MEMORANDUM

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

DATE: October 28, 2026

TO: Applicants and Interested Parties

FROM: Planning Office

SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, November 04, 2026

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, November 04, 2026 at 10:00 AM** to review and comment on the following application that will be considered by the Planning Commission at its meeting on Monday, November 16, 2026.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, November 04, 2026 at 10:00 AM will be held both as an In-Person Meeting in the City Council Chambers of City Hall 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.

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.

Public Participation Information To Attend City of Dover
Applicant Development Advisory Committee (D.A.C.) Meeting of November 04, 2026

Join by Phone: 1-650-479-3208
Access Code: 253 253 77773 (Password: 36837277)

Join Online: https://bit.ly/AppDAC11042026
Webinar Number: 2532 537 7773
Webinar Password: DoverAppDAC

The Planning Office provided the submitted Application to our Department and Agency reviewers and the Application is on file in the Planning Office. This meeting will focus on any questions regarding the DRAFT DAC Report & Comments that are expected to be released to the Applicants on October 30, 2026.

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).*

The Planning Commission Meeting will be held as an In-Person Meeting and a Virtual Meeting on November 16, 2026 at 7:00pm with participation information to be released in the future.

Please be advised that the Planning Commission Meeting Agenda will include other items in addition to the item above. Applicants will receive a packet of information for the Planning Commission Meeting including the Meeting Agenda and Final D.A.C. Report. The Meeting Agenda and packet will be posted on the City's website www.cityofdover.gov one week prior to the meeting.

CC to Applicants