



MEMORANDUM

City of Dover, Delaware
Department of Planning & Inspections
City Hall, 15 Loockerman Plaza
P.O. Box 475 Dover, Delaware 19903
Phone: 302.736.7196 Fax: 302.736.4217

DATE: April 23, 2025
TO: Development Advisory Committee
FROM: Planning Office
SUBJECT: Distribution of Plans for Review and Meeting Announcement
D.A.C. Meeting of Wednesday, April 30, 2025

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, April 30, 2025 at 9:00 AM** will be held both In-Person in the City Council Chambers of City Hall, 15 Loockerman Plaza, Dover DE and as a Virtual Meeting using Webex. Regular DAC member participants will receive a specific invitation to attend meeting as a Panelist; see email for participation information.

Public Participation Information

To Attend City of Dover Staff Development Advisory Committee (D.A.C.) Meeting of April 30, 2025

Join by Phone: 1-650-479-3208

Access code: 253 540 89370 (Password: 36837782)

Join Online: <https://bit.ly/StaffDAC04302025>

Webinar Number: 2535 408 9370

Webinar Password: DoverStaffDAC

The Planning Office will be providing the submitted Application to our Department and Agency reviewers (by paper copy and/or electronic copy) for technical review. Comments should be submitted electronically to the Planning Office via email directly to dmelson@dover.de.us or to compplan@dover.de.us.

The Applicant Development Advisory Committee (D.A.C.) will also be held as an In-Person Meeting and a Virtual Meeting on **Wednesday, May 7, 2025 at 10:00AM** with participation information to be released in the future. This Application is anticipated to be scheduled for public hearing and review at the Planning Commission Meeting of Monday, May 19, 2025.

APPLICATION FOR REVIEW:

1. S-25-08 PAM Rehabilitation Hospital of Dover Building Addition at 1216 and 1240 McKee Road- Review of a Site Development Plan application for two parcels of land consisting of a total of 5.3 acres +/- . The properties are zoned IO (Institutional and Office) and subject to the COZ-1 (Corridor Overlay Zone). The proposed Addition would expand the existing rehabilitation hospital at 1240 McKee Road by 13,084 SF, adding two additions, one totaling 10,062 SF and one totaling 3,022 SF. The application includes the addition of 64 parking

spaces, associated circulation for parking, and a stormwater management pond. The property is located on the west side of McKee Road and north of the intersection of McKee Road and College Road. The owners of record are Dover MOB, LLC and PAM Cubed Real Estate, LLC. Property Addresses: 1240 McKee Road and 1216 McKee Road. Tax Parcels: ED05-067.00-01-33.00-000 and ED05-067.00-01-34.00-000. Council District 1. *Waivers Requested: Partial Elimination of Upright Curbing and Reduction of Loading Berth Requirements. For Consideration: Superior Urban Design.*

CC: Planning Staff
Inspections Staff
Fire Marshal
City Manager
Mayor
City Clerk
City Council
City Comptroller
Sharon Duca
Jason Lyon

Electric Department
Parks & Recreation
Tax Assessor
Police Chief
Patricia Marney
Mark Nowak
Dover Fire Chief
Jared Adkins
Elaine Webb
Wendy Polasko

Brian Williams, Jr.
Malcolm Jacob
Kent County Mapping
Rachel Yocum
Jim Sullivan
Robert Ehemann
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