



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 22, 2026
TO: Development Advisory Committee
FROM: Planning Office
SUBJECT: Distribution of Plans for Review and Meeting Announcement
D.A.C. Meeting of Wednesday, April 29, 2026

The Staff Development Advisory Committee (D.A.C.) Meeting for **Wednesday, April 29, 2026 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, an audio/video conferencing system. 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 29, 2026

Join by Phone: 1-650-479-3208
Access code: 253 250 20483 (Password: 36837782)
Join Online: <https://bit.ly/StaffDAC04292026>
Webinar Number: 2532 502 0483
Webinar Password: DoverStaffDAC

The Planning Office will be providing the submitted Applications to our Department and Agency reviewers (by paper copy and/or electronic copy) for technical review. Comments should be submitted electronically via email to the Planning Office.

The Applicant Development Advisory Committee (D.A.C.) will also be held as an In-Person Meeting and as a Virtual Meeting on Wednesday, May 6, 2026 at 10:00 AM with participation information to be released in the future. These Applications are anticipated to be scheduled for public hearing and review at the Planning Commission Meeting of Monday, May 18, 2026 at 7:00 PM.

APPLICATIONS FOR REVIEW:

1. C-26-03 Little Caboose Child Care - Review of Conditional Use Site Plan Application for construction of a 9,417 SF Child Day Care Center to be known Little Caboose Child Care and Learning Center and associated site improvements. The property is 2.259+/- acres of land located in the Enterprise Business Park. The property is currently zoned IPM (Industrial Park Manufacturing Zone). The property owner is Atlantic Dawn Properties of Dover LLC. Address: 229 Beiser Blvd. Tax Parcel: ED05-076.15-01-03.08-000. Council District 2.

2. S-26-09 Warehouse Buildings at 118 Galaxy Drive - Review of Site Development Plan Application for Lot 13 in the Kent County Industrial Park at 118 Galaxy Drive. The application proposes three (3) storage warehouses of 9,900 SF +/- each and associated site improvements. The property is 6.45+/- acres of land located in the Kent County Industrial Park (AeroPark) located off Horsepond Road. The property is currently zoned IPM (Industrial Park Manufacturing Zone) and subject to the AEOZ (Airport Environs Overlay Zone) – Noise Zone B. The property owner is RAH Realty LLC. Address: 118 Galaxy Drive. Tax Parcel: ED05-087.00-01-07.13-000. Council District 2. *Waiver Request: Elimination of Sidewalks along Horsepond Road and Galaxy Drive. Potential Waiver Request: Partial Elimination of Upright Curbing.*

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

Will Mobley
Malcolm Jacob
Kent County Mapping
Rachel Yocum
Jim Sullivan
Robert Ehemann
Cathy Smith
Shane Breakie
Jared Hughart
Sarah Keifer

Matt Jordan
Milton Melendez
Todd Stonesifer
Office of State Planning
State Historic Preservation Office
Capital School District
Caesar Rodney School District
William Witham
Joan Denney