



April 9, 2026

Dawn Melson-Williams
City of Dover, Planning and Zoning

RE: Leander Lakes III – Extension Request

Dear Dawn,

On behalf of Leander Lakes III, LLC, owner of parcel 2-05-07500-01-0600-00001, we respectfully request a one-year extension of the preliminary site plan approval for the Leander Lakes III project. The site plan received preliminary site plan approval at the May 20, 2024 Planning and Zoning Commission Meeting.

Following preliminary approval, the project proceeded through the engineering phase and has since received approvals from Kent Conservation District, the City of Dover Public Works and Fire Department, Delaware Division of Health and Social Services, DNREC WPCC, Delaware Department of Transportation, and the Army Corps of Engineers.

A significant portion of the project timeline was impacted by the coordination of the DelDOT improvements related to the site entrance design. At the time of the preliminary site plan approval, the adjacent parcel owned by Calvary Baptist Church was actively under construction. The entrance improvements for that project overlapped with the entrance improvements for Leander lakes III. In order to ensure proper alignment and connectivity between the projects, it was necessary to wait until the Church's entrance improvements were completed. Upon completion of the Church's entrance improvements, the newly constructed roadway was surveyed, which permitted the Leander Lakes III entrance improvements to proceed. The DelDOT design began in March of 2025, and final approval was obtained in November 2025.

A check print of the Final Site Plan was submitted to the City of Dover on April 11th, 2025. Comments were received from Planning and Zoning on August 8th, 2025. Upon receipt of either approval or request for final plans from all outside agencies, an updated Final Site Plan addressing all P&Z comments was submitted to Dover Planning and Zoning on November 11th, 2025. As of this date, we have not yet received comments or a determination on that submittal.

Given the delays associated with DelDOT's entrance design coordination resulting from adjacent construction, combined with the substantial progress made and the fact that all outside agency approvals have been obtained – with only Dover Planning and Zoning review remaining – we respectfully request a one-year extension of the preliminary site plan approval to allow sufficient time for the completion of the City's final review process.

To our knowledge, there have been no significant changes to the surrounding neighborhood including zoning maps, comprehensive plans, or other items that would impact the validity of the approved preliminary site plan.

We appreciate your time and consideration of this request and look forward to completing the final steps of the final approval process. Please do not hesitate to contact us if additional information is required.

Sincerely,

Jim Eriksen

Jim Eriksen, PE
Solutions, IPEM