

CITY OF MILFORD  
NOTICE OF ORDINANCE ADOPTION

NOTICE IS HEREBY GIVEN that the following ordinance was adopted during a meeting of Milford City Council on March 28, 2022:

**ORDINANCE 2022-13**

Halpern Family Series, LLC – Teal Creek on behalf of Teal Creek Plaza for a Conditional Use  
5.04 +/- acres of land located along the west side of N. Dupont Boulevard approximately 125 feet south of Rogers Drive  
Address: 701-715 N. Dupont Boulevard  
Comprehensive Plan Designation: Commercial  
Zoning District: C-3 (Highway Commercial District)  
Present Use: Shopping Center & Vacant      Proposed Use: Shopping Center  
Tax Parcels: MD-16-174.17-01-26.00 & 27.02; MD-16-183.05-01-01.00

WHEREAS, the applicant proposes to expand the existing Teal Creek Shopping Center by constructing a 14,347 +/- square foot addition and associated parking lot at the above referenced parcels and as shown on the preliminary site plans located at City Public Works Facility, 180 Vickers Drive, Milford; and

WHEREAS, • Chapter 230-14(C)(11) states a “shopping center” is a conditional use subject to City Council review and approval; and

WHEREAS, the City of Milford Planning Commission has considered the application during their regular meeting on March 15, 2022, at which time interested parties publicly commented on the application; and

WHEREAS, Milford City Council held a Public Hearing on March 28, 2022, allowing for additional public comment, after which time the majority members of City Council voted to approve the Conditional Use by adopting this ordinance; and

WHEREAS, the notice as required by Chapter 230, was published in the Delaware State News on February 28, 2022, and provided to property owners within 200 feet of the subject parcel; and

WHEREAS, this ordinance becomes effective ten days following the date of its adoption by City Council.

NOW, THEREFORE, the City of Milford hereby ordains as follows:

*Section 1.* Upon adoption of this ordinance, a conditional use permit is hereby granted to Halpern Family Series, LLC – Teal Creek on behalf of Teal Creek Plaza, to allow for the expansion of the Teal Creek Shopping Center and Parking Lot; at 701-715 N. DuPont Boulevard, Milford, Delaware.

*Section 2.* Construction shall commence within one year of the date of issuance of the permit, otherwise the conditional use becomes void.

*Section 3.* Dates.

City Council Introduction: March 14, 2022  
Planning Commission Review & Public Hearing: March 15, 2022  
City Council Public Hearing: March 28, 2022  
Effective: April 7, 2022

A complete copy of the Code of the City of Milford is available by request through the City Clerk’s office at [cityclerk@milford-de.gov](mailto:cityclerk@milford-de.gov) or by accessing the city website at [www.cityofmilford.com](http://www.cityofmilford.com).

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