



April 29, 2024

Verdantas Project No. 14286

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

Re: Application No. S-22-09  
The Edge at Dover (formerly Dover Apartments at Leipsic Road)  
Extension Request  
Tax Parcel No. ED-05-068.05-01-15.01-000  
City of Dover, Delaware

Dear Ms. Melson-Williams:

Verdantas is writing this letter on behalf of Metropolitan 8, LLC to request an extension of the Planning Commission decision for conditional approval of the Site Development Plan Application (S-22-09) for Dover Apartments on Leipsic Road in Dover, Delaware. The decision made at the June 21, 2022 City of Dover Planning Commission meeting allowed for the construction of six (6) 3-story, 46,800 GSF apartments, eleven (11) garage buildings, a clubhouse with pool, recreation facilities, parking, and other site improvements. Per the Check Print Review #1, the Site Development Plan S-22-09 has until June 21, 2024 to start authorized construction.

Over the past two years since the conditional 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 and approvals from Kent Conservation District (KCD) for the Sediment and Stormwater Management Plans for the project. Plans were nearing approval when the Entrance Plan approval for the adjacent entrance on Leipsic Road to 747 DuPont Highway (DuPont Plaza) expired. Since then, the adjacent entrance has been incorporated into Entrance Plans for the Edge at Dover and received approval.

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,  
VERDANTAS LLC

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

KJT:mjr  
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