



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 29, 2026
TO: Applicants and Interested Parties
FROM: Planning Office
SUBJECT: Meeting Announcement for
Applicant D.A.C. Meeting of Wednesday, May 06, 2026

The Development Advisory Committee (D.A.C.) will hold an applicant meeting on **Wednesday, May 06, 2026 at 10:00 AM** to review and comment on the following applications that will be considered by the Planning Commission at its meeting of May 18, 2026.

The Applicant Development Advisory Committee (D.A.C.) Meeting for Wednesday, May 06, 2026 at 10:00 AM will be held both as an In-Person Meeting in the City Hall Conference Room 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.

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 May 06, 2026

Join by Phone: 1-650-479-3208
Access Code: 253 032 51863 (Password: 36837277)

Join Online: <https://bit.ly/AppDAC05062026>
Webinar Number: 2530 325 1863
Webinar Password: DoverAppDAC

The Planning Office provided the submitted Applications to our Department and Agency reviewers and the Applications are 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 1, 2026.

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 on the west side of Beiser Boulevard. The property is currently zoned IPM (Industrial Park Manufacturing Zone). The property owner is Del-Homes Catalog Group LLC and the equitable 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.*

The Planning Commission Meeting will be held as an In-Person Meeting and Virtual Meeting on May 18, 2026 at 7:00 PM 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 Packet will be posted on the City's website www.cityofdover.gov one week prior to the meeting.

CC: to Applicants