



MEMORANDUM

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

DATE: February 26, 2025
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, March 05, 2025

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, March 05, 2025 at 10:00 AM** to review and comment on the following applications that will be considered by the Planning Commission at its meeting of March 17, 2025.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, March 05, 2025 at 10:00 AM will be held both as an In-Person Meeting in the City Hall Conference Room at 15 Loockerman Plaza, Dover DE and as a Virtual Meeting using Webex, a video/audio conferencing system. Regular DAC member participants will receive a specific invitation to attend the meeting as a Panelist; see email for participation information.

Participation in the D.A.C. meetings is limited to agency reviewers and project applicants. While the public is welcome to attend to observe, formal public comments will not be taken. The opportunity for public comment will be available at the Planning Commission meeting as part of the public hearing on each application.

**Public Participation Information To Attend City of Dover
Applicant Development Advisory Committee (D.A.C.) Meeting of March 05, 2025**

Join by Phone: 1-650-479-3208

Access code: 253 539 39242 (Password: 36837277)

Join Online: <https://bit.ly/AppDAC3052025>

Webinar Number: 2535 393 9242

Webinar Password: DoverAppDAC

The Planning Office provided the submitted Applications to our Department and Agency reviewers and each Application is on file in the Planning Office. This meeting will focus on any questions regarding the DRAFT DAC Report & Comments that are expected to be released to the Applicants on February 28, 2025.

APPLICATIONS FOR REVIEW:

1. C-25-03 New Harvest Baptist Church at 1462 N. Little Creek Road – 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.

2. SB-25-01 Minor Subdivision Plan for McKee Road Apartments at 1385 McKee Road – 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 5.26 acres; Lot 2 of 59.90 acres, and Lot 3 of 13.44 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.*
3. S-25-07 The Old Post at 55 Loockerman Plaza – 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.*

The Planning Commission Meeting will be held as an In-Person Meeting and Virtual Meeting on Monday, March 17, 2025 at 7:00pm with participation information to be released in the future.

Please be advised that the Planning Commission meeting agenda will include other items in addition to the items above. Applicants will receive a packet of information for the Planning Commission meeting including the meeting agenda and Final D.A.C. Report. The Meeting Agenda and Packets will be posted on the City's website www.cityofdover.com one week prior to the meeting.

CC to Applicants:

Jim Clark, New Harvest Baptist Church
Kevin Minnich, Minnich Engineering & Land Planning Inc.
Steve, Green Diamond Builders
Louis J. Capano III, McKee CAP LLC
Jonathan Street, Becker Morgan Group
Mike Riemann, Becker Morgan Group
Bill Krapf, McKee CAP LLC
Jamie Sechler, Davis Bowen Friedel Inc.
Mike Glick, Old Post, LLC
Carrie Joles, Davis Bowen Friedel Inc.