

**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 August 26, 2024:

ORDINANCE 2024-08

Application of Ribera Development, LLC on behalf of Westwood Subdivision
for a Final Major Subdivision
130.5 +/- acres of land located on the north side of Williamsville Road
approximately 2,300 west of the Route 14 intersection
Comprehensive Plan Designation: Low Density Residential
Zoning District: R-2 (Residential District)
Present use: Vacant Proposed Use: Planned Unit Development
Tax Parcel: MD-16-182.00-01-11.00 thru 21.00

WHEREAS, the owners of the property as above described herein have petitioned the City of Milford for the Final Major Subdivision; and

WHEREAS, the City of Milford Planning Commission will consider the application at a Public Hearing on August 20, 2024, whereby public comment will be taken and a recommendation will be made; and

WHEREAS, Milford City Council will hold a Public Hearing on August 26, 2024 to make a final determination following further review and additional public comment of the ordinance.

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 Final Major Subdivision Plan of Ribera Development, LLC 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 Milford Corporate Center.
- Section 2. The Final Major Subdivision 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 this community.
- Section 4. The Final Major Subdivision Plan will not adversely affect the orderly development of adjacent properties and will maintain the preservation of property values.
- Section 5. Dates.
City Council Introduction: August 12, 2024
Planning Commission Review & Public Hearing: August 20, 2024
City Council Public Hearing: August 26, 2024
Effective: September 5, 2024

To review a complete list of City of Milford Ordinances or the City of Milford Code, please access the City of Milford website at www.cityofmilford.com or contact the City Clerk's Office at 302-422-1111.

Advertised: Delaware State News 09/06/2024