



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: March 24, 2026
TO: Development Advisory Committee
FROM: Planning Office
SUBJECT: Distribution of Plans for Review and Meeting Announcement
D.A.C. Meeting of Wednesday, April 01, 2026

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, April 01, 2026 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, 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 April 01, 2026

Join by Phone: 1-650-479-3208
Access code: 253 645 87294 (Password: 36837782)
Join Online: <https://bit.ly/StaffDAC04012026>
Webinar Number: 2536 458 7294
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 via email directly to the Planning Office.

The Applicant Development Advisory Committee (D.A.C.) will also be held as an In-Person Meeting and as a Virtual Meeting on Wednesday, April 8, 2026 at 10:00 AM 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 Monday, April 20, 2026 at 6:00 PM.

APPLICATIONS FOR REVIEW:

1. SB-26-01 Lands of Fuller at 7 Nixon Ln: Minor Subdivision Plan - Review of Minor Subdivision Plan for a parcel of land totaling 41,526 SF+/- (0.9533 acres +/-) located at 7 Nixon Lane to be subdivided into three lots. The property is zoned 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 property was annexed into the City of Dover on March 9, 2026 (Application AX-26-01). The property owner is Lupe N. Fuller. Property Address: 7 Nixon Lane. Tax Parcel: ED-00-068.19-01-28.00-000 (new tax parcel number to be assigned). Council District 3.

2. S-26-06 Lands of Commerce Way QOZB LLC at 175 Commerce Way - Review of Site Development Plan Application to permit construction of a 234,000 SF warehouse, parking, and associated site improvements on Commerce Way. The property is zoned IPM (Industrial Park Manufacturing Zone). The property is located on the northwest side of Commerce Way where the road curves to the east. The owner of record is Commerce Way QOZB LLC. Address: 175 Commerce Way. Tax Parcel: ED-05-076.10-02-07.03-000. Council District 2. PLUS #2022-09-05. *Potential Waiver Request: Elimination of Fence Component of Opaque Barrier Requirement. For Consideration: Performance Standards Review Application. This project was previously approved as S-22-14 Commerce Way Warehouse but the plan expired.*
3. C-26-02 Lands of Bay Village Residential Planned Neighborhood Design - Review of Conditional Use/Master Plan for a Planned Neighborhood Design Application and Major Subdivision for Bay Village Residential. The property is 79.14 acres of land east of State Route 1 on the south side of White Oak Road and located south of the Garrison Oak Business and Technology Center. The property is currently zoned RM-2 (Medium Density Residence Zone) and subject to the Source Water Protection Overlay Zone (SWPOZ): Tier 2 Primary Wellhead Protection Area. The Planned Neighborhood Design application is for 250 townhouse lots and future apartment complex development area with associated infrastructure and improvements. The property owner is Bay Village of Dover LLC. Address: South side of White Oak Road. Tax Parcel: LC05-068.00-01-06.00-000. Council District 3. PLUS Review #2024-02-03. *For Consideration: Alternative Design Standards for PND: Lot Width and Lot Area; and Active Recreation Area Plan. Associated Application is MI-26-03 Bay Village Residential Concept Sketch Plan as presented to City Council in February 2026 with referral to the Planning Commission.*

CC: Planning Staff
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City Council
City Comptroller
Sharon Duca
Jason Lyon

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Parks & Recreation
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Patricia Marney
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