



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: 11/19/2021
TO: Development Advisory Committee
FROM: Planning Office
SUBJECT: Distribution of Plans for Review and Meeting Announcement
D.A.C. Meeting of Wednesday, December 01, 2021

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, December 01, 2021 at 9:00 AM** will be held In-Person in the **Council Chambers** in City Hall and as a Virtual Meeting using WebEx. Regular DAC member participants will receive a specific invitation to attend the 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 December 01, 2021

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

Event number/Access code: 2349 740 6557

Event Password: DoverStaffDAC

Event Link: <https://bit.ly/StaffDAC12012021>

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 be held both In-Person in the City Hall Conference Room and as a Virtual Meeting using the WebEx platform on **Wednesday, December 8, 2021 at 10:00 AM** with participation information to be released in the future.

APPLICATION FOR REVIEW:

1. C-21-08 Royal Farms at 1205 McKee Road- Review of a Conditional Use Site Plan and associated Minor Subdivision Plan Application for construction of a 5,154 SF Retail Store (Convenience Store) and associated fuel pumps. The Application includes associated site improvements and a 1,248 SF Accessory building to serve as a drive-through Car Wash. The property is currently zoned C-2A (Limited Central Commercial Zone) and is subject to COZ-1 (Corridor Overlay Zone). The proposed Lot 1 is 2.545 +/- acres (110,854 SF) and is the location of the proposed development. The proposed Lot 2 is 0.870 +/- acres (37,897 SF) and is currently not subject to a design proposal. The Site overall currently consists of 3.415 +/- acres (148,751 SF) and is located at the northeast corner of the intersection of McKee Road and

College Road. The owner of record is Two Farms Inc. Property Address: 1205 McKee Road.
Tax Parcel Number: ED-05-067.00-02-51.00-000. Council District 4. *Consideration of
Superior Urban Design.*

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
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Ryan Schroder
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Kent County Mapping
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