Road and Denny’s Road. The site area is equal to 45.75 acres +/- . The property is zoned RM-1 (Residential Medium-Density Zone) and is subject to PND (Planned Neighborhood Design). The Owner of Record is Stonebrook East 168, LLC c/o Lamboll Street, LLC. Property Address: intersection of McKee Road and W. Denny’s Road. Tax Parcels: ED05-057.03-01-01.00 through 92.00. Council District 1. *Planning Commission granted conditional approval of a Conditional Use Application C-07-01 for the Conceptual Plan for Stonebrook East Planned Neighborhood Design Development on February 20, 2007. Planning Commission also granted conditional approval for the Preliminary Subdivision Plan SB-07-07 for Stonebrook East PND on November 19, 2007 and Final Record Plan approval was given on September 28, 2010.*

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  
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Elaine Webb

Joshua Schwartz  
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Kent County Mapping  
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