



**CITY OF DOVER, DELAWARE
PLANNING COMMISSION
Monday, May 18, 2026 at 7:00 PM**

City Hall Council Chambers, 15 Loockerman Plaza, Dover, Delaware

REVISED AGENDA

THIS AGENDA HAS BEEN REVISED BY ADDING ITEM #2 – UPDATE TO DEVELOPMENT APPLICATION – C-25-01 Lands of 4BL, LLC: Cecil Street Townhouses at 207 N. West Street – Update on Revisit Request for Review of Cash-in-Lieu Payment for Active Recreation Area (with subsequent agenda items renumbered).

Written comments are accepted via mail to City of Dover – Planning Commission, P.O. Box 475 Dover DE 19903 and via email at CompPlan@dover.de.us.

IN-PERSON and VIRTUAL MEETING NOTICE

The Planning Commission Meeting for May 18, 2026 will be held as an In-Person Meeting in City Hall in City Council Chambers at 7:00 PM and as a Virtual Meeting using Webex, an audio/video conferencing system as an electronic means of communication. The public is welcome to attend. See participation information below.

**PUBLIC PARTICIPATION INFORMATION
City of Dover Planning Commission Meeting of May 18, 2026**

Join By Phone: Dial +1-650-479-3208
Access Code: 253 845 60912
Password from Phones: 3683772

Join Online: <https://bit.ly/PCMeeting05182026>
Webinar Number: 2538 456 0912
Webinar Password: DoverPC

If you are new to Webex, get the app now at <https://www.webex.com/> to be ready when the meeting starts. For problems accessing the meeting, please call the Planning Office at (302) 736-7196.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF AGENDA**APPROVAL OF MINUTES**

1. Adoption of Meeting Minutes of April 20, 2026

COMMUNICATIONS & REPORTS

Meeting Reminder: The next Planning Commission regular meeting date is June 15, 2026 at 7:00 PM.

Update on City Council Actions**Department of Planning & Inspections Updates****OPENING REMARKS CONCERNING MEETING PROCEDURES FOR APPLICATIONS****OLD BUSINESS**

Requests for Extension of Planning Commission Approval - none

Update to Development Application

2. C-25-01 Lands of 4BL, LLC: Cecil Street Townhouses at 207 N. West Street – Update on Revisit Request for Review of Cash-in-Lieu Payment for Active Recreation Area Requirement for Cecil Street Townhouses project. The Planning Commission on February 18, 2025 granted conditional approval of Conditional Use Plan and Minor Subdivision Plan application to subdivide the existing 12,168 SF parcel located at the northeast corner of N. West Street and Cecil Street into four (4) townhouse lots (Cecil Street Townhouses). The property is zoned RG-1 (General Residence Zone). The owner of record is 4BL, LLC. Property Address: 207 N. West Street, Dover DE. Tax Parcel: ED-05-076.08-02-01.00-000 and others as subdivided. Council District 4. *Waiver Approved: Subdivision Waiver – Alley Requirement. Approved: Cash-in-Lieu of Active Recreation Construction. Final Plan Approval granted March 11, 2026.*

Pending Development Application:

3. SB-25-02 Lands of Wyoming, LLC and Functional Properties, LLC (Ekaman Subdivision): Conceptual Subdivision Plan - Public Hearing and Continued Review of a Conceptual Subdivision Plan to create five (5) lots and one residual lot from 2 existing parcels totaling 4.5754 acres to be known as Ekaman Subdivision. The proposed subdivision is to consist of five residential lots with the residual for stormwater management area. The proposal includes the extension and addition of a cul-de-sac to the existing street right-of-way of Jefferson Terrace. The larger parcel is zoned R-10 (One Family Residence Zone), and the additional parcel is zoned R-8 (One Family Residence Zone) with both being located south of but not adjacent to Wyoming Avenue and west of Monroe Terrace. Property Address: unaddressed on Jefferson Terrace extension (part of which is referenced as 3.8904 acres of Wyoming Avenue Rear). Property Owners: Wyoming, LLC and Functional Properties, LLC. Tax Parcels: ED-05-077.17-06-02.01-000 & ED-05-077.17-06-13.00-000. Council District 2. *Waiver Requested: Percentage of Lots on a cul-de-sac. The Planning Commission deferred*

action for SB-25-02 on September 15, 2025 seeking additional information. This property was reviewed in 2013-2015 as SB-13-06 Jefferson Terrace Subdivision; however, the plan was never finalized. Application for Conceptual Subdivision Plan SB-23-01C was conditionally approved by the Planning Commission in March 2023; previous waiver requests were unsuccessful, and the plan expired. The properties were examined again under Conceptual Subdivision Plan SB-24-01 and were denied by the Planning Commission on August 19, 2024.

NEW APPLICATIONS

4. C-26-03 Little Caboose Child Care - Public Hearing and 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.
5. S-26-09 Warehouse Buildings at 118 Galaxy Drive - Public Hearing and 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. For Consideration: Performance Standards Review Application.*

NEW BUSINESS

6. Presentation on Senate Joint Resolution 8 (SJR8) - DSHA Technical Assistance for Housing and Land Use Reform program

PUBLIC COMMENTS OPPORTUNITY - An opportunity is given for members of the public to provide comments to the Planning Commission not specifically related to Applications with Public Hearings.

ADJOURN

Posted Agenda: May 8, 2026

Revised May 15, 2026

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. PURSUANT TO 29 DEL. C. §10004(e)(2), THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS, WHICH ARISE AT THE TIME OF THE MEETING