



DATA SHEET FOR CONDITIONAL USE PLAN REVIEW

DEVELOPMENT ADVISORY COMMITTEE MEETING OF October 9, 2024

PLANNING COMMISSION MEETING OF October 21, 2024

Plan Title:	Prickly Pear Studio LLC Expansion
Plan Type:	Conditional Use Plan
Property Location:	South side of Walker Road east of Saulsbury Road
Property Address:	872-C Walker Road
Owner:	Yulissa Shaw-YC Properties, LLC
Applicant:	Prickly Pear Studio LLC
Tax Parcel:	ED-05-067.19-02-02.08-000 (Also listed as ED-05-067.19-02-02.07-003)
Present Zoning:	C-PO (Commercial Professional Office Zone) COZ-1 (Corridor Overlay Zone)
Site Area:	0.60 ac. +/- (25,623 S.F +/-)
Building Area:	Proposed Expansion into building area on first floor: 3,623 S.F.
Present Use:	Existing Makeup/Aesthetics studio in the lower level and vacant office space on the first floor
Proposed Use:	Aesthetic & Permanent Makeup Studio (entire suite - Unit C)
Sewer & Water:	City of Dover
Waiver Requested:	Elimination of Bicycle Parking

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: October 9, 2024

APPLICATION: Prickly Pear Studio LLC Expansion at 872-C Walker Road (into First Floor)

FILE #: C-24-04

REVIEWING AGENCY: City of Dover Planning

CONTACT PERSON: Tracey Harvey, Community Development Manager

PHONE #: (302) 736-7196

I. PLAN SUMMARY:

C-24-04 Prickly Pear Studio LLC Expansion at 872-C Walker Road - The Conditional Use Review is to permit expansion of a makeup/aesthetics studio (Personal Service Establishment) in a tenant space (Unit C) in a 3,623 S.F. office building in Walker Square. The property consists of (0.60 acres) 25,623 S.F. +/- . The property is zoned C-PO (Commercial and Professional Office Zone) and is subject to the COZ-1 (Corridor Overlay Zone). The property is located on the south side of Walker Road and east of Saulsbury Road. The owner of record is Yulissa Shaw-YC Properties LLC and the Applicant is Prickly Pear Studio LLC. Property Address: 872-C Walker Road, Tax Parcel: ED-05-067.19-02-02.08-000 (also listed as ED-05-067.19-02-02.07-003). Council District 4. *Waiver Request: Elimination of Bicycle Parking*

Previous Application:

The most recent Conditional Use Application C-21-06 Prickly Pear Studio was granted conditional approval by the Planning Commission on August 16, 2021. The Application was to permit a makeup studio in a 300 S.F. tenant space in the lower level of an office suite within a 3,623 S.F. office building at Walker Square.

II. PROJECT DESCRIPTION

The project proposes the use of a makeup studio expansion into the first floor areas of a vacant tenant space in Unit C. There are two room spaces located on the first floor and lower level of the building. There is no expansion of the building footprint proposed. The Prickly Pear Make-Up Studio will provide services by appointment only. Services include cosmetic skincare treatments, facials, full body waxing, and permanent makeup services. The *Zoning Ordinance* would identify this use as a “Personal Service Establishment.” The term “Personal Service Establishment” (like a beauty shop) is defined as follows:

Personal service establishment: Establishments primarily engaged in providing individual services generally related to personal needs, such as a hair salon.

III. ZONING REVIEW

C-PO Zoning District: The types of permitted uses in the C-PO (Commercial and Professional Office Zone) are given in Article 3 §26 of the *Zoning Ordinance*. A make-up/aesthetics studio is considered a type of barbershop/ beauty shop, which is a Conditional Use in the C-PO Zone. The building is existing with no proposed expansion of the building footprint.

Corridor Overlay Zone

The parcel involved with this application is within the COZ-1 (Corridor Overlay Zone). The *Zoning Ordinance* details the requirements of the COZ-1 in Article 3, Section 27 and its subsections. The Corridor Overlay Zone as a planning and growth management tool is designed to foster an attractive, efficient, and economically vibrant commercial corridor along Route 8/Forrest Avenue and Saulsbury/McKee Roads. To this end, more stringent standards are applied to development taking place in these corridors. A discussion of the provisions of the COZ-1 which apply to this application follows below.

- No new buildings, building additions, or parking facilities are proposed with this plan. Aspects of the COZ-1 that relate to building architecture, building placement, parking lot design, landscaping, etc. are not required as the site is considered an existing condition.

Considering the existing building and site development pre-dates the implementation of the COZ-1 (Corridor Overlay Zone) and since no additions or alterations of the building are proposed, any nonconformity with the code provisions of the Corridor Overlay Zone is permitted. The site does comply with a number of the COZ-1 provisions including parking placement and certain corridor elevation features and landscaping.

Conditional Use Review

With Conditional Use Applications, the Planning Commission reviews the proposed project to determine whether or not the intended use is appropriate in type and scale for the immediate neighborhood. The Commission must also consider whether or not the proposed use will have an adverse impact on the future orderly development of the surrounding area. The following sections of the *Zoning Ordinance* which relate to the role of the Commission in reviewing Conditional Use applications are particularly relevant when reviewing this application:

ARTICLE 10. PLANNING COMMISSION

Section 1. - Approval of conditional uses.

On application and after public notice and hearing, the commission may authorize the issuance by the city planner of permits for any of the conditional uses for which this ordinance requires, in the district in which such use is proposed to be located. In approving any such use, the planning commission shall take into consideration the public health, safety and welfare, the comfort and convenience of the public in general and of the residents of the immediate neighborhood in particular, and may prescribe appropriate conditions and safeguards as may be required in order that the results of its action may, to the maximum extent possible, further the expressed intent of this ordinance and the accomplishment of the following objectives in particular:

- 1.1 *Accessibility for emergency response.* That all proposed structures, equipment or material shall be readily accessible for fire, ambulance, police, and other emergency response;
- 1.2 *Harmony of location, size and character.* That the proposed use shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the zone in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties;

If the Planning Commission approves a Conditional Use, the use is granted as a Conditional Use Permit. Such permits may be permanent, subject to limitations outlined in *Zoning Ordinance* Article 10 §1.41, or be required by the Commission to undergo periodic renewal, using the procedure described in Article 10 §1.42. Any Conditional Use Permit, permanent or not, may be revoked using the procedure described in Article 10 §1.43 if the conditions prescribed by the Commission in conjunction with the issuance of the Conditional Use Permit have not been or are no longer being complied with.

IV. BUILDING ARCHITECTURE

The one-story structure is covered in a light-colored siding, with a partial brick facade in the front of the building, a brown asphalt-shingle roof, and windows on all four sides. The building has an elevated first floor allowing for a lower-level space. The doors for each tenant space are accessed by concrete steps with metal handrails.

V. PARKING SUMMARY

The building is subject to the parking requirements under C-PO (Commercial and Professional Office Zone) which requires one off-street parking space per 300 SF of floor area (Article 4, Section 4.14). Overall, the building of 3,623 SF requires thirteen (13) parking spaces. There are eleven (11) existing off-street striped and paved parking spaces with bumpers in the parking row immediately adjacent to the building with handicapped accessible spaces also nearby. However, as part of the Walker Square Office Building Complex, this building has access to many more parking spaces than the thirteen (13) required.

Bicycle Parking

Request for Waiver: Elimination of Bicycle Parking Requirement

Bicycle parking shall be provided for parking spaces at a rate of one (1) bicycle parking space for every twenty (20) parking spaces. One (1) bicycle parking space is required. The Planning Commission may waive the requirement for the bicycle parking if it is demonstrated that bicycle parking would not be appropriate for safety reasons or due to the nature of the use of the site. A written Waiver Request for the elimination of bicycle parking has been submitted for consideration by the Planning Commission.

VI. SITE CONSIDERATIONS

Access

The applicant proposes no changes to the current site entrances. There are three access points to the overall Walker Square Complex: two from Walker Road, as well as one from Saulsbury Road to the west. Vehicle access to this specific parcel is via a drive aisle with access to a similar drive aisle to the parcel to the west, and the main drive aisle/ entrance to the east that grants access from Walker Road.

Sidewalks

The *Zoning Ordinance*, Article 5, Section 18 requires sidewalks to be installed along the public street frontages of a property. The site has an existing sidewalk on the frontage of Walker Road. Another sidewalk is located in the rear building entry area of the building adjacent to the parking lot. Connecting sidewalks lead to the building from these other sidewalk systems.

Dumpster

The Plan submitted identifies a location for dumpsters. For non-residential uses, the Code requires two dumpsters (to accommodate trash and recycling) per property. The Applicant should identify the applicable trash collection methodology in the plans as utilized for the Walker Square Office Complex.

VII. TREE PLANTING AND LANDSCAPE PLAN

Zoning Ordinance Article 5, Section 16.62 states that “the development area shall attain or exceed a tree density of one tree per 3,000 square feet or fraction thereof.” The subject parcel of 25,623 SF+/- requires nine (9) trees to be planted. There are nine (9) trees presently located on the lot. The tree planting requirement has been met.

VIII. CITY AND STATE CODE REQUIREMENTS

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:

- 1) The Site Plan and data column must be corrected as follows:
 - a. Correct the Tax Parcel Numbers to be: ED-05-067.19-02-02.08-000 and list as ED-05-067.19-02-02.07-003
 - b. Item #4: List zoning as C-PO (Commercial and Professional Office) and COZ-1 (Corridor Overlay Zone).
 - c. Item #9: List as Building Area: 3,623 sq. ft.
 - d. Please note the parking requirement of one space per 300 SF of floor area and the number of parking spaces provided. It needs to be listed in the data column. The plan shows 14 parking spaces; however, there are 11 actual parking spaces on the site. Revise the plan drawing to reflect the change.
 - e. Identify trash collection service method.
 - f. Check listing of the number of trees existing and required. The property requires 9 and from the plan it appears that nine exists. Update listing.
- 2) The property requires one bicycle parking space. The applicant is seeking a waiver of this requirement; add action taken by the Planning Commission regarding the waiver to the plan.
- 3) The Final Plan must include notes indicating the action taken by the Planning Commission listing any conditions of approval. The plan must be revised to reflect all the changes recommended by the Planning Commission.

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

In accordance with the *Zoning Ordinance*, Article 10 §1, the Planning Commission in considering and acting upon Conditional Use 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 1.1 to 1.3.

- 1) Conditional Use – Personal Service Establishment: Staff recommends approval of Conditional Use for this Personal Service Establishment as a type of beauty salon. It can be deemed an accessory to the overall Walker Square Office Complex. And it is encouraging that the current business that was previously approved is expanding in the existing building.
- 2) Recommendation on Waiver Request:
 - a. Elimination of Bicycle Parking: Staff recommends approval of the request for the elimination of bicycle parking due to the nature of the business and customers are seen by

appointment only. In addition, the Planning Commission previously approved the Bicycle Parking Waiver at its August 16, 2021 meeting.

X. ADVISORY COMMENTS TO THE APPLICANT:

- 1) In the event that major changes and revisions to the plan occur in its finalization, contact the Planning Office. Examples include relocation of site components and increases in floor area. 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.
- 2) Other agencies and departments which participate in the Development Advisory Committee may provide additional comments related to their areas of expertise and code requirements.
- 3) Following Planning Commission approval of the Conditional Use Plan, the Plan must be revised to meet all conditions of approval from the Development Advisory Committee or as otherwise noted.
- 4) For new or expanded uses in an existing building, the requirements of the building code and the fire code must be complied with. Consult with the Chief Building Inspector and City of Dover Fire Marshal for 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.
- 5) The applicant shall be aware that Conditional Use approval does not represent a Building Permit and associated construction activity permits to make the tenant space/building ready for the expansion of this use. A separate application process is required for the issuance of a Building Permit from the City of Dover.
- 6) The applicant shall be aware that the Conditional Use 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.

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: OCTOBER 2, 2024



APPLICATION: Prickly Pear Studio LLC Expansion at 872-C Walker Road
FILE #: C-24-04
REVIEWING AGENCY: City of Dover Department of Public Works and Water & Wastewater
CONTACT PERSON: Jason A. Lyon, P.E., Director of Water & Wastewater / Engineering Services
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

1. Our office has no objection to the conditional use proposed for the subject property.
2. 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.
3. Trash collection site shall be oriented for side-loading pick-up if customer is utilizing City of Dover sanitation services.
4. Any commercial customer requiring more containers, or larger containers, than provided above, must utilize private service.

WATER

1. Our office has no objection to the conditional use proposed for the subject property.
2. Due to the fact that this property is changing uses, 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 building. These projections must be submitted prior to approval so the meter size can be placed on the final site plan, if an upgrade is required. The proposed water meter 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.
3. It is possible that a new water service line will be required to be installed, depending on the existing size and material.
4. 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. This project may require a testable assembly to prevent backflow prevention, the device will be dictated by your use. Please provide detailed information on the use of this studio.

WASTEWATER

1. Our office has no objection to the conditional use proposed for the subject property.

2. Sizing (flow) calculations must be submitted for all sanitary sewer laterals (other than for single-family dwellings) showing that velocity and all other requirements are met. All proposed wastewater utility components must meet the requirements of the Public Utilities Water Wastewater Handbook, effective date March 22, 2010. Please contact our office for more information.
3. It is possible that a new wastewater lateral line will be required to be installed, depending on the existing size and material.

GENERAL / STORMWATER / STREETS

1. Our office has no objection to the conditional use proposed for the subject property.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

STREETS / SANITATION / STORMWATER / WATER / WASTEWATER / GENERAL

1. None

ADVISORY COMMENTS TO THE APPLICANT

WATER

1. Water impact fees may be associated with this project.
2. One meter shall be utilized for the property.

WASTEWATER

1. Wastewater impact fees may be associated with this project.

STREETS

1. If any work is proposed to the existing sidewalk, please add the following notes to the plan:
 - 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.

SANITATION / STORMWATER / GENERAL

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 ELECTRIC
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY

STAFF D.A.C. MEETING DATE: OCT 9, 2024

APPLICATION: Prickly Pear Studio LLC Expansion at 872-C Walker Rd
FILE #: C-24-04
REVIEWING AGENCY: City of Dover Electric Department
CONTACT PERSON: Shawn Burgett, Engineering Services & System Operations Superintendent
CONTACT PHONE #: 302-674-7568
CONTACT EMAIL: sburgett@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

ELECTRIC

1. Any relocation or upgrade of existing electrical equipment will be engineered by the City of Dover Electric Department. Developer may be required to perform a quantity of the relocation. Any work performed by the City of Dover will be at the owner's expense.
2. Owner is responsible for locating all existing underground facilities to include electric, water and gas.
3. Owner is responsible for site and/or street lighting.
4. Must maintain 10' clearance around all electrical equipment, unless pre-approved by the City of Dover Electric Engineering Department.
5. Prior to the completion of any/all designs and estimates, the owner is responsible for providing the Electric Engineering Department with a physical address of the property.
6. All Engineering and design for Dover Electric will be engineered upon receipt of final approved plans. All Engineering work will be furnished by the City's Electric Engineering Department.

GENERAL

1. Final site plan must be submitted in a digital format compatible with AutoCAD 2010 (.dwg format) and Adobe Reader (.pdf format), if applicable.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES

1. Owner must give the City of Dover Electric Department three (3) months' notice prior to construction. Owner is responsible for following the requirements outlined in the City of Dover's Electric Service Handbook. The handbook is now available on the website at the following link: <https://evogov.s3.amazonaws.com/media/27/media/13108.pdf>.

ADVISORY COMMENTS TO THE APPLICANT

1. Provide load sheets as soon as possible for proper sizing of transformers and creation of primary fee estimates. Current load sheets can be found at the following link:
<https://www.cityofdover.com/media/Electric%20Department/COD%20Electric%20Load%20Sheet.pdf>.
2. Electric service is currently provided by the City.
3. If any upgrade to electric supply needs to be accomplished, customer will be responsible for all costs associated with the project.

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: 10/02/24

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APPLICATION: Prickly Pear Studio LLC at 872C Walker Rd

FILE #: C-24-04

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 for a conditional use to permit expansion of a makeup/aesthetics studio (business). This office has no objections.
2. Speed Reduction Devices must be approved, please see City of Dover Ordinance Chapter 98-10 in reference to this process.
3. 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 a 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/chief building inspector.
(City of Dover Code of Ordinances, 46-4)

4. 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)

5. Project to be completed per approved Site Plan.
6. Full building and fire plan review may be required.

ADDITIONAL / SPECIFIC REQUIREMENTS TO OBTAIN APPROVAL:

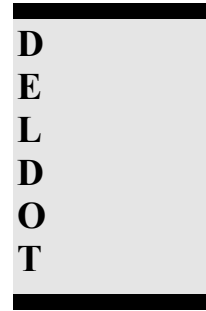
1. Please advise if any building renovations are taking place. Additional comments may apply.
2. Please confirm that this is for the entire suite C.
3. An annual fire and life safety inspection/walk through will be required.

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**

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY



APPLICATION: Prickly Pear Studio LLC Expansion

FILE#: C-24-04

REVIEWING AGENCY: DelDOT

CONTACT PERSON: Brian Williams

PHONE#: 302-760-2141

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 & STATE CODE REQUIREMENTS:

No person, firm, corporation or the like shall construct, open, reconstruct, maintain, modify or use any crossing or entrance onto a state-maintained highway, street or road, including any drainage modifications leading into or carried by the highway drainage system, without first having complied with standards and regulations adopted by the Department and having obtained a permit issued by the Department. Please contact the Delaware Department of Transportation - Development Coordination section to begin permit process.

RECOMMENDATIONS SUGGESTED AS CONDITIONS OF APPROVAL TO MEET CODE OBJECTIVES:

ADVISORY COMMENTS TO THE APPLICANT:

1. DelDOT has no objections to the expansion.

CITY OF DOVER
DEVELOPMENT ADVISORY COMMITTEE
APPLICATION REVIEW COMMENTARY
D.A.C. MEETING DATE: 10/9/2024

**Dover/Kent
County
Metropolitan
Planning
Organization**

C-24-04 Prickly Pear Studio LLC Expansion at 872-C Walker Road

FILE # C-24-04

REVIEWING AGENCY: Dover/Kent County MPO

CONTACT PERSON: Malcolm Jacob

PHONE #: (302) 387-6030

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
Conditional Use Site Plan Review

C-24-04 Prickly Pear Studio LLC Expansion at 872-C Walker Road

Dover Kent MPO strongly discourages the waiving of bicycle parking at this location. The property is not far from the shared use path that follows Saulsbury Road and McKee Road, which is an important corridor for nonmotorized transportation in Dover. Although Walker Road currently has a high level of traffic stress (LTS), future bicycle improvements along the road are possible; these are listed in the City of Dover's 2020 *Bicycle and Pedestrian Plan* (p. 118).

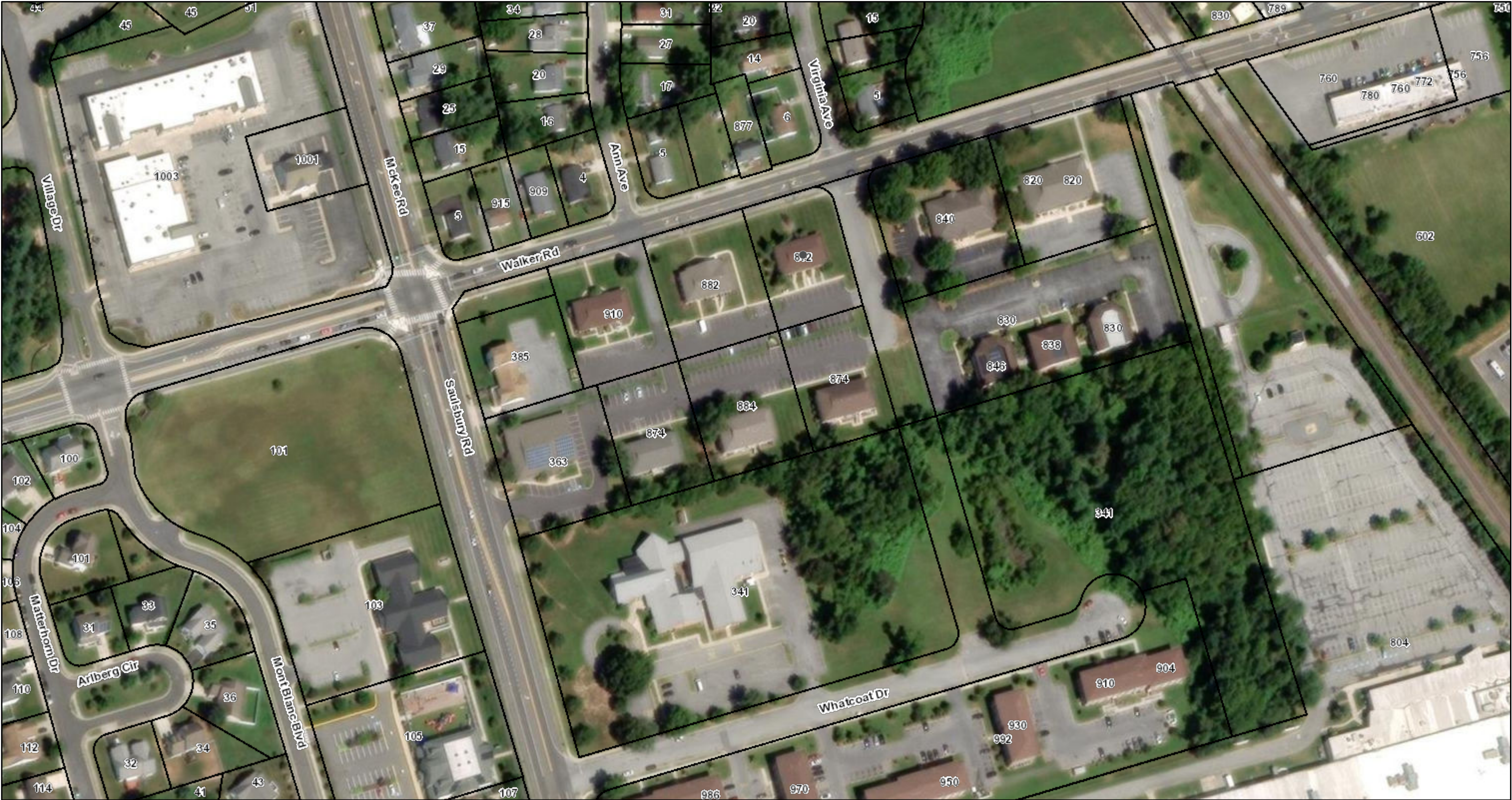
<https://doverkentmpo.delaware.gov/files/2021/04/Dover-Bicycle-and-Pedestrian-Plan-2020-FINAL-1.pdf>

According to data from the U.S. Census Bureau, the vicinity of Walker Road has a higher-than-average number of zero-vehicle households. In addition, it is listed as an equity focus area within DelDOT's Equity Analysis Tool. Given all of these conditions, and the fact that there is currently no bicycle parking on the property or adjacent properties, a bicycle rack should be added along with the proposed changes.

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.

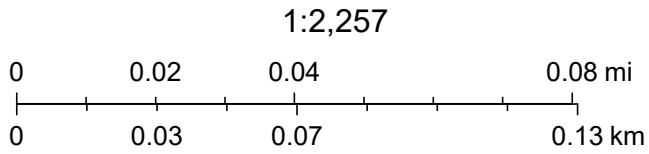


Planning & Inspections View Map



10/1/2024, 5:23:04 PM

-  Dover_Boundary
-  Parcels Outside Dover
-  Dover Parcels



Maxar, Microsoft