

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 2023-41

Application: 23-008 / Milford Corporate Center

Applicant & Owner: City of Milford, 201 South Walnut Street, Milford, DE 19963

Application Type: Change of Zone

Present Comprehensive Plan Map Designation: Industrial & Commercial (pending adoption of Ordinance 2023-40)

Present Zoning District(s): I-1 (Limited Industrial) Proposed Zoning District(s):BP (Business Park)

Present Use: Vacant Land Proposed Use:Industrial Park/Corporate Center

Size and Location:

182 +/- acres of land (portion of) located at the northwest corner of Milford-Harrington Highway & Canterbury Road

Tax Map & Parcel: MD-16-173.00-01-01.00 (portion of)

WHEREAS, the equitable owners of the property, as described herein, have petitioned the City of Milford Planning and Zoning Office for a Change of Zone from I-1 Limited Industrial to BP Business Park , to permit an Industrial Park/Corporate Center on 182 +/- acres of land located at the northwest corner of Milford-Harrington Highway and Canterbury Road; and

WHEREAS, the Change of Zone request is consistent with the Adopted 2018 Comprehensive Plan Future Land Use Maps, as amended, based on the adoption of Ordinance 2023-40; and

WHEREAS, the City of Milford Planning Commission considered the application during their meeting on Tuesday, October 24, 2023, at which time interested parties publicly commented on the application allowing an informed recommendation to be forwarded to City Council; and

WHEREAS, Milford City Council held a Public Hearing on November 13, 2023 to allow for additional public comment and further review of the application, after which a final determination was made; and

WHEREAS, the Public Notice was published in the Delaware State News, provided to property owners within 200 feet of the subject parcel, and site properly posted with announcement of public hearing; and

WHEREAS, this Ordinance becomes effective ten days following the date of its adoption.

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

Section 1. The adoption of this Ordinance hereby grants Legal Owner/Applicant City of Milford a Change of Zone of I-1 (Limited Industrial) to BP (Business Park) to allow for larger lots along Routes 14 and 15 withing the 182 +/- acres of land located at the northwest corner of Milford-Harrington Highway and Canterbury Road, Kent County, Milford, Delaware, Tax Map & Parcel MD-16-173.00-01-01.00 (partial).

Section 2. Any future use of the property must comply with Chapter 230 Zoning and must comply with the zoning use and area regulations as adopted at the time of building permit issuance.

Section 3. 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.

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