



MEMORANDUM

Department of Planning & Inspections
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DATE: May 4, 2018
TO: Development Advisory Committee
FROM: Planning Office
SUBJECT: D.A.C. Meeting of WEDNESDAY, May 9, 2018

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **WEDNESDAY, May 9, 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, May 21, 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-18-02 All Beautiful Children Learning Academy Day Care Center at 822 South State Street - Application for Conditional Use Review to permit conversion of an existing 3,526 SF one-story building into a Child Day Care Center to serve 52 children. The subject site contains three (3) separate buildings, and the Day Care Center is proposed to occupy only the southernmost structure which is the largest. The property consists of a 0.585-acre parcel and is located on the west side of South State Street, south of Gooden Avenue and north of Wyoming Avenue. The property is zoned C-1A (Limited Commercial Zone). The owner of record is TVEN3, LLC and the applicant (lessee) is Latoya Boseman. Location Address: 822 South State Street. Tax Parcel: ED-05-077.17-03-43.00-000. Council District 2.

- 2) C-18-03 Kidz Business Day Care Center at 65 North DuPont Highway - Application for Conditional Use Review to permit conversion of an existing 5,148 SF one-story building into a Child Day Care Center to serve 125 children. The application involves two separate properties. The property containing the building consists of 0.53 +/- acres and is zoned C-4 (Highway Commercial Zone). There is a second property of 0.37 acres zoned RG-2 (General Residence Zone) that contains an associated parking lot. The building is located on the east side of North DuPont Highway immediately south of Maple Parkway. To the east is the parking lot property located at the intersection of Maple Parkway and Edgemont Avenue. The owner of record is The Perry Group, Inc. and the applicant (lessee) is Donneisha Alston. Property Address: 65 North DuPont Highway. Tax Parcels: ED-05-068.18-05-01.00-000 and ED-05-068.18-05-12.00-000. Council District 2.

- 3) SB-18-02 Minor Subdivision Plan for Leander Lakes Apartments at 100 Isabelle Isle - Review of a Minor Subdivision Plan application to permit subdivision of the 28.67 +/- acre parcel of the Leander Lakes Apartment complex into two (2) new lots. Parcel A is proposed to have 22.94 acres (Buildings 1-8) and Parcel B is proposed to have 5.73 acres (Buildings 9 and 10). The property is zoned RM-2 (Medium Density Residence Zone) and is subject to the COZ-1 (Corridor Overlay Zone) requirements. The property is located on the southeast side of Forrest Avenue, and southwest of Dover High Drive. The owner of record is Leander Lakes, LLC. Property Address: 100 Isabelle Isle. Tax Parcel: ED-05-075.00-01-05.01-000. Council District 1.

- 4) S-18-04 Dover Police Department Impound Lot at 401 West Water Street - Review of a Site Development Plan application to permit construction of a 11,940 S.F. Impound Lot for the Dover Police Department as a fenced area for motor vehicle storage. The site is located on the north side of Water Street between West Street and South Queen Street. The property is zoned IO (Institutional and Office Zone) and is 0.78 +/- acres. The owner of record is the City of Dover. Property Address: 401 W. Water Street. Tax Parcels: ED-05-076.12-04-35.00-000, ED-05-076.12-04-39.00-000 and ED-05-076.12-04-40.00-000. Council District 4.

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: Jack Berberian, TVEN3, LLC

Latoya Boseman

William Byler, William Byler Jr. Architect Inc.

Donneisha Alston

The Perry Group, Inc.

Blair Rinnier, Leander Lakes, LLC

Alejandro Prado, Landmark Engineering

Donna Mitchell, City Manager of City of Dover

Jason Lyon, City of Dover Public Works

Captain David E. Spicer, Dover Police Department