



# 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, 2025  
**TO:** Development Advisory Committee  
**FROM:** Planning Office  
**SUBJECT:** Distribution of Plans for Review and Meeting Announcement  
D.A.C. Meeting of Wednesday, July 02, 2025

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The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, July 02, 2025 at 9:00 AM** will be held both In-Person in the City Council Chambers of City Hall, 15 Loockerman Plaza, Dover DE 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 02, 2025

Join by Phone: 1-650-479-3208

Access code: 253 269 03573 (Password: 36837782)

Join Online: <https://bit.ly/StaffDAC07022025>

Webinar Number: 2532 690 3573

Webinar Password: DoverStaffDAC

The Planning Office will be providing the submitted Application to our Department and Agency reviewers (by paper copy and/or electronic copy) for technical review. 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.) will also be held as an In-Person Meeting and a Virtual Meeting on **Wednesday, July 9, 2025 at 10:00 AM** with participation information to be released in the future. This Application is anticipated to be scheduled for public hearing and review at the Planning Commission Meeting of Monday, July 21, 2025.

## APPLICATION FOR REVIEW:

1. S-25-10 Dover Industrial Phase 2: Warehouses at 350 Lafferty Lane – Review of a Site Development Plan Application for the Phase 2 construction of two Warehouse Buildings: Building B of 45,000 SF and Building C of 133,000 SF (totaling 178,000 SF for Phase 2) with site improvements. Phase 1 of the project consists of Multi-Tenant Flex Warehouse Building A of 54,000 SF. The property is zoned M (Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone): Accident Potential Zones I & II. The property consists of 19.74 acres. The property is located on the north side of Lafferty Lane,

approximately one-quarter mile west of Horsepond Road. The owner of record is Dover Industrial, LLC. Property Address: 350 Lafferty Lane. Tax Parcel Number: ED-05-077.16-02-05.00-000. Council District 2. PLUS Review #2024-08-08. *For Consideration: Performance Standards Review Application and Tree Mitigation Plan. Phase 1 of this project was approved with Site Plan S-24-13 Flex Use Facilities Commercial Warehouse.*

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  
Wendy Polasko

Brian Williams Jr.  
Malcolm Jacob  
Kent County Mapping  
Rachel Yocum  
Jim Sullivan  
Robert Ehemann  
Cathy Smith  
Shane Breakie  
Jared Hughart  
Sarah Keifer

Matt Jordan  
Milton Melendez  
Todd Stonesifer  
Office of State Planning  
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William Witham  
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