

**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 November 13, 2023:

ORDINANCE 2023-39
Application 23-020/Riverwalk Villas
Applicant & Owner: Milford Housing Development Corporation
977 East Masten Circle
Milford, DE 19968
Application Type: Preliminary Major Subdivision
Comprehensive Plan Designation: Moderate Density Residential
Zoning District: R-3 Garden Apartment & Townhouse District
Present Use: Vacant Land Proposed Use: Townhouse Subdivision
Area and Location:
3.829 +/- acres of land located along the north side of Mispillion Street and west side of Marshall Street.
Tax Map & Parcel: 3-30-7.17-11.00

WHEREAS, the applicant/owners of the property as above described propose to construct a 27-lot townhouse subdivision on the above referenced parcel as shown on the provided preliminary major subdivision plans; and

WHEREAS, the application is consistent with the requirements of the Code of the City of Milford Zoning and Subdivision Chapters and the Construction Standards and Specifications; and

WHEREAS, the City of Milford Planning Commission has considered the application at a Public Hearing where public comment was permitted on Tuesday, October 24, 2023; and

WHEREAS, Milford City Council held a Public Hearing on Monday, November 13, 2022, allowing 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 Application for a Preliminary Major Subdivision is consistent with Chapter 230 Zoning and Chapter 200 Subdivision of Land.

Section 2. The Application is compliant with the City's construction Standards and Specifications; and

Section 3. Agency and Department Comments shall be addressed prior to the approval of the Final Major Subdivision Plan.

Section 4. The Final Major Subdivision Plan will not be detrimental to the public health, safety and general welfare of the community.

Section 5. These changes and additions will not adversely affect the orderly development of adjacent properties and will maintain the preservation of property values.

Section 6. Dates.

City Council Introduction: October 23, 2023

Planning Commission Review & Public Hearing: October 24, 2023

City Council Public Hearing & Adoption: November 13, 2023
Effective: November 23, 2023

For related questions or to view a complete copy of the Code of the City of Milford, please contact the City Clerk's Office by email at cityclerk@milford-de.gov or by calling 302-422-1111 Ext 1142 or 1303. You may also visit the City of Milford website at cityofmilford.com.

Published: Delaware State News 11-17-2024