

**Preliminary Land Use Service (PLUS)  
Comprehensive Plan Amendments and Municipal Ordinances**

Delaware State Planning Coordination  
540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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**Date of Most Recently Certified Comprehensive Plan: 2005 Amendment on October 21, 2005, Original on February 28, 2003.**

**Application Type:**

**Comprehensive Plan Amendment:** \_\_\_\_\_ XXX \_\_\_\_\_

**Ordinance:** \_\_\_\_\_

**Other:** \_\_\_\_\_

<b>Comprehensive Plan Amendment or Municipal Ordinance to be prepared by: Davis, Bowen &amp; Friedel, Inc.</b>	
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<b>Maps Prepared by: Davis Bowen &amp; Friedel, Inc.</b>	
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**Please describe the submission:**

**The City of Milford is proposing to amend the Comprehensive Plan with updates to their land use and annexation plan, as well as provide more specific implementation strategies for smart growth initiatives.**

**In particular, the amendment addresses the East Amendment area, where a large subdivision has been proposed in Sussex County and where potential lands are available for future hospital or other institutional expansion. Proposed development in this area east of Route 1 and repeated requests from landowners to annex into the City prompted this amendment.**

**The City discussed this concept with the Office of State Planning Coordination during a meeting in Milford in mid-October. A preliminary review through PLUS secured comments early which were then added to the City's considerations.**

**This submission supersedes the November concept. The City looks forward to receiving PLUS comments on the amendment and providing a detailed response to those comments.**

**See attached Amendment text and selected maps.**

**CITY OF MILFORD**  
**2006 AMENDMENT TO THE COMPREHENSIVE PLAN**

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## **Appendix 9**

### **IMPLEMENTATION UPDATE And EASTERN EXPANSION**

#### **Introduction**

The City of Milford continues to enjoy steady economic growth and interest in a wide variety of development projects. The successful mixing of residential, commercial and community activities and social services in the downtown area has generated interest in similar land use mixes for other areas of the City. New land use ordinances are needed to implement traditional neighborhood designs throughout the City.

The Comprehensive Plan is being updated with new policies and initiatives to address the opportunities and impediments to extending Milford's core of traditional neighborhoods to new developments.

The Plan is also being updated with new properties for the Annexation Plan. Through the PLUS process, the City of Milford is notified of large projects proposed within Kent or Sussex Counties. As intended, the PLUS process allows the City to consider the impact of such projects and to evaluate the alternative of annexation and inclusion of the project into the City proper. This is a long-standing City policy, included within the City's many planning documents since 1990.

## **Subdivision and Zoning Implementation**

The following land use policies are desired.

*Residential developments should include businesses and services that support the neighborhood and reduce some of the daily necessity to drive for basics.* The supporting commercial businesses should be designed as part of the residential neighborhood, with connection to the local sidewalk, bike path or walking trail network. Just as found in the heart of Milford, apartments above shops should be permitted. Entrance to the neighborhood commercial businesses should be from the residential streets, rather than fronting on a larger through street. To assure that a development is truly residential, the permitted amount of commercial should be limited to less than 25 percent of the development plan.

Under this Comprehensive Plan Update, the “residential” land use category on the Land Use Maps is defined to include neighborhood commercial uses as described above. New zoning regulations will be developed to implement this mixed use proposal.

*Undeveloped or under-utilized parcels of 20 acres or more will be eligible for institutional land uses for schools or hospitals throughout the City limits and the City’s annexation plan area.* This policy is proposed as part the City’s Land Use Plan to encourage location of these types of critical public service facilities within close proximity to housing, work sites and infrastructure. Implementation will be through a review of the permitted or conditional land uses for the City’s various underlying zoning districts. The policy will permit integration of these facilities into district development plans without the need to amend the City’s land use plan.

*An even more integrated mix of residential use, small businesses, services and commercial uses in the vicinity of the City’s Riverwalk is desirable.* An overlay area is added to the Land Use map for a downtown redevelopment zone. Zoning tools will be developed for this area that will encourage continued renovations and allow higher density residential development

in the center of Milford. Special challenges occur in the river valley. Compact residential and business commercial uses are to be encouraged, while the river margins and high-probability flood areas should be preserved or used for public accessibility, Riverwalk and recreation.

*Open space should be defined as usable open space, passive open space and preserved open space. Requirements for open space should be made compatible with the Plan land use and conservation area maps.* The subdivision and zoning codes should be updated with specific requirements for total open space, active open space and passive open space for a full range of development projects. In particular, the guidelines for payment in lieu of active open space should be clarified and strongly implemented. The City's long-standing policy of focusing on consolidated parks and recreation programs, rather than encouraging small playgrounds within isolated subdivisions, should be supported by the City's various land use ordinances.

*New methods of assuring a complete range of zoning densities should be available to the City when considering annexation requests and change of zone requests.* The current residential districts include densities that are largely dictated by lot size, however, condominium and innovative mixed use developments require new design regulations to be successfully implemented. The highest density multi-family projects pose different design and parking challenges than the popular medium density mixed unit-style developments. Reductions in yard setbacks approved by the City under the Planned Unit Development overlay (the only tool available for flexible design and permitting) sometimes yield designs with unanticipated consequences that impede maintenance of buildings or infrastructure located in yard easements. Suitable regulations are needed to guide the medium density developments (gross density of 6 to 8 units per acre) and those of high density development (9 to 20 units per acre.)

*The City will continue to evaluate innovative land use efforts and intergovernmental programs such as Transfer Development Rights or district planning efforts.*

The City of Milford has very successfully assisted in the coordination of land use projects – such as in Independence Commons Business Park – to forward the City’s economic, recreational and housing policies. The City will monitor the progress of state-wide transfer development rights (TDR) initiatives, such as a state-maintained TDR bank. Experiments in local TRD programs are of interest to the City. However, only when enough experience has been accumulated to assure equitable use of TDRs for density bonuses should such a program should be implemented.

## **Eastern Annexation Area**

In May, 2005, the City became aware of a large subdivision project proposed on the east side of DE Route 1 in Sussex County. After evaluation of development occurring within the County in the area, and its impact on the City of Milford as the closest employment, shopping and public services center, the City decided to proceed with a Plan Amendment for the “Badger Creek” project and surrounding properties. The locality, referenced as the East Annexation Area includes +/- 600 acres with additional lands included to eliminate enclaves of existing platted subdivisions and land that have expressed interest in annexation but are not eligible at this time. Maps for this amendment are included at the end of this chapter.

### *East Annexation Area Location*

The amendment area is located entirely within Sussex County. It is included in Sussex County Council District 3, and within the Milford School District. Carlisle Fire Company provides primary fire and EMS services to the area.

The intent of this amendment is to include properties east of Route 1 as a logical planning and growth unit. The East Amendment Area is adjacent to the city limits, and to lands included in the City’s certified 2003 Comprehensive Plan. A number of landowners within the area indicated serious intentions of developing their properties to the City and/or to the County. A number of existing subdivisions are included in the East Amendment area. The inclusion of existing development is to permit annexation or extension of services to eliminate on-site septic systems if deemed necessary for public health reasons. Enclaves are not desirable in the long-term; however the City does not intend to force annexation of existing home owners in the area.

### *Demographics*

Population projections provided in Milford’s population continues to grow as described in Chapter 5, *Population Forecast*. The wide variety of housing types has attracted new residents in many age categories, from singles and new families to retirees. While the 2000

census indicated that Milford's median age was not increasing as rapidly as either Kent or Sussex County, new interest in housing specifically dedicated to older households has increased. The Delaware Population Consortium forecast (Version 2003.0) shows the number of Kent County seniors in the age group of 55 to 69 years may increase by 18 % by 2010. It is anticipated that Milford will participate in this trend.

### *Public Services*

Under the 2003 Comprehensive Plan, as amended, the City has continued to grow its staff and streamline its services for Milford's residents. The Development Advisory Committee reviews proposed site plans and land uses with both City departments and other agencies and entities (such as the School District and Milford Hospital). General Utilities meetings focus on the City's public works operations and maintenance programs and Construction Progress meetings include the various City departments, contactors, other utility providers and the appropriate Soil Conservation district. If property is annexed and developed, projects are monitored through this process. Large projects are also be reviewed by the State PLUS process.

The City has also added an allocation of the building permit fee for the Carlisle Fire Company and another for the Kent County EMS service stationed at Carlisle. These funding contributions are assisting the Company to keep pace with the City's anticipated expansions.

The medical arts sector of the Milford economy is flourishing, and Milford has attracted new medical specialists and associated businesses. Services provided by the Milford Hospital facility of BayHealth Corporation have continued to expand dramatically, and expanded facilities are being anticipated by the company. The East Amendment area may provide an ideal location for a hospital expansion that can take advantage of high visibility, and proximity to DE Route 1 and the existing DE Route 36 overpass. The conceptual by-pass being discussed through the US 113 North/South study would enhance the East Amendment area as a location for regional services.

The City's existing ordinances and policies include provisions for open space, dedication or funding for active recreation area, protection of wetlands and other environmentally sensitive areas. A moratorium on new development approvals was been put in place on March 27, 2006, to permit a further review and enhancement of the Land Use codes with addition cluster development and traditional neighborhood designs. The East Amendment area in particular is has been identified for housing densities of no more than 8 units per acre, with an emphasis on cluster and traditional neighborhood designs.

*East Annexation Area Infrastructure*

City of Milford Electric service lines are already in place in the East Annexation area to Cedar Neck Road, along Sapp and Bucks Roads. No water or sewer service is available in the area at this time, however the Kent County Engineering Department has completed a sewer district feasibility study and the City of Milford Water Facility Plan and Wastewater Facility Plan have considered concept plans for extension of service to the area. Such extensions are feasible.

The cost of physical expansion throughout the area will be shared by developers through a combination of construction and dedication, and impact fee per Equivalent Dwelling Unit.

Water supplies would be supplied from an expansion of the City's existing water network. Water production and elevated storage capacity have been proposed and are in the funding process at this time.

Wastewater collection for the area would be directed by gravity to local pump stations and then re-directed to the primary Fisher Avenue pump station that serves the southeastern portion of the City. Individual annexations will initiate more specific study through the Plan of Services report.

Other utilities, such as telephone, cable television and gas have informally confirmed their availability for the area. All utilities will be included in the Plan of Services report when parcels are submitted to the Office of State Planning for annexation review.

The City of Milford strongly prefers to encourage use of its existing water and sewer services as a method of limiting the growth of on-site systems and private wells in the Mispillion and Cedar Creek watersheds. This policy supports watershed nutrient reduction goals, source water protection and wellhead protection goals.

#### *East Amendment Transportation*

The East Amendment area is bound to the west by DE Route 1. Small state-maintained county roads provide the current transportation network for the area. Development plans within the area are compatible with the US Route 113 North/South study currently under way.

The City has not changed its policy in support of limited crossing and access points for DE Route 1. New development in the East Annexation area should be linked to the City via the overpass interchange for DE Route 36 and DE Route 1.

Improvements to the SR 1 and SR 30 (Cedar Creek Road) interchange are important to the development of the East Amendment area. This intersection, controlled only by a flashing light, has been identified for improvement by the City of Milford 2003 Comprehensive Plan, the Sussex County 2002 Comprehensive Plan and in the DelDOT Capital Transportation Program, although no significant funding has been allocated. Land to accommodate a possible overpass has been purchased by the State at the interchange and certain corner properties are designated as “out of play” on the Strategies for State Spending maps, in anticipation of road or right-of-way expansions.

Still, State funding of road improvements is not anticipated. Rather, new developments (either in the County or in the City of Milford) will require traffic impact studies to determine

improvements that may be required to accommodate the project. Costs for these improvements shall be borne by the developers. A coordinated district development plan for transportation could provide a more cost effective and timely implementation of the interchange improvements.

If annexed into the City of Milford, the area is likely to be developed with internal streets that will connect various projects and support the existing road network. If a large public facility, such as a school or hospital complex should locate in the area, it will be supported by the proximity of DE Route 1, a hurricane evacuation route. See Map Apdx. 9-3 for circulation patterns promoted by this amendment.

#### *Environment*

The East Annexation area is located within the Delaware River Basin. The surface waters flow to the northeast to the Mispillion River Watershed and to the east to the Cedar Creek Watershed. Beaverdam Branch is the main drainage way for the area. Total Maximum Daily Loads (TMDLs) for nutrients are being developed by DNREC for the Mispillion Watershed over the 2005-2006 timeframe, including the establishment of a Mispillion Action Team. The City of Milford will participate on the team to assure that the City's interest in improving the River's environment to the benefit of Milford residents and businesses is represented. Initiatives and policies developed through the action team for the City would be used within the lands draining to Cedar Creek as well.

In the amendment area, Beaverdam Creek has a mapped 100-year flood plain based on the most recent FEMA Flood Insurance Rate Maps. The creek bottom is a probable location for non-tidal wetlands, and currently includes a wooded stream course from Cedar Neck Road and hence to the east toward the Delaware Bay. The City will encourage developers working within the City limits to maintain a reasonable wooded corridor along Beaverdam Branch and its tributaries, and to encourage use of green technologies for stormwater management.

The Delaware Geological Survey has mapped an area of excellent groundwater recharge adjacent to Beaverdam Branch within the Amendment Area. The area has been included in

the Milford Comprehensive Plan as resource projection area (see Map 17) and overlay zones for projection of such area will be developed as part of the zoning and subdivision code review. The City of Milford current requires US Army Corp delineation and jurisdiction determination of wetlands as part of its development plan review process and requires a 20 foot setback from all wetlands. Protections of wetlands that are already practiced within the City and BMPs for groundwater resource areas may also benefit protection of yet unidentified historic resources, which often are found in those landscapes.

The PLUS review for the Amendment area indicated that there are no records of state-rare or federally listed plants animals or natural communities in the area. See Map No.s 16 and 17 for natural features in the area.

#### *Eastern Annexation Area Land Use*

The present zoning of the amendment area is primarily AR. Land use has shifted from row crops with farmsteads to a mix of farming and platted or built-out subdivisions on well and septic in the 1990's. In 1992 approximately 6 lots were completed and woodlots associated with the Beaverdam Branch were being cleared for subdivision. By 1997 strip lots along the road ways were being platted and over 20 homes were built and 2 subdivisions platted. Approximately 90 homes had been built in the area by 2002 and single family home construction continues today. The non-profit Home of the Brave is a community housing shelter for veterans also within the general area, located on Sharps Road.

A number of agricultural preservation districts had been established in the amendment area but are scheduled to expire within the next year. Landowners have notified the Department of Agriculture that the properties will not re-apply for inclusion. These lands are shown as "future residential." Annexation of the properties will not occur until after the expiration of the district agreements, however the properties are being included in the Annexation Plan at this time. Current Land use is shown on Map Apdx. 9-2A. Land owner letters are included as Map Apdx 9-2B

Proposed land use is residential. As noted in the Implementation section (above), residential developments should be designed in conjunction with businesses and services that support the neighborhood and reduce some of the daily necessity to drive for basics. The overlay of school or hospital use for large parcels also applies to the East Amendment area. A future site for new hospital facilities enjoys strong public support.

### *Community Development*

The East Amendment area is well situated to be developed as an extension of the City's new development while mitigating some of the negative impacts of low-density suburban developments occurring east of DE Route 1 in Sussex County. The location of the existing overpass at DE Route 36 will safely connect the area to existing school sites, services and commercial areas. Improvements to the SR 1 and SR 30 interchange through a cost share project also benefit the area at large. Emphasis on traditional neighborhood design, with stores offering daily household necessities will permit limiting trips and mitigate some of the demands on the local road network.

Continued residential growth near the City's employment centers of the hospital and medical center, US Route 113 retail areas, offices and businesses of the downtown area is a component of the City's overall Community Development Plan. Sprawl can be discouraged by placing housing convenient to employment, business and community services and Milford's many cultural and environmental assets.

Nothing in this Amendment to the 2003 Land Use and Annexation Plan is inconsistent or incompatible with the various elements of the Community Development Plan detailed in Chapter 10 of the certified Comprehensive Plan. In addition to limiting "sprawl", this amendment advances the City's goals of encouraging appealing, affordable housing options, recognizing and protecting its flood plains, wetlands, and groundwater recharge areas as environmental assets, and promoting Milford's unique cultural heritage.

### *Public Participation*

The East Annexation area was provided with a preliminary review through PLUS in November, 2005. This Amendment Chapter was completed through the Planning Commission, and has addressed a number of the initial state comments. A public opinion survey on growth was conducted on November 9, 2005. The Planning Commission and public worked on the Plan at the regularly scheduled meetings of February 21, and March 21. A public hearing was held by the Planning Commission on April 18, 2006. The planning process was regularly covered by two weekly newspapers, the Milford Chronicle and the Milford Beacon. A public interest meeting was held on May 9, 2006. The City Council held a Public Hearing on the proposed amendment at the Carlisle Fire Company hall on May 22, 2006 in order to accommodate significant public participation.

Meeting minutes, comment letters for and against, survey results and newspaper articles are incorporated into the 2003 Appendices, volume 2 of the Comprehensive Plan, as appropriate.

### *Planning Coordination*

The State has expressed a number of concerns regarding proposed and anticipated development in this area; however, the City of Milford recognizes that the accelerating trends in low density residential growth seen over the past 5 years in the area will continue in the County and many of those concerns will remain unaddressed. This area is in Investment Level 4 of the State Strategies, but is within Developing Area in the Sussex County Comprehensive Plan.

Incorporation into the City of Milford provides the opportunity to consolidate residential development in to more compact designs, with integrated supporting uses and services. If growth occurs within the City, new construction will generate monetary contributions to the Carlisle Fire Company. Road networks will not be private and development plans can be interconnected. Taxes revenues will support public safety and cost efficient and coordinated trash pick up. Extending sewer and water service will provide strong benefit to watersheds impacted by elevated nitrate levels.

The City has worked with Sussex County throughout the past three years regarding development and planning issues in the Milford area. The County has confirmed that it has no plans for providing wastewater treatment in the areas. The County is not anticipating developing a Transfer Development Rights program, for eastern Sussex County.

The City has also participated in the on-going US 113 North/South study. As noted in previous discussions with the Office of State Planning Coordination, the Milford Comprehensive plan espouses the policy of utilizing the service road and limited access for corridor capacity preservation. The specifics of any access management strategy on DE Route 1 are the province of DelDOT. The City cannot issue entrance permits on the highway. The City supports the DelDOT concept of corridor preservation, as stated and has indicated on the transportation plan that multi-party “service roads,” are to be developed, at the landowner’s expense, to forward the DELDOT plan of further limiting access and crossings on DE Route 1.

The City of Milford respects the right of land owners to request inclusion into the State’s agricultural preservation programs. Like annexation, such requests are generally considered unilateral – that is, it is up to the landowner to decide. The City has comfortably included land in agricultural preservation within its limits for many years. The Department of Agriculture has not hesitated to place lands into preservation that are likewise included in various municipal certified Land Use and Annexation Plans, County growth areas or Kent County’s TDR receiving areas. The requirements for expanded building setbacks for subdivisions being recorded next to lands currently in agricultural preservation show that such adjoining uses are anticipated and accommodated.



May 06

**CITY OF MILFORD**  
DELAWARE



"THE GARDEN CITY OF TWIN COUNTIES"

# Public Hearing May 22, 2006

## Map Legend

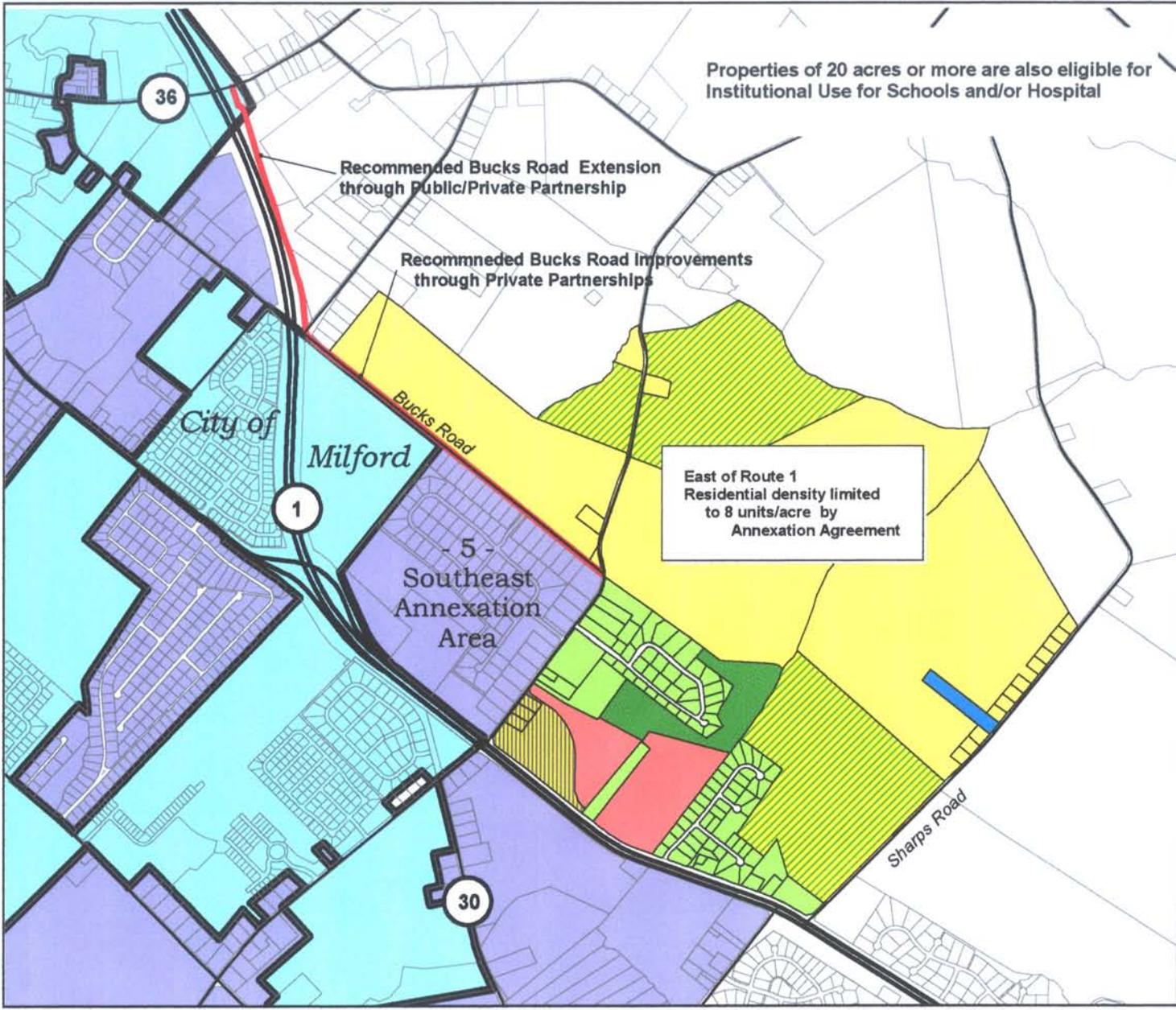
- Service Road
- Future Land Use**
- Residential
- Future Residential
- Existing Residential - If Requested
- Potential Transportation Improvements
- Existing Institutional
- Preserved Woodlot
- Existing Agri-business - If Requested
- Tax Parcel
- Milford - March 2006

Properties of 20 acres or more are also eligible for Institutional Use for Schools and/or Hospital

Recommended Bucks Road Extension through Public/Private Partnership

Recommended Bucks Road Improvements through Private Partnerships

East of Route 1  
Residential density limited to 8 units/acre by Annexation Agreement



This drawing has been prepared, in part, based on public-domain information furnished by others. While this information is believed reliable for conceptual planning purposes, DBF cannot verify its accuracy and assumes no responsibility for any errors or omissions incorporated into it.

## City of Milford 2006 AMENDMENT TO THE COMPREHENSIVE PLAN



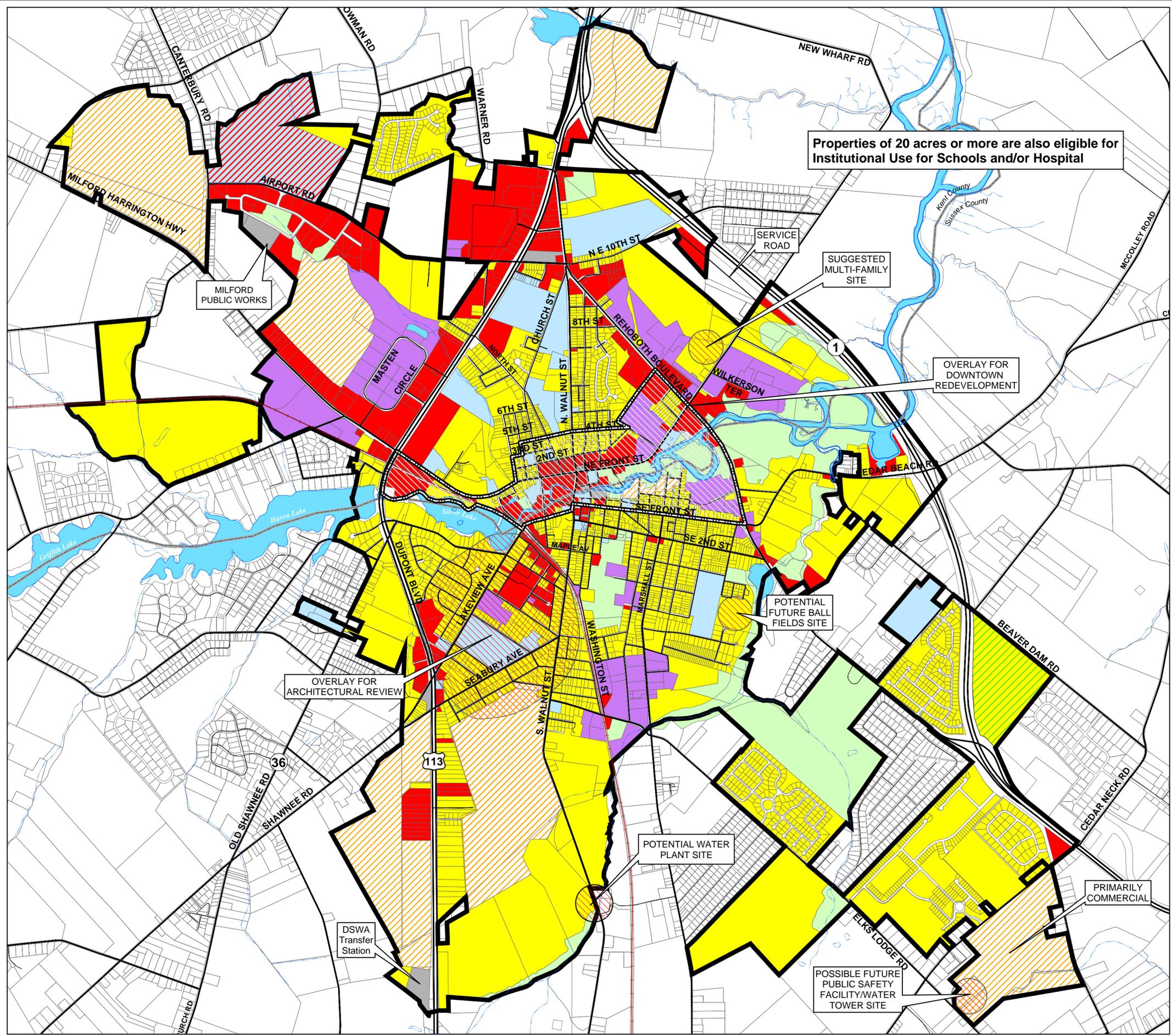
### East Annexation Area - Land Use



**- City of Milford -  
Kent and Sussex  
Counties**

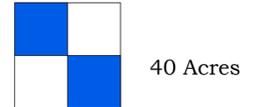
**2006  
AMENDMENT  
TO THE  
COMPREHENSIVE  
PLAN**

**FUTURE LAND USE  
within the  
City of Milford**



**Legend**

- Milford City Limits
- Future Land Use**
- RESIDENTIAL
- FUTURE RESIDENTIAL
- URBAN MIX
- COMMERCIAL/BUSINESS
- INDUSTRIAL
- INSTITUTIONAL
- BUSINESS/INSTITUTIONAL/PUBLIC MIX
- PARKS/RECREATION/PRESERVE
- UTILITY
- SUGGESTED AREAS
- WATER BODIES



Notes: 1) Land Use updated from 1991 Comprehensive plan  
 2) Tax Parcel outlines based on GIS data available through Kent and Sussex Counties, circa 1997, with modifications through the City of Milford GIS projects.  
 3) Framework data courtesy of DNREC, DeIDOT, DGS, and the Delaware Geographic Data Committee, various releases.

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FEB 05

**CITY OF MILFORD**  
DELAWARE

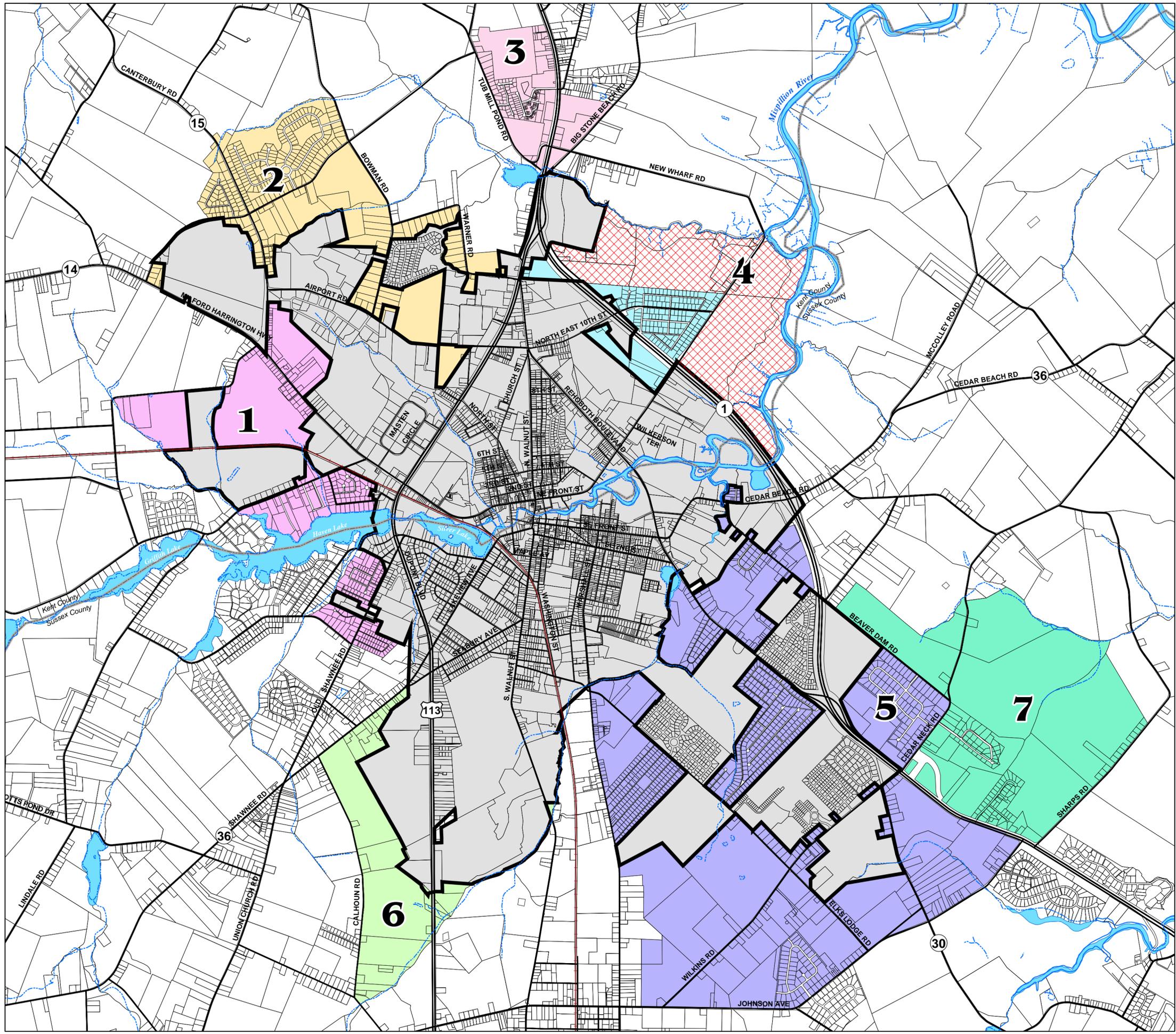


"THE GARDEN CITY OF TWIN COUNTIES"

**- City of Milford -  
Kent and Sussex  
Counties**

**2006  
AMENDMENT  
TO THE  
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**GROWTH STRATEGY  
MAP**

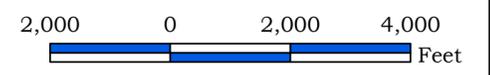
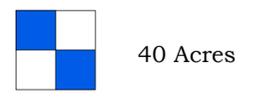


**Legend**

Milford City Limits

**Anticipated Growth Areas**

- 1 - West
- 2 - Northwest
- 3 - North
- 4 - Northeast
- 5 - Southeast
- 6 - South
- 7 - East



Notes: 1) Tax Parcel outlines based on GIS data available through Kent and Sussex Counties, circa 2006, with modification through the City of Milford GIS projects.  
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**Map No. 7B**



**CITY OF MILFORD**  
DELAWARE



"THE GARDEN CITY OF TWIN COUNTIES"

**- City of Milford -  
Kent and Sussex  
Counties**

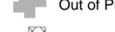
**2006  
AMENDMENT  
of the  
COMPREHENSIVE  
PLAN**

**STATE STRATEGIES  
MAP**

**Legend**

**State Strategies**

-  Level 1
-  Level 2
-  Level 3
-  Level 4

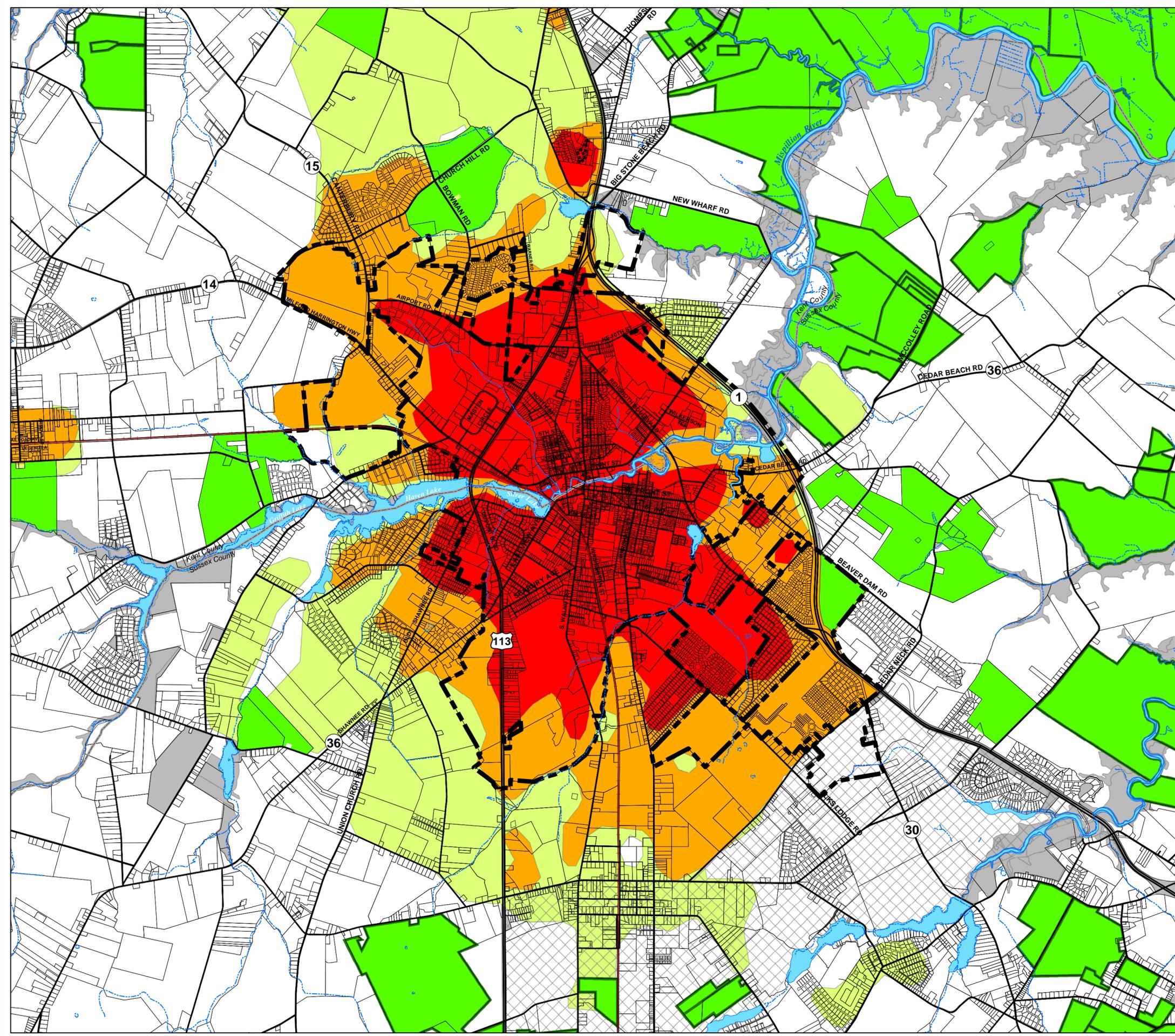
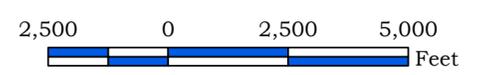
 Out of Play

 Area of Study

**Agricultural Preservation**

-  2004 Agricultural Easement (Permanent)
-  2004 Agricultural District (Time Limited)

 40 Acres



Notes: 1) Areas of Traffic Congestion based on Draft July 1997 Sussex County Comprehensive Plan  
2) Tax Parcel outlines based on GIS data available through Kent and Sussex Counties, circa 2006, with modification through the City of Milford GIS projects.  
3) Framework data courtesy of DNREC, DeIDOT, DGS, and the Delaware Geographic Data Committee, various releases.

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**Map No. 8**



**CITY OF MILFORD**  
DELAWARE



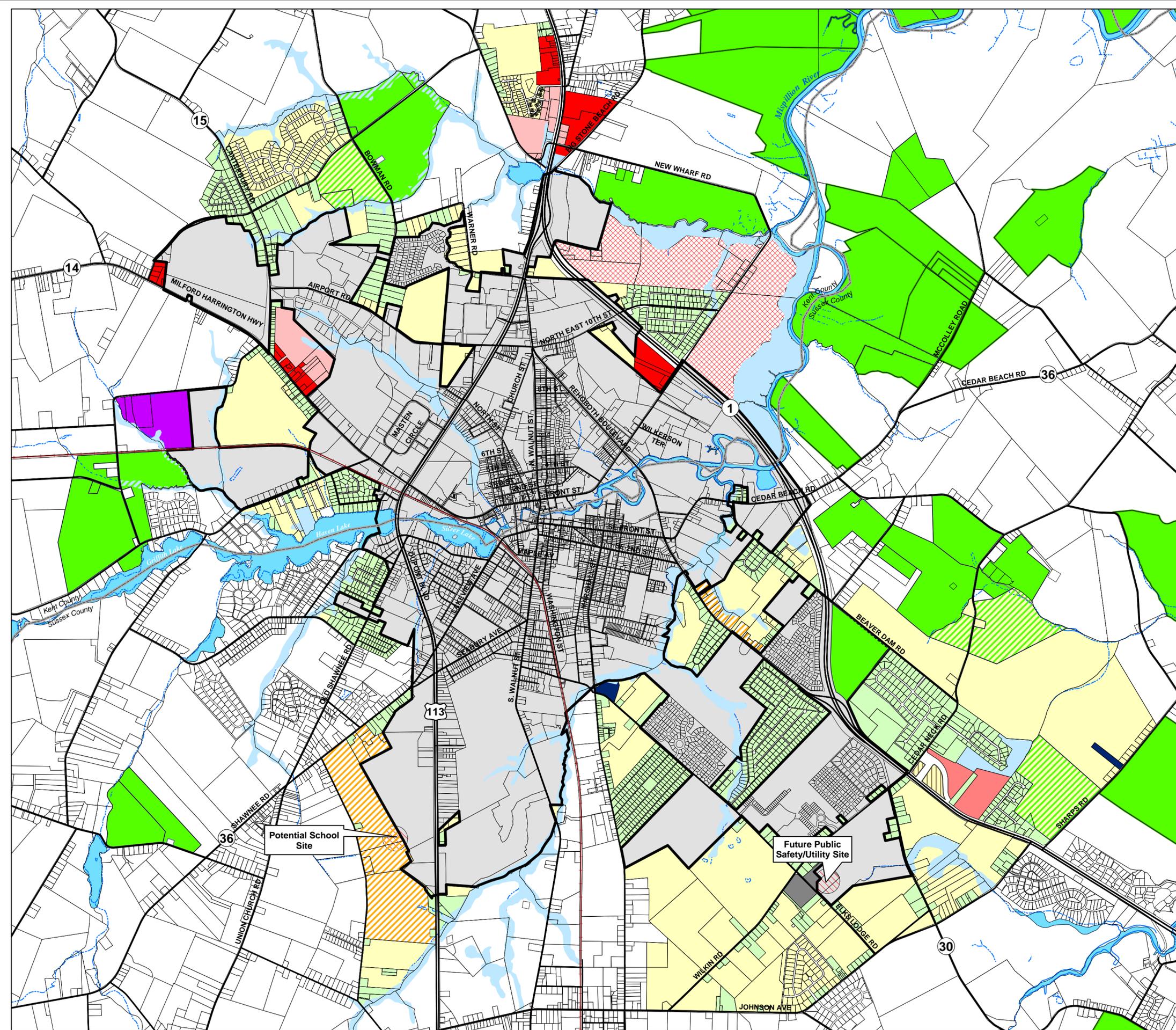
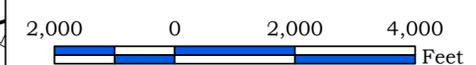
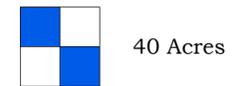
"THE GARDEN CITY OF TWIN COUNTIES"

**- City of Milford -  
Kent and Sussex  
Counties  
2006  
AMENDMENT  
TO THE  
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**GROWTH AREA  
FUTURE LAND USE**

**Legend**

- Milford City Limits
- Purchased Development Rights
- Agricultural District/Easement
- Area of Concern
- Future Land Use**
- Urban Mix
- Residential Agricultural District (see Map 10)
- Residential - Areas for septic system elimination
- Potential Transportation Improvements
- Ag-Business
- Business Commercial
- Commercial
- Industrial
- Institutional
- Utility
- Preserve Areas



Potential School Site

Future Public Safety/Utility Site

Notes: 1) Tax Parcel outlines based on GIS data available through Kent and Sussex Counties, circa 2006, with modification through the City of Milford GIS projects.  
2) Framework data courtesy of DNREC, DelDOT, DGS, and the Delaware Geographic Data Committee, various releases.  
3) Agricultural Preservation areas per DE Department of Agriculture, Nov 2002

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**Map No.9**

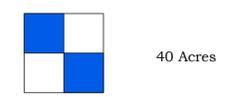


**- City of Milford -  
Kent and Sussex  
Counties**

**2006  
AMENDMENT  
TO THE  
COMPREHENSIVE  
PLAN**

**ANNEXATION  
PLAN**

- Legend**
- Milford City Limits
  - Area Of Concern
- Time Phasing**
- 2005-2006
  - 2006-2007
  - 2007-2008
  - Potential Enclave-  
Consider for Annex if requested

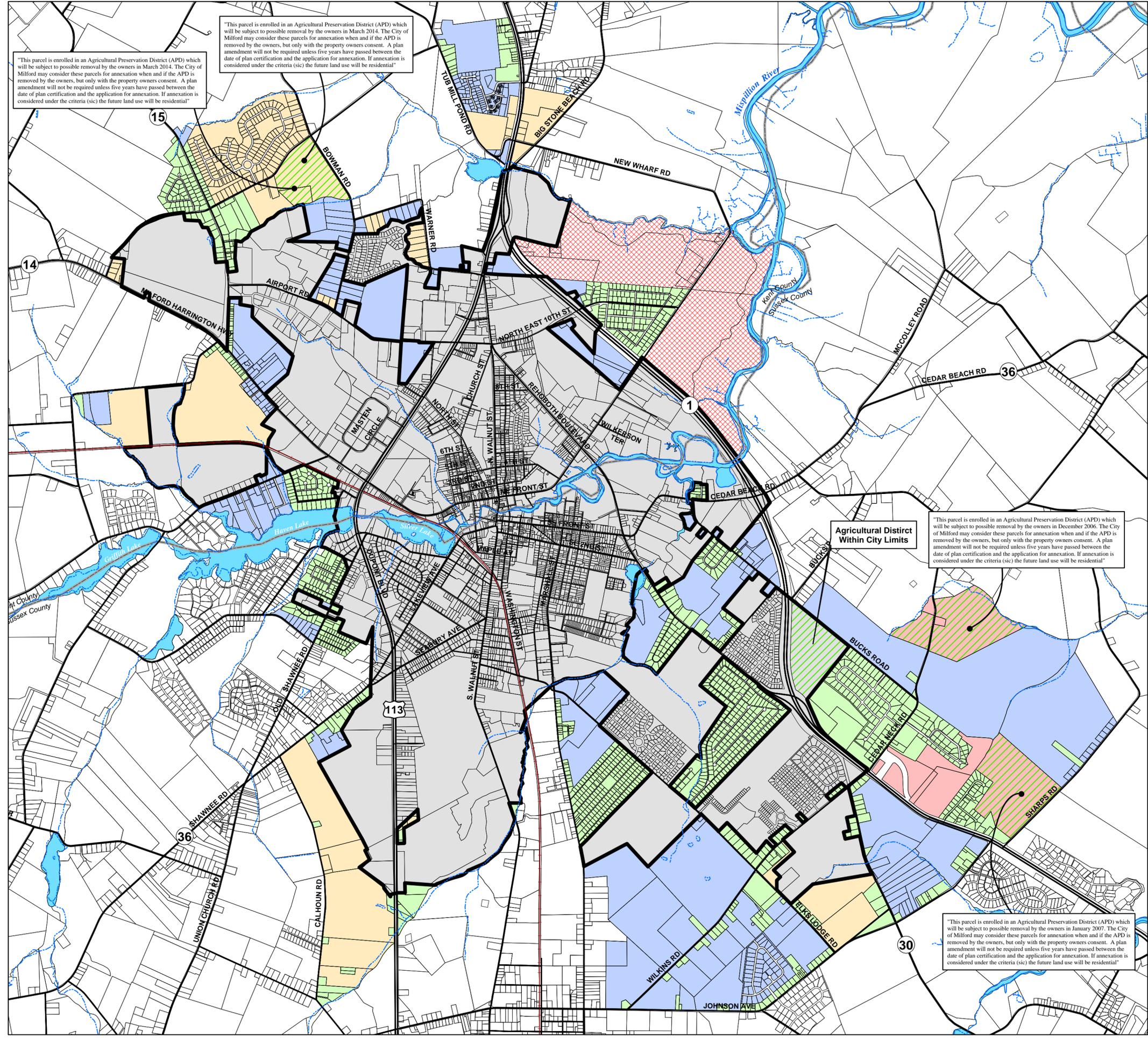


2,000 0 2,000 4,000 Feet



**Map No.10**

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**CITY OF MILFORD**  
DELAWARE



"THE GARDEN CITY OF TWIN COUNTIES"

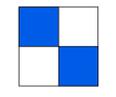
**- City of Milford -  
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Counties**

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**CRITICAL  
PUBLIC FACILITIES**

**Map Key**

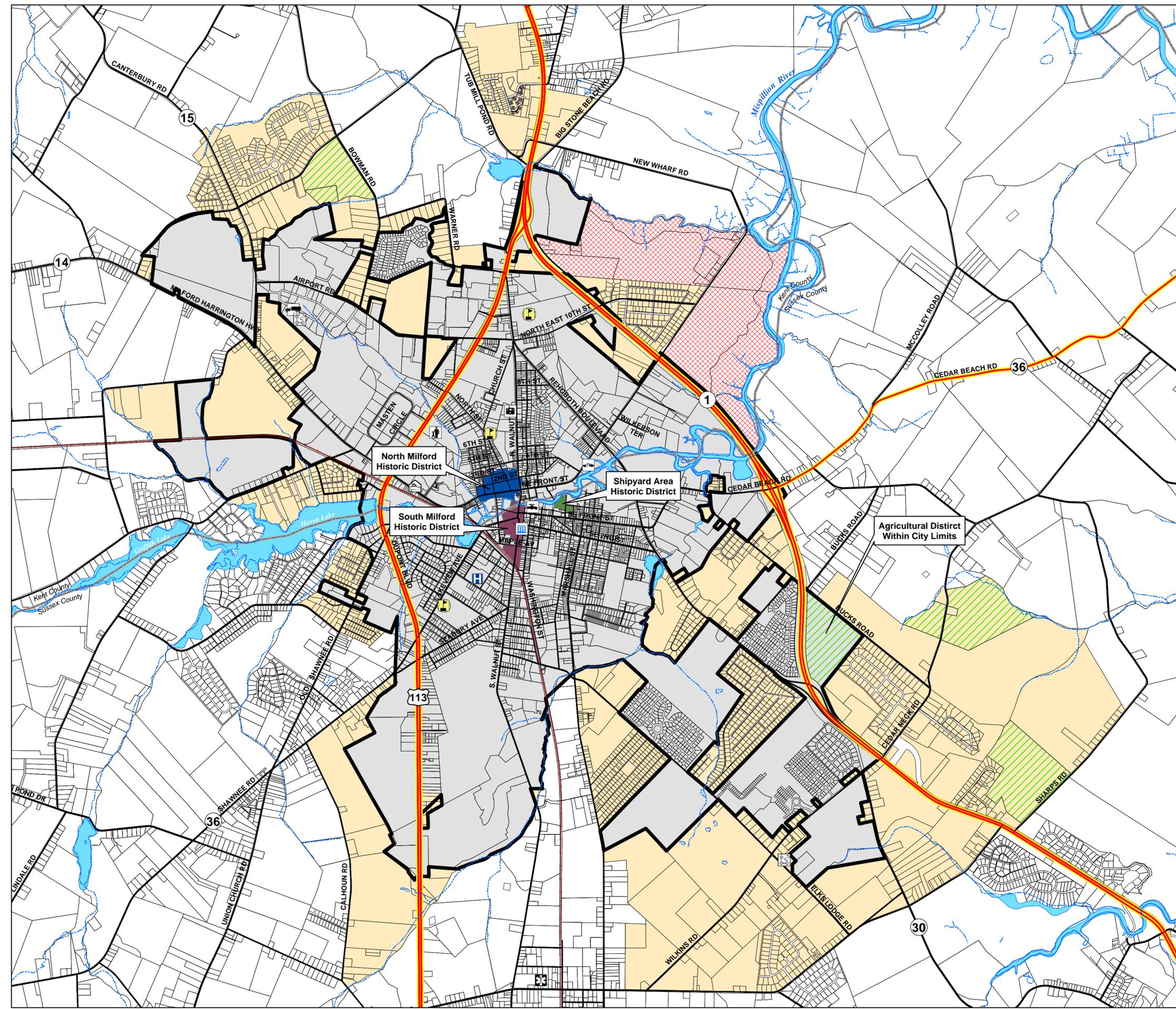
- |  |   |  |                            |
|--|---|--|----------------------------|
|  | City Hall   |  | Hospital                   |
|  | Police  |  | Emergency Shelter          |
|  | Fire  |  | Armory                     |
|  | Electric  |  | Detention                  |
|  | Water   |  | School                     |
|  | Public Works  |  | Hurricane Evacuation Route |
|  | Emergency Medical Services                            |  |                            |
|  | Milford City Limits                                   |  |                            |
|  | City of Milford Comprehensive Plan                    |  |                            |
|  | Agricultural Districts (See Map 10 - Annexation Plan) |  |                            |



2,000 0 2,000 4,000 Feet



**Map No. 11**



Notes: 1) Critical Facilities coverage developed through DEMA Hazard Vulnerability Study, 2000  
 2) Tax Parcel outlines based on GIS data available through Kent and Sussex Counties, circa 2006, with modification through the City of Milford GIS projects.  
 3) Framework data courtesy of DNREC, DelDOT, DGS, and the Delaware Geographic Data Committee, various releases.

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FEB 05

**CITY OF MILFORD**  
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**ROADWAY  
FUNCTIONAL CLASS**

**Legend**

 Milford City Limits

**FUNCTIONAL CLASS**

 Principle Arterial

 Minor Arterial

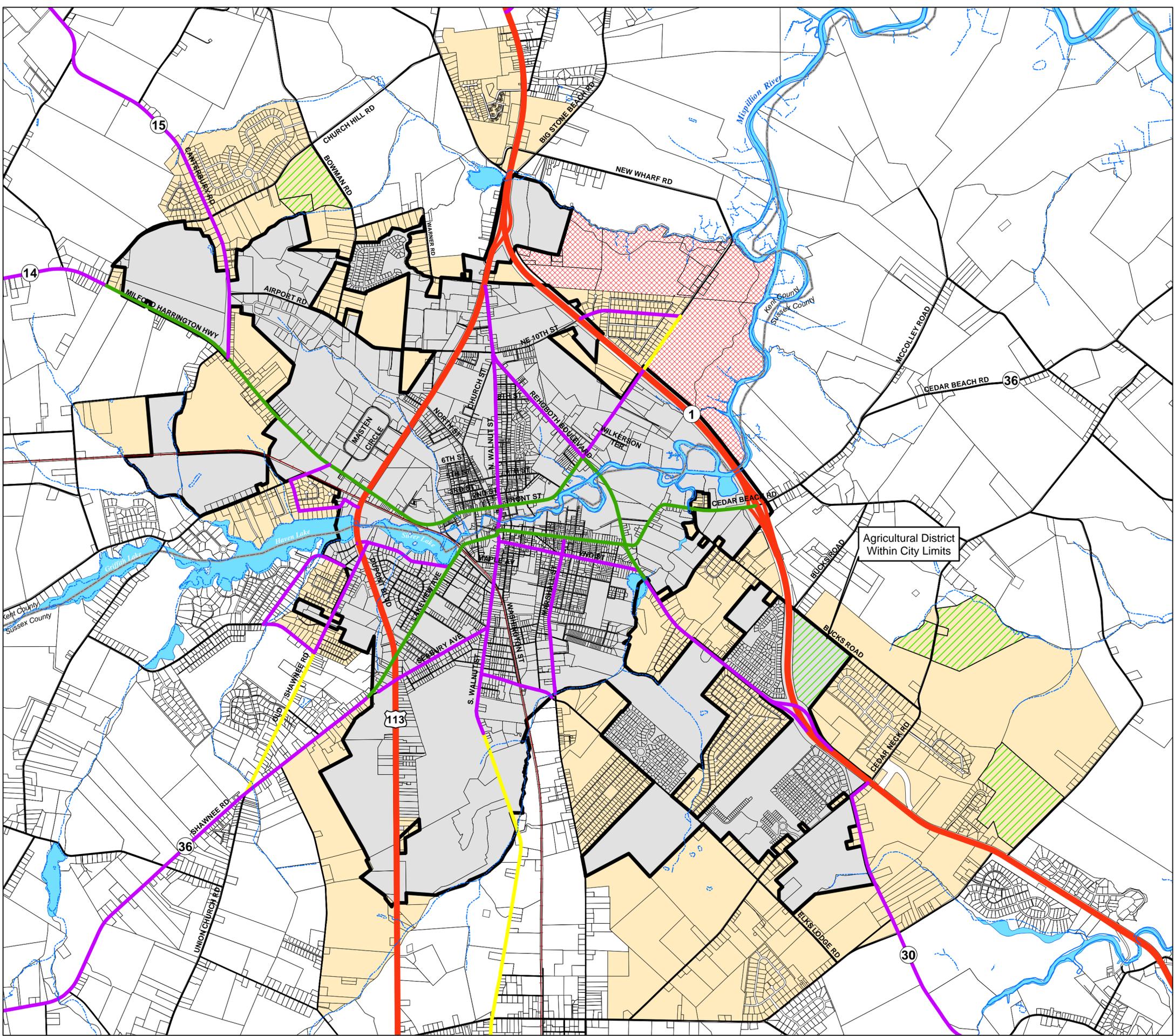
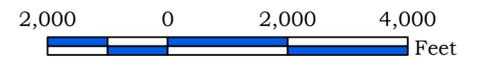
 Major Collector

 Minor Collector - Rural

 Area of Concern

 City of Milford  
Comprehensive Plan

 Agricultural Districts  
(See Map 10 - Annexation Plan)



Agricultural District  
Within City Limits

Notes: 1) Road Functional Classes courtesy of DelDOT's GIS centerline files.  
2) Tax Parcel outlines based on GIS data available through Kent and Sussex Counties, circa, 2006, with modification through the City of Milford GIS projects.  
3) Framework data courtesy of DNREC, DGS, and the Delaware Geographic Data Committee, various releases.

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**Map No.13**



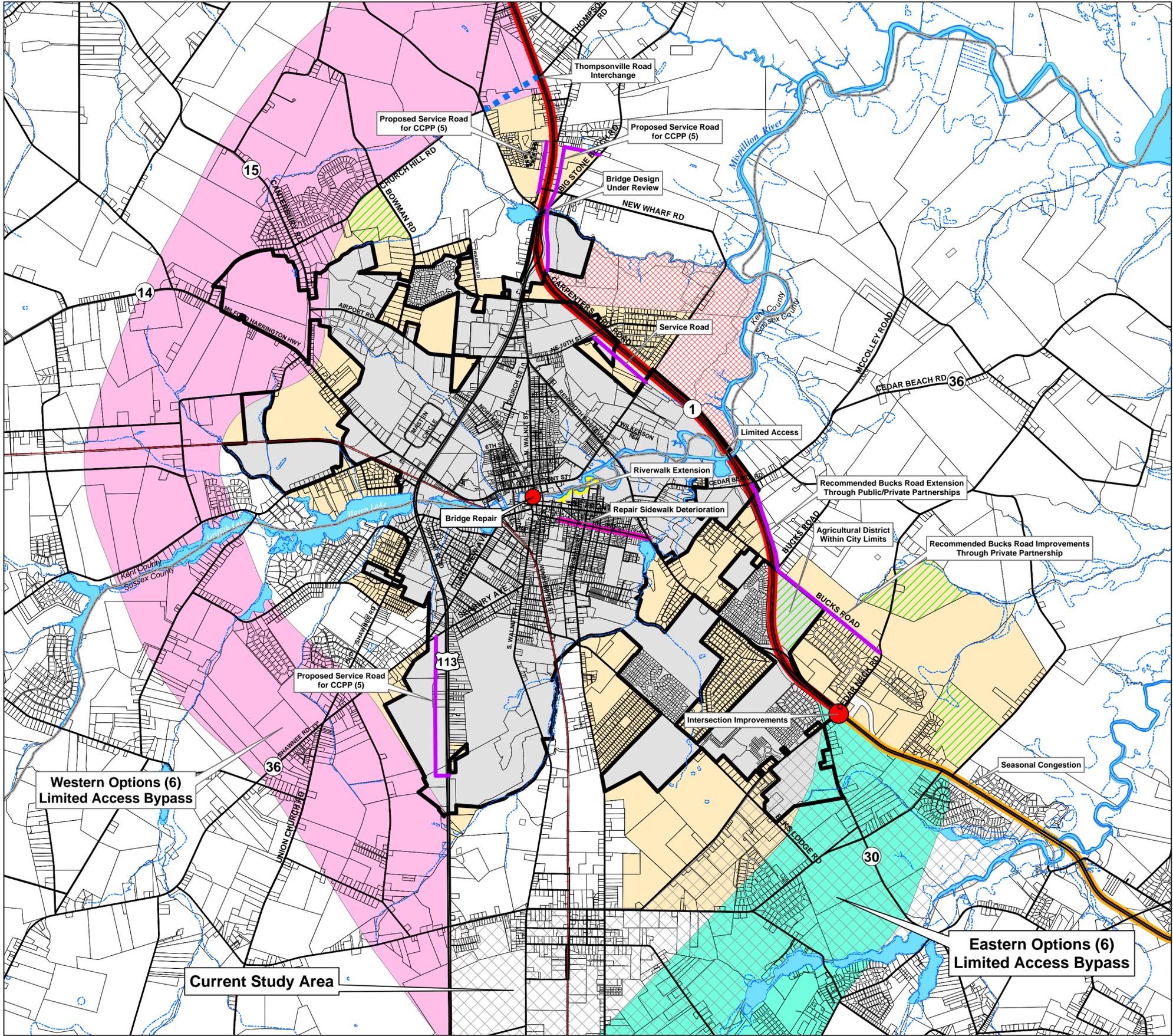
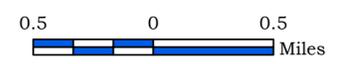
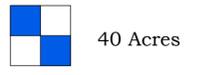
**- City of Milford -  
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**TRANSPORTATION  
PLAN**

**Legend**

- Milford City Limits
- Current Study Area per State Strategies
- Western Option Limited Access Bypass
- Eastern Option Limited Access Bypass
- Desired Repairs or Upgrades
- Limited Access
- Repaving/Minor Repairs
- Seasonal Congestion
- Connector Road
- Proposed Service Roads
- Riverwalk Extension
- Sidewalk Deterioration
- Area of Concern
- City of Milford Comprehensive Plan
- Agricultural Districts (See Map 10 - Annexation Plan)



Notes: 1) Areas of Traffic Congestion based on Draft July 1997 Sussex County Comprehensive Plan  
 2) Roadway Functional Classes courtesy of DelDOT's GIS centerline files.  
 3) Tax Parcel outlines based on GIS data available through Kent and Sussex Counties, circa 2006, with modification through the City of Milford GIS projects.  
 4) Framework data courtesy of DNREC, DelDOT, DGS, and the Delaware Geographic Data Committee, various releases.  
 5) Corridor Capacity Preservation Program (CCPP) for US 113 in conjunction with the North-South Study.  
 6) Generalized for conceptual purposes only.

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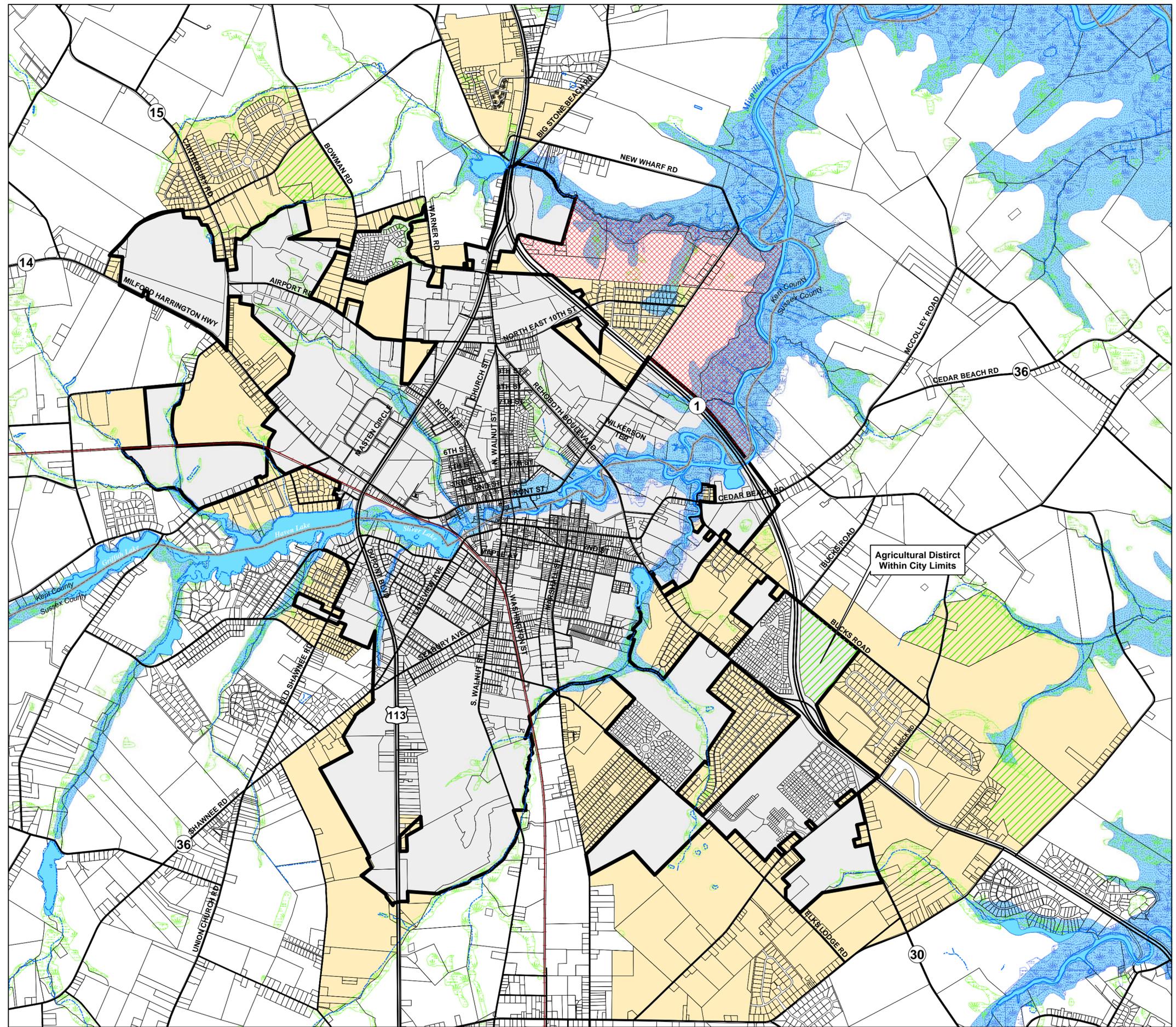
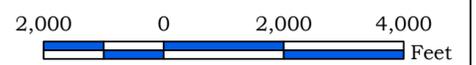
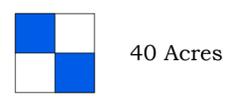


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**NATURAL  
FEATURES**

**Legend**

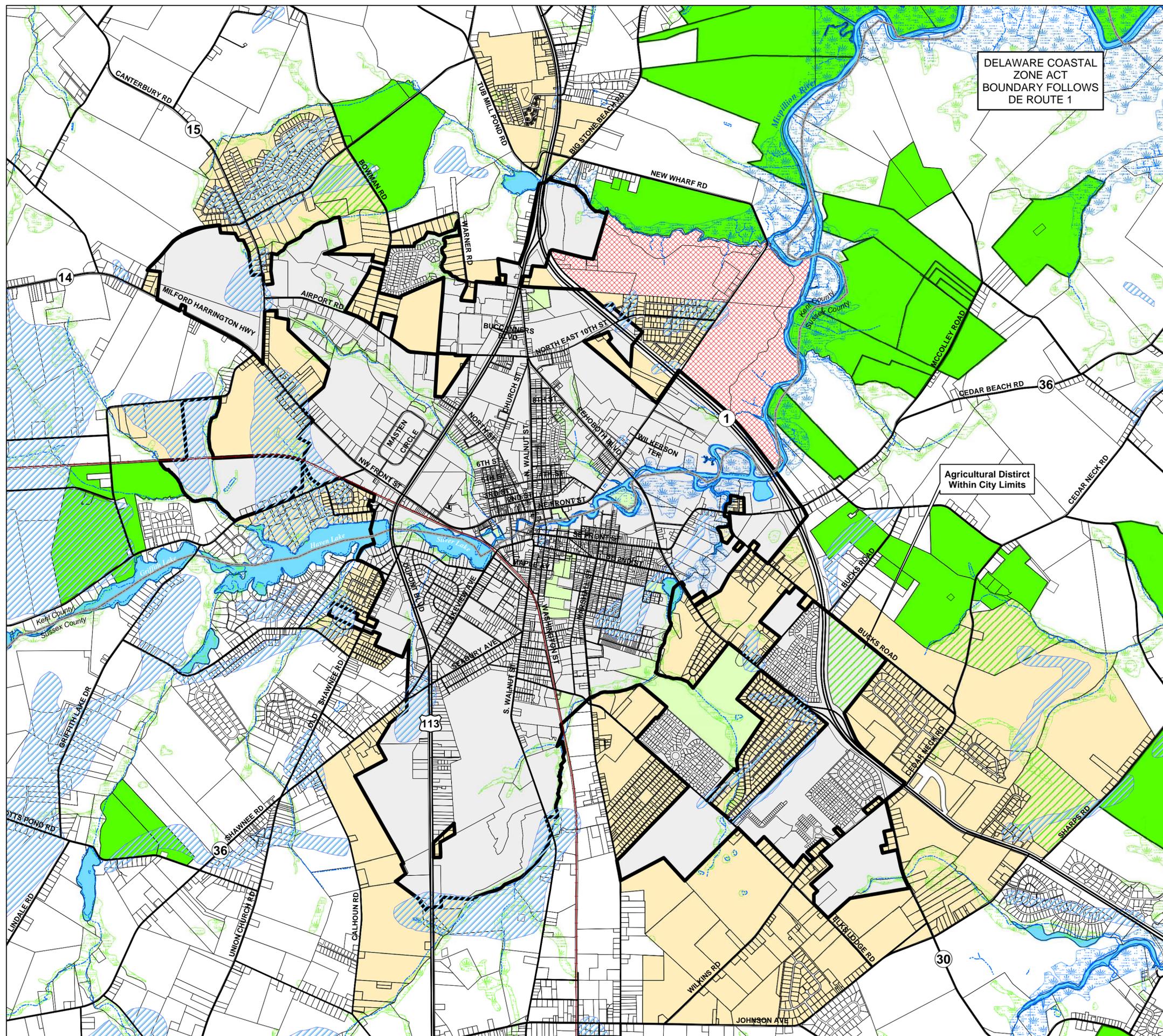
- Milford City Limits
- National Wetlands Inventory**
- Non-Tidal Wetlands
- Tidal Wetlands
- FEMA Flood Plain
- Streams and Rivers
- Lakes and Ponds
- Area of Concern
- City of Milford Comprehensive Plan
- Agricultural District (See Map 10 - Annexation Plan)



Notes: 1) Tax Parcel outlines based on GIS data available through Kent and Sussex Counties, circa 2006, with modification through the City of Milford GIS projects.  
 2) Framework data courtesy of DNREC, DeIDOT, DGS, and the Delaware Geographic Data Committee, various releases.  
 3) Recharge areas mapped by the Delaware Geological Survey.

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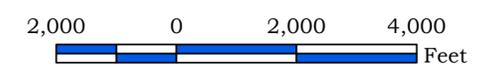


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Counties  
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COMPREHENSIVE  
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**CONSERVATION  
AREAS**

**Legend**

-  Milford City Limits
-  City of Milford Comprehensive Plan
-  Area of Concern
-  Water Resource Protection Zone
-  Agricultural Preservation
-  Purchased Development Rights
-  Agricultural Districts (See Map 10 - Annexation Plan)
-  Parks
-  Tidal Wetlands
-  Non-Tidal Wetlands



Notes: 1) Recharge areas mapped by the Delaware Geological Survey.  
 2) Tax Parcel outlines based on GIS data available through Kent and Sussex Counties, circa 2006, with modification through the City of Milford GIS projects.  
 3) Framework data courtesy of DNREC, DelDOT, DGS, and the Delaware Geographic Data Committee, various releases.

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