

April 14, 2023

PLAWX-21003

Ms. Dawn Melson-Williams, AICP, Principal Planner
City of Dover Department of Planning & Inspections
15 Lookerman Plaza
Dover, Delaware 19901

RE: Bay Pointe Apartments Project (City of Dover Application #C-21-04)
Bay Road – City of Dover, Kent County, Delaware
Conditional Use Site Plan Approval – Request for One-Year Extension

Dear Ms. Melson-Williams:

As you are aware, Pennoni represents the developer and applicant for the Bay Pointe Apartments Project (City of Dover Application #C-21-04) adjacent to Bay Road in the City of Dover, Kent County, Delaware. The City of Dover Planning Commission granted approval of our Conditional Use Site Plan Application on May 31, 2021.

Since that time, we have been working with the various Development Advisory Committee (DAC) agencies to secure respective construction plan approvals so a Final Site Plan Application may be submitted to your office for review, approval, and subsequent recordation. As discussed with your office, the Delaware Department of Transportation (DelDOT) has required the developer to re-design the existing traffic signal at the Bay Road/Lafferty Lane/site entrance intersection to incorporate a fourth leg of the intersection. This involved supplemental design efforts not originally contemplated for the project including off-site survey, subsurface utility engineering, geotechnical engineering, and traffic signal design services which required considerable time to complete.

DelDOT has recently verbally approved our design plans, etc. and requested final signed-and-sealed plans. Within the very near future, we expect the Intersection Improvements Plans to be formally endorsed, the Traffic Signal Agreement recorded, and Letter of No Objection to Recordation (LONOR) and Entrance Plan Approval procured. At that time, we will be able to submit a Final Site Plan Application with all relevant DAC approval letters to your office.

We are respectfully requesting a one-year extension to the Conditional Use Site Plan Approval. This extension will provide ample time for the Final Site Plan Application to be approved and recorded, the Project Architect to submit Building Plans, and site construction initiated. The developer understands that with the one-year extension, site construction must be initiated by May 31, 2024.

It is our understanding that this extension request will be heard by the Planning Commission at its May 15, 2023 public hearing. We will have a representative in attendance at this meeting to present the extension request and field any questions posed by members of the Planning Commission. In the meantime, if you have any questions/comments or require additional information, please do not hesitate to reach out to me at this office. We appreciate your continued assistance with this project.

Respectfully submitted,
PENNONI ASSOCIATES INC.



Douglas D. Barry, PE
Associate Vice President