



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: April 30, 2025
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, May 07, 2025

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on Wednesday, May 07, 2025, at 10:00 AM to review and comment on the following application that will be considered by the Planning Commission at its meeting of May 19, 2025.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, May 07, 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, public comment will not be accepted. The opportunity for public comment will be available at the Planning Commission Meeting.

**Public Participation Information to Attend City of Dover
Applicant Development Advisory Committee (D.A.C.) Meeting of April 09, 2025**

Join by Phone: 1-650-479-3208

Access code: 253 708 80321 (Password: 36837277)

Join Online: <https://bit.ly/AppDAC05072025>

Webinar Number: 2537 088 0321

Webinar Password: DoverAppDAC

The Planning Office provided the submitted Application to our Department and Agency reviewers, and the 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 May 2, 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 a therapy garden,

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.*

The Planning Commission Meeting will be held as an In-Person and Virtual Meeting on May 19, 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 item above. Applicants will receive a packet of information for the Planning Commission meeting, including the meeting agenda and the Final D.A.C. Report. The Meeting Agenda and Packets will be posted on the City's website <https://www.cityofdover.com/> one week prior to the meeting.

CC to Applicants:
PAM Cubed Real Estate Holdings, LLC
Jonathan D. Richard, Becker Morgan Group, Inc
Douglas C. Tilley, TKS Architects, a Mula Group