



MEMORANDUM

Department of Planning & Inspections
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DATE: August 3, 2018
TO: Applicants to the Planning Commission
FROM: Planning Office
SUBJECT: D.A.C. Meeting of WEDNESDAY, August 8, 2018

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **WEDNESDAY, August 8, 2018 at 10:00 AM** in the **City Hall Conference Room of City Hall** to review and comment on the following applications that will be considered by the Planning Commission at its meeting of Monday, August 20, 2018.

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.

- 1) SB-18-03: Lands of Larlham Construction LLC at 35 & 39 North New Street - Review of a Site Plan and Minor Subdivision Plan for two (2) parcels of land totaling 9,822 SF (0.22 acres) located at 35 & 39 North New Street. The applicant proposes to re-subdivide the land into three (3) parcels of 5,174 SF, 1,650 SF, and 2,988 SF. The applicant also proposes to build a townhouse unit on each new parcel and construct associated site improvements. The property is zoned RG-3 (Group Housing Zone). The property is located at the southeast corner of North New Street and Fulton Street. The owner of record is Larlham Construction, LLC. Property Addresses: 35 & 39 North New Street. Tax Parcels: ED-05-076.08-05-39.00-000 and ED-05-076.08-05-40.00-000. Council District 4. *This application is the subject of Variance V-18-01, approved by the Board of Adjustment on March 21, 2018. The variance permits the applicant to go below the minimum lot size in the RG-3 zone for the 1,650 SF parcel and the minimum lot depth in the RG-3 zone for all three parcels.*
- 2) S-18-07: Dover Mall Power Center Master Plan at 1365 North DuPont Highway – Review of a three-phase Site Development Master Plan to allow construction of a Power Center and other additions to the Dover Mall property at 1365 North DuPont Highway. The first phase (Power Center) consists of 22 proposed buildings totaling 573,000 SF, as well as parking lots, access roads, open spaces, and other site improvements. Phase 1 is to be located on two parcels totaling 59.50 acres to the east of the existing Mall. The second phase consists of additions to the main mall building totaling 18,000 SF, as well as site improvements intended to improve one of the entrances to the mall building. Phase 2 is to be located in a 1.5-acre area on the east side of the main mall building. The third phase consists of a 5,500 SF building in a pad site with associated site improvements. Phase 3 is to be located in a 3.90-acre area west of the Mall along North DuPont Highway. A future improvement to create an eastern mall entrance road from State Route 1 is also shown. The property is zoned SC-3 (Regional

Shopping Center Zone) and partially subject to the SWPOZ (Source Water Protection Overlay Zone: Tier 3 – Excellent Recharge Area). The property is located on the east side of North DuPont Highway and west of State Route 1, south of Rustic Lane. The owners of record are Dover Mall LLC and Dover Power Center LLC. Property Address: 1365 North DuPont Highway. Tax Parcels: ED-05-057.00-01-14.00-000, ED-05-057.00-01-14.03-000, ED-05-057.00-01-14.04-000, and ED-05-057.00-01-14.05-000. Council District 3.

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.

CC:

Dan Larlham, Larlham Construction LLC
Nik Patel, Elliott Surveying Corp.
Herbert Miller, Dover Power Center LLC
Jonathan Richard, P.E., Becker Morgan Group Inc.
John Viglianti, Finisterre Design & Development Corp.