



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: 12/3/2021
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, December 08, 2021

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, December 08, 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 **December 20, 2021**.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, December 08, 2021 at 10:00 AM will be held both 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.

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 December 08, 2021**

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

Event number/Access code: 2340 377 6388

Event Password: DoverAppDAC

Event Link: <https://bit.ly/AppDAC12082021>

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 **December 3, 2021**.

APPLICATIONS 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.*

2. SB-21-05 Revised - Stonebrook East: Planned Neighborhood Design at McKee Road and W. Denney's Road – Review of a Revised Subdivision Plan to allow for Alternative Design Standards for the previously approved 103 proposed townhouse units, specifically to allow for a minimum lot width of 20 feet instead of the required width of 22 feet. In addition the Alleys A, B, and C have been moved slightly to allow for more uniform lot depths for all townhouses. There are no changes proposed to the previously approved 138 garden apartment 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 Owners of Record are Stonebrook East 168, LLC and Lamboll Stonebrook East, LLC. Tax Parcel Numbers: ED-05-057.03-01-01.00-000 through 92.00-000. 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. A Revised Subdivision Plan was given Conditional Approval by the Planning Commission on August 16, 2021.*

The Planning Commission Meeting will be held both In-Person in the Council Chambers and as a Virtual Meeting on **December 20, 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:
Bill Mortorff
K. James Taylor, Jr., P.E.
Zahid Aslam