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: October 21, 2026

TO: Development Advisory Committee

FROM: Planning Office

SUBJECT: Distribution of Plans for Review and Meeting Announcement
D.A.C. Meeting of Wednesday, October 28, 2026

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, October 28, 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/video 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 October 28, 2026

Join by Phone: 1-650-479-3208
Access code: 253 879 61125 (Password: 36837782)

Join Online: https://bit.ly/StaffDAC10282026
Webinar Number: 2538 796 1125
Webinar Password: DoverStaffDAC

The Planning Office will be providing the submitted Application to our Department and Agency reviewers (by paper copy and/or electronic copy) for technical review. Comments should be submitted electronically via email to the Planning Office.

The Applicant Development Advisory Committee (D.A.C.) will also be held as an In-Person Meeting and a Virtual Meeting on Wednesday, November 4, 2026 at 10:00 AM with participation information to be released in the future. This Application is anticipated to be scheduled for public hearing and review at the Planning Commission Meeting of Monday, November 16, 2026 at 7:00 PM.

APPLICATION FOR REVIEW:

1. S-26-16 Cold Storage Warehouse at 451 Garrison Oak Drive– Review of a Site Development Plan for a 165,000 SF Warehouse with associated site improvements. The site is located at Lot 8 of the Garrison Oak Business & Technology Park. The property is zoned IPM-2 (Industrial Park Manufacturing Zone – Business and Technology Center) and partially subject to the SWPOZ (Source Water Protection Overlay Zone: Tier 2 Primary Wellhead Protection Area). The Property is subject to two variances under V-23-05: the first granting a variance to the allowable building height requirements in the IPM-2 Zone and the second granting a variance

to the total impervious surface percentage increasing it from 65% to 71%. This project was granted conditional approval under Site Plan S-23-20 at the Planning Commission Meeting of November 20, 2023 and achieved Final Site Plan Approval on September 22, 2025; it is now seeking re-approval. The project proposes the construction of 165,000 SF Cold Storage Warehouse in the middle of the site along with 118 parking spaces and 33 loading berths. The property is located on the inner loop of Garrison Oak Drive, south of the Garrison Energy Center. The owner of record is the City of Dover; the Property is under contract with SLS Equity Partners. Property Address: 451 Garrison Oak Dr, Dover, DE. Tax Parcel: LC-05-068.00-02-08.00-000. Council District 3. *Waivers Requested: Partial Elimination of Upright Curbing and Reduction of Parking Requirements*. *For Consideration: Performance Standards Review Application. The site was granted two variances to reduce setbacks related to building height and to increase the maximum lot coverage (Board of Adjustment Application V-23-05).*

CC: Planning Staff
Inspections Staff
Fire Marshal
City Manager
Mayor
City Clerk
City Council
City Comptroller
Jason Lyon
Kate Mills
Electric Department
Parks & Recreation
Tax Assessor
Police Chief
Patricia Marney
Mark Nowak
Dover Fire Chief
Jared Adkins
Elaine Webb
Kevin Hickman
Malcolm Jacob
Kent County Mapping
Rachel Yocum
Robert Ehemann
Cathy Smith
Jared Hughart
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