



# 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

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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](mailto:dmelson@dover.de.us) or to [compplan@dover.de.us](mailto: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  
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Cathy Smith  
Shane Breakie  
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Sarah Keifer

Matt Jordan  
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Office of State Planning  
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