

Application SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC (Ekaman Subdivision): Conceptual Subdivision Plan

Continued Review at May 18, 2026 Planning Commission Meeting

SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC (Ekaman Subdivision):

Conceptual Subdivision Plan – Continued Review of a Conceptual Subdivision Plan to create five (5) lots and one residual lot from 2 existing parcels totaling 4.5754 acres to be known as Ekaman Subdivision. The proposed subdivision is to consist of five residential lots with the residual for stormwater management area. The proposal includes the extension and addition of a cul-de-sac to the existing street right-of-way of Jefferson Terrace. The larger parcel is zoned R-10 (One Family Residence Zone), and the additional parcel is zoned R-8 (One Family Residence Zone) with both being located south of but not adjacent to Wyoming Avenue and west of Monroe Terrace. Property Address: unaddressed on Jefferson Terrace extension (part of which is referenced as 3.8904 acres of Wyoming Avenue Rear). Property Owners: Wyoming, LLC and Functional Properties, LLC. Tax Parcels: ED-05-077.17-06-02.01-000 & ED-05-077.17-06-13.00-000. Council District 2. *Waiver Requested: Percentage of Lots on a cul-de-sac. The Planning Commission deferred action for SB-25-02 on September 15, 2025 seeking additional information.*

The following are the Packet Items for the May 18, 2026 Planning Commission Meeting Public Hearing and Continued Review of Application SB-25-01:

- Planning & Inspections View Map (Aerial Map) of subject area
- Excerpt of Planning Commission Meeting Minutes of September 15, 2025 for SB-25-01
- Letter of March 16, 2026 on Woodbrook Development Drainage Improvement from Davis, Bowen, & Friedel, Inc. (Consultant) to City of Dover Department of Water & Wastewater
- Public Comments: Set 2 of May 2026 – Received through May 8, 2026, 12 noon
- Original Packet Items from September 2025
 - Development Advisory Committee Report with Comments of September 2025
 - Public Comments: Set 1 Received Through September 15, 2025
 - Kent Conservation District Letter of September 15, 2025
 - Conceptual Subdivision Plan Sheet