



DelDOT - Development Coordination EMAIL-BLAST

Subject:

Commercial Projects

Effective Date:

August 9, 2018

Notice

The Development Coordination Section has noticed an uptick in the number of Commercial Projects that are being submitted through the PDCA as Residential Minor Subdivision review requests. This is causing confusion and delay in processing these projects because they are being submitted counter to what is in the Development Coordination Manual related to a Non-Residential Subdivision.

As a reminder, only Residential properties can be submitted as a Minor or Lot-Line Subdivision review request with the associated \$100.00 Initial Stage Fee. Any Commercial project must be submitted as a Major Project with either a Record Plan or Record Plan – RED review type classification.

Initial Stage Fees for Commercial Projects (Non-Residential) are determined using the following criteria from the Development Coordination Manual Section P.5.B.3:

$\$500 + (\text{Number of Lots} \times \$20) = \text{total fee}$ **OR**

$\$500 + (\text{Gross floor area}/1000 \text{ s.f.} \times \$20) = \text{total fee}$ **(WHICHEVER IS GREATER)**

If you have any questions, please feel free to contact the Development Coordination Section at 302.760.2266.