

S-23-05 Tidal Wave Auto Spa at 245 N. Dupont Highway

Originally submitted to the Planning Commission for review at their February 21, 2023 meeting where action was deferred.

S-23-05 Tidal Wave Auto Spa at 245 N. Dupont Highway - Review of a Site Development Plan and Lot Consolidation Plan for two (2) parcels totaling 2.15 +/- acres at 245 North DuPont Highway. The Plan is to permit construction of a 3,690 SF Car Wash facility, 24 vacuum spaces, and associated site improvements. The properties are zoned C-4 (Highway Commercial Zone). The parcels consist of a total of 2.15 +/- acres and is located on the northeastern corner of N Dupont Highway and White Oak Road. The owner of record is TWAS Properties LLC. Property Addresses: 245 and 243 N Dupont Highway. Tax Parcel IDs: ED-05-068.18-01-13.00-000 and ED-05-068.18-01-12.00-000.

Original Attachments as submitted for February 21, 2023 Planning Commission Meeting:

- a. Development Advisory Committee (D.A.C.) Report (including Agency Comments) of February 8, 2023
- b. Site Plan Set
- c. Color Elevation Drawings Set

Additional Attachments for March 20, 2023 Planning Commission Meeting

- a. Email from Jason Lyon, Director of City of Dover Dept. of Water & Wastewater (March 3, 2023) noting projected demands are acceptable.
- b. Color Site Plan Sheet for reference.