



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, March 17, 2025 at 7:00 PM**

City Hall Council Chambers, 15 Loockerman Plaza, Dover, Delaware

AGENDA

Written comments are accepted via mail to City of Dover – Planning Commission, P.O. Box 475 Dover DE 19903 and via email at CompPlan@dover.de.us.

IN-PERSON and VIRTUAL MEETING NOTICE

The Planning Commission Meeting for March 17, 2025 will be held at City Hall in City Council Chambers at 7:00PM and as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. The public is welcome to attend. See participation information below to join by phone or computer.

PUBLIC PARTICIPATION INFORMATION

City of Dover Planning Commission Meeting of Monday, March 17, 2025

Join By Phone: Dial +1-650-479-3208

Access Code: 253 816 28437

Password from Phones: 3683772

Join Online: <https://bit.ly/PCMeeting3172025>

Webinar Number: 2538 162 8437

Webinar Password: DoverPC

If you are new to Webex, get the app now at <https://www.webex.com/> to be ready when the meeting starts. For problems accessing the meeting, please call the Planning Office at (302) 736-7196.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF AGENDA

APPROVAL OF MINUTES

1. Adoption of Minutes of February 18, 2025

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting is Monday, April 21, 2025 at 7:00pm.

Update on City Council Actions

Department of Planning & Inspections Updates

OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS

OLD BUSINESS

Requests for Extension of Planning Commission Approval

2. S-23-05 Tidal Wave Auto Spa at 245 N. DuPont Highway - Request for a One Year Extension of the Planning Commission conditional approval granted on March 20, 2023 for a Site Development Plan and Lot Consolidation Plan for two (2) parcels totaling 2.15 +/- acres at 245 North DuPont Highway. The Plan is to permit construction of a 3,690 SF Car Wash facility, 24 vacuum spaces, and associated site improvements. The properties are zoned C-4 (Highway Commercial Zone). The parcels consist of a total of 2.15 +/- acres and is located on the northeastern corner of N Dupont Highway and White Oak Road. The owner of record is TWAS Properties LLC. Property Addresses: 245 and 243 N Dupont Highway. Tax Parcel IDs: ED-05-068.18-01-13.00-000 and ED-05-068.18-01-12.00-000. *The Final Plan Approval was granted October 15, 2024.*
3. S-23-15 Walker Road Professional Center Medical Buildings at 101 Mont Blanc Boulevard - Request for a One-Year Extension of the Planning Commission conditional approval granted on July 17, 2023 for the Site Development Plan Application to permit the construction of two 19,800 SF office buildings, parking, and other site improvements. The parcel totals 2.615 acres +/- and is zoned CPO (Commercial and Professional Office Zone) and is subject to the COZ-1 (Corridor Overlay Zone). The property is located on the southwest corner of Walker Road and Saulsbury Road, and east of Mont Blanc Boulevard. The owner of record is Walker Pavilion, LLC and equitable owner is Walker Road Professional Center, LLC. Property Address: 101 Mont Blanc Boulevard. Tax Parcel Number: ED-05-067.19-04-52.00-000. Council District 1. Waiver Request: Elimination of Loading Spaces. *The Final Plan Approval was granted January 17, 2024.*

Updates on Development Applications - Active Recreation Area Plan Reviews:

4. C-25-01 Lands of 4BL, LLC: Cecil Street Townhouses at 207 N. West Street
5. C-25-02 Villages of Maple Dale - Phase 3: Planned Neighborhood Design - Senior Citizen Housing Option (Revised)

NEW APPLICATIONS

6. C-25-03 New Harvest Baptist Church at 1462 N. Little Creek Road – Public Hearing and Review of a Conditional Use Site Plan for a Place of Worship (Church) building of 11,900 SF and related site improvements. The subject property is zoned RG-2 (General Residence Zone).

The property consists of 4.6686 acres on the south side of North Little Creek Road and east of Acacia Place. The owner of record is New Harvest Baptist Church. Property Address: 1462 N. Little Creek Road, Dover DE. Tax Parcel: ED-05-068.19-03-02.00-000. Council District 3.

7. SB-25-01 Minor Subdivision Plan for McKee Road Apartments at 1385 McKee Road – Public Hearing and Review of a Minor Subdivision Plan to divide the 78.60-acre parcel into three (3) lots. The proposed lots consist of Lot 1 of 13.44 acres; Lot 2 of 59.90 acres, and Lot 3 of 5.26 acres. The property is the subject of a Site Plan approved for development of a multi-family community consisting of garden style apartment buildings (384 units) with garages, Clubhouse with Pool, parking, and a commercial portion for future development. The property is zoned RG- 2 (General Residence Zone) and C-2A (Limited Central Commercial Zone) and subject to the COZ-1 (Corridor Overlay Zone). The property is located on the east side of McKee Road near the intersection of McKee Road and Scarborough Road. The owner of record is McKee CAP, LLC. Property Address: 1385 McKee Road. Tax Parcel: ED-05-067.00-02-57.00-000. Council District 4. *This property was the subject of Site Plan S-21-11 McKee Road Apartments granted conditional approval by the Planning Commission on April 18, 2022 and Final Plan Approval on September 21, 2023.*
8. S-25-07 The Old Post at 55 Loockerman Plaza – Public Hearing and Review of Site Development Plan Application and associated Architectural Review Certification for redevelopment of the Old Dover Post Office property consisting of 1.267 acres for a mixed-use project known as The Old Post. The project involves the demolition of the rear warehouse portion of the existing building and adaptive re-use of the front 4,560 SF portion of the building for commercial retail and business space. A three-story 31,500 SF building addition is proposed for thirty-six (36) residential apartment units and with parking and other site improvements. The property is zoned C-2 (Central Commercial Zone), subject to the SWPOZ (Source Water Protection Overlay Zone), and subject to the H (Historic District Zone). The property is located on the north side of Loockerman Plaza and adjacent to Innovation Way. The owner of record is the City of Dover and equitable owner is Old Post, LLC. Property Address: 55 Loockerman Plaza. Tax Parcel: ED-05-077.05-04-53.00-000. Council District 4. *For Consideration: Parking Strategy Statement. This project is the subject of HI-25-01 The Old Post for Historic District Commission Review and Recommendation on February 20, 2025.*

NEW BUSINESS

ADJOURN

Posted Agenda: March 7, 2025

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING