



MEMORANDUM

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

DATE: February 2, 2018
TO: Development Advisory Committee
FROM: Planning Office
SUBJECT: D.A.C. Meeting of WEDNESDAY, February 07, 2018

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **WEDNESDAY, February 07, 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 Tuesday, February 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.

Applicants: Please review DRAFT Development Advisory Committee (D.A.C.) Report provided for your project and be prepared to discuss any questions or concerns.

- 1) C-18-01 Governors Café Kitchen Addition at 144 Kings Highway SW – Conditional Use Site Plan Application to permit the construction of a one-story, 344 SF addition to the kitchen for the Governors Cafe. The Governors Café is located within the existing building at 144 Kings Highway SW. The property consists of 0.7419 +/- acres and is located at the southernmost intersection of American Avenue and Kings Highway. The property is zoned RGO (General Residence and Office Zone) and is subject to the H (Historic District Zone). The owner of record is Cahall Properties, LLC. Address: 144 Kings Highway SW. Tax Parcel: ED-05-077.05-04-40.00-000. Council District 2. *Application HI-17-04 was reviewed by the Historic District Commission on December 21, 2017.*
- 2) S-18-01 DGKP Property: Office/Warehouse at 1351 West North Street – Review of a Site Development Plan Application to permit construction of a two-story, 71,775 SF office and warehouse complex and adjoining parking spaces. The property consists of a 5.01 +/- acres and is located on the north side of North Street, east of Mifflin Road and west of Commerce Way. The property is zoned IPM (Industrial Park and Manufacturing Zone). The owner of record is DGKP North Street LLC. Address: 1351 West North Street. Tax Parcel: ED-05-076.14-01-07.00-000. Council District 1.
- 3) SB-18-01 Minor Subdivision Plan for 747 North DuPont Highway- Review of a Minor Subdivision Plan application to permit the subdivision of a 25.01 +/- acre parcel into: Lot 1 of 10.007 acres and Lot 2 of 15.004 acres. The property is located on the northeast side of North DuPont Highway and south of Leipsic Road. The property is zoned SC-2 (Community Shopping Center: Shopping Center Development Zone) and subject to the SWPOZ (Source Water

Protection Overlay Zone – Tier 3: Excellent Recharge Area). The owner of record is Rojan DD 15 LLC. Property Addresses: 747 North DuPont Highway. Tax Parcel: ED-05-068.05-01-15.00-000. Council District 3.

- 4) MI-18-01 Text Amendments: Zoning Ordinance, Article 3 Section 28 for Fuel Pumps as Conditional Use in TND zone - Review of Text Amendments to the Appendix B: *Zoning Ordinance*, Article 3 – District Regulations. The proposed Ordinance is to amend Section 28 - Traditional Neighborhood Design Zone (TND), Subsection 28.52 – Neighborhood Commercial District. The proposed text revision seeks to allow fuel pumps as Conditional Use as accessory to a convenience retail store and subject to the requirements of Article 10, Section 1 – Approval of Conditional Uses. Ordinance #2017-16.
- A copy of the Proposed Ordinance #2017-16 is available on the City's website www.cityofdover.com under the Government Heading: Ordinances, Resolutions & Tributes. <https://www.cityofdover.com/ordinances-and-resolutions>

Please be advised that the Planning Commission meeting agenda will include other items in addition to the items above. As an applicant you will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report.

CC: Raymond R. Searles
Jody Cahall
William Byler Jr., William Byler Jr. Architect Inc.
Jason Yoder, William Byler Jr. Architect Inc.
Francis DiMondi, DGKP North Street LLC
Jamie Sechler, Davis, Bowen & Friedel Inc.
Mike Glick, Lighthouse Construction Inc.
Robert Aerenson, Rojan DD 15, LLC
K. James Taylor, E.I., Duffield Associates