

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

Delaware State Planning Coordination
122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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|------------------------------|------------------------|
| Name of Municipality: | |
| Address: | Contact Person: |
| | Phone Number: |
| | Fax Number: |
| | E-mail Address: |

Date of Most Recently Certified Comprehensive Plan: _____

Application Type:

Comprehensive Plan Amendment: _____

Ordinance: _____

Other: _____

| | |
|---|------------------------|
| Comprehensive Plan Amendment or Municipal Ordinance prepared by: | |
| Address: | Contact Person: |
| | Phone Number: |
| | Fax Number: |
| | E-mail Address: |

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|--------------------------|------------------------|
| Maps Prepared by: | |
| Address: | Contact Person: |
| | Phone Number: |
| | Fax Number: |
| | E-mail Address: |

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Please describe the submission:

City of Milford Southeast Neighborhood Master Plan

2015 Amendment

This plan amendment involves map and text changes to the Master Plan.

Map Changes – see Map #1 Land Use Revised February 2015:

1. Lands West of Rt. 1 and Rt. 30 are changed from Commercial and Residential land use to Employment Center. Previously these lands were the site of a proposed “lifestyle mall” and low density residential development. These lands are now proposed for the development of a medical campus to include a new hospital.

2. The Wickersham development is located West of Rt. 1 and North of Johnson Road. The existing master plan identifies this area for Residential – Low Density future land use. The subdivision was in the process of being reviewed, approved and recorded during the development of the Master Plan. Now, as recorded, the subdivision consists of townhomes to be developed at approximately 5 dwelling units per acre. This amendment changes the future land use to Residential - High Density which is more appropriate for a townhome community. A smaller parcel to the North of Wickersham is also changed from Commercial to Residential – High Density future land use. The parcel is now essentially land locked due to the construction of the access ramp for the Rt. 1 / Rt. 30 interchange. The most viable way to access this parcel will be through the Wickersham development. This change is intended to ensure a compatible form of development.

Note: All other maps in the Master Plan will be revised to reflect these future land use revisions.

Text Changes:

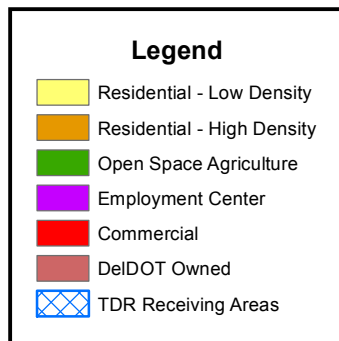
Revise the definition of Residential – High Density on page 17 of the Master Plan as follows:

Residential – High Density. ~~This land use category is reserved for two approved subdivisions that are planned for up to 12 units per acre. One of these subdivisions, Hearthstone I, has been under construction for many years. The other is currently unbuilt.~~ This land use category is assigned to three approved subdivisions that range from 5 to 12 dwelling units per acre. It is expected and encouraged that these subdivisions will build out as currently approved and / or recorded. Any new residential subdivisions or land developments in this land use category are to be constructed at a density not to exceed 6 dwelling units per acre.

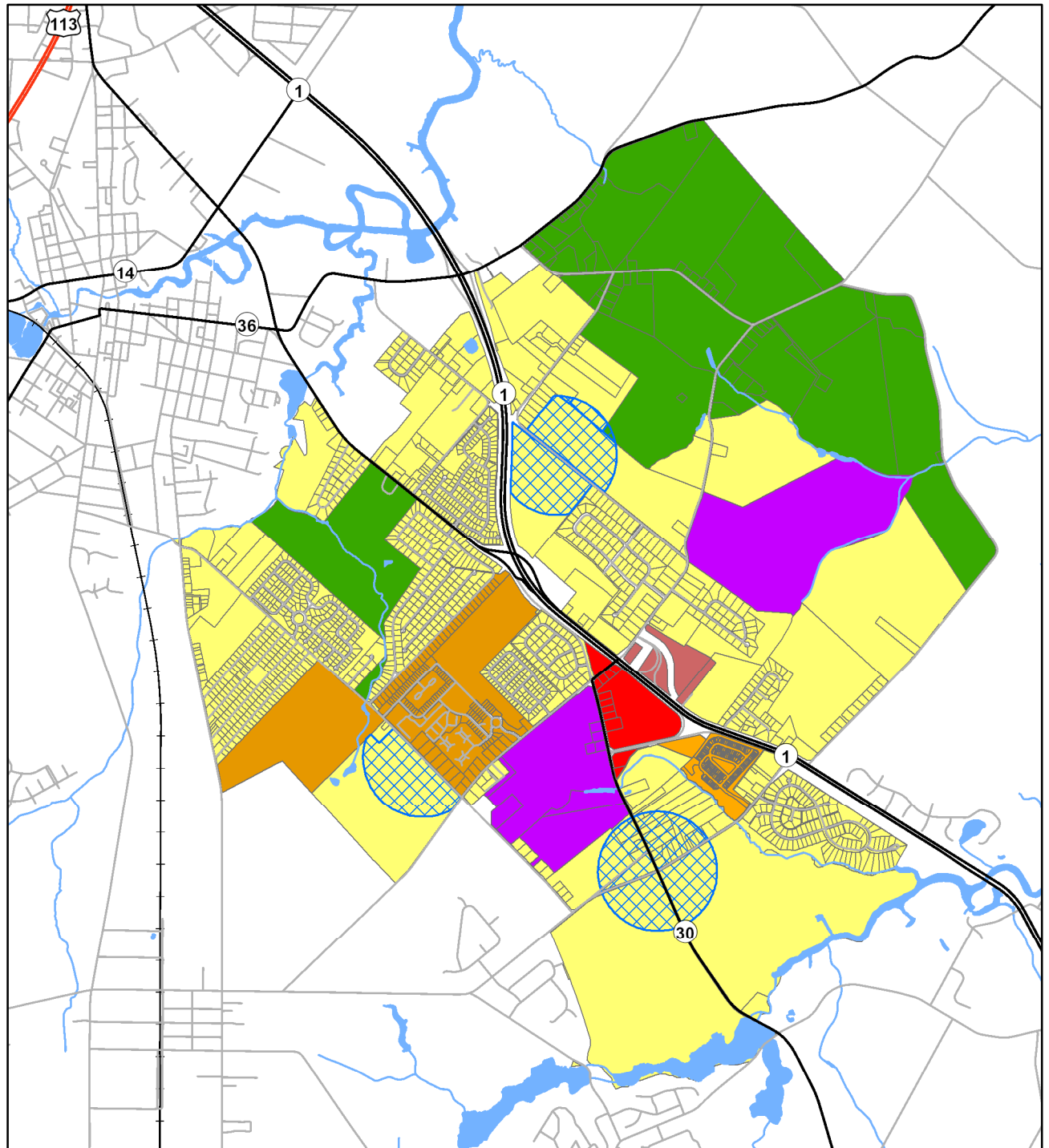
Milford South East Neighborhood Master Plan

Map #1 Land Use

Revised February 2015



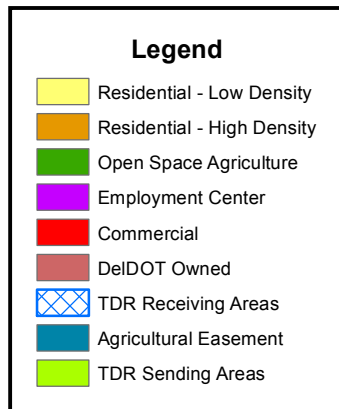
0 0.25 0.5 1 Miles



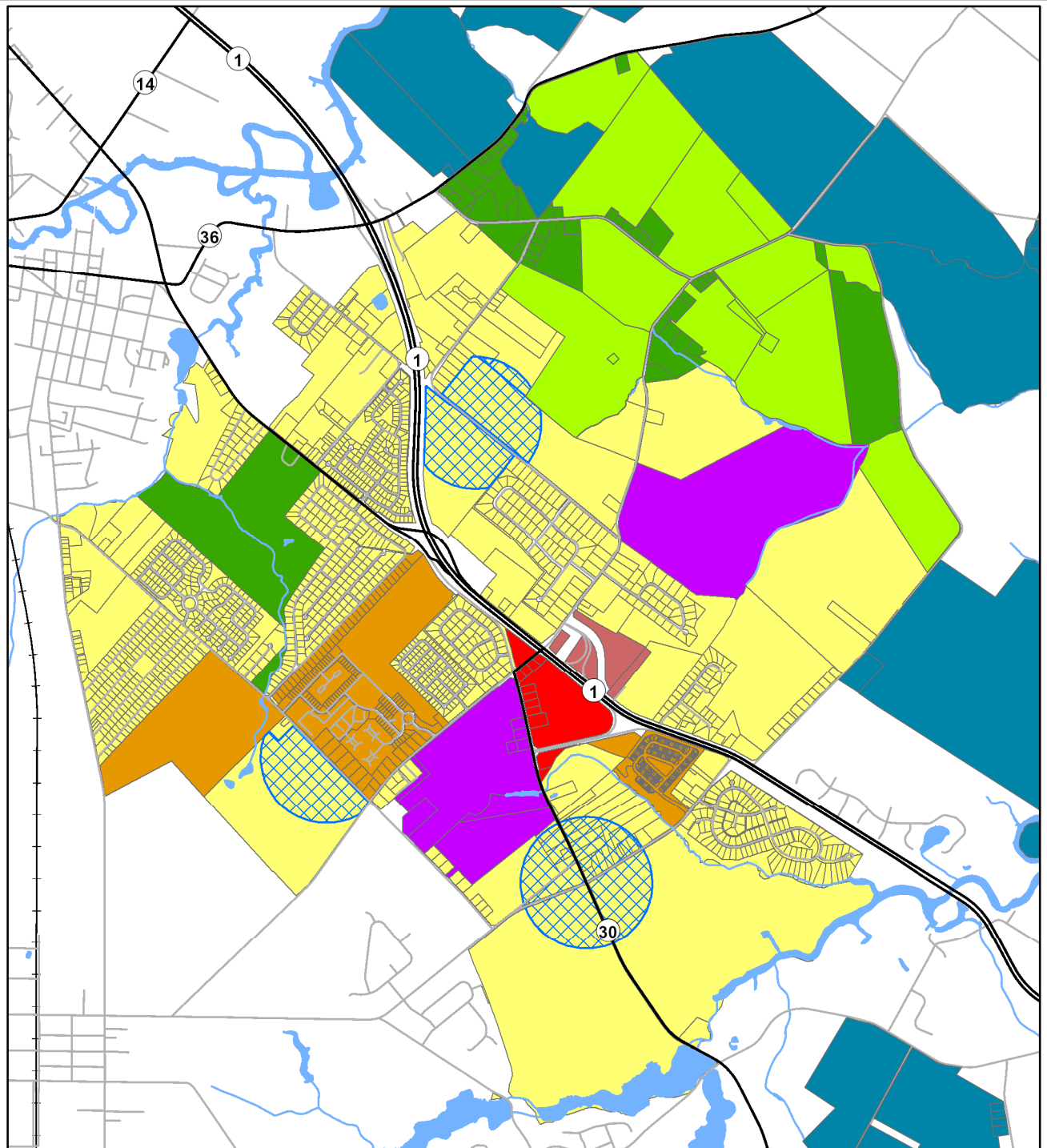
Milford South East Neighborhood Master Plan

Map #2 Land Use & Agriculture

Revised February 2015



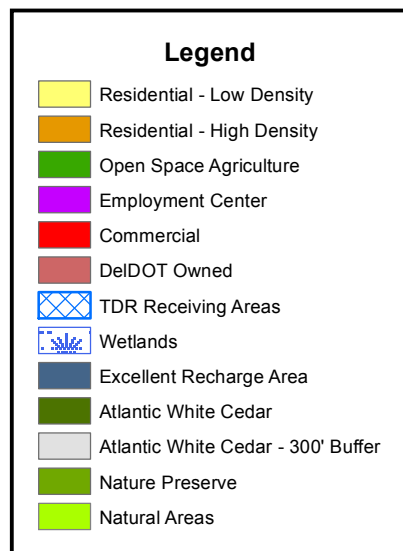
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Milford South East Neighborhood Master Plan

Map #3 Land Use & Environment

Revised February 2015



0 0.25 0.5 1 Miles

