

# 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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**Date of Most Recently Certified Comprehensive Plan:** 01/26/09 \_\_\_\_\_

**Application Type:**

**Comprehensive Plan Amendment:** Amend Future Land Use Map \_\_\_\_\_

**Ordinance:** N/A \_\_\_\_\_

**Other:** N/A \_\_\_\_\_

<b>Comprehensive Plan Amendment or Municipal Ordinance prepared by:</b>	
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	<b>Phone Number:</b> (302) 424-3712
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<b>Maps Prepared by:</b> City of Milford	
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Comprehensive Plan Amendments and Municipal Ordinances**

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**Please describe the submission:**

see attached.

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

MD-16-183.07-01-01.00-00001 – Perdue Real Estate Holdings, Inc. (PERDUE)

Perdue has a Site Plan application pending approval by City Council for a live holding shed, chiller addition, and electric/refrigeration addition on 33.40 +/- acres across multiple parcels. In order to obtain final approval from the City, Perdue must combine four of their six parcels because the plant footprint crosses parcel boundary lines. Of the four parcels to be combined, Parcel MD-16-183.07-01-01.00-00001 is zoned C-3 while the other three are zoned I-2. A change of zone of this parcel from C-3 to I-2 is required in order to avoid split zoning of the consolidated parcel. After review of the Future Land Use Map in the Comprehensive Plan, the proposed I-2 zoning is not compliant with the existing highway/commercial land use. Therefore, the City requests an amendment to the Future Land Use Map of the Comprehensive Plan changing the future land use to Employment.

Amberwood Subdivision – Crop Production Services, Inc. (HOLLY HILL ROAD)

The recorded subdivision Amberwood, parcels MD-16-182.07-01-01.00-00001 through MD-16-182.07-01-99.00-00001, MD-16-182.07-02-01.00-00001 through MD-16-182.07-02-99.00-00001, and MD-16-182.07-03-01.00-00001 through MD-16-182.07-03-23.00-00001, is located along Holly Hill Road in Milford. The property is currently owned by Crop Production Services, Inc. and all lots within the subdivision are unimproved. The owner would like to consolidate all parcels and change the zoning from R-3 to I-2. The City feels this is a more suitable land use since the property is adjacent to the Baltimore Air Coil facility. The City requests an amendment to the Future Land Use Map of the Comprehensive Plan changing the future land use from Moderate Density Residential to Employment.

Wilkins Road Area

The City of Milford anticipates a sewer service request for the White Oak Mobile Home Park, tax parcels 3-30-15.00-056.00 & 057.00, located along Wilkins Road in Milford. These properties are part of a group of parcels located at the southeast corner of the Wilkins Road and Elk Lodge Road intersection and are part of the Southeast Neighborhood Master Plan. The City requests an amendment to the Future Land Use Map of the Southeast Master Plan changing the land use of the White Oak Mobile Home Park along with parcels 3-30-15.00-053.00, 054.00, 055.00, and 056.01 from Low Density Residential to High Density Residential.

Lands of Charles Wilkerson (N.E. FRONT STREET)

Parcel MD-16-183.08-01-04.00-00001 is unimproved and located on Wilkerson Drive in Milford. The property owner has requested a zoning change from R-2 to I-1 to match the zoning of his surrounding properties. Parcel MD-16-183.07-01-23.00-00001 is improved with one building and is already zoned I-1. The City requests an amendment to the Future Land Use Map of the Comprehensive Plan changing the future land use for these two parcels from Moderate Density Residential to Employment.

1-30-3.00-080.02 – Mispillion Realty, LLC (OLD SHAWNEE ROAD)

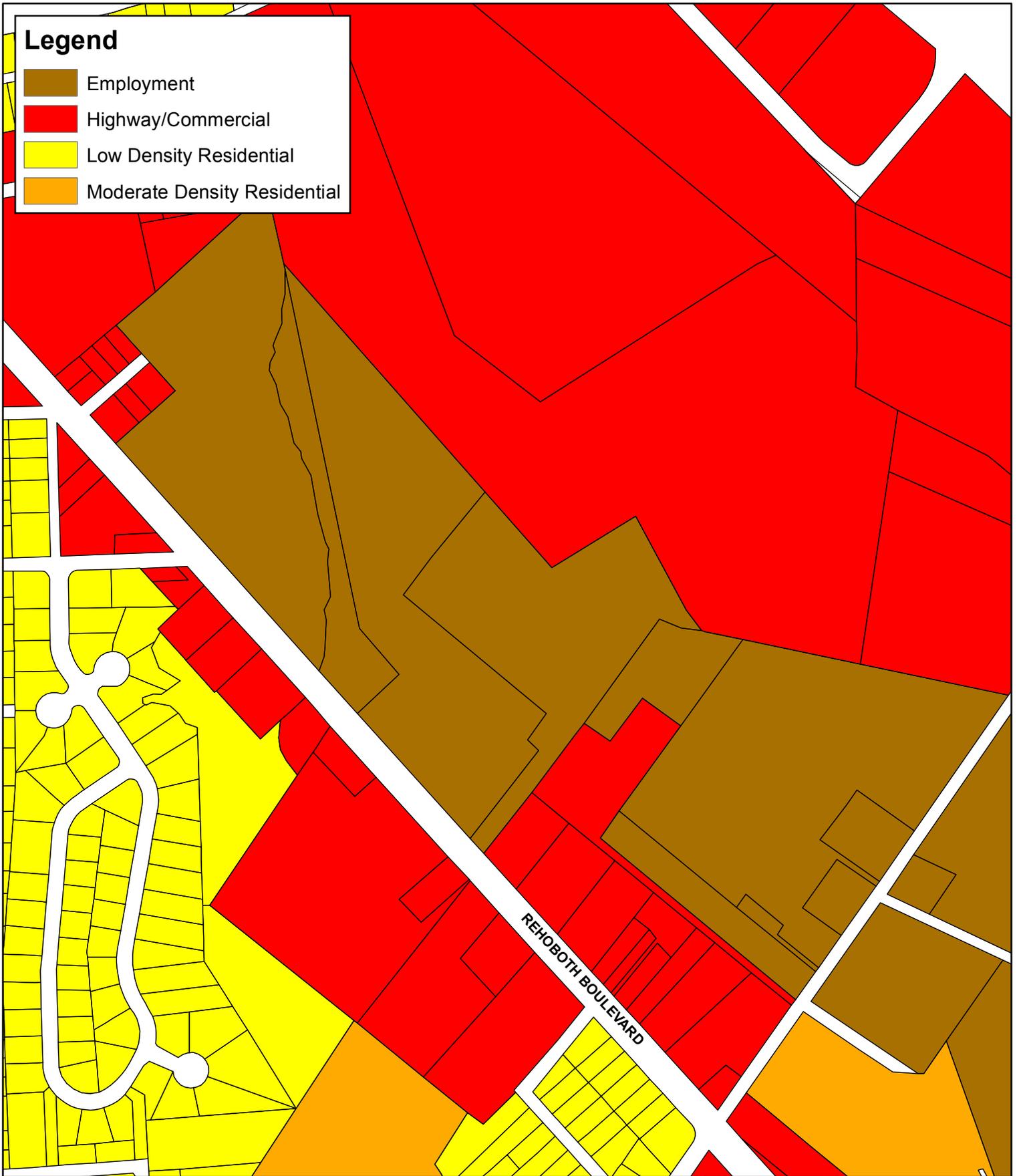
Parcel 1-30-3.00-080.02 is approximately (2) two acres in size and located along Old Shawnee Road in Milford. This property is located adjacent to Brookstone Trace outside City limits and is currently unimproved. The owner/developer of Brookstone Trace has purchased the parcel and intends to annex the property into the City and incorporate the parcel into the subdivision. The City requests an amendment to the Future Land Use Map of the Comprehensive Plan changing the future land use from Low Density Residential to Moderate Density Residential.

MD-16-183.06-02-14.00-00001 – City of Milford - Armory

Parcel MD-16-183.06-02-14.00-00001 is owned by the City of Milford and is the site of the old Armory Building. This property was deeded to the City by the State of Delaware with the understanding that the property would not be sold or developed for residential use. The City would like to change the zoning from R-2 Residential District to OB-1 Office Building District to allow for the operation of professional offices of a low-profile, low traffic category in residential areas. Therefore, the City requests an amendment to the Future Land Use Map of the Comprehensive Plan changing the future land use from Low Density Residential to Employment.

# Legend

- Employment
- Highway/Commercial
- Low Density Residential
- Moderate Density Residential



## EXISTING LAND USE MAP PERDUE MILFORD, DELAWARE

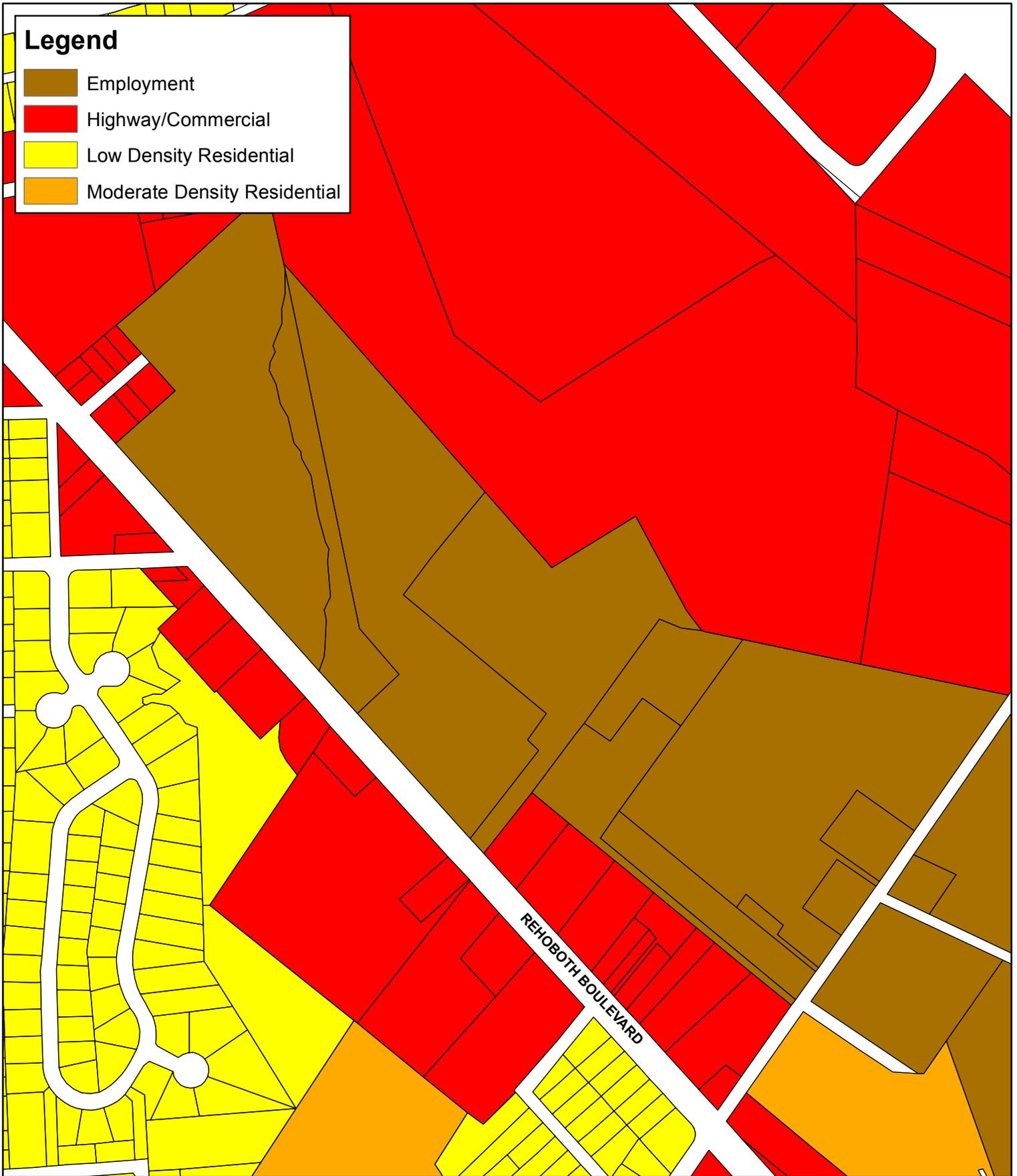
DATE: 5/12/15

SCALE: 1" = 400'

MAP 1 of 2

# Legend

- Employment
- Highway/Commercial
- Low Density Residential
- Moderate Density Residential



## PROPOSED LAND USE MAP PERDUE MILFORD, DELAWARE

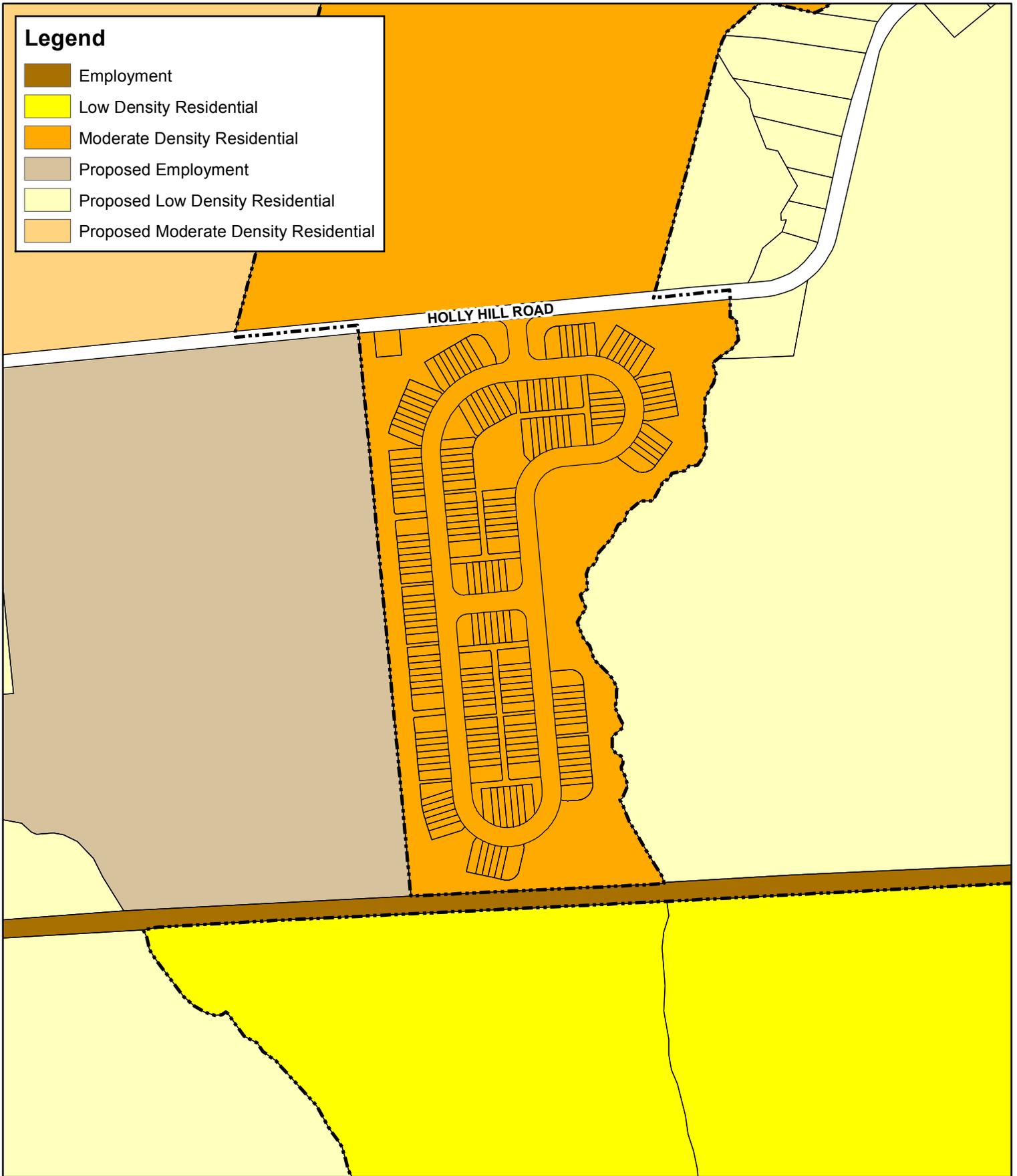
DATE: 5/12/15

SCALE: 1" = 400'

MAP 2 of 2

**Legend**

- Employment
- Low Density Residential
- Moderate Density Residential
- Proposed Employment
- Proposed Low Density Residential
- Proposed Moderate Density Residential



EXISTING LAND USE MAP  
HOLLY HILL ROAD  
MILFORD, DELAWARE

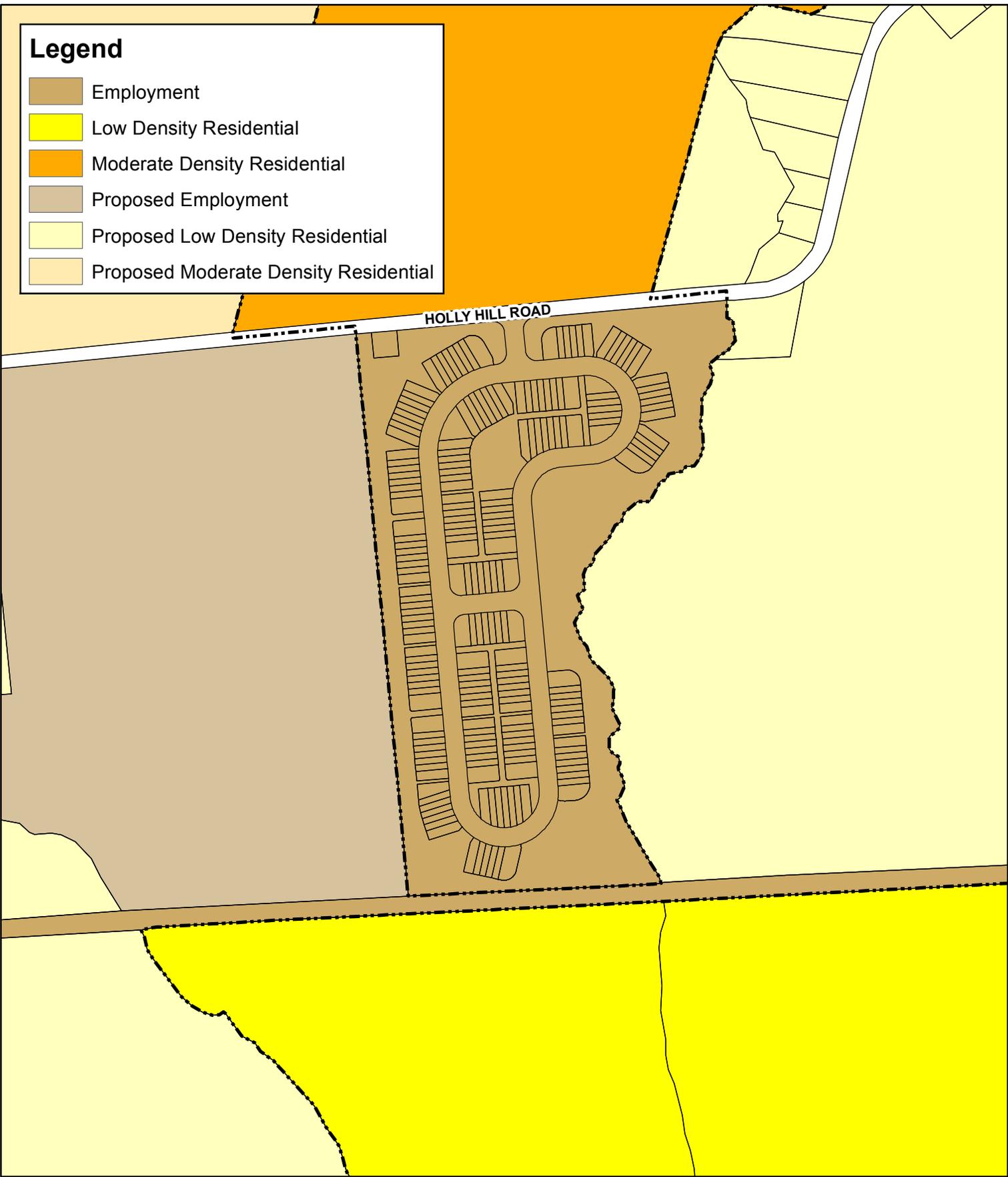
DATE: 5/12/15

SCALE: 1" = 400'

MAP 1 of 2

**Legend**

-  Employment
-  Low Density Residential
-  Moderate Density Residential
-  Proposed Employment
-  Proposed Low Density Residential
-  Proposed Moderate Density Residential



PROPOSED LAND USE MAP  
HOLLY HILL ROAD  
MILFORD, DELAWARE

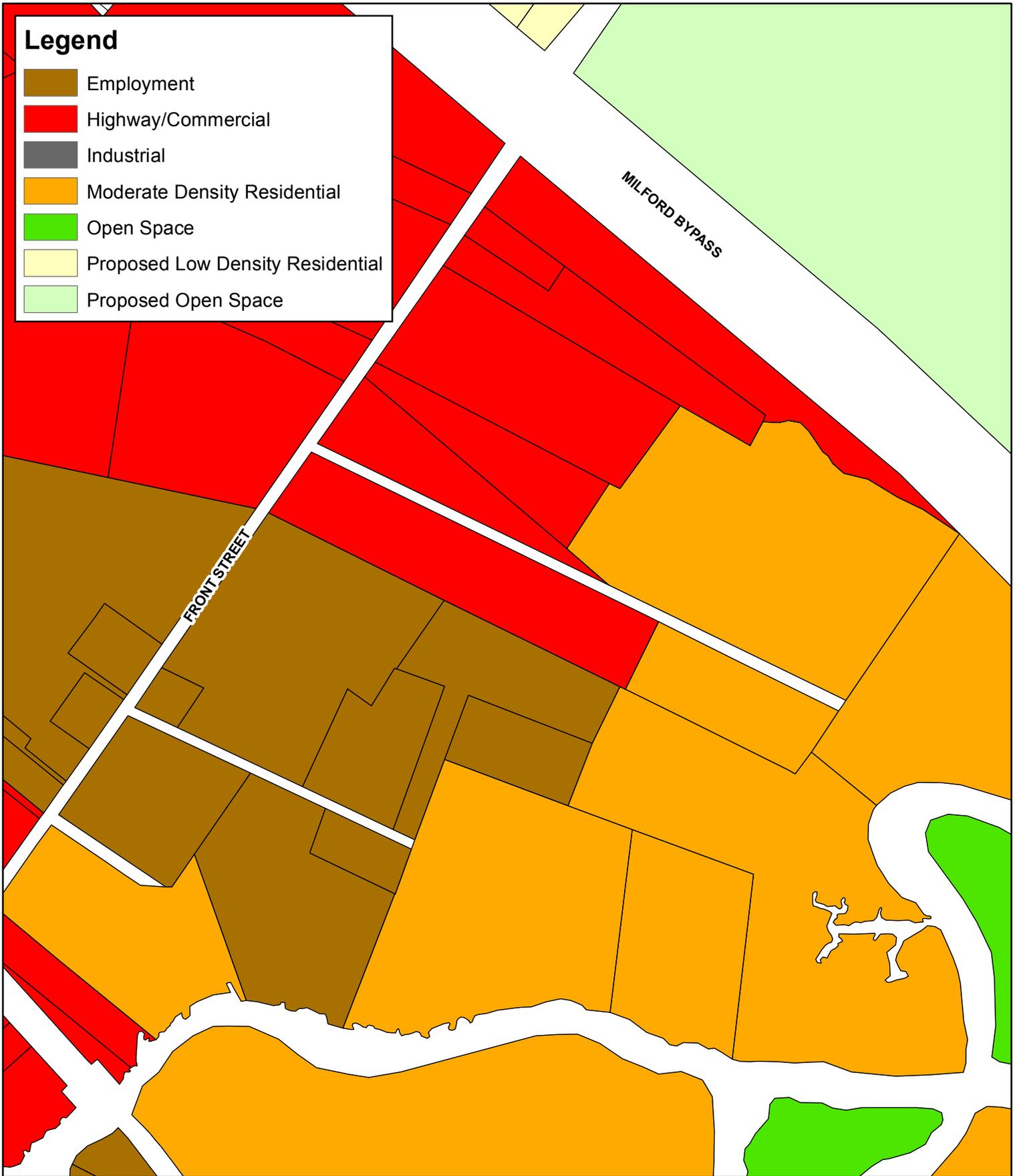
DATE: 5/12/15

SCALE: 1" = 400'

MAP 2 of 2

# Legend

- Employment
- Highway/Commercial
- Industrial
- Moderate Density Residential
- Open Space
- Proposed Low Density Residential
- Proposed Open Space



## EXISTING LAND USE MAP N.E. FRONT STREET MILFORD, DELAWARE

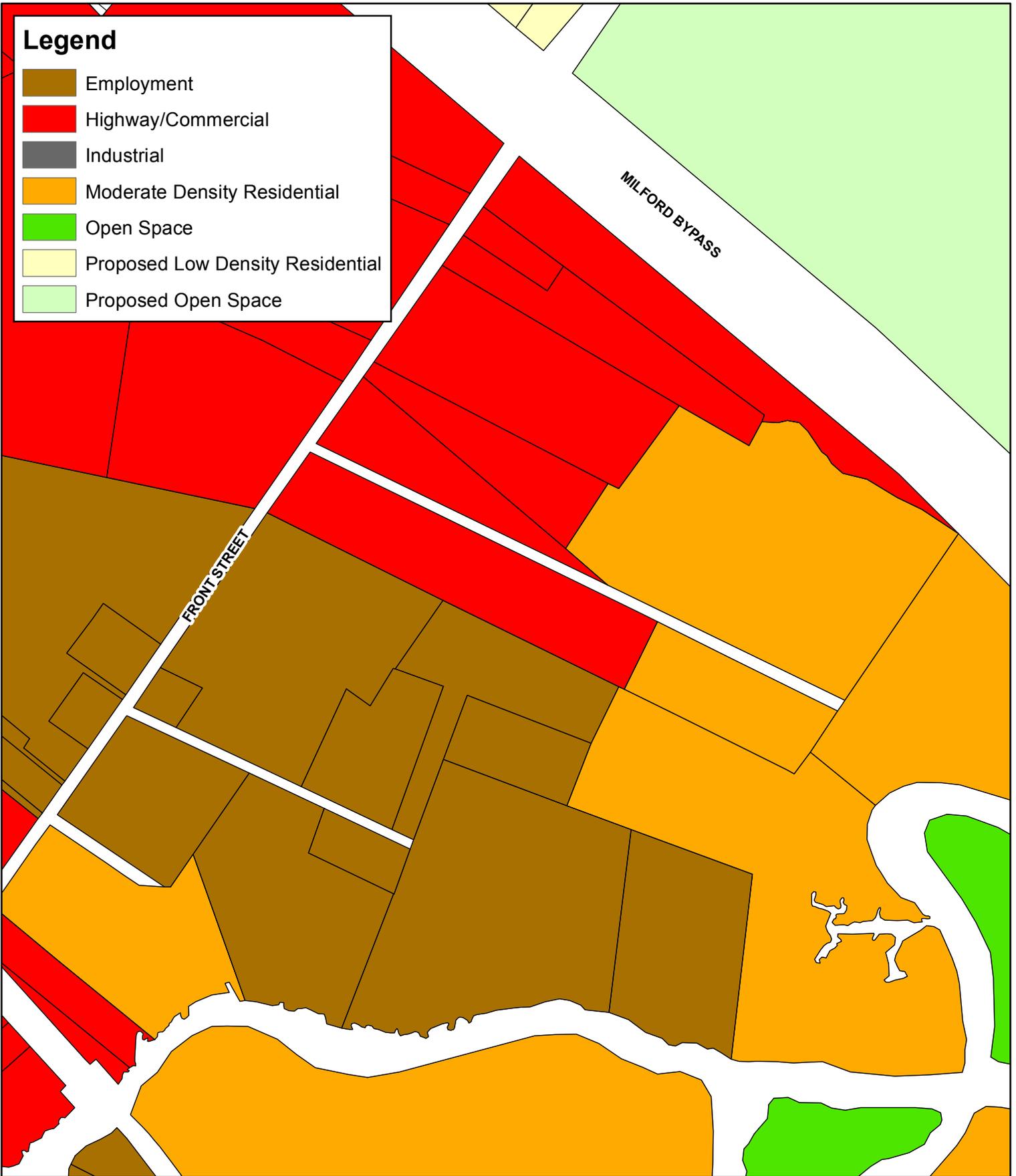
DATE: 5/12/15

SCALE: 1" = 400'

MAP 1 of 2

# Legend

- Employment
- Highway/Commercial
- Industrial
- Moderate Density Residential
- Open Space
- Proposed Low Density Residential
- Proposed Open Space



## PROPOSED LAND USE MAP N.E. FRONT STREET MILFORD, DELAWARE

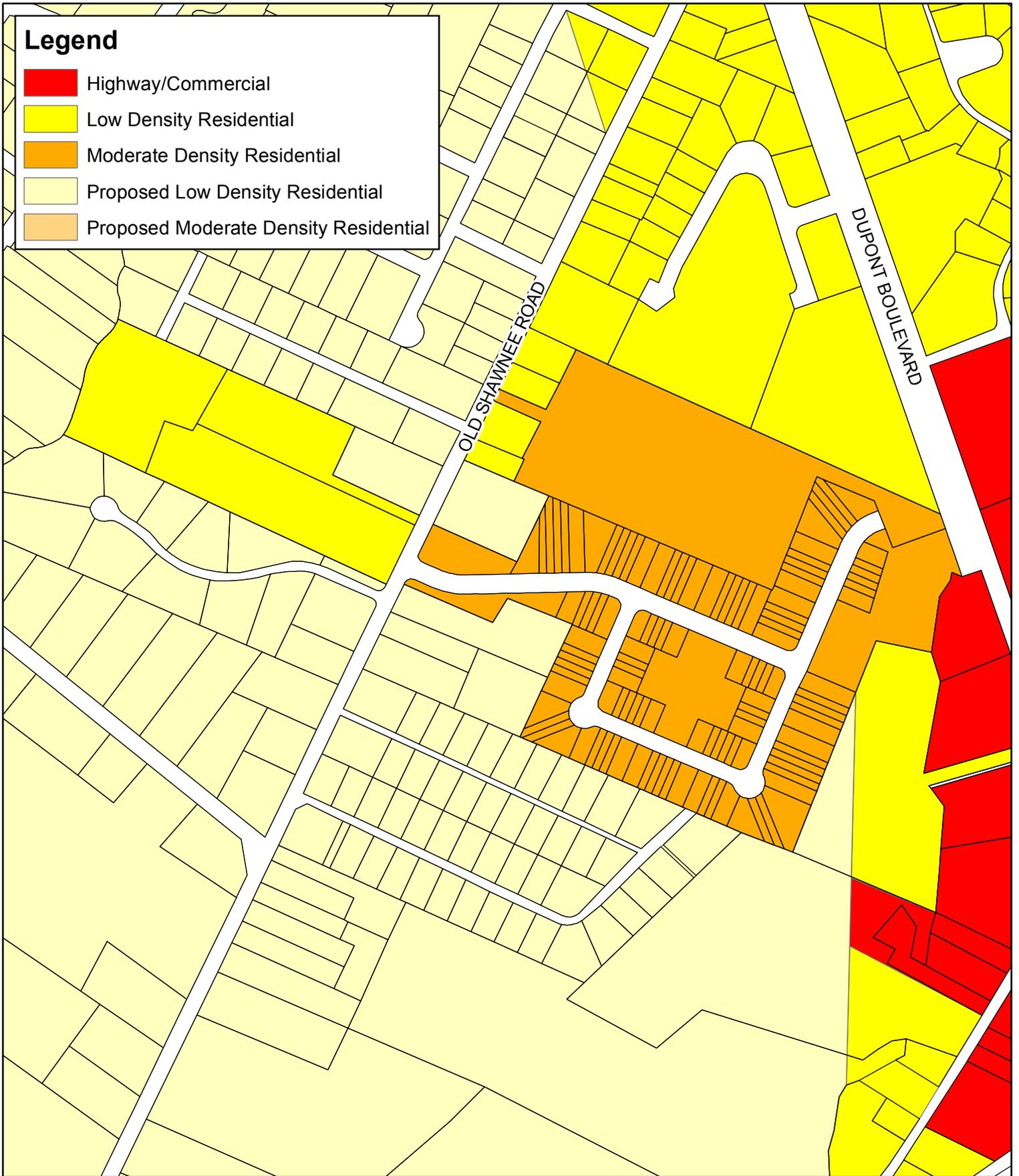
DATE: 5/12/15

SCALE: 1" = 400'

MAP 2 of 2

# Legend

-  Highway/Commercial
-  Low Density Residential
-  Moderate Density Residential
-  Proposed Low Density Residential
-  Proposed Moderate Density Residential



## PROPOSED LAND USE MAP OLD SHAWNEE ROAD MILFORD, DELAWARE

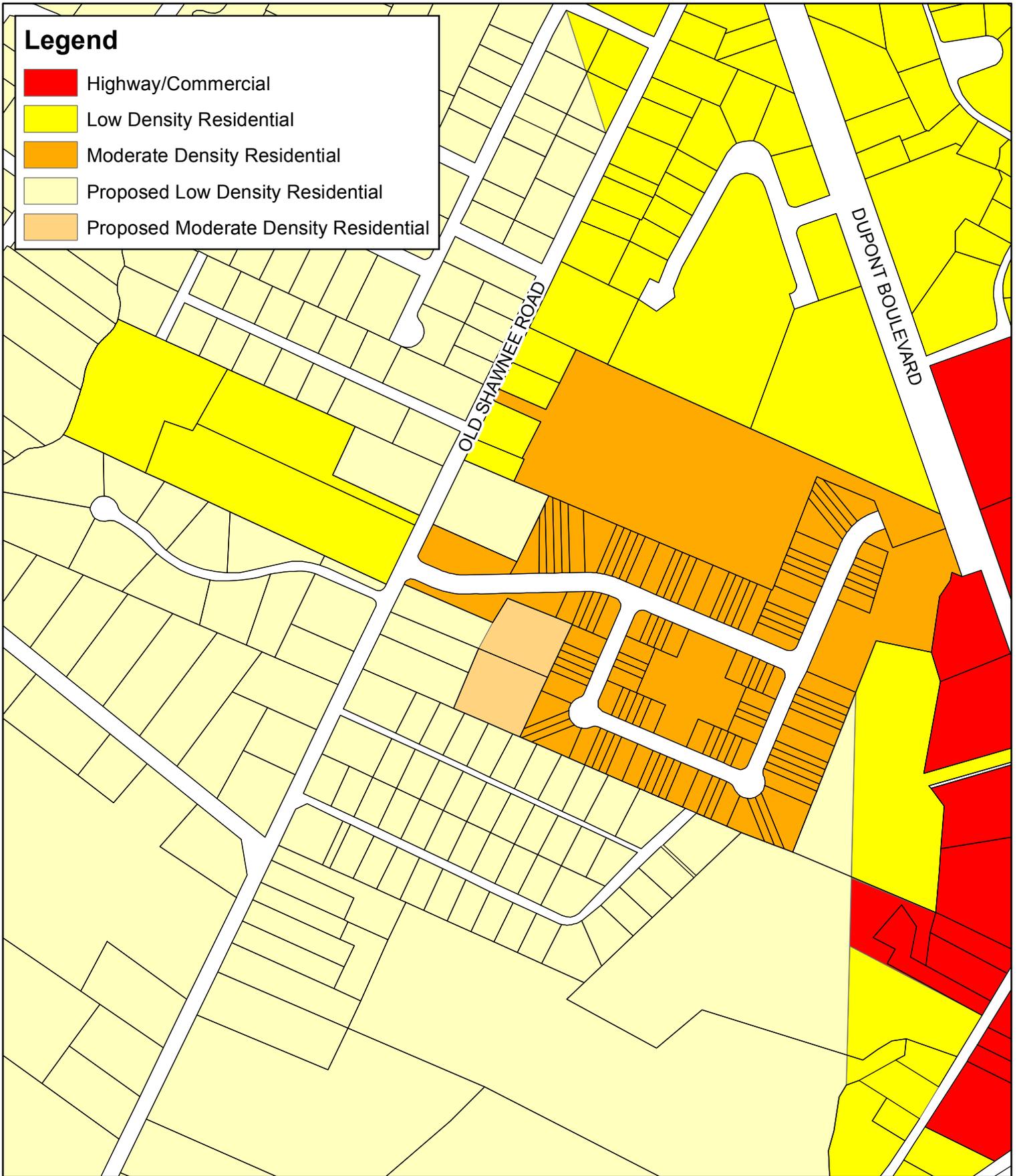
DATE: 5/12/15

SCALE: 1" = 400'

MAP 2 of 2

# Legend

-  Highway/Commercial
-  Low Density Residential
-  Moderate Density Residential
-  Proposed Low Density Residential
-  Proposed Moderate Density Residential



## PROPOSED LAND USE MAP OLD SHAWNEE ROAD MILFORD, DELAWARE

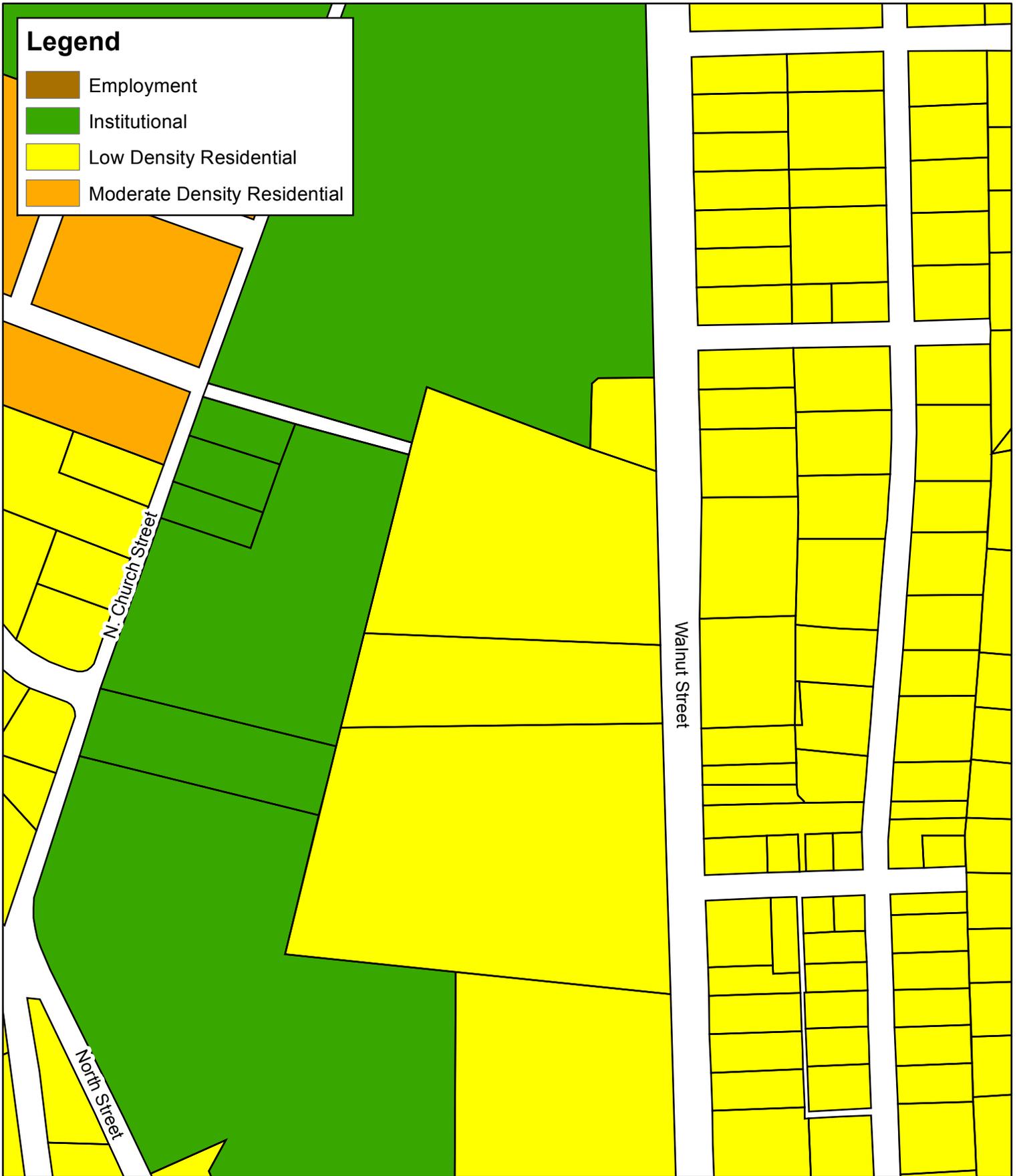
DATE: 5/12/15

SCALE: 1" = 400'

MAP 2 of 2

# Legend

-  Employment
-  Institutional
-  Low Density Residential
-  Moderate Density Residential



## EXISTING LAND USE MAP CITY OF MILFORD - ARMORY BLDG MILFORD, DELAWARE

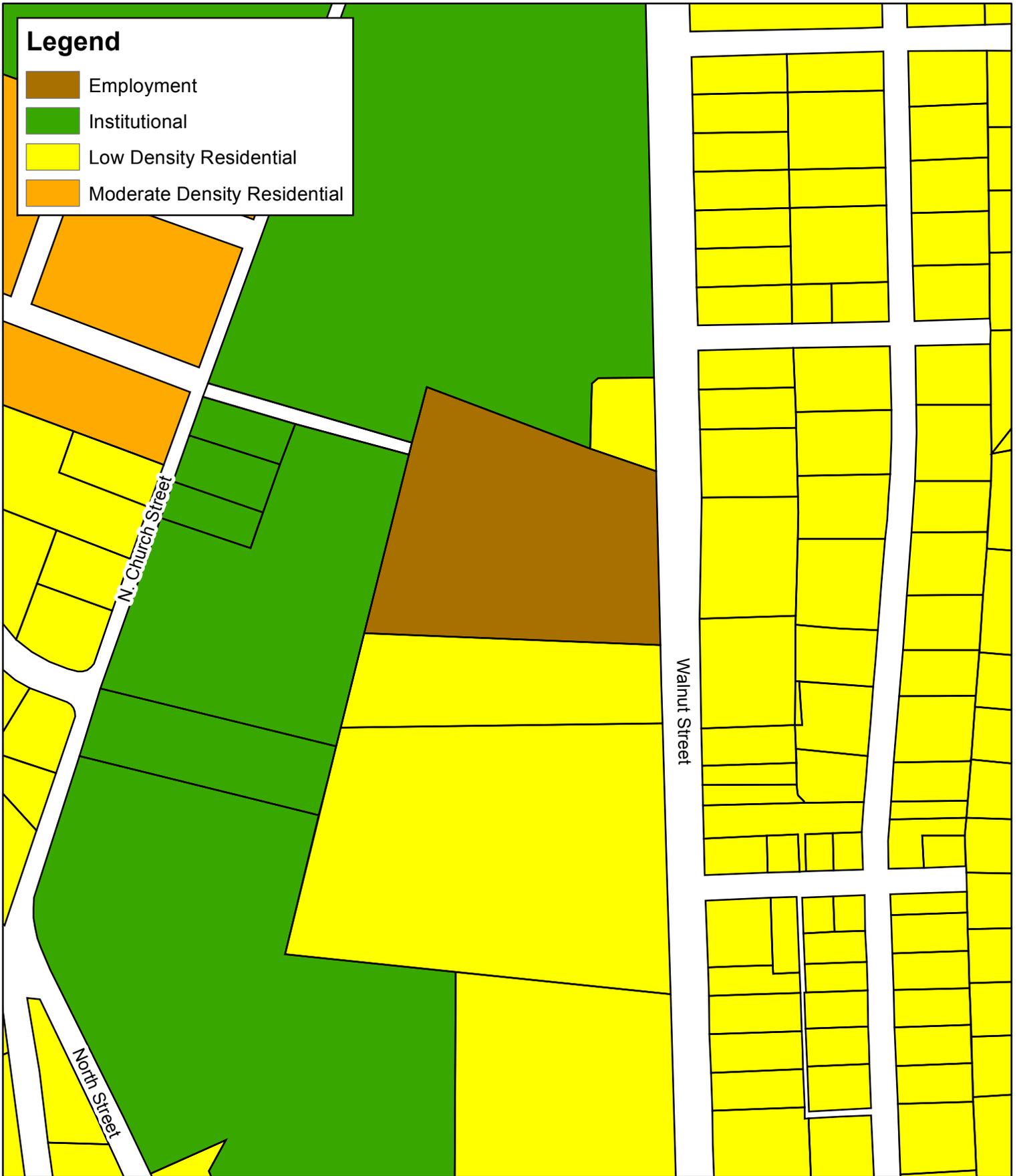
DATE: 5/27/15

SCALE: 1" = 200'

MAP 1 of 2

# Legend

-  Employment
-  Institutional
-  Low Density Residential
-  Moderate Density Residential



## PROPOSED LAND USE MAP CITY OF MILFORD - ARMORY BLDG MILFORD, DELAWARE

DATE: 5/27/15

SCALE: 1" = 200'

MAP 2 of 2

# Milford South East Neighborhood Master Plan

## Map #1 Land Use

Revised May 2015

**Legend**

- Residential - Low Density
- Residential - High Density
- Open Space Agriculture
- Employment Center
- Commercial
- DeIDOT Owned
- TDR Receiving Areas



0 0.25 0.5 1 Miles

