

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 December 8, 2025:

ORDINANCE 2025-19

Application MJSP 126-2025 / 609 Walnut, LLC
Applicant & Owner: 609 Walnut, LLC
872 Walker Road, Suite A Dover, DE 19904
Application Type: Preliminary Major Subdivision
Comprehensive Plan Designation: Low Density Residential
Zoning District: R-2 Residential District
Present Use: One (1) Single-family Detached Dwelling and Vacant Land
Proposed Use: Major Subdivision – Six (6) Single-family Semi-Detached Dwellings
Two (2) Single-family Detached Dwellings
Area and Location: 1.44 +/- acres located along the east side of N.
Walnut Street between NE Sixth Street and NE Seventh Street.
Tax Map & Parcel: MD-16-183.06-03-02.00, 03.00 & 04.00

WHEREAS, the applicant/owners of the property as above described propose to subdivide three existing parcels containing a single-family detached dwelling, vacant land, and a planned duplex into eight (8) parcels containing two (2) single-family detached dwellings and six (6) single-family semi-detached dwellings 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, November 18, 2025; and

WHEREAS, Milford City Council held a Public Hearing on Monday, November 24, 2025, 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: November 10, 2025

Planning Commission Review & Public Hearing: November 18, 2025

City Council Public Hearing: November 24, 2025

Adopted: December 8, 2025

Effective: December 18, 2025

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.

DSN 12-19-2025