

# ORDINANCE 25-01-01

Introduced: Jan. 13, 2025

Approved:

## AN ORDINANCE FOR THE REZONING OF TAX PARCEL 23-024.00-287 (1023 BUNKER HILL ROAD) FROM M-I TO MIXED USE ZONING (R-3 AND C-3) AND THE AMENDMENT OF MAP 5 OF THE 2022 COMPREHENSIVE PLAN FOR THE TOWN OF MIDDLETOWN

**WHEREAS**, the Town of Middletown received certification for the 2022 Comprehensive Plan on Jan. 17, 2023; and

**WHEREAS**, the owner of Tax Parcel No. 23-024.00-287 (1023 Bunker Hill Road) has requested rezoning from M-I to a Mixed-Use Zoning of R-3 and C-3, to allow for potential development of the property as mixed use; and

**WHEREAS**, the Town of Middletown has requested an amendment to the certified Comprehensive Plan in accordance with the requirements of the Delaware Office of State Planning and Coordination to ensure the requested rezoning is consistent with the Comprehensive Plan; and

**WHEREAS**, the Town of Middletown attended a PLUS review on Dec. 18, 2024, to discuss the amendment and has received comments from the State of Delaware; and

**WHEREAS**, the Town of Middletown's Planning and Zoning Commission met on \_\_\_\_\_ and reviewed the ordinance and voted to approve with a vote of \_\_\_\_\_, and; Now, it is therefore

**ORDAINED** that the Town of Middletown Mayor & Council approve the rezoning of the parcel to a mixed use of R-3 and C-3 (see Exhibit A attached hereto) and the amendment of Map 5. Future Land Use, of the Town of Middletown Comprehensive Plan, to amend the future land use designation of Tax Parcel 23-024.00-287 from M-I (manufacturing-industrial) to a mixed use of R-3 and C-3; and it is

**FURTHER ORDAINED** that this Ordinance shall be effective upon adoption.

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

**THE MAYOR AND COUNCIL OF MIDDLETOWN**

(SEAL)

\_\_\_\_\_  
Kenneth L. Branner, Jr., MAYOR

ATTESTED TO BY: \_\_\_\_\_

WITNESS, TOWN OF MIDDLETOWN

DELAWARE STATE PLANE  
NAD 83/2011 - NAVD 83

US-301

BUNKER HILL ROAD

LATTICE LANE

SLEEPY HOLLOW DRIVE

VINCENT CIRCLE

ZONE: R-3  
ZONE: C-3



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St. John Properties

Rezoning Line Exhibit

Bunker Hill Road  
Middletown, Delaware

I HEREBY CERTIFY THAT THESE DOCUMENTS  
WERE PREPARED OR APPROVED BY ME, AND  
THAT I AM A DULY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE  
OF MARYLAND.

LICENSE NUMBER: X  
EXPIRATION DATE: X

THIS PLAN IS CONCEPTUAL AND IS SUBJECT  
TO REVIEW & FUTURE REVISIONS

DATE: 12.11.24 SCALE: 1" = 100'  
PROJECT NUMBER: 445 ft Entran DRAWING: 1 of 1

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