



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, April 20, 2026 at 6:00 PM**

City Hall Council Chambers, 15 Loockerman Plaza, Dover, Delaware

AGENDA

Written comments are accepted via mail to City of Dover – Planning Commission, P.O. Box 475 Dover DE 19903 and via email at CompPlan@dover.de.us.

IN-PERSON and VIRTUAL MEETING NOTICE

The Planning Commission Meeting for April 20, 2026 will be held as an In-Person Meeting in City Hall in City Council Chambers at 6:00 PM and as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. The public is welcome to attend. See participation information below.

**PUBLIC PARTICIPATION INFORMATION
City of Dover Planning Commission Meeting of April 20, 2026**

Join By Phone: Dial +1-650-479-3208

Access Code: 253 491 91864

Password from Phones: 3683772

Join Online: <https://bit.ly/PCMeeting04202026>

Webinar Number: 2534 919 1864

Webinar Password: DoverPC

If you are new to Webex, get the app now at <https://www.webex.com/> to be ready when the meeting starts. For problems accessing the meeting, please call the Planning Office at (302) 736-7196.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Meeting Minutes of March 16, 2026

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is May 18, 2026 at 7:00 PM.

Update on City Council Actions

Department of Planning & Inspections Updates

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Requests for Extension of Planning Commission Approval

2. S-24-05 Lands of Ken Barrett Builders for Office Building at 1413 New Burton Road – Request for Extension of the Planning Commission conditional approval granted on May 20, 2024 for a Site Development Plan Application to permit construction of a one-story 3,026 SF office building and associated site improvements. The property is zoned C-1A (Limited Commercial Zone) consisting of 0.41 acres. The property is located on the east side of New Burton Road, north of Garton Lane. The owner of record is Ken Barrett Builders LLC. Property Address: 1413 New Burton Road. Tax Parcel: ED-05-085.11-01-01.00-000. Council District 2. *Waiver Requests Approved: Elimination of Upright Curbing and Elimination of Sidewalk.*
3. S-24-06 Revised Leander Lakes III Apartments – Request for Extension of the Planning Commission conditional approval granted on May 20, 2024 for a Revision to the Site Development Plan Application S-23-04 for the construction of eight (8) 3-story garden style apartment buildings and 1 (one) 2-story 8 unit building for a total of two hundred (200) units and Active Recreation Areas to be known as Leander Lakes III. The Revised Plan involves the reconfiguration and relocation of the access drive connection to Forrest Avenue for the apartment complex. The parcel with the Access Drive is zoned RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone). The Apartment Complex project area (future 25-acre parcel) is zoned RM-2 (Medium Density Residence Zone) and partially subject to the COZ-1 (Corridor Overlay Zone) with the balance of this parcel zoned R-10 (One Family Residence Zone) and partially subject to COZ-1 (Commercial Overlay Zone). The property is located on the south side of Forrest Avenue west of Dover High Drive. The owners of record are Leander Lakes IV, LLC (previous owner: Jireh Christian Center) and Calvary Baptist Church of Dover with equitable owner/developer as Leander Lakes III, LLC. Property Addresses: 2161 Forrest Avenue and part of 2285 Forrest Avenue. Tax Parcels: ED-05-075.00-01-05.00-000 and ED-05-075.00-01-06.00-000. Council District 1. *Approved Waiver Request: Elimination of Curbing on Access Drive. This site was granted conditional approval for a 200-unit apartment complex with Site Plan S-23-04 Leander Lakes III by the Planning Commission on February 21, 2023. A Minor Subdivision Plan to create the 25-acre parcel for Leander Lakes III has been approved.*

NEW APPLICATIONS

4. SB-26-01 Lands of Fuller at 7 Nixon Ln: Minor Subdivision Plan - Public Hearing and 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. *Waiver Request: Elimination of Sidewalk Requirement. For Consideration: Waiver of Cash in Lieu of Active Recreation Construction.*
5. S-26-06 Lands of Commerce Way QOZB LLC at 175 Commerce Way- Public Hearing and 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. *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.*
6. C-26-02 Lands of Bay Village Residential Planned Neighborhood Design - Public Hearing and 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: LC-05-068.00-01-06.00-000. 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.*

NEW BUSINESS**PUBLIC COMMENTS OPPORTUNITY****ADJOURN**

Posted Agenda: April 10, 2026

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING