



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: January 30, 2026
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, February 04, 2026

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, February 04, 2026 at 10:00 AM** to review and comment on the following application that will be considered by the Planning Commission at its meeting of Tuesday, February 17, 2026.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, February 04, 2026 at 10:00 AM will be held both as an In-Person Meeting and as a Virtual Meeting using Webex, an audio/video conferencing system. 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 to observe, formal public comments will not be accepted. The opportunity for public comment on the applications 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 February 04, 2026**

Join by Phone: 1-650-479-3208
Access Code: 253 720 97128 (Password: 36837277)

Join Online: <https://bit.ly/AppDAC02042026>
Webinar Number: 2537 209 7128
Webinar Password: DoverAppDAC

The Planning Office provided the submitted Applications to our Department and Agency reviewers and the Applications are 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 January 30, 2026.

APPLICATIONS FOR REVIEW:

1. AX-26-01 Lands of Fuller at 7 Nixon Ln - Review of an Annexation Request and Rezoning Request for a parcel of land totaling 41,526 SF+/- (0.9533 acres +/-) located at 7 Nixon Lane. The property is currently zoned RS-1 (Residential Single Family Zone) in Kent County. The proposed Zoning is R-8 (One Family Residence Zone). The property is located on the east side of Nixon Lane to slightly north of North Little Creek Road. The annexation category according to Dover's 2019 Comprehensive Plan is Category 1: High Priority Annexation Area and the land use designation is Residential Medium Density. The property owner is Lupe N. Fuller. Property Address: 7 Nixon Lane. Tax Parcel: ED-00-068.19-01-28.00-000. Proposed Council

District 3. Ordinance #2025-23. The First Reading of this Annexation Request was completed on December 8, 2025 by City Council. Public Hearing before the Planning Commission is scheduled for February 17, 2026 and City Council on March 9, 2026.

2. AX-26-02 Lands of United Worldwide Express, LLC at 1624 North Little Creek Rd and Adjacent Two Parcels - Review of an Annexation Request and Rezoning Request for three parcels of land of 5.12 Acres +/-, 3.15 acres +/-, and 0.48 acres +/- located at 1624 North Little Creek Road and the two parcels to the south. The main parcel is currently zoned IL – Limited Industrial Zone and RMH – Residential Manufactured Home Zone in Kent County. The other two parcels are currently zoned RMH – Residential Manufactured Home Zone in Kent County. The proposed Zoning for all parcels is IPM (Industrial Park Manufacturing Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II. The properties are located on the south side of North Little Creek Road and adjacent to State Route 1. The annexation category according to Dover’s 2019 Comprehensive Plan is Category 1: High Priority Annexation Area and the land use designation is Office and Office Park. The property owner is United Worldwide Express, LLC. Property Addresses: 1624 North Little Creek Rd and two unaddressed parcels. Tax Parcels: ED-00-068.20-01-15.00-000, ED-00-077.00-01-07.00-000, and ED-00-077.00-01-07.01-000. Proposed Council District 2. Ordinance #2025-24. *The First Reading of this Annexation Request was completed on December 8, 2025 by City Council. Public Hearing before the Planning Commission is scheduled for February 17, 2026 and City Council on March 9, 2026.*
3. C-26-01 Bay Pointe Apartments (One Building Concept) at 1100 Bay Road - Review of a Conditional Use Site Plan Application to permit the construction of one Multiple Dwelling-Unit (Apartment) Building as a three-story 59,313 SF building with 54 apartment units and associated site improvements. The proposed Apartment building requires Conditional Use review in the C-4 zoning district. Previously, three existing lots were consolidated into one parcel of total 3.302 +/- acres and are zoned C-4 (Highway Commercial Zone). The property is located on the southwest side of Bay Road at the intersection with Lafferty Lane. The owner of record is Patel Hospitality Properties, LLC. Property Address: 1100 Bay Road. Tax Parcel Number: ED-05-086.00-01-20.00-000. Council District 2. *For Consideration: Active Recreation Plan. Previous Application C-21-04 Bay Pointe Apartments (One-Building Concept) was approved by the Planning Commission in May 2021 and an Extension in May 2023 with Final Plan Approval of June 27, 2023; the plan has expired.*
4. US-26-01 Dover Industrial Park Comprehensive Signage Plan – Review of a Unified Comprehensive Signage Plan for the Dover Industrial Park consisting of a freestanding (pylon) sign to identify the campus. The campus is to consist of three multi-tenant flex warehouse buildings (Buildings A, B, C) with parking and site improvements including a shared entrance with an adjacent building at 300 Lafferty Lane. 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. *The campus is under development as Phase 2 of this project was granted conditional approval by the Planning Commission with Site Plan S-25-10 Dover Industrial Phase 2: Warehouses in July 2025. Phase 1 of this project was approved as Site Plan S-24-13 Flex Use Facilities Commercial Warehouse in September 2024 and with Final Plan is under construction.*

5. Z-26-01 Lands of United Worldwide Express, LLC at 1600 North Little Creek Rd and Adjacent Parcel at 0.509 AC North Little Creek Road – Review for Recommendation of Rezoning Request for the two parcels of land located at 1600 North Little Creek Road consisting of 1.77 acres +/- and the adjacent parcel to the east consisting of 0.52 acres +/- . The properties are zoned C-PO (Commercial and Professional Office Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II. The proposed Zoning for both properties is IPM (Industrial Park Manufacturing Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II. The properties are located on the south side of North Little Creek Road between Fairfax Lane and State Route 1. The owner of both parcels is United Worldwide Express, LLC. Property Addresses: 1600 North Little Creek Rd and one unaddressed parcel referenced as 0.509 AC North Little Creek Road. Tax Parcels: ED-05-068.20-01-61.00-000 and ED-05-068.20-01-62.00-000. Council District 2. Ordinance #2026-07. The First Reading of this Proposed Ordinance is scheduled for January 26, 2026. Public Hearing before the Planning Commission is to be scheduled for February 17, 2026 and the Public Hearing before the City Council on March 9, 2026.

The Planning Commission Meeting will be held as an In-Person Meeting and as a Virtual Meeting on Tuesday, February 17, 2026 at 6:00 PM 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 items 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 Packet will be posted on the City's website www.cityofdover.gov one week prior to the meeting.

CC to Applicants:
Lupe Nancy Fuller
Don McNeill, Patterson Schwartz
United Worldwide Express
Greg Scott, PE, Scott Engineering, Inc.
Rich Sinegar, Scott Engineering, Inc.
Dominic Balascio, Patel Hospitality Properties, LLC C/o Parkway Law LLC
Doug Berry, PE, Pennoni Associates Inc.
Chris Evans
Travis Martin
Bret Davis
Jason Scarlavai