



DATA SHEET FOR SITE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF: September 9, 2026

PLANNING COMMISSION MEETING OF: September 21, 2026

Plan Title:	Winner Subaru Building Additions
Plan Type:	Site Development Plan, S-26-13
Location:	East side of North DuPont Highway and northwest of the entrances to Dover Mall
Address:	1387 North DuPont Highway, Dover DE
Tax Parcel:	ED-05-057.00-01-15.00-000
Owner:	Owner of Record: 1387 DuPont Highway, LLC Lessee: Winner Dover 1387, LLC (c/o Michael Hynansky)
Lot Size:	5.48 acres +/-
Zoning:	C-4 (Highway Commercial Zone) Partially subject to SWPOZ (Source Water Protection Overlay Zone)
Existing/Proposed Use:	Auto Dealership
Building Area:	Existing Building(s) – 37,491 S.F. (Total) Auto Showroom/Service Building (18,465 S.F.), Auto Detailing Building (2,976 S.F.), Auto Showroom/Service Building (20,178 S.F.) Proposed – Building Addition (8,817 S.F.) (3,336 S.F.) & (193 S.F.)
Impervious Areas:	95.4%
Floor Area Ratio:	0.209 (4.0 Maximum)
Off Street Parking:	Required – 167 spaces (6 handicap spaces, 1 van accessible) Provided – 422 spaces (6 handicap spaces, 4 van accessible)
Sanitary Facilities:	City of Dover
Water Supply:	City of Dover
Waiver Request:	Reduction of 30' Arterial Street Buffer

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: September 9, 2026

APPLICATION: Winner Subaru Building Additions at 1387 North DuPont Highway

FILE #: S-26-13

REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Alex Dewey, Planner I & Dawn Melson-Williams, AICP, Principal Planner

PHONE #: (302) 736-7196

I. PLAN SUMMARY

This is a Site Plan to allow for the construction of 12,346 SF in Building Additions to the existing auto dealership building and site improvements on a 5.48-acre parcel for Motor Vehicle Sales and Service Establishments. The project entails the construction of a new 8,817 SF +/- Building Addition, a new 3,336 SF +/- Building Addition, and an additional new 193 SF +/- Building Addition, and associated parking and site improvements. The property is zoned C-4 (Highway Commercial Zone), and a portion is subject to the SWPOZ (Source Water Protection Overlay Zone): Tier 3-Excellent Recharge Area. The property is located on the east side of North DuPont Highway and northwest of the entrances to the Dover Mall. The owner of record is 1387 N. Dupont Highway, LLC c/o Michael Hynansky and lessee is Winner Dover 1387, LLC c/o Michael Hynansky. Property Address: 1387 North DuPont Highway, Dover DE. Tax Parcel: ED-05-057.00-01-15.00-000.

Previous Applications

S-02-15 was a Site Plan for the addition of buildings to the site which expired with no construction occurring. Site Plan S-08-06 gave the site a total of two buildings by adding the "detailing building." The last application for this property was associated with application S-14-05 for the addition of a structure in the southwest portion of the property to be used by the Volkswagen dealership, while making adjustments to the display area along the property frontage and a new pylon sign. Through Building Permit application (Permit #14-124), it had completed interior and exterior renovations to the existing building which became the location for the Subaru dealership upon completion of the New Volkswagen Showroom project.

II. PROJECT DESCRIPTION

This project will add building additions to the northern building used by the Winner Subaru dealership, while the existing structure to the south continues to house the Volkswagen dealership. Major construction for the Winner Subaru dealership includes a 3,336 SF +/- building addition to be built on the left side of the existing building for service intake bays and an 8,817 +/- building addition in the rear of the existing structure for the service area. The front of the

building proposes a 193 SF +/- building addition. Also, the front of the building proposes taking away 7 parking spaces in order to install a patio area and entry sidewalk with a canopy. The portion of the property's parking lot located on the southwestern side of the property (including the 7 parking spaces in the front) will be taking away 23 parking spaces and 1 handicap parking space to accommodate the building addition. Also, the Site Plan for this project proposes bituminous pavement to be paved northwestern side area where the proposed 3,336 SF +/- building addition is to be constructed and the front of the property. In the rear parking lot of the property, there is a proposed electric vehicle charging station to be installed where there is existing parking.

III. BUILDING ARCHITECTURE

The architecture of the proposed Subaru dealership and service facility renovation is presented in a series of conceptual color renderings. The overall design features a modern aesthetic utilizing a combination of exterior metal panels, wood-grain finish elements, glass storefront systems, stone veneer, cladding, and masonry. The primary front elevations features a prominent central showroom with a raised roof volume wrapped in dark bronze anodized exterior metal panels and trim. The lower portion of the front façade incorporates an exterior storefront window system framed dark bronze, complemented by decorative metal columns and exterior metal finishes with a wood-grain appearance. Centrally positioned above the glass storefront is main brand signage depicting the Subaru logo and lettering. Extending along the right side of the front façade is a section clad in sandstone stone veneer featuring secondary dealer branding. To the left, the service and express bay area is finished with black EIFS and black CMU, incorporating metal panel columns and dark glass overhead service bay doors. A continuous roof overhang with decorative woodgrain finished metal columns spans across the front elevation to integrate the service area with the main showroom. The side elevation transitions from the modern storefront and stone veneer cladding at the front to existing painted tan CMU toward the rear of the building structure. Additional garage access bays are integrated along the side wall adjacent to the stone veneer section for the service area. All displayed dealer and brand signage shown across the renderings remain subject to separate review and approval processes for signs.

IV. ZONING REVIEW

The C-4 zoning district requires 150 ft. of lot width per building (*Zoning Ordinance*, Article 4 §4.15). With only 400 feet of lot width along North DuPont Highway/Route 13, the property would be limited to the two buildings.

On February 19, 2014, the Board of Adjustment granted an area variance (V-14-04) to allow a reduction of the minimum lot width to 133.33 per building for three (3) buildings totaling 400 feet. The existing service/detail building is at the rear of the property and has limited visibility from the public right-of-way.

Source Water Protection Overlay Zone

A portion of the property lies within the Source Water Protection Overlay Zone (SWPOZ), Tier 3. For redevelopment of existing sites or portions within the SWPOZ, a 15-percent reduction in the amount of impervious surface on the site is required compared to pre-redevelopment conditions. This Site Plan shows a 29-percent reduction in imperious surface for the portion of the property subject to the SWPOZ.

V. PARKING SUMMARY

The parking requirement in the C-4 zoning district is 1.5 parking spaces per 300 S.F. of floor area or one space per employee. The number of employees was not identified. Based on the floor area of 49,837 S.F. for the total facility, a minimum of 250 parking spaces is required. The existing site includes a total of 491 marked parking spaces and will have a total of 422 parking spaces upon completion of this project. The following table presents a tally of the types of parking spaces proposed for the site.

Parking Description	Number of Parking Spaces
Customer	23
Used Car Display/Storage	59
Subaru New Car Display/Storage	59
Volkswagen New Car Display/Storage	181
Active Service	40
Employee Parking	50
Wholesale	10
TOTAL	422

The *Zoning Ordinance* does not have a parking calculation specific to motor vehicle sales and motor vehicle service to address the fact that the sales inventory and service inventory is actually ‘parked’ on site. The applicant is reminded that parking on grass surfaces is also prohibited.

Loading Spaces

The requirement for loading spaces for retail and service establishments is based on building square footage. The rate is one loading space for establishments of 8,000 to 25,000 square feet in floor area with an additional loading space per 25,000 square feet of floor area or fraction thereof. However, the maximum number of required loading spaces for buildings totally up to 150,000 square feet is three loading spaces. This site will require two (2) loading spaces. This plan notes that loading will occur in the non-public areas in the rear of the site behind the buildings.

Bicycle Parking

The site is required to provide bicycle parking. The bicycle parking calculation is one for every twenty parking spaces. Based on the number of required parking spaces at 250, then thirteen (13) bicycle parking spaces are required. The plan does not appear to indicate the location of any bicycle parking spaces; the applicant has stated that there are bike racks at each auto dealership building.

VI. SITE CONSIDERATIONS

Dumpster

This project is non-residential; the requirement is for two (2) Dumpsters. For this plan, the applicants have submitted on their Site Plan the construction of two (2) new Dumpsters relocated along the northwest property line. An enclosure is required when the Dumpsters are visible from the public right-of-way or from an adjacent property.

Lighting

The location of the proposed lighting is shown on the plan with lighting fixtures at the edges of the parking lot areas and within the parking lot.

Sidewalk

Sidewalk is required along the street frontage of North DuPont Highway in accordance with *Zoning Ordinance*, Article 5 §18. In addition, sidewalks connecting from the street frontage sidewalk into the site are required and for pedestrian access from parking areas to building entrances.

The existing site frontage consists of a paved sidewalk along the North DuPont Highway frontage. Also, at the front of the Subaru Building the frontage of the proposes concrete pavers with a 1' x 1' joint pattern. This area also proposes a sidewalk with recessed in-grade light, while proposed to be flush with pavement at ADA Ramp location. The dimensions of this sidewalk and patio area are not included in the Site Plan.

Curbing

The *Zoning Ordinance*, Article 6 §3.6(b) requires upright curbing for all parking areas and access drives. The plan shows new curbing for the parking areas at the rear of the site, and in the parking areas along the property lines near the Volkswagen dealership building. Some areas along the northwest property line do not include curbing and this is considered an existing condition.

Signage

The project documents indicate the removal and replacement of one (1) freestanding pylon sign currently in the parking/display area in front of the existing Subaru showroom structure. A second pylon sign exists in front of the proposed new showroom structure. Additional signage is proposed near the roofline on the building frontage, as well as the left and right-side elevations and handicapped parking.

This property is associated with Unified Comprehensive Signage Plan US-15-01; proposing the permitted construction of signage to include illuminated freestanding signage and illuminated wall signage on two (2) showroom buildings. The application was heard by the Planning Commission on July 20, 2015. This application was granted Conditional Approval. US-15-01 received final plan approval on January 1, 2016.

Any additional signage must be approved through a separate sign approval and permitting process. The existing site is considered legal non-conforming with respect to the number of signs.

VII. TREE PLANTING AND LANDSCAPE PLAN

One (1) tree is required for every 3,000 SF of land area. The tree planting requirement is based on the total lot area. This project site consists of a total lot area of 5.48 acres (238,708.80 S.F.). Based on the 5.48 acres of non-woodland area, 80 trees are required. A Landscape Plan is included in the submission, indicating that all proposes trees on the site that will be installed in the rear of the building.

The C-4 zoning district requires a landscape strip of open space that is ten (10) feet in width along street lines. Only small areas along the southern portion of the North DuPont Highway frontage comply with this requirement. The remaining frontage areas are considered existing conditions where the vehicle display and parking areas limit the open space.

The site is also subject to the Arterial Street Landscape Buffer requirement along the North DuPont Highway frontage of the property for a landscaped open space of thirty (30) feet, per Article 5 of the *Zoning Ordinance*. The existing configuration does not meet this requirement due to the existing condition of paved areas for vehicle display and parking.

Waiver Request of 30' Arterial Street Landscape Buffer

Article 5 § 7.3 allows the Planning Commission to grant a waiver to approve a lesser amount of landscape buffering due to lot constraints or other conditions provided that the objective of establishing landscaped open space along arterial roadways is achieved. The applicant is seeking a Waiver Request for a 30' Arterial Street Landscape Buffer located along the northeast entrance between the existing site pavement and the curb where North Dupont is 9' at the narrowest point and 15' at the widest point. The existing pavement along the frontage of the property is not being modified from its existing condition; therefore, the applicant feels the reduction is warranted. For the southern portion of the frontage of the property, fronting the Volkswagen showroom building, includes an overall reduction in paved area is also achieved in response to the requirements of the Source Water Protection Overlay Zone (SWPOZ) in the southern corner of the property.

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

VIII. CITY AND STATE CODE REQUIREMENTS:

- 1) The Site Plan must be updated with changes recommended or approvals including any waivers granted by the Planning Commission. Add to plan as reference notes.
- 2) Plan needs Minor Grading Plan or information (spot grades) to reflect changes around the rear addition. Also add a General Plan Details Sheet to add the construction details for site elements such as bicycle racks, sidewalks, traffic control signage, etc.
- 3) Sheet C-001:
 - a) The Site Data Column will need to be updated prior to Final Approval with the following:
 - i) Provide Floor Area Ratio for project site.
 - ii) Parking Ratio of what is required needs to be indicated.
 - iii) Need clarification if the number of parking spaces is 422 versus 421 the Planning Office counted on the Site Plan.
 - iv) Any changes recommended or approvals including information on any waivers granted by the Planning Commission.
 - v) Plan needs a written purpose for each of its additions it has indicated on the Site Plan in the General Notes.

- vi) List the existing and proposed impervious surface coverage as a percent and in square feet.
- 4) Sheet C-201:
 - a) Label parking rows with space tally.
 - b) Dimensions of the proposed patio, sidewalk, and canopy are missing.
 - c) Identify the location of the bike racks and number of spaces.
- 5) The proposed sign locations shown on this plan are for informational purposes and approval of this plan does not grant approval to the signage shown on the Site Plan or in building elevation drawings. Additional review is required to evaluate compliance with the Sign Regulations.

IX. RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

In accordance with the *Zoning Ordinance*, Article 10 §2.2, the Planning Commission in considering and acting upon Site Development Plans may prescribe appropriate conditions and safeguards so that the public health, safety, and welfare, the comfort and convenience of the public in general, and the residents of the immediate neighborhood in particular shall be taken into consideration. These safeguards may to the maximum extent possible further the expressed intent of the *Zoning Ordinance* and the accomplishment of several objectives in particular listed in subsections 2.21 to 2.28.

- 1) Waiver Request- Arterial Street Landscape Buffer: Staff recommends conditional approval of the Waiver Request to reduce the width of the Arterial Street Landscape Buffer to recognize existing conditions for the north area of the property.
 - a) Staff notes that a portion of the North DuPont Highway frontage south of the entrance is within the Source Water Protection Overlay Zone (SWPOZ) and includes a landscaped area to comply with the impervious surface limitations.
 - b) Staff recommends that the landscape buffer includes a landscape treatment of shrubs and groundcovers in lieu of or addition to grass where space is available.

X. ADVISORY COMMENTS TO THE APPLICANT:

- 1) Any offsite traffic improvements imposed by DelDOT may potentially impact the configuration and area of the proposed Arterial Street Landscape Buffer and require modifications to the final Site Plan.
- 2) The Planning Commission should act upon any waiver requests including the Request of 30' Arterial Street Landscape Buffer for the project as part of any motion to approve this project, or as a separate motion if necessary. Note: All waivers are at the discretion of the Planning Commission. The Commission may approve or deny waiver requests.
- 3) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.

- 4) Following Planning Commission approval of the Site Plan, the Plan must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted. A Check Print must be submitted for review by Planning Office Staff and directly to other agencies. Upon determination that the Plan is complete and all agency approvals have been received, copies of the Plan may be submitted for final endorsement.
- 5) In the event, major changes and revisions to the Site Development Plan occur in the finalization of the Site Plan contact the Planning Office. Examples include reorientation of the buildings, relocation of site components like stormwater management areas, and increases in floor area count. These changes may require resubmittal for review by the Development Advisory Committee, Planning Commission, or other agencies and commissions making recommendations in regard to the plan.
- 6) For building construction, the requirements of the building code or fire code must be complied with. Consult with the Building Inspection Staff and City of Dover Fire Marshal regarding these requirements. The resolution of these items may impact the site design including such items as building dimensions and height, building openings, and fire protection needs, etc.
- 7) The applicant/developer shall be aware that prior to any ground disturbing activities on the site the appropriate site inspections, Pre-Construction meetings (including a City of Dover Pre-Construction meeting), and permits are required.
- 8) Construction may have an effect on the adjacent property owners and nearby travel lanes. Any work requiring the closing or rerouting of potential customers or visitors to adjacent properties should be coordinated as to offer the least amount of inconvenience to the adjacent property owners.
- 9) The applicant shall be aware that Site Plan approval does not represent a Sign Permit, nor does it convey permission to place any sign on the premises. Any proposed site or building identification sign shall require a Sign Permit from the City of Dover prior to placement of any such sign. It is recommended that the applicant discuss the sign regulation requirements with the Planning Staff prior to applying for a Sign Permit.
- 10) The applicant shall be aware that Site Plan approval does not represent a Building Permit and associated construction activity permits. A separate application process is required for issuance of a Building Permit from the City of Dover.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.



CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: SEPTEMBER 2, 2026



APPLICATION: WINNER SUBARU BUILDING ADDITION @ 1387 NORTH
DU PONT HIGHWAY

FILE #: S-26-13

REVIEWING AGENCY: City of Dover Department of Public Works and Water & Wastewater

CONTACT PERSON: Kate L. Mills, P.E., Interim Director of Water & Wastewater / Engineering Services

CONTACT PHONE #: 302-736-7025

CONTACT EMAIL: kmills@doverde.gov

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESSED BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS

SANITATION

1. Every commercial customer shall provide such premises with a sufficient number of solid waste containers to provide adequate capacity for the solid waste placed out for collection without overloading the capacity of the containers. The City of Dover shall provide commercial customers with a maximum of two (2), 90-gallon trash containers and two (2), 90-gallon recycling containers.
2. Trash collection site shall be oriented for side-loading pick-up if customer is utilizing City of Dover sanitation services.
3. Any commercial customer requiring more containers, or larger containers, than provided above, must utilize private service.

STORMWATER

1. Final site plan approval will not be granted until a copy of the approved Stormwater/Erosion and Sediment Control Plan from Kent Conservation District is submitted to our office.
2. The size, length, slope, type and flow directions must be shown on all existing and proposed storm sewer lines. Rim and invert elevations must be labeled on all stormwater structures.

STREETS

1. Final site plan approval will not be granted until a letter of no objection, signed by DelDOT is submitted to our office.
2. The current City of Dover standard street section provides for a 3' grass strip between the curb and sidewalk. This standard was administratively revised to meet ADA and FHA compliance with cross slope requirements and to prevent cars from scrapping at driveways. The revised standard utilizes a five feet (5') wide public sidewalk with a five feet (5') wide grass strip behind the curb. Sidewalk and curb shall be installed for the width of the project scope.
3. Please add the following notes to the plans:
 - a. Standard City of Dover sidewalk, as per chapter 98, article IV of the Dover Code of Ordinances, shall be required to be installed along the entire public street frontage of a property. Where frontage sidewalk exists but does not meet the standards of chapter 98, article IV, the sidewalk shall be re-laid to meet the standards. Sidewalk shall include barrier-free

access ramping at points of intersection with street crossings and at other locations so as to afford reasonable barrier-free pedestrian movement and site access.

- b. In accordance to Appendix A, Article VI, Section B.3, all sidewalks shall ascend from the curbstone to the building line at the ratio of one-quarter of an inch to the foot. Nothing in this section shall be construed to affect any pavement previously laid by order of the city council, until it is taken up and relaid.

WATER

1. All water utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Hydrant connections by the contractor are prohibited. This method may not be utilized during any phase of the project.
 - b. Any existing water lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - c. The site contractor shall contact the City of Dover Department of Water & Wastewater Construction Manager at (302) 736-7025 prior to the start of construction. A representative from the City of Dover Department of Water & Wastewater must observe and approve all City owned water and sanitary sewer interconnections and testing. All water taps must be performed by a City of Dover approved contractor. The proposed location for the water connection may need to be adjusted in the field due to conditions of the existing main. Possible conditions that would require tapping relocation include proximity to pipe joints, other taps, concrete encasements, conflict with other utilities, and the like. Test holes must be performed by the contractor to determine the best tapping location. The City of Dover will not be held responsible for field conditions requiring adjustment of the tapping location or for any work required by the contractor to make an appropriate and lawful connection.
3. The size, type, and location of all proposed and existing water lines and valves must be shown on the plan. Please be advised that effective May 1, 2022, water mains can now be constructed using DR 18 PVC.
4. Water usage projections (peak demand or plumbing fixtures) must be submitted to our office to correctly determine the size of the domestic and irrigation (if applicable) water meter for the proposed buildings. These projections must be submitted prior to approval so the meter size can be placed on the final site plan. The proposed water meters must be installed in a pit per City of Dover requirements and manufacturer's recommendations. Also, a dual check valve is required downstream of the meter.
5. The domestic service, fire main connection and valves must be clearly shown for each building. A valve must be installed at the tee to isolate combined fire and domestic water service to the building from the water loop. Typically, this valve is installed at the tee or an acceptable distance from the building. A valve must be provided on the domestic water service, which must be tapped off of the combined eight-inch (8") fire/domestic service outside of the building. The domestic water tap and valve should be as close to the building as possible. Typically, the domestic tap and valve are located within five feet (5') to ten feet (10') of the building. A blow up detail of this layout is recommended.
6. Provide a construction detail for the proposed restraining system for the fire main located within the buildings. There shall only be one (1) water service per building. The Department of Water & Wastewater will test and inspect all fire mains to a blind flange located inside the buildings. The blind flange with tap is used for hydrostatic pressure testing (200 psi for two (2) hours) and dechlorination. The flange must be restrained in the direction of the pipe entering the facility. A pipe entering horizontally through a wall sleeve shall be restrained with rods through the wall. A pipe entering vertically through a slab shall be restrained through the floor to the ninety degree (90°) bend and thrust block. All rods shall be a minimum of ¾" all thread. All pipes through walls and slabs must be Class 52 cement lined ductile iron pipe. Confirm particulars to meet this requirement with mechanical designer.
7. Water services shall be either type K copper or SDR-9. 1. All non-metallic water lines (mains and services) shall be installed with a tracer wire and identification tape. The wire shall be a minimum of twelve (12) gauge blue coated solid copper wire, wrapped around the pipe, and extending up into all valve and curb boxes. The identification tape shall be six-inches (6") wide, laid one foot (1') above the pipe, with the following text: "Caution: Buried Water Line Below". 3M marker balls, model 1423-XR, or approved equal shall be installed at every service line connection to the water main and all bends on the service line.

8. On October 24, 2022, City of Dover Council approved the new Cross Connection Control Program. This program requires certain backflow prevention assemblies on water service connections to the city's distribution system. Please provide a specific description of the activities in this building.

WASTEWATER

1. All wastewater utility components must meet the requirements of the Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
2. The following notes must be added to the plans:
 - a. Any existing sanitary sewer lines not to be utilized by the proposed facility must be properly abandoned at the mains in accordance with the City of Dover Department of Water & Wastewater specifications and requirements.
 - b. Part II, Chapter 180, Article III, Section 180-10 of the Code of Kent County requires that "no person shall discharge or cause to be discharged any stormwater, surface water, uncontaminated groundwater, roof runoff, subsurface drainage, uncontaminated noncontact cooling water or unpolluted industrial process waters to any sanitary sewer", this shall include condensate. Sec. 110-231 of the City of Dover Code defines storm sewer as "...any system used for conveying rain water, surface water, condensate, cooling water or similar liquid wastes, exclusive of sewage." The contractor, developer, owner and designers shall ensure during construction that no illegal discharges to the sanitary sewer system are created with the site improvements.
3. The size, length, slope, type and flow directions must be shown on all existing and proposed sanitary sewer lines. Rim and invert elevations must be labeled on all sanitary structures.
4. Cleanouts must be installed on sanitary sewer laterals within five feet (5') of the building, one foot (1') outside of the right-of-way and at all bends. Any cleanout located within a traffic bearing location shall be installed with a heavy duty cast iron frame and cover to prevent damage to the cleanout and lateral.
5. Sizing (flow) calculations must be submitted for all sanitary sewer mains showing that velocity and all other requirements are met.
6. The minimum size of all sanitary sewer laterals shall be six-inch (6").
7. If kitchen facilities are proposed a minimum 1,000 gallon, two chamber grease trap, meeting all Kent County ordinance requirements, must be provided. A construction detail for the proposed grease trap, as well as the proposed location, must be provided on the plan.
8. Depending on the effluent flow, the downstream pump station may be required to be evaluated by the developer / engineer to verify it can handle the additional effluent flow.

GENERAL

1. All existing utilities shall be adjusted to final grade in accordance with current City of Dover requirements and practices. This must be included as a note on the plan.
2. No trees may be planted within ten feet (10') of utility infrastructure.
3. No structure may be installed within ten feet (10') of utility infrastructure, please depict all underground utilities and structures on the utility plan sheet to confirm compliance.
4. The final site plan must be submitted in the following compatible digital formats:
 - a. AutoCAD 2021 (.dwg format).
 - b. Adobe Reader (.pdf format).

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STORMWATER / STREETS / WATER / WASTEWATER / GENERAL

1. As-built plans shall be provided prior to the certificate of occupancy and shall be provided in .dwg and .pdf format.

ADVISORY COMMENTS TO THE APPLICANT

WATER

1. The City of Dover water system is available to this site. The developer is responsible for all costs associated with extending and providing service to the proposed development.
2. Prior to plan approval, the water system plans must be submitted to the Division of Public Health, Office of Drinking Water for review and approval. The owner/developer will be responsible for providing all completed forms and plan sets to the City of Dover as required for submission to the Office of Drinking Water. Plans will not be submitted to the Office of Drinking Water until review has been completed by our office.
3. Hydrant flow testing is currently only performed during the spring and fall. The applicant must call the Department of Water & Wastewater directly to schedule these tests. This applies to both existing hydrants as well as those proposed for the site.
4. Water impact fees may be required to be paid prior to Certificate of Occupancy for this project.

WASTEWATER

1. The City of Dover sanitary sewer system is available to this site. The developer is responsible for all costs associated with extending and providing service and capacity to the proposed development.
2. Prior to plan approval, it may be required to submit the sanitary sewer system plans to the DNREC, Division of Water Resources, Surface Water Discharges Section for review and approval. The owner/developer is responsible for providing all application fees, completed forms and plan sets directly to DNREC.
3. Profiles of the sanitary sewer main must be provided with the construction plans. All water, sanitary sewer and storm sewer crossings must be shown on the profiles.
4. Wastewater impact fees may be required to be paid prior to Certificate of Occupancy for this project.

GENERAL

1. The applicant is advised that depending upon the size of the existing water service and sanitary sewer lateral to be abandoned, flowable fill may be required.
2. Construction plans will not be reviewed by our office unless all previous comments have been clearly addressed within the plan set and accordingly identified within an itemized response letter and with the Water/Wastewater Initial Plan Submission Checklist, which can be obtained from the following website: https://imageserv9.team-logic.com/mediaLibrary/198/WaterWastewaterHandbookFinal_1.pdf, page 88.

SANITATION / STORMWATER / STREETS

1. None.

IF YOU HAVE ANY QUESTIONS OR NEED TO DISCUSS ANY OF THE ABOVE COMMENTS, PLEASE CALL THE ABOVE CONTACT PERSON AND THE PLANNING DEPARTMENT AS SOON AS POSSIBLE.

CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

D.A.C. MEETING DATE: 09/02/26**APPLICATION:** Winner Subaru Building Additions at 1387 N DuPont Hwy**FILE #:** S-26-13 **REVIEWING AGENCY:** City of Dover, Office of the Fire Marshal**CONTACT PERSON:** Jason Osika, Fire Marshal
josika@dover.de.us**PHONE #:** (302) 736-4457

THE SUBJECT PROPOSAL HAS BEEN REVIEWED FOR CODE COMPLIANCE, PLAN CONFORMITY, AND COMPLETENESS IN ACCORDANCE WITH THIS AGENCY'S AUTHORITY AND AREA OF EXPERTISE.

THE FOLLOWING ITEMS HAVE BEEN IDENTIFIED AS ELEMENTS WHICH NEED TO BE ADDRESS BY THE APPLICANT:

CITY AND STATE CODE REQUIREMENTS:

1. Proposed occupancy classification is business, mercantile, and industrial.
2. Building Access shall be no further than 50 feet from a primary entrance.

Where buildings are provided with an automatic sprinkler system installed in accordance with NFPA 13, access shall be no further than 100 feet from the primary entrance.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 3.4)

3. Parking shall be prohibited in front of the primary entrance for a width of not less than 1.5 times the width of the door(s) or for 10 feet, whichever is greater.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.3.2)
4. Perimeter access shall be 50% and clearly shown on the plans.

Perimeter Access minimum width shall be 10 feet for one-story buildings and 15 feet for buildings of two or more stories, measured from the face of the building at grade with a maximum slope of ten percent (10%). Plantings and utility services (includes condenser units, transformers, etc.) shall be permitted within the perimeter access, and shall not interfere with emergency services fire ground operations.

If a physical barrier (fence, pond, steep slope, etc) prevents access, that portion of the building perimeter shall not be included in the calculation of Percent of Perimeter Access.
(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 3.5)

Where parking is located between the building and perimeter access area, parking shall not be located closer than 10 feet to the exterior wall for one-story buildings and 15 feet to the exterior wall for building of two or more stories.

5. Fire lanes shall cover 25% of the proposed building.

Fire lanes are required to be 24 feet wide and run along the front of the building as determined by the primary entrance(s). In cases where there is more than one primary entrance(s), each shall be served by a fire lane even if this exceeds the percentage as required.

The closest edge of fire lanes shall not be located closer than ten (10) feet to the exterior wall and the closest edge of fire lanes shall not be located further than 50 feet from the exterior wall if one or two stories in height; 40 feet if three or four stories in height, or 30 feet if over four stories in height.

(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5)

6. Where parking is located between the building and the fire lane, parking shall not be located closer than 15 feet to the exterior wall.

(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.4.1)

Where parking is located between the building and the perimeter access area, parking shall not be located closer than 10 feet to the exterior wall for one-story buildings and 15 feet to the exterior wall for building of two or more stories. 2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 3.5.2

7. All Fire Lanes shall be marked as follows:

both the inner and outer edges of the fire lane shall be marked, where curbs are present, the top and face of the curb shall be painted yellow, where no curbs are present, a four inch (4") solid yellow demarcation line shall mark the edge(s) of the fire lane.

(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 7)

8. The specific color yellow shall be the uniformly accepted yellow as utilized by State of Delaware Department of Transportation (DelDOT). Only vivid and durable paint shall be used and shall be suitable for street surfaces

9. Fire lane signs shall be located as follows:

see Figure 5-16 – Approved Sign For Marking Fire Lanes, fire lane signs shall be spaced at 150 foot intervals maximum, all fire lane signs shall be located no less than six feet (6') and no higher than eight feet (8') above the pavement, signs shall be placed at each end of the fire lane, and signs shall face all oncoming traffic.

Where parking is not restricted roadway markings shall utilize the words "FIRE" and "LANE" in lieu of fire lane signs and shall conform to the specifications of 7.6.

(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 7)

10. Where overhangs, canopies, balconies, or any other building or site features must project over any fire lane, an unobstructed vertical clearance of not less than 13'-6" above the fire lane shall be provided and the portion of the building perimeter which contains overhangs, canopies, balconies, or any other building features shall not apply towards the fire lane accessibility requirements of Section 4.0, Table 5-1 in this chapter.

(2021 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.8)

11. Speed Reduction Devices must be approved, please see City of Dover Ordinance Chapter 98-10 in reference to this process.
12. NFPA 72 compliant Fire Alarm System required per occupancy code requirements.

Fire alarm in place of assembly. *Fire alarm required.* Any new occupancy or new portion of an occupancy determined to be a place of assembly by the fire marshal and is capable of receiving an occupant load of 75 persons or greater, shall be required to install a fire alarm in accordance with NFPA codes governing the installation of fire alarms and the National Electrical Code.

Fire alarm system required. Any existing occupancy or portion of an existing occupancy determined to be a place of assembly by the fire marshal, and is undergoing renovations in excess of 50 percent of the assessed value of the building and is capable of receiving an occupant load 75 persons or greater or is being enlarged to receive an occupant load of 75 persons or greater, shall be required to install a complete fire alarm system in accordance with NFPA codes governing the installation of fire alarms and the National Electrical Code.

Public mode audible requirements. To ensure that audible public mode signals are clearly heard by occupants of a structure, they shall have a sound level at least 15 decibels (dB) above the average ambient sound level or five decibels (dB) above the maximum sound level having a duration of at least 60 seconds, whichever is greater, measured five feet (1.5m) above the floor in the area required to be served by the system using the A-weighted scale dBA. In the event the stated requirement cannot be met a shunt trip relay/switches shall be the approved method of meeting the intent of this section of the Code.

(City Code of Ordinances 46-171)

13. Sprinkler system required. System is to be monitored by an approved Fire Alarm System.

This chapter shall apply to all buildings, structures, marine vessels, premises, and conditions which are modified by more than 50% after the effective date of these Regulations. The 50% figure shall be calculated utilizing the gross square footage of the building, structure, marine vessel, premises and conditions as to arrive at the correct application.

Any proposal that is presented to the Office of the State Fire Marshal for review and approval for a building rehabilitation as defined in the 101 Life Safety Code, for less than 50% of the gross square footage of a non-sprinklered building, may not have another such project for the same building submitted for review and approval any sooner than three (3) years after the date of the final inspection unless sprinkler projection is provided throughout the entire building.

In all buildings exceeding 10,000 square feet of aggregate, gross floor area.

In all buildings in excess of 40 feet in height or more than four (4) stories in height.

In all buildings or areas thereof used for the storage, fabricating, assembling, manufacturing, processing, display or sale of combustible goods, wares, merchandise, products, or materials when more than two (2) stories or 25 feet in height.

In all basement areas exceeding 2,500 square feet floor area.

In residential occupancies when of: Type V (0,0,0) or Type III (2,0,0) construction and exceeding two (2) stories or 25 feet in height. Type V (1,1,1) and Type III (2,1,1) or

Type IV (2,H,H) construction exceeding three (3) stories or 3 In all residential apartment buildings storage areas except individual unit closets that are located within individual residential living units.

In all buildings used as health care occupancies as defined in the Life Safety Code, NFPA 101, as adopted and/or modified by these Regulations. In all buildings or areas classified as "high hazard" under the Life Safety Code, NFPA 101, or "extra hazard" under the Standard for the Installation of Sprinkler Systems, NFPA 13, as adopted and/or modified by these Regulations.

All buildings used as dormitories, in whole or in part, to house students at a public or private school or public or private institution of higher education. (16 Del.C. Ch. 88) This applies to all such dormitories regardless if new or existing.

(2015 State of Delaware fire Prevention Regulations, 702, Chapter 4)

Places of assembly shall be sprinklered throughout in accordance with the most recently adopted edition of NFPA 13 when the following apply:

All new indoor places of assembly with an occupant load of 150 persons or greater.

Any interior renovations of 50 percent or more to an existing place of assembly with an occupant load greater than 150 persons.

Any additions or increase in interior size to an existing place of assembly that would create an occupant load of 150 persons or greater.

Places of assembly where alcohol is served for consumption on the premises shall be sprinklered throughout in accordance with the most recently adopted edition of NFPA 13 when the following apply:

All new indoor places of assembly with an occupant load of 100 persons or greater and where alcohol will be served for consumption on the premises.

Any interior renovation of 50 percent or more to an existing place of assembly with an occupant load greater than 100 persons and where alcohol will be served for consumption on the premises.

Any additions or increase in interior size to an existing place of assembly which would create an occupant load of 100 persons or greater and where alcohol will be served for consumption on the premises.

New educational occupancies of 5,000 square feet or greater shall be sprinklered throughout in accordance with the most recently adopted edition of NFPA 13.
(City of Dover Code of Ordinances 46-162)

NFPA 101, 12.3.5.1 The following assembly occupancies shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 9.7.1.1(1): 1. Dance Halls 2. Discotheques 3. Nightclubs 4. Bars 5. Restaurants 6. Assembly occupancies with festival seating

14. Fire Department Connection is to be a 5-inch storz connection on a 30-degree elbow located within 50 feet of main entrance. Access to the Fire Department Connection must be clear unobstructed access as defined by the AHJ.

Fire department connections. Unless otherwise approved by the fire marshal, fire department connections shall be on the street side of the building and shall be located and arranged so that hose lines can be readily and conveniently attached to without interference from any nearby obstructions as defined by the fire marshal's office. Fire department connections shall be a five-inch Storz. Fire department connections shall be within 300 feet of an approved City of Dover Fire Hydrant and within 50 feet of the main entrance of the structure it serves. All fire department connections shall be not less than three feet nor more than five feet in height above finished grade. The fire marshal shall have the authority to require more stringent requirements when deemed necessary. (City of Dover Code of Ordinances 46-162)

15. Parking and/or obstructions shall be prohibited in front of fire department connections for a distance measuring from the center line and extending four feet on both sides.
(2015 Delaware State Fire Prevention Regulations, 705, Chapter 5, 6.3.4)
16. Fire Department Connection to be located within 300 feet of fire hydrant, measured as hose would come off the fire equipment.
17. If there is any type of rack storage, the following will be required: 1) a diagram showing the layout and type of rack system 2) a list and quantity of items being stored 3) a letter from an authorized/licensed fire suppression contractor stating that in rack sprinklers are or are not needed. If in rack sprinklers are not needed, a letter may be requested from an authorized/licensed fire suppression contractor to ensure that the sprinkler system is adequate for the storage presented.
18. All standpipe and sprinkler connections shall be marked as prescribed within the appropriate section of this regulation and as illustrated by the appropriate figures of this regulation. All standpipe and sprinkler connections shall have minimum of four inch (4") solid yellow demarcation lines to define specific areas, Solid yellow demarcation lines shall be measured from the center line of the connection and extend for a distance of four feet (4') on both sides, and

where parking is allowed between the building and the street or fire lane the solid yellow demarcation lines shall extend from the end of the sidewalk surface to the street or fire lane (Markings shall not be required on the sidewalk surface).

All fire department connections (standpipe and sprinkler) shall have a minimum 12" x 18" sign that reads FIRE DEPT. CONNECTION, sign lettering shall be a minimum of 3 inches (3") in height with red scotchlite letters on white scotchlite background. The sign shall be clearly visible from the fire lane or roadway, and signs using NFPA international symbols shall be an acceptable alternative. (2021 Delaware State Fire Prevention Regulations, 705, Chapter 6, 3)

19. The installation of natural gas and LP gas meters, regulators, valves, and LP gas bottles shall be protected from impact damage by impact protection. Natural gas and LP gas meters, regulators, and valves located inside structures shall have impact protection, except when located in separate protected utility rooms.

Dimensions of bollards. Bollards shall be a minimum of six-inch diameter filled with concrete. The bollard shall be set into the ground at a depth of at least 36 inches (three ft.) embedded in concrete at a minimum of 18 inches surrounding the bollard. The bollards must be at least 48 inches (four ft.) in height above the finish grade elevation. Any deviation of the stated requirements must be approved by the fire marshal and/or chief building inspector. The above dimensions shall serve as the requirement for installation; however, the fire marshal and/or chief building inspector shall have the authority to require more stringent dimensions to fit the needs of devices warranting impact protection.

Color of bollards. Bollards should be of the following colors; yellow, amber or orange. All colors shall be of fluorescent or have a reflective coating. Any deviation of the stated requirements must be approved by the fire marshal and/or chief building inspector.
(City of Dover Code of Ordinances, 46-4)

20. Every house, building or structure used or intended for use as living quarters or as a place for conducting business, and having any wall facing or abutting any public or private street or alley, shall have displayed on that wall, in legible, easily read characters which are of contrasting color to the background, the proper street number for such house, building, or structure in accordance with the following:

One-family and two-family residential structures, height, the number shall measure a minimum of four inches in height, *location,* the number shall be placed on the house above or to the left or right of the front entrance, *color,* the number shall be contrasting to the background color, *Arabic numerals,* all numbers shall be Arabic numerals.

Multiple-family dwellings, measurements, the number shall measure a minimum of six inches when identifying individual apartments with exterior doors, and 12 inches when identifying buildings with apartment complexes where there are two or more buildings not assigned street addresses. Individual buildings with street addresses shall have numbers measuring six inches, *location,* numbers shall be placed either in the center of the building or on the street end of the building so as to be visible from either the public or private street or from the parking lot, *color,* numbers shall be contrasting to the background color, *Arabic numerals,* all numbers used shall be Arabic numerals.

Commercial, industrial and office buildings, height, the numbers shall measure a minimum of 12 inches in height, *location generally,* numbers shall be placed either in the center of the building or on the street end of the building so as to be visible from either the public or private street or from the parking lot,

property line or driveway, should the building be located far enough from a public or private road so that the numbers are not clearly visible from the street, then the street address shall also be posted on the property at or near the property line or driveway to said building,

color; each building, numbers shall be contrasting to the background color and shall be placed on each building in the complex,

Arabic numerals, all numbers used shall be Arabic numerals,

Shopping centers. Shopping centers consisting of two or more stores shall have a tenant or suite number affixed to the front of the tenant space and on the outside of the rear door which corresponds with that tenant space. Numbers shall measure six inches in height.
(City of Dover Code of Ordinances, 98-344)

21. A lock box (Knox) containing any and all means necessary for fire department access shall be provided at the following occupancies: any occupancy that contains a fire alarm signaling system that is monitored off-site, or any occupancy that contains an automatic sprinkler system.
(2021 Delaware State Fire Prevention Regulations 705, Chapter 5, 2.4)

Secured key systems. When required; exemption. A secured key system shall be required for any new or existing building where a fire alarm or sprinkler system is being installed. It shall be the responsibility of the owner or occupant to keep a set of keys in the secured key box that are current to the locks of the protected occupancy. Buildings with 24-hour staffing or guard service shall be exempt from this subsection.

Location. The secured key system shall be located as close to the main entrance as possible. Should the building design not allow the secured key system to be located by the main entrance, the fire marshal and fire chief shall come to an agreement as to an alternate location for the key box. A secured key system, once installed, shall not be obstructed from view or obstructed by any means that would delay the fire department access to the box.

Required keys. Keys to be secured in the key box shall include keys to all points of ingress or egress, whether on the interior or exterior of the building, and keys to locked mechanical rooms, electrical rooms, elevator rooms, fire alarm and sprinkler controls and any area protected by automatic fire detection. Keys to individual residential apartment units are not required.

Ordering responsibility. It shall be the responsibility of the general contractor to order the key box for new buildings. It shall be the responsibility of the owner or tenant to order the key box for existing buildings.

Installation before testing. No acceptance test for sprinklers or fire alarms shall be conducted before the installation of a key box.

(City Code of Ordinances 46-127)

Knox Box to be mounted 6 feet above ground level

22. All required means of egress shall have an exit discharge consisting of a non-slip surface and leading to and terminating at a public way. NFPA 101
23. Project to be completed per approved Site Plan.
24. Full building and fire plan review is required.
25. Construction or renovations cannot be started until building plans are approved.
26. Fire alarm systems, fire suppression systems, hoods, exhaust ducts, and hood suppression systems require a fire permit from the Fire Marshal's Office. This work cannot be started until the permit is approved.
27. Building cannot be occupied by the public until a Certificate of Occupancy is obtained.
28. The following is City Ordinance, Appendix B-Zoning, Article 8 Enforcement and Penalties:

Section 1. - Building permits.

No building or structure in any district shall be erected or structurally altered without a building permit duly issued upon application to the building inspector. No building permit shall be issued unless the proposed construction or use is in full conformity with all the provisions of this ordinance. Any building permit issued in violation of the provisions of this ordinance shall be null and void and of no effect, without the necessity for any proceedings for revocations or nullification thereof, and any work undertaken or use established pursuant to any such permit shall be unlawful (see section 4 for penalties).

1.1 No building permit shall be issued for the construction or alteration of any building upon a lot without frontage upon, or legal permanent access to, a public street improved to the satisfaction of the planning commission, or without access to a public sewer.

1.2 No building permit shall be issued for any building where the site development plan of such building is subject to approval by the planning commission, except upon approval of such plans approved by the said commission.

1.21 No building permit shall be issued for any building in a subdivision unless the subdivision plot has been approved by the planning commission.

1.3 No building permit shall be issued for a building to be used for any conditional use in any zone where such use is allowed only with approval of the planning commission, unless and until such approval has been duly granted by the said commission.

(Ord. of 7-12-1993, § 3)

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. Please show the perimeter access as outlined in item # 4 listed above
2. Please show the fire lane as outlined in item # 5 listed above
3. FDC to be relocated to front of the building as outlined in item #'s 14, 15, and 16 listed above
4. Knox Box to be relocated to the front of the building as outlined in item # 21 listed above

APPLICABLE CODES LISTED BELOW (NOT LIMITED TO):

2021 NFPA 1 Fire Code (NFPA; National Fire Protection Association)
2021 NFPA 101 Life Safety Code (NFPA; National Fire Protection Association)
2019 NFPA 72 National Fire Alarm and Signaling Code (NFPA; National Fire Protection Association)
2019 NFPA 13 Installation of Sprinkler Systems (NFPA; National Fire Protection Association)
2009 IBC (International Building Code)
Latest editions of all other NFPA Codes as defined by the Delaware State Fire Prevention Regulations
2021 Delaware State Fire Prevention Regulations
City of Dover Code of Ordinances

***If you have any questions or need to discuss any of the above comments, please call the above contact person listed.**

From: [Jones, Tijah \(DelDOT\)](#)
To: [Melson-Williams, Dawn](#)
Cc: [Hickman, Kevin \(DelDOT\)](#)
Subject: EXTERNAL: DAC Comments
Date: Thursday, September 3, 2026 3:00:04 PM

You don't often get email from tijah.jones@delaware.gov. [Learn why this is important](#)

WARNING: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Dawn,

Here are the comments from DelDOT for the applications discussed in the DAC Meeting 02 September

- **S-26-13 Winner Subaru Building Additions at 1387 North DuPont Highway**
 1. Schedule a pre-submittal meeting with the department.
- **S-26-14 William Henry Campus Improvements at 65 Carver Road, Dover, DE**
 2. Schedule a pre-submittal meeting with the department.
- **HI-25-01 Revised #2 and S-25-07 Revised #2 The Old Post at 55 Loockerman Plaza**
 3. Schedule a pre-submittal meeting with the department.
- **HI-25-02 Revised and S-25-11 Revised The Governor: Mixed Use Building at 120 S Governors Avenue**
 4. Schedule a pre-submittal meeting with the department.

Tijah Jones

Subdivision Review Engineer
Economic Development Coordination
Delaware Department of Transportation
(302) 760-2124
tijah.jones@delaware.gov

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
ADVISORY BRIEF
D.A.C. MEETING DATE: 9/9/2026

**Dover/Kent
County
Metropolitan
Planning
Organization**

S-26-13 Winner Subaru Building Additions at 1387 North DuPont Highway

FILE # S-26-13

REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob

PHONE #: (302) 387-6030

Attached, please find comments submitted by Dover Kent MPO for each of the current City of Dover Development Advisory Committee (DAC) applications. These comments are a part of the MPO's ongoing goals of promoting transportation safety and connectivity within the region. They are submitted in accordance with the support given by the MPO Council on November 6, 2024.

Issues of concern to the MPO are effective transit, reducing the amount of vehicle emissions by shortening or eliminating trips, and facilities for alternative modes of transportation, including bicycle and pedestrian access. The MPO considers the bicycle facilities required by the City of Dover to be the standard for all applications, not to be waived.

City of Dover Planning Commission
Site Development Plan Review

S-26-13 Winner Subaru Building Additions at 1387 North DuPont Highway

This site plan focuses on internal improvements to the property such as building additions rather than new frontage sidewalks or property entrances. The transportation impacts of the project are expected to be fairly minimal. It should be noted, however, that the subject property is located on US13 (N DuPont Highway), which has been singled out in Dover Kent MPO's research for its significant safety issues. The entirety of US13 within the City of Dover is included in the High Injury Network as part of the MPO's *Kent County Safety Action Plan*. Roads in the High Injury Network have experienced a disproportionately high number of traffic fatalities and serious injuries.¹ The full map of the High Injury Network as well as recommended safety improvements for US13 can be found in the "High-Priority Locations" section of the *Safety Action Plan*.

Due to the safety issues highlighted in the available data, it is recommended that the applicants strongly consider transportation safety when completing the project. The applicants should also

¹ *Kent County Safety Action Plan*. Dover/Kent County MPO (2025).

<https://doverkentmpo.delaware.gov/files/2025/06/Kent-County-Safety-Action-Plan-FINAL-June-2025.pdf#page=66>.



coordinate with DelDOT throughout the process to prevent impediments to safety and connectivity on US13, such as temporary sidewalk obstructions during building construction.

Also note that the applicants will need to work with the City of Dover to ensure the requirements for bicycle parking are met. The City of Dover requires a minimum of one (1) bicycle parking space for every twenty (20) vehicle parking spaces.² The location of these facilities should be included in the site plan. If more information on various types of bike racks is needed, please contact Dover Kent MPO.

If you have any questions or need to discuss any of the above comments, please call the above contact person and the Planning Department as soon as possible.

² Dover Code: Appendix B, Article 6, Section 3.10. City of Dover.

https://library.municode.com/de/dover/codes/code_of_ordinances?nodeId=PTIICOR_APXBZO_ART6OREPAD_RLOFA_S3REOREPASP.



WAIVER REQUEST

1387 DUPONT HIGHWAY, L.L.C. NEW SUBARU BUILDING ADDITIONS

30' ARTERIAL BUFFER

REQUEST: Relaxation of the 30 foot wide arterial buffer requirements for the site.

EXTENT OF THE REQUEST:

By code, a 30 ft wide arterial landscape buffer is required along road frontage that is classified as an arterial road by the Delaware Department of Transportation. The previous plan was approved with a 10' wide landscape buffer based on the zoning.

The buffer between the existing site pavement and the curb on Rt. 13 is 9' at the narrowest point and 15' at the widest point. The existing pavement along the frontage is not being modified from its existing condition and therefore, we feel the reduction is warranted.

BASIS FOR REQUEST:

1. Article 5, section 7.3 of the City of Dover zoning standards states that the Planning Commission may approve a lesser amount of buffering due to physical constraints that may severely limit the development potential of the property. The site is an operating automobile dealership and visibility of their product and building is a major part of drawing customers into the facility. The requirement to set the paved display area and the building back the required thirty feet creates a hardship based on the use of the facility, in addition to the fact that it is an existing condition which is not be modified.