

City of



Dover

PETITION TO ANNEX AND REZONE PROPERTY

Development Advisory Committee Meeting of February 4, 2026
Public Hearing Before Planning Commission on February 17, 2026

File Number:	AX-26-02
Ordinance Number:	2025-24
Applicant/Owner of Record:	United Worldwide Express, LLC
Property Address:	1624 North Little Creek Road, Dover DE
Tax Parcel ID #:	ED-00-068.20-01-15.00-000
Lot Size:	5.12 acres +/-
Present Zoning:	IL (Limited Industrial Zone) RMH (Residential Manufactured Home Zone)
Property Address:	Unaddressed Parcel south of North Little Creek Road
Tax Parcel ID #:	ED-00-077.00-01-07.00-000
Lot Size:	3.15 acres +/-
Present Zoning:	RMH (Residential Manufactured Home Zone)
Property Address:	Unaddressed Parcel west of State Route 1
Tax Parcel ID #:	ED-00-077.00-01-07.01-000
Lot Size:	0.48 acres +/-
Present Zoning:	RMH (Residential Manufactured Home Zone)
Proposed Zoning:	IPM (Industrial Park Manufacturing Zone) AEOZ (Airport Environs Overlay Zone): APZII – Accident Potential Zone II
2019 Comprehensive Plan Designation:	Category 1: High Priority Annexation Areas
2019 Comprehensive Plan Land Use Category:	Office and Office Park
Present Use:	Storage/Warehouse Buildings and Vacant Lots
Proposed Use:	Future Redevelopment (for Mini-Storage Buildings)
Utility Availability:	<u>Electric:</u> 1624 N. Little Creek Road is currently served by City of Dover Electric. As the following parcels of the Unaddressed Parcel of 3.15 acres on N. Little Creek Road and the Unaddressed Parcel of 0.48 acres west of State Route 1 are

undeveloped and woodland areas, they likely do not have specific City of Dover Electric services at the present time. With any future redevelopment of the properties, the electric service needs will be evaluated. The property owner will be responsible for any and all costs associated with the changes in electrical service needs related to any future redevelopment including extending and providing service upgrades to the proposed properties.

Water and Sanitary Sewer: 1624 N. Little Creek Road is not currently served by City of Dover Water. Unaddressed Parcel of 3.15 acres on N. Little Creek Road is not currently served by City of Dover Water. Unaddressed Parcel of 0.48 acres west of State Route 1 is not currently served by City of Dover Water.

1624 N. Little Creek Road is not currently served by City of Dover Sanitary Sewer. Unaddressed Parcel of 3.15 acres on N. Little Creek Road is not currently served by City of Dover Sanitary Sewer. Unaddressed Parcel of 0.48 acres west of State Route 1 is not currently served by City of Dover Sanitary Sewer.

The property owner has not contacted the Department about the possible connection to these services. Water is available to these properties. The property owner is responsible for any and all costs associated with extending and providing service upgrades to the property area. Sanitary Sewer is not immediately available to this property area; the developer may reach out to Kent County Public Works to see if the connection is more feasible. The property owner is responsible for any and all costs associated with extending and providing service upgrades to this property area. This may include tapping the sanitary sewer and water mains, connection to the building for both utilities, purchasing appropriately sized water meter and pit, paying impact fees, and obtaining permits.

**Staff Recommendation
for AX-26-02:**

The Electric Department has no objection to the annexation.

The Department of Water and Wastewater has no objection to the annexation.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: February 4, 2026

City of
Dover
Planning
Office

APPLICATION: Annexation of Lands of United Worldwide Express, LLC at 1624 North Little Creek Road, Dover DE

FILE #: AX-26-02 REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Dawn Melson-Williams, AICP, Principal Planner
PHONE #: (302) 736-7196

Note: This Review Report was initially prepared by Staff of the Rossi Group (under a Planning Services contract with the City of Dover). The DRAFT Report was completed with additional review and editing by the City's Planning Office.

I. APPLICATION SUMMARY

Review of an Annexation Request and Rezoning Request for three parcels of land of 5.12 Acres +/-, 3.15 acres +/-, and 0.48 acres +/- located at 1624 North Little Creek Road and the two parcels to the south. The main parcel is currently zoned IL – Limited Industrial Zone and RMH – Residential Manufactured Home Zone in Kent County. The other two parcels are currently zoned RMH – Residential Manufactured Home Zone in Kent County. The proposed Zoning for all parcels is IPM (Industrial Park Manufacturing Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II. The properties are located on the south side of North Little Creek Road and adjacent to State Route 1. The annexation category according to Dover's 2019 Comprehensive Plan is Category 1: High Priority Annexation Area and the land use designation is Office and Office Park. The property owner is United Worldwide Express, LLC. Property Addresses: 1624 North Little Creek Rd and two unaddressed parcels. Tax Parcels: ED-00-068.20-01-15.00-000, ED-00-077.00-01-07.00-000, and ED-00-077.00-01-07.01-000. Proposed Council District 2. Ordinance #2025-24.

Existing Properties

The properties are located on the south side of North Little Creek Road, immediately west of State Route 1. The subject parcels are contiguous to the City boundary along the west property line. The adjoining parcels to the northwest are within the City and planned to be developed along with the subject parcels. The northernmost property has a structure on it with the southern property area being wooded.

Surrounding Land Uses

Rojan Meadows is immediately west of the subject properties and is zoned RM-1. State Route 1 is immediately to the east, outside of the City boundary. The property north across North Little Creek Road is the right-of-way for State Route 1. The abutting property to the northwest on the south side of North Little Creek Road is the subject of Rezoning Application Z-26-01, to rezone from C-PO (Commercial and Professional Office Zone) to IPM (Industrial Park Manufacturing Zone), and

it planned to be developed in conjunction with the subject properties. Parcels surrounding the subject property on all sides are within the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II as are the subject properties.

II. COMPREHENSIVE PLAN COMPLIANCE REVIEW

In the *2019 Comprehensive Plan*, the Potential Annexation Areas (Map 13 -1) identifies the property in the Category 1: High Priority Annexation Areas. The Growth and Annexation Plan Chapter (Chapter 13) notes that “Lands in this category are primarily enclaves of unincorporated territory mostly surrounded by the City of Dover. In all or most of these cases, the City provides these parcels with one or more essential service (sewer, water, police, fire, trash).” For Category 1: High Priority Annexation Areas, it notes in the Recommendations that “the City will not extend sewer and/or water infrastructure to Category 1 areas unless the property owners annex into the City” with consideration given for issues of health, safety and welfare.

The *2019 Comprehensive Plan* also sets the review criteria for the review of zoning for parcels being proposed for annexation. Chapter 13, page 13-9 notes that the Zoning Review may include:

- Proposed zoning be in compliance with the land use category shown on Map 13-2 and used in conjunction with Table 12-1: Land Use and Zoning Matrix;
- Character and compatibility of the surrounding land uses and properties;
- The street type and capacity serving the property;
- Environmental concerns and conditions that may influence land use and zoning;
- Market concerns and conditions;
- The compatibility with the overall goals of the Comprehensive Plan.

Map 13-2: Potential Land Use for Annexation Areas identifies the Land Use Classification for this property to be Office and Office Parks. It is also located within the zoning district of AEOZ (Airport Environs Overlay Zone) surrounding the Dover Air Force Base. The *2019 Comprehensive Plan* describes strategies and recommendations for Employment Centers, which includes office and industrial uses. It also includes strategies and recommendations related to the Dover Air Force Base. The associated goals and policies are listed in the *2019 Comprehensive Plan* excerpts presented below (pages 12-16 through 12-20); see excerpt below:

EMPLOYMENT CENTERS: OFFICE PARK AND INDUSTRIAL LAND USES

To a large extent, Dover’s character has been set by the historic location of key uses throughout the City, from the governmental complexes in the center, to rail dominate uses along the railroad right-of-way, to military uses at Dover Air Force Base (DAFB). Today, office parks and industrial land uses are areas partially or completely occupied by existing industrial and/or manufacturing uses. A large area of vacant developable land north of and adjoining Dover Air Force Base has been designated for industrial and manufacturing uses. Such uses are generally more compatible with military operations and seem to be less effected by noise associated with military overflights. Other areas for employment centers are adjacent to transportation routes (vehicle and rail). See Chapter 10 – Economic Development) for a more detailed discussion of Dover’s economic opportunities.

Assumptions: Employment Centers

1. The Dover community is fortunate to harbor several regional, national and international industry leaders within the City limits. Dover intends to accommodate the reasonable aspirations and expectations of its industrial and manufacturing community to support the vitality of these precious resources.
2. A healthy and well-rounded local economy will depend upon diversity in business and employment opportunities.
3. Opportunities exist to build on Dover's regional proximity for warehousing and distribution and its access to Dover Air Force Base (DAFB) for expansion of civilian air transportation and aviation related manufacturing, service and repair functions.

Goal: Employment Centers

Create a more vibrant, growing economy with a broader range of job opportunities through collaborative efforts to market the region, identify potential targets, and respond to opportunities to foster an increase in office and industrial development in appropriate and designated areas.

Policies: Employment Centers

1. Protect existing industrial, office park and manufacturing establishments from encroachment by incompatible land uses which could result in nuisance complaints, hazardous situations, and human conflict.
2. Provide sufficient land area for industrial purposes to enable the expansion of existing industries, the establishments of new facilities, and revitalization of underutilized older industrial sites.
3. Provide for a variety of office park and industrial development opportunities through the designation of areas for small, medium and large establishments within planned industrial parks.
4. Promote alternative modes of accessibility including pedestrian and bicycle facilities, bus shelters and transit stops, and provide incentives for car and van pooling of employees.
5. Create flexible and contemporary industrial zoning provisions that reflect emerging trends in uses, facilities, and business opportunities to meet future needs.

Recommendations: Employment Centers

The City is committed to fostering a strong, vibrant, and balanced local economy built on existing and new business locations. This initiative requires close coordination with state and county economic development entities. It also requires continuous attention to the needs of existing businesses, efforts to promote a skilled

workforce, a comprehensive marketing and promotional strategy, and land use and development regulations that are efficient and contemporary. The Comprehensive Plan designates areas throughout the City where job growth and opportunities are encouraged. Plan Chapter 10 – Economic Development lays out a set of goals and actions designed to reinforce this commitment.

Office Parks

The Land Development Plan designates specific tracts of land of various sizes for Office and Office Park land uses. Office Park development involves an integrated development of office buildings with shared entrances, driveways and parking. The majority of uses permitted within an Office Park are generally weekday professional office uses involving very little or no activity at night or on weekends. For this reason, the Office Park designation may be viewed as a transitional use category when situated between more intense commercial and industrial land uses and residential land uses. This designation usually involves the C-PO (Commercial/Professional Office Zone) zoning district.

These areas are located throughout the City with established office concentrations in the Enterprise Business Park, along Silver Lake Boulevard, on College Park Drive, along Old Rudnick Lane, the Northgate Center, and elsewhere. Scattered office uses are also located along Saulsbury/McKee Road and within designated “Mixed Use” areas in the Eden Hill Farm Traditional Neighborhood Design (TND). Smaller scale areas for office parks are the Woodbrook complex on South Governors Avenue, office complexes along Walker Road, and areas along Route 8.

Large Scale Industry

The Land Development Plan designates all existing major industrial facilities and associated vacant lands for Industrial use. These properties include the manufacturing facilities of Kraft Heinz Foods, Proctor & Gamble, Edgewell Personal Products, PPG Industries, General Metalcraft and others.

Industrial Parks

Several planned industrial parks have been initiated since 1986 which offer industrial development potential. The Land Development Plan designates these sites for continued Industrial use. These sites include Kent County Aero Park/Air Cargo Terminal, Enterprise Business Park, College Business Park, and McKee Business Park. The City purchased and has developed the Garrison Oak Business and Technology Center (formerly the Garrison Oak Technical Park) in 1999-2000. It now houses a solar electric facility, an electric generating facility, a flooring products manufacturer, and a security firm with ten shovel ready lots remaining available.

Planning is underway to extend the Joint Use Agreement with Dover Air Force Base to allow expansion of the Kent County Aero Park into a regional facility. The Central Delaware Aviation Complex will facilitate aviation uses including air cargo, aircraft maintenance and repair, and related uses as part of a newly designated “Employment Center.”

DOVER AIR FORCE BASE

Although Dover Air Force Base (DAFB) is within the City limits, as a land holding of the Federal government it is not subject to municipal regulation. In recognition of the strategic importance of DAFB with respect to the national interest, as well as the contributions of DAFB to the local economy and overall image of Dover, it is essential that the Comprehensive Plan support and protect the vital interests of Dover Air Force Base as an integral part of Dover.

A majority of the land area surrounding DAFB is within the City limits. Much of this land is impacted by noise associated with base operations and specific locations in close proximity to aircraft runways have been identified by the Department of Defense as accident potential zones. It is within these areas that Dover can play an important role in protecting the mission of DAFB by restricting development within these areas to uses that would be relatively compatible with military operations. The Airport Environs Overlay Zone (AEOZ) was adopted in 2001 and revised in 2013 following the *Air Installation Compatible Use Zone Study Update* from August 2010.

By virtue of a Joint Use Agreement and a dedicated taxiway access to the base runway and air traffic control capabilities, a connection to the Base for civilian aircraft use is available. Operated by the Delaware River and Bay Authority on behalf of DelDOT and adjacent to the Kent County Aeropark, the Civil Air Terminal represents a significant resource for future development of aviation and aeronautic business opportunities.

Assumptions: Dover Air Force Base

1. Dover Air Force Base influences the Dover community in many positive ways. Its benefits include positive economic impacts through employment and commerce. Skilled military personnel and their families from all over the country come to Dover and become an important part of our community. Dover residents also take great pride in the important role Dover Air Force Base plays in the defense of our nation and its peacekeeping and emergency relief efforts.
2. The connection to the Base for expansion of adjacent public and private air-related uses is an important, long-term opportunity for the City and Kent County.

Goal: Dover Air Force Base

Create a favorable and compatible environment for Dover Air Force Base through a resolute commitment to provide all reasonable planning accommodations to protect the Base.

Policies: Dover Air Force Base

1. Restrict land uses surrounding Dover Air Force Base to uses defined in the most current edition of the Air Installation Compatible Use Zone (AICUZ) document produced by the United States Department of Defense.

2. Require special noise attenuation measures to be incorporated within plans for the construction of new buildings in the vicinity of Dover Air Force Base.
3. Maintain the designated Airport Environs Overlay Zone (AEOZ) which includes the Accident Potential Zones and Noise Zones as defined by the Air Installation Compatible Use Zone (AICUZ) document. This ordinance sets forth regulations within the *Zoning Ordinance* governing land use and development within these areas (Article 3 Section 22). The boundaries of the AEOZ may be updated in the future to coincide with the most current edition of the AICUZ document.
4. Ensure cooperative planning to facilitate joint use activities in a manner that protects the Base operations while achieving associated economic benefits.

Recommendations: Dover Air Force Base

The Land Development Plan reflects the existing limits of Dover Air Force Base for location purposes. No enlargement of the land use area associated with DAFB is proposed at this time. Areas immediately north of DAFB within the City limits have been designated for Industrial uses, focused on air cargo and other aviation-based uses. A few small pockets of existing residential development exist north of DAFB along Horsepond Road and Lafferty Lane. The Land Development Plan shows this area as Industrial, primarily because the AEOZ (Airport Environs Overlay Zone) prohibits new residential uses in this area. The City will not rezone active residential properties until or unless the residential use ceases on that property. Portions of the adjacent industrial lands and other lands will be considered for rezoning to a newly established IPM3 (Industrial Park Manufacturing – Industrial Aviation and Aeronautics Center) zone as master planning for the area continues.

As part of the Land Development Plan, Table 12-1: Land Use and Zoning Matrix specifies that the following zones are compatible with this land use classification of Office and Office Parks.

Office and Office Parks	CPO (Commercial and Professional Office) IO (Institutional and Office) IPM (Industrial Park Manufacturing) RGO (General Residence and Office)
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III. ZONING REVIEW

Request for IPM (Industrial Park Manufacturing Zone)

The applicant has requested the zoning of IPM (Industrial Park Manufacturing Zone). The following code excerpt of the IPM zoning district is provided from Article 3 §20 of the *Zoning Ordinance*.

Article 3 Section 20. Industrial park manufacturing zone (IPM).

20.1 *Uses permitted.* No building or premises shall be used and no building or part of a building shall be erected, which is arranged, intended or designed to be used, in whole or in part, for any purpose, except the following, and in accordance with performance standards procedure as set forth in [article 5](#), section 8, and subject to site development plan approval as set forth in [article 10](#), section 2:

20.11 Manufacturing, assembling, converting, altering, finishing, cleaning, cooking, baking or any other type of manufacturing or industrial processing of any goods, materials, products, instruments, appliances and devices, provided that the fuel used shall be oil, gas or electricity; together with incidental clinics, cafeterias and recreational facilities for the exclusive use of employees of the concern engaged in such undertaking.

20.12 Research, design, testing and development laboratories.

20.13 Printing, publishing, binding, packaging, storage, warehousing, transshipment and distribution, and trucking terminals.

20.14 Business, professional or administrative offices; banks and financial institutions; hotels, motels and restaurants; public parks, playgrounds, and recreational facilities; and public utility uses, provided that these uses shall only be located upon a thoroughfare, arterial street or access highway with[in] the IPM zone. Retail sales and service establishments within planned industrial parks for local needs and local consumption of the employees and customers of the other permitted uses within the planned industrial park.

20.15 Signs shall meet the regulations found in [article 5](#), section 4, supplementary sign regulations.

20.16 Agricultural or farm uses as defined and permitted in [article 3](#), section 1.11.

20.17 The following uses may be permitted as conditional uses if approved by the planning commission in accordance with the provisions and procedures set forth in [article 10](#), section 1 and any specified requirements set forth below:

(a) Associated retail uses in conjunction with and accessory to a permitted use, provided that the associated retail use does not occupy more than 30 percent of the gross floor area of the building or group of buildings on a lot. Parking shall be provided at a rate of one parking space per 300 square feet of retail space for the exclusive use of retail customers in addition to the bulk parking requirements of this zoning district for a particular use.

20.18 Mini-storage facilities, subject to the following regulations:

(a) No unit shall be placed within 30 feet of any other structure on the lot or a residential property line.

(b) No outside storage [is allowed], except for recreational vehicles, boats or personal automobiles when completely screened from view and parked in specifically approved locations. Parking for these vehicles shall not count toward the required parking set forth in subsection (e) below.

(c) No individual unit may be used for retail, garage sale or any other commercial activities.

(d) No storage of flammable, explosive, corrosive or other hazardous products may occur in the individual unit.

(e) Parking must be provided at a ratio of one space for each 25 rental units, plus a minimum of three spaces for an office outside of the enclosure. One row of parallel parking is permitted between buildings at a ratio of one space per 25 feet.

(f) All other bulk requirements of this ordinance are met.

20.19 Marijuana cultivation facilities, marijuana manufacturing facilities, and marijuana testing facilities, subject to the requirements outlined in [article 5](#), section 24.

20.2 *Uses prohibited.* The following uses are specifically prohibited:

20.21 Residences, except those existing at the time of adoption of this amendment.

20.22 Manufacturing uses involving primary production of the following products from raw materials: asphalt, cement, charcoal, and fuel briquettes; chemicals: aniline dyes, ammonia, carbide, caustic soda, cellulose, chlorine, and carbon black and bone black, creosote, hydrogen and oxygen, industrial alcohol, nitrates (manufactured and natural) of an explosive nature, potash, plastic materials, and synthetic resins, pyroxylin, rayon yarn, and hydrochloric, nitric, phosphoric, picric, and sulphuric acids: coal, coke, and tar products, including gas manufacturing; explosives; fertilizers; glue, and size (animal); linoleum and oil cloth; matches; paint, varnishes, and turpentine; rubber (natural or synthetic); [and] soaps, including fat rendering.

20.23 The following processes: nitrating of cotton or other materials; magnesium foundry; reduction, refining, smelting, and alloying of metal or metal ores; refining secondary aluminum; refining petroleum products, such as gasoline, kerosene, naphtha, [and] lubricating oil; distillation of wood or bones; [and] reduction and processing of wood pulp and fiber, including papermill operations.

20.24 Operations involving stockyards, slaughterhouses, and slag piles.

20.25 Storage of explosives, [and] bulk or wholesale storage of gasoline above [the] ground.

20.26 Dumps.

20.27 Quarries, stone crushers, screening plants, and storage of quarry screenings, accessory to such uses.

20.28 Junkyards, automobile dismantling plants or storage of used parts of automobiles or other machines or vehicles or of dismantled or junked automobiles.

AEOZ (Airport Environs Overlay Zone)

The properties are located within the AEOZ – APZ-II (Accident Potential Zone II) found in Article 3 §22.3 of the *Zoning Ordinance*, and therefore, this zoning classification must be assigned upon annexation. The AEOZ includes prohibition of certain uses that are incompatible with the Dover Air Force Base operations, specifically regarding noise and accident potential; see *Zoning Ordinance*, Article 3 §22.6.

IV. RECOMMENDATION OF PLANNING STAFF:

The request for the IPM (Industrial Park Manufacturing Zone) is for a zone that allows for offices, industrial, and mini-storage facility uses.

Staff recommends the annexation of the three properties located at 1624 North Little Creek Road and the adjacent two parcels to the south and for the associated rezoning to IPM (Industrial Park Manufacturing Zone) and AEOZ-APZII (Airport Environs Overlay Zone – Accident Potential Zone II) be approved as requested. The subject property is in the City's Annexation Plan of the *2019 Comprehensive Plan* as Category 1: High Priority Annexation Areas with a Land Use Classification as Office and Office Park. While the subject property is not an enclave that is fully surrounded by the City, it fills a hole between the existing City boundary and the State Route 1 right-of-way. The main parcel of the three properties is also already served by the City electric.

This Annexation/Rezoning Request does not grant approval of a specific use for the property but makes its land use subject to a listing of uses permitted and potential conditional uses as allowed in the IPM zoning district. Staff notes that any potential redevelopment for the site or changes of use for the existing building would have to be in line with the zoning classification and would similarly have to follow all requirements of the *Zoning Ordinance*. Were the Application for Annexation/Rezoning to be recommended by the Planning Commission and subsequently

approved by the City Council, the applicant would still have to submit Site Development Plans or Subdivision Plans and/or Permits for review for any new use of the site or the existing building.

The parcels, when combined with the adjacent parcels already within the City, meet the lot dimensions for IPM zone related to conventional lots. Any non-conformity of the existing buildings' uses and placement in relation the bulk standards of the IPM would be subject to the provisions of the *Zoning Ordinance*, Article 7 – Nonconforming Buildings and Uses.

This recommendation is being made without the benefit of hearing the comments of surrounding landowners and residents. A Public Hearing is required on this matter and the Planning Commission should give those comments consideration.

V. PLANNING COMMISSION REVIEW FOR RECOMMENDATION

As part of the Annexation Request, the City of Dover zoning district is to be determined; therefore, it is a request for a type of zoning map amendment which changes the zoning district of a property. The Planning Commission as part of their public hearing and review process will provide a recommendation on the zoning to City Council. As part of the process outlined in *Zoning Ordinance*, Article 10 Section 5, the Planning Commission must evaluate the following factors when considering the request:

Article 10 § 5.36 Report of the planning commission. Regarding each application for a zoning map amendment, the planning commission shall provide a report to the city council stating a recommended action with regards to the proposed amendment, along with the commission's evaluation of the following factors:

(A) Whether the uses permitted by the proposed change would be compatible with the existing uses and zones in the area concerned;

(B) Whether adequate public services and infrastructure exist or can be created or expanded to serve the needs of any additional demand as a result of such change; and

(C) Whether the proposed change is in accordance with the city's current comprehensive plan.

A Recommendation Report from the Planning Commission will be forwarded to City Council for their consideration of the Annexation/Rezoning Application.

ADVISORY COMMENTS TO THE APPLICANT

- 1) The Planning Staff advises the applicant that this general location in the vicinity of the existing partial interchange of State Route 1 and Route 8 (North Little Creek Road) has been mentioned in several studies for potential expansion of the interchange/road network to allow additional access to State Route 1 and related improvements to freight movement conditions in this eastern part of the City. These potential transportation improvements were identified in the *East/West Freight Routes Phase 2 Study (2025)*, the *Dover Air Cargo Freight Access Study (2021)*, and the *Dover Freight Plan (2025)*. See the comments provided by the

Dover/Kent County MPO for information and references to these studies.

- 2) From the agency comments received, it appears that ability to provide City water is feasible due to the proximity to existing infrastructure. The ability for sanitary sewer service would need to be discussed with the Kent County Department of Public Works. It would be the property owner's responsibility to cover all costs associated with extending and connecting services to the existing building.
- 3) Regarding connection to City services (water) the applicant must contact the City's Department of Water & Wastewater for procedures, permitting and impact fees. Regarding connection to Kent County services (sanitary sewer), the applicant must contact the County Department of Public Works for procedures, permitting, and impact fees.
- 4) Upon annexation into the City of Dover, the property will be subject to the provisions of the *Dover Code of Ordinances*. This includes procedures such as review processes for plans and permits for construction activities, licensing, etc.
- 5) The applicant shall be aware that approval of any Annexation & Rezoning application does not represent a Building Permit or other construction activity permit approval. A separate application submission showing all improvements is required before issuance of permits by the City of Dover.
- 6) The use of the existing building on the property would be subject to the City of Dover procedures for business licensing, public occupancy permits, and/or Vacant Building registration.

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



CITY OF DOVER

DEVELOPMENT ADVISORY COMMITTEE

APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: JANUARY 28, 2026



APPLICATION: Lands of United Worldwide Express, LLC at 1624 North Little Creek Road and Adjacent Two Parcels

FILE #: AX-26-02

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

CONTACT PERSON: Jason A. Lyon, P.E., Director of Water & Wastewater

CONTACT PHONE #: 302-736-7025

CONTACT EMAIL: jlyon@dover.de.us

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 / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. Our office has no objections to the proposed annexation of tax parcels ED-00-068.20-01-15.00-000, ED-00-077.00-01-07.00-000 & ED-00-077.00-01-07.01-000. Any redevelopment shall adhere to the City of Dover Water/Wastewater Handbook and the Specifications, Standards & Procedures for Public Works Construction. Impact fees will be applied to this property.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

SANITATION / STREETS / STORMWATER / WATER / WASTEWATER / GENERAL

1. None

ADVISORY COMMENTS TO THE APPLICANT

SANITATION / STREETS / STORMWATER / GENERAL

1. None

WATER / WASTEWATER

1. As per the Petition to Annex and Rezone Property, as heard by the Council Committee of the Whole, please find the following:
 - a. 1624 N. Little Creek Road is not currently served by City of Dover Water. Unaddressed Parcel of 3.15 acres on N. Little Creek Road is not currently served by City of Dover Water. Unaddressed Parcel of 0.48 acres west of State Route 1 is not currently served by City of Dover Water. 1624 N. Little Creek Road is not currently served by City of Dover Sanitary Sewer. Unaddressed Parcel of 3.15 acres on N. Little Creek Road is not currently served by City of Dover Sanitary Sewer. Unaddressed Parcel of 0.48 acres west of State Route 1 is not currently served by City of Dover Sanitary Sewer. The property owner has not contacted the Department about the possible connection to these services. Water is available to these properties. The property owner is responsible for any and all costs associated with extending and providing service upgrades to the property area. Sanitary Sewer is not immediately available to this property area; the developer may reach out to Kent County Public Works to see if the connection is more feasible. The property owner is responsible for any and all costs associated with extending and providing service upgrades to this property area. This may include tapping the sanitary sewer and water mains, connection to the building for both utilities, purchasing appropriately sized water meter and pit, paying impact fees, and obtaining permits.

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: 01/28/26

APPLICATION: Lands of United Worldwide Express at 1624 N Little Creek Rd**FILE #:** AX-26-02 **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. Proposal is a annexation and rezoning request for three parcels. This office has no objections.
2. 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)

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

1. If the building on the property is being used, an annual fire and life safety inspection is needed. If the building on the property is not being used, it would need to be registered as a vacant building,
2. Please contact this office in reference to fire department responses to the property for open burning, there is no open burning in the City of Dover.

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: [Mobley, Will \(DeIDOT\)](#)
To: [Melson-Williams, Dawn](#); [Schwartz, Joshua \(DeIDOT\)](#)
Subject: EXTERNAL: DAC Comments 28 Jan 26 Staff Development Meeting
Date: Wednesday, January 28, 2026 5:04:46 PM

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,

Here are the comments from DeIDOT for the applications discussed in the DAC Committee Meeting.

AX-26-01 Lands of Fuller at 7 Nixon Ln

No objection to annexation.

AX-26-02 Lands of United Worldwide Express, LLC at 1624 North Little Creek Rd and Adjacent Two Parcels

No objection to annexation.

Z-26-01 Lands of United Worldwide Express, LLC at 1600 North Little Creek Rd and Adjacent Parcel at 0.509 AC North Little Creek Road

No objection to rezoning.

C-26-01 Bay Pointe Apartments (One Building Concept) at 1100 Bay Road

This project has an Entrance Plan Approval dated 5-10-23. Plan approval expires 5-10-26. Plans will need reapproval if no work is started before expiration date.

US-26-01 Dover Industrial Park Comprehensive Signage Plan

Ensure planned sign structure is outside of DeIDOT Right of Way. At a minimum the sign must be placed outside the clear zone of the state maintained frontage road and must not fall within the sight distance triangle located at the site entrance. Lastly Delaware Code 17 § 1108 Location and condition of advertising regulated. ---(a) Subject to subsection (c) of this section, no outdoor advertising sign, display or device, except a directional, gateway, or warning sign, official sign or notice erected by or with the approval of the Department, shall be erected subsequent to July 14, 1969, within 25 feet of the right-of-way line of any public highway if visible from any portion of the same.

Sincerely,

Will T Mobley III, PMP

Division of Economic Development, DELDOT

Interim Kent County Review Coordinator

Phone (302)-760-2409

Will.mobley@delaware.gov



KENT CONSERVATION DISTRICT

1679 SOUTH DUPONT HIGHWAY • DOVER, DELAWARE 19901 • (302) 608-5370 • WWW.KENTCD.ORG

CITY OF DOVER DEVELOPMENT ADVISORY COMMITTEE APPLICATION REVIEW COMMENTARY FEBRUARY 2026

APPLICATION: Lands of United Worldwide Express, LLC at North Little Creek Road and Adjacent Two Parcels

FILE #: AX-26-02

REVIEWING AGENCY: Kent Conservation District

CONTACT: Cullen Baker

PHONE: 302-608-5370

EMAIL: stormwater@kentcd.org

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:

Source: 2019 Delaware Sediment and Stormwater Regulations

CITY AND STATE CODE REQUIREMENTS:

Kent Conservation District has no objection to the annexation & rezoning request for the above referenced parcel.

ADVISORY COMMENTS TO THE APPLICANT:

In the future, if there is any proposed disturbance that will exceed 5,000 square feet, a sediment and stormwater management plan must be reviewed and approved by our office prior to any land disturbing activity (i.e. clearing, grubbing, filling, grading, etc.).

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
ADVISORY BRIEF
D.A.C. MEETING DATE: 2/4/2026

**Dover/Kent
County
Metropolitan
Planning
Organization**

AX-26-02 Lands of United Worldwide Express, LLC at 1624 North Little Creek Rd and Adjacent Two Parcels

FILE # AX-26-02

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
Annexation Review

AX-26-02 Lands of United Worldwide Express, LLC at 1624 North Little Creek Rd and Adjacent Two Parcels

Although Dover Kent MPO does not have any objections to the proposed Annexation, it is worth noting that several recent MPO studies pertain to these parcels. First, in the *East/West Freight Routes Phase 2 Study*, several new alignments were proposed in key locations across Kent County to improve freight conditions and facilitate the movement of goods. The most relevant proposal from the study is the SR 1 interchange, which would allow for direct access to SR 1 from North Little Creek Road.¹ If completed, this project would benefit the industrial sites in the area and reduce the amount of truck traffic on surrounding roadways. The project is also a potential benefit to Dover Air Force Base, and several interchange options were evaluated in the

¹ *East/West Freight Routes Phase 2 Study*. Dover/Kent County MPO (2025).
<https://doverkentmpo.delaware.gov/files/2025/07/East-West-Final-Report-with-Appendicies.pdf#page=16>.



Dover Air Cargo Freight Access Study.² However, the interchange project would significantly impact the properties being discussed through this application, as the proposed alignment would run directly through the parcels. With this in mind, the City of Dover and the applicant should review the recommendations of the *East/West Freight Routes Phase 2 Study* and discuss how the parcels can be utilized while still meeting the greater needs of the freight community in Kent County.

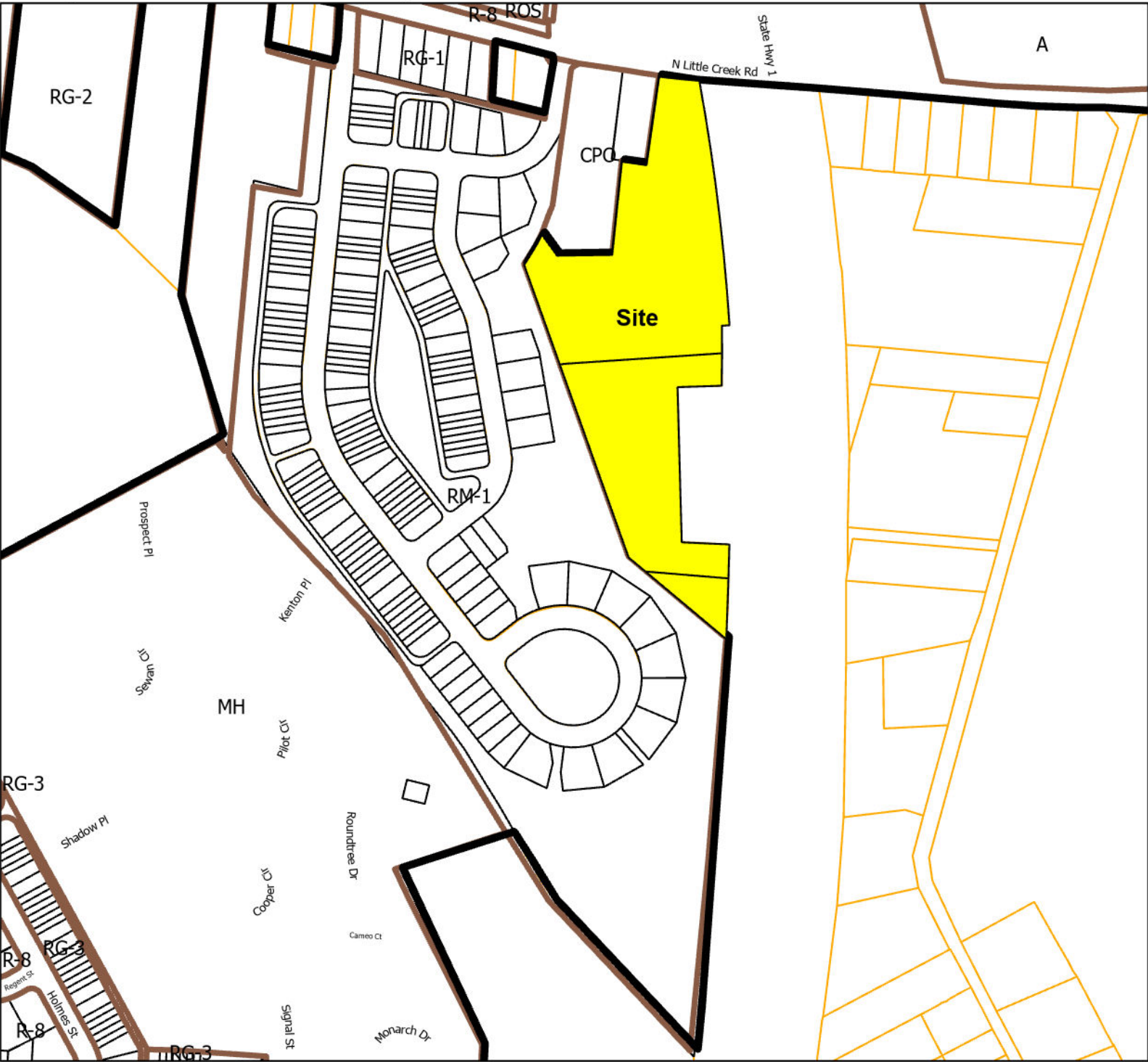
The second relevant study is the *Dover Freight Plan*, a document that outlines the City's freight goals and recommends a path forward to achieving them. Some of the steps listed in the document include requiring truck parking and staging areas for all freight-related site development, creating opportunities for freight-intensive development along truck routes, and increasing coordination between local and State agencies and other relevant stakeholders.³ The applicant should be aware of the City's freight goals and ensure the plans for these properties help work towards the goals' completion.

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.

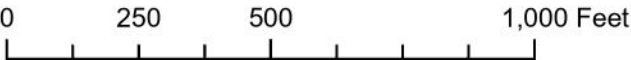
² *Dover Air Cargo Freight Access Study - Planning and Environmental Linkage (PEL) Report*. Dover/Kent County MPO (2021). https://doverkentmpo.delaware.gov/files/2021/09/Dover-Air-Cargo-Freight-Study-PEL_final.pdf#page=25.

³ *Dover Freight Plan*. City of Dover (2025). https://doverkentmpo.delaware.gov/files/2025/04/2025-04_Dover-Freight-Plan_FINAL.pdf.





Title: Lands of United Worldwide Express, LLC
Ordinance #: 2025-24
Addresses: 1624 North Little Creek Road & Adjacent Two Parcels
Parcel ID: ED-00-068.20-01-15.00-000, ED-00-077.00-01-07.00-000, & ED-00-077.00-01-07.01-000
Existing Zoning: IL (Limited Industrial Zone) & RMH (Residential Manufactured Home Zone)
Proposed Zoning: IPM (Industrial Park Manufacturing Zone);
Subject to the AEOZ (Airports Environs Overlay Zone)
APZ II - Accident Potential Zone II
Owner: United Worldwide Express, LLC.
Date: 12/2/2025



Legend

- Subject Property
- Dover Boundary
- Zoning
- Dover Parcels
- Kent County Parcels