



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: July 2, 2025
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, July 09, 2025

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, July 09, 2025 at 10:00 AM** to review and comment on the following application that will be considered by the Planning Commission at its meeting of July 21, 2025.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, July 09, 2025 at 10:00 AM will be held both as an In-Person Meeting in the City Hall Conference Room at 15 Loockerman Plaza, Dover DE and as a Virtual Meeting using Webex, a video/audio conferencing system. Regular DAC member participants will receive a specific invitation to attend the 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 July 09, 2025**

Join by Phone: 1-650-479-3208

Access code: 253 691 50795 (Password: 36837277)

Join Online: <https://bit.ly/AppDAC07092025>

Webinar Number: 2536 915 0795

Webinar Password: DoverAppDAC

The Planning Office provided the submitted Application 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 July 3, 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.*

The Planning Commission Meeting will be held as an In-Person and Virtual Meeting on Monday, July 21, 2025 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. The Meeting Agenda and Packets will be posted on the City's website <https://www.cityofdover.com/> one week prior to the meeting.

CC to Applicants:
Travis Martin, Dover Industrial LLC
Bret Davis
Plitko Engineering
Jason Scarlavai
Ralph Leonard