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July 8, 2024

City of Dover
Department of Inspections & Planning
15 Loockerman Plaza
Dover, DE 19901

RE: **P.L.U.S. Waiver**
GARRISON OAK LOT 3
Dover, Delaware
2009076.11

To Whom It May Concern:

We are requesting that the PLUS process for the above-referenced project be waived.

As you are aware, the legislature recently adopted HB 104, which makes PLUS optional within levels 1 and 2 throughout the state. This project is located within the Garrison Oak Business and Technology Park, which is located within Investment level 2 per the state strategies map. As a result, we respectfully request that the City of Dover request the Office of State Planning and Coordination waive the PLUS process for this project.

If you have any questions, do not hesitate to contact me.

Sincerely,

BECKER MORGAN GROUP, INC.

Jonathan N. Street
Associate

JNS/rlh

2009076011ad-COD-PLUS-Waiver-ltr.docx

WAIVER REQUEST

LOT 3, GARRISON OAK BUSINESS AND TECHNOLOGY CENTER

PARKING REQUIREMENTS

REQUEST: On behalf of the Owner/developer, we are requesting a 30% parking reduction for the required parking provided for the project be granted by the Planning Commission.

EXTENT OF THE REQUEST: By code, the parking requirements for IPM-2 zone are 1 space per 800 square feet (sf) of building area. With the bulk area of the building being 100,000 sf, by code 125 spaces would be required. As the vast majority of the building space is warehousing, the parking needs to support the facility and its workers does not align with the code. The general office space to support facilities such as these are a small fraction of the overall space. Reducing the overall parking by 30% of the required continues to allow for 87 parking spaces for office and general workers for the facility. These facilities are typically laid out to accommodate heavy vehicles rather than passenger vehicles. At 41% impervious, the site has additional space to meet the end user's needs. With this application we are requesting that vehicular parking be reduced by up to 30% of what is required by code, for a total of 87 spaces.

BASIS FOR REQUEST: Article 6, section 3.9 (a) and (b) of the City of Dover zoning standards states that "The planning commission or city planner, according to the type of plan review required by appendix B, zoning, [article 10](#), planning commission, may reduce, in an amount not to exceed 50 percent, the number of *parking* spaces required..."

WAIVER REQUEST

LOT 3, GARRISON OAK BUSINESS AND TECHNOLOGY CENTER

CURBING REQUIREMENTS

REQUEST: We request that portions of the required upright concrete curbing along the outer edges of the parking area be waived by the Planning Commission.

EXTENT OF THE REQUEST: By code, all permanent parking areas shall be enclosed with upright concrete curbing at least six (6) inches in height. We are requesting a waiver to eliminate portions of upright curbing to allow for the runoff to sheet flow from existing paved areas and continue its current drainage pattern into pervious grassed and landscaped area. Portions of the parking lot currently do not contain curbing. These areas discharge into grassed and landscaped areas within and adjacent to the existing site. Providing the required curbing in these areas would only concentrate the runoff directly to closed drainage systems without providing the benefit of pervious surfaces for runoff reduction. We recommend not altering existing drainage patterns as to upset the current balance of the existing drainage system within the projects natural areas.

BASIS FOR REQUEST:

1. Article 6, section 3.6 (b) of the City of Dover zoning standards states that the Planning Commission may relax this requirement for a portion of a parking area when there is a demonstrated need to convey stormwater to a proposed or approved stormwater management area. We are proposing that portions of the parking and some drive isle areas be allowed to sheet flow stormwater run-off as needed to provide the benefit of natural uptake of the runoff, and not impede the runoffs' ability to sheet flow into the existing pervious and landscaped areas.



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July 8, 2024

Mrs. Dawn Melson-Williams, AICP
City of Dover
Department of Planning and Inspections
P.O. Box 475
Dover, DE 19903-0475

RE: **Performance Standard Review Application**
GARRISON OAK BUSINESS AND TECHNICAL CENTER, LOT 3
Dover, Delaware
2009076.09

Dear Mrs. Melson-Williams:

On behalf of our client, Garrison Oaks LLC, we are hereby submitting a Performance Standard Review Application as a supplement to the Application for Site Development Plan Approval for the above-referenced project. This is submitted for consideration at the August 19, 2024 Planning Commission hearing. This project proposes the construction of a 100,000 sqft general warehousing and distribution facility. Responses to the Performance Standards for the structure and use is provided below.

WAREHOUSING DISTRIBUTION FACILITY

Section 8.51 - Fire and Explosion hazards: The proposed building will be sprinklered in accordance with the Delaware State Fire Prevention Regulations. It will not contain any hazardous or explosive materials.

Section 8.52 - Radioactivity or Electromagnetic Disturbance: Not Applicable. The proposed warehouse facility will not produce radioactivity or electromagnetic disturbance.

Section 8.53 - Noise: Not Applicable - The proposed warehouse facility will not generate any noise beyond that which is consistent with an office use.

Section 8.54 - Vibration: Not Applicable - The proposed warehouse facility will not generate any vibrations.

Section 8.55 - Smoke: Not Applicable - The proposed warehouse facility will not generate smoke.

Section 8.56 - Odors: Not Applicable - The proposed warehouse facility will not generate odorous gases or other offensive odorous matter.

Section 8.57 - Fly Ash, Dust, Fumes, Gases, and other forms of Air Pollution: Not Applicable - The proposed warehouse facility will not generate any of the aforementioned forms of air pollution.

Section 8.58 - Glare: The proposed warehouse facility and parking lot lighting will meet City of Dover lighting requirements and not produce any additional glare for the area.

Section 8.59 - Liquid or Solid Wastes: No liquid or solid wastes will be discharged to the public sewer other than normal sanitary sewage from the building.

Section 8.60 - Traffic Congestion: Not Applicable - The proposed warehouse facility is part of a



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November 7, 2023
S-23-20 GARRISON OAK BUSINESS AND TECHNICAL CENTER, LOT 8
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previously approved Industrial Park Subdivision and approved Traffic Impact Study (TIS). The traffic from all of the lots within the subdivision was accounted for when the subdivision was designed and the TIS approved. This lot accesses city owned internal subdivision streets and has several exit points from the subdivision to the external road network.

We believe this addresses the requirements for the Performance Standard Review Application. Please attach this application to our Application for Site Development Plan Approval scheduled for review by the Planning Commission and contact me with any questions.

Sincerely,

BECKER MORGAN GROUP, INC.

A handwritten signature in blue ink, appearing to read "Jonathan N. H. Street".

Jonathan N. H. Street
Associate

JNS/

Cc: Jeff Garrison, Garrison Oaks LLC.

2009076.11aj-Perf-Rev-ltr