

CITY OF MILFORD
NOTICE OF ORDINANCE ADOPTION

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

ORDINANCE 2022-11

Application of Shawnee Farm LLC for the Preliminary Major Subdivision (Phase III) of 91.69 +/- acres of land, in an R-3 (Garden Apartment & Townhouse) Zoning District to be known as Cypress Hall (Residential). Property is located on the west side of US Route 113 approximately 3,100 feet south of the Shawnee Road intersection in Milford, Delaware.

Present Use: Vacant; Proposed Use: Planned Unit Development

Tax Map: 1-30-3.00-261.01, 1-30-3.00-562.00 thru 659.00

WHEREAS, the owners of the property as above described herein have petitioned the City of Milford to amend the Planned Unit Development Master Plan by modifying the unit count and mix; and

WHEREAS, the owners are also seeking Preliminary Major Subdivision approval of Cypress Hall Phase III; and

WHEREAS, the City of Milford Planning Commission has considered the application at a Public Hearing that allowed public comment on Tuesday, March 15, 2022; and

WHEREAS, Milford City Council held a Public Hearing on Monday, March 28, 2022, that allowed for additional review and public comment at which time a final determination was made.

NOW THEREFORE BE IT RESOLVED, by the City of Milford:

In accordance with Chapter 200 of the City of Milford Code, the City Council hereby finds and determines, as follows:

- Section 1. The Planned Unit Development Master Plan is consistent with the objectives, policies, general land uses and programs in the City of Milford Comprehensive Plan, Subdivision and Zoning Codes, in that it establishes obligations and conditions for the implementation of the Cypress Hall Development.
- Section 2. The Preliminary Major Subdivision Phase III Plan is in conformity with public convenience, general welfare and good land use practice.
- Section 3. The Final Major Subdivision Plan will not be detrimental to the public health, safety and general welfare of the community.
- Section 4. These changes and additions will not adversely affect the orderly development of adjacent properties and will maintain the preservation of property values.
- Section 5. 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 or by accessing the city website at www.cityofmilford.com.

DSN 081622; DSN (R) 120622