



December 1, 2023

Ms. Dawn Melson-Williams, AICP
Principal Planner
City of Dover
Department of Planning & Inspection
15 Loockerman Plaza
Dover, DE 19901

RE: Application No. C-21-08
Conditional Use Site Plan Application – Royal Farms Retail Store
Extension Request
Tax Parcel No. ED-05-067.00-02-51.00-000
City of Dover, Delaware
Project No. 12770CA (Duffield)

Dear Ms. Melson-Williams:

Duffield Associates, LLC (Duffield) is writing this letter, on behalf of Two Farms, Inc., to request an extension of the Planning Commission decision for conditional approval of the Conditional Use Site Plan for the Royal Farms Retail Store (Convenience Store). The decision made at the December 20, 2021 Planning Commission meeting allowed for the construction of a one-story 5,154 square foot retail building (convenience store), with Fuel Pumps, a 1,248 square foot car wash, and accompanying site improvements. Per the Notice of Decision, the Site Development Plan C-21-08 has until December 20, 2023, to start authorized construction.

Over the past two years since the approval was issued, the property owner has been working on Site Development Plans for the development. This includes obtaining approvals from Delaware Department of Transportation (DelDOT) for the proposed entrance for the retail store, as well as approvals from Kent Conservation District for the Sediment and Stormwater Management Plans for the project. Plans were nearing approval when negotiations with DelDOT were required for roadway improvements. Those negotiations are on-going.

In accordance with City of Dover Code of Ordinances, we hereby request a one-year extension for Site Development Plan to start authorized construction.

Please do not hesitate to contact us, if you have any questions or comments regarding the above request. We appreciate your consideration of this request.

Very truly yours,

DUFFIELD ASSOCIATES, LLC

K. James Taylor, Jr., P.E.
Senior Project Manager