



MEMORANDUM

City of Dover, Delaware
Department of Planning & Inspections
15 Loockerman Plaza
P.O. Box 475 Dover, Delaware 19903
Phone: 302.736.7196 Fax: 302.736.4217

DATE: December 23, 2025
TO: Development Advisory Committee
FROM: Planning Office
SUBJECT: Distribution of Plans for Review and Meeting Announcement
D.A.C. Meeting of Wednesday, December 31, 2025

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, December 31, 2025 at 9:00 AM** will be held both In-Person in the City Hall Conference Room, 15 Loockerman Plaza, Dover DE and as a Virtual Meeting using Webex, an audio/visual conferencing system. 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 December 31, 2025

Join by Phone: 1-650-479-3208
Access code: 253 536 63077 (Password: 36837782)
Join Online: <https://bit.ly/StaffDAC12312025>
Webinar Number: 2535 366 3077
Webinar Password: DoverStaffDAC

The Planning Office will be providing the submitted Applications 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 or to 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, January 7, 2026 at 10:00AM** with participation information to be released in the future. These Applications are anticipated to be scheduled for public hearing and review at the Planning Commission Meeting of Tuesday, January 20, 2026.

APPLICATIONS FOR REVIEW:

1. S-26-01 Bayhealth Medical Center, Inc. - Kent Campus: Master Plan Phases 1-3 – Review of the Site Development Master Plan and Parcel Consolidation Plan for the Bayhealth Medical Center – Kent Campus. The Master Plan outlines three (3) phases (with subphases) of construction as follows: Phase 1A – Emergency Department 2-story Expansion (Overbuild) and Central Services Building 6,000 SF Addition; Phase 1B - Bed Tower 6-story Overbuild; Phase

2A – New 5-story Parking Garage (500 spaces) and Main Entry Addition with Drop-off Area; Phase 2B – Demolition of Existing Parking Garage and a Podium Expansion as 3-story Surgical Pavilion; Phase 2C - Emergency Department 3-story Expansion; and Phase 3 - Demolition of Existing Legacy Building. The properties involved consist of a total land area of 22.55 acres ±. The properties are zoned IO (Institutional and Office Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone). The project is generally located in the block created by South State Street, Hope Street, South Governors Avenue, and South Street with additional project area located on the north side of South Street. The main property address is 640 South State Street. The owner of record is Bayhealth Medical Center Inc. Tax Parcels: ED-05-077.13-01-52.00-000, ED-05-077.13-01-48.00-000, ED-05-077.13-01-18.00-000, ED-05-077.13-01-18.01-000, ED-05-077.13-02-01.00-000, ED-05-077.13-01-02.00-000, and ED-05-077.13-02-12.00-000. Council District 2. *For Consideration: Parking Adequacy Statement. The Board of Adjustment on October 15, 2025 granted approval of variances for the front yard setback and to allow a building height of 175 feet (V-25-05).*

2. S-26-02 R.E. Pierson Regional Headquarters (Office, Garage and Contractors yard) at 30 Lafferty Lane – Review of a Site Plan Application to permit the construction of R. E. Pierson Regional Headquarters to consist of a 9,900 SF Office Building, a 9,600 SF Garage with a fenced Contractors Work Yard (laydown and equipment storage) area, and associated site improvements. The project development area is 5.284 acres of the overall parcel of 29.6135 acres. The property is zoned M (Manufacturing Zone) and is subject to the AEOZ (Airport Environs Overlay Zone): Accident Potential Zone I (APZ I) and Noise Zone A. The property is located on the south side of Lafferty Lane between Bay Road and Horsepond Road. The owner of record is Richard E. Pierson Construction, Co. Property Address: 30 Lafferty Lane. Tax Parcel Number: ED-05-077.00-01-28.03-000. Council District 2. *Waiver Requests: Partial Elimination of Sidewalk, Partial Elimination of Upright Curbing. For Consideration: Performance Standards Review Application.*
3. S-26-03 The Enclave Apartments: Revised Walker Road Apartments – Review of a Site Development Application for the construction of two (2) three story, garden style apartment buildings consisting of twenty-four (24) units each for a total of 48 units. Also proposed are a Clubhouse, parking lot improvements, and four (4) outdoor recreation areas. The property is zoned RM-2 (Medium Density Residence Zone). The subject site consists of one parcel totaling 6.08 acres +/- located on the north side of Walker Road and west of Independence Boulevard. The owner of record is Dover Synergy Group, LLC. Property Address: unaddressed parcel on Walker Road. Tax Parcel: ED-05-067.18-01-71.00-000. Council District 4. *For Consideration: Active Recreation Area Plan. The project was previously reviewed as S-23-22 Walker Road Apartments in December of 2023; that plan is being superseded.*
4. S-26-04 DuPont Plaza at 747 N. DuPont Highway: Revised Master Plan – Review of a Revised Site Development Master Plan with Minor Subdivision Plan to permit phased construction of a retail center known as DuPont Plaza. The center consists of four buildings totaling 44,366 SF and is to be constructed in phases. The buildings proposed include a 7,440 SF Building A - Retail; 12,950 SF Building B - Retail; 2,046 SF Building C – Restaurant; and 21,930 SF Building D – Retail (Tractor Supply). The property consists of 9.954 acres and is proposed to be subdivided into multiple lots. The property is zoned SC-2 (Community Shopping Center Zone) and subject to the SWPOZ (Source Water Protection Overlay Zone). The property is located on the east side of North DuPont Highway and south of Leipsic Road. The owner of

record is Rojan 15 DD, LLC. Property Address: 747 North DuPont Highway. Tax Parcel: ED-05-068.05-01-15.00-000. Council District 3. PLUS #2018-02-02. *Potential Waiver Requests: Subdivision Waiver – Lots without Public Street Frontage. This site was subject to S-19-03 Retail Center at 747 N. DuPont Highway: Master Plan reviewed by Planning Commission in 2019 with its Final Plan approval issued in 2021 along with Administrative Site Plan S-19-18 DuPont Plaza: Phase 1; the plans are expired. A proposed Revised Master Plan S-22-12 DuPont Plaza did not complete the review process.*

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
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Brian Williams Jr.
Malcolm Jacob
Kent County Mapping
Rachel Yocum
Jim Sullivan
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Matt Jordan
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Office of State Planning
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William Witham
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