

**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 July 14, 2025 @ 6:00 p.m.

ORDINANCE 2025-11

Preliminary Conditional Use Application of KD Properties, LLC
4.59 +/- acres of land located along the southwest corner of
NW Tenth Street and N Walnut Street
Address: 10 NW Tenth Street
Comprehensive Plan Designation: Commercial
Zoning District: C-3 (Highway Commercial District)
Present Use: Automotive Service
Proposed Use: Automotive Service and Flex Warehouse
Tax Parcel: MD-16-174.18-01-15.00

WHEREAS, the owners of the property as above described herein have petitioned the City of Milford for a Preliminary Conditional Use to construct a 6,000 square foot warehouse building containing 5 tenant spaces and proposes to subdivide the existing 4.59-acre parcel into two parcels; and

WHEREAS, the City of Milford Planning Commission will consider the application at a Public Hearing on June 17, 2025; and

WHEREAS, Milford City Council will hold a Public Hearing on July 14, 2025 to allow for public comment and further review of the ordinance; and

WHEREAS, it is deemed in the best interest of the City of Milford to approve the Preliminary Conditional Use, as herein described.

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

Section 1. Chapter 230-42(B) states “four or more non-residential permitted uses or tenant spaces on a property zoned C-2, C-2A, C-3, OC-1 and H-1 requires a conditional use approval from City Council.”

Section 2. Chapter 230-14(C)(5) states “business, commercial or industrial uses that do not adversely affect neighboring properties” may be permitted subject to receiving a conditional use permit from City Council.

Section 3. Following adoption of Ordinance 2025-11, and upon the effective date, KD Properties, LLC is hereby granted a Preliminary Conditional Use to construct a 6,000 square foot warehouse building containing 5 tenant spaces and subdivision of existing parcel into two parcels.

Section 4. Construction or operation shall commence within one year of the date of issuance of the permit otherwise the conditional use becomes void.

Section 5. Dates.

City Council Introduction: June 9, 2025

Planning Commission Review & Public Hearing: June 17, 2025

City Council Public Hearing: July 14, 2025

Effective: July 24, 2025

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.

DSN 08-20-2025