

ORDINANCE NO. 363

AN ORDINANCE TO AMEND THE ZONING DISTRICT DESIGNATION FOR THE LANDS OF C & C REAL ESTATE HOLDINGS, LLC, FROM R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-3 TOWNHOUSE AND MULTIFAMILY RESIDENTIAL DISTRICT FOR A CERTAIN PARCEL OF LAND CONTAINING 1.3528 ACRES, MORE OR LESS, IDENTIFIED AS SUSSEX COUNTY TAX MAP PARCEL # 1-34-12.00-446.00 (129 CENTRAL AVENUE).

WHEREAS, on the 14 day of December, 2018, an application was filed on behalf of C & C Real Estate Holdings, LLC, ; and

WHEREAS, on the 14 day of May, 2019, a public hearing was held before the Planning and Zoning Commission and the Commission recommended to the Ocean View Town Council that the application be granted, and

WHEREAS, on the 11 day of June, 2019 a public hearing was held, after notice, before the Town Council, and based on the Finding of Facts, it determined that said application for amendment to the zoning district designation promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Ocean View and that the change of zone is for the general convenience and welfare of the inhabitants of Ocean View;

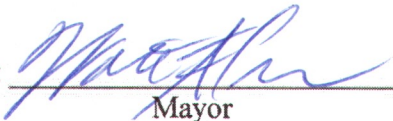
NOW THEREFORE, THE TOWN COUNCIL OF OCEAN VIEW HEREBY ORDAINS:

Section 1. Pursuant to the Ocean View Land Use and Development Code, an amendment to the zoning district designation from R-1 Single-Family Residential District to R-3 Townhouse and Residential District is granted to the property hereinafter described, to wit:

ALL that certain tract, piece or parcel of land lying and being situate in the Town of Ocean View, Sussex County, Delaware, at 129 Central Avenue, containing 1.3528 acres, more or less, as shown on a survey prepared by Simpler Surveying & Associate, Inc., dated December 3, 2018, and designated on the Tax Maps of Sussex County Department of Finance as Map No. 1-34-12.00-446.00.

Section 2. This Ordinance shall take effect immediately upon its adoption by a majority vote of all the members elected to the Town Council.

TOWN OF OCEAN VIEW

By: 
Mayor

Attest: 
Town Clerk

Adopted: 6/11/19

FINDINGS OF FACT

1. The property is owned by and the applicant is C & C Real Estate Holdings, LLC.
2. The property is 1.3528, more or less, located on Central Avenue.
3. The subject property is located in and near existing and developing single-family communities and related activities.
4. It is the intention of the applicant to use the site for R-3 Townhouse and Residential purposes.
5. Potable water to the project will be provided to the project.
6. Sanitary waste will be treated by inclusion into the Ocean View Sanitary Sewer District.
7. The project will provide for safe vehicular and pedestrian movement within the site and onto connecting roadways.
8. This application will result in the cleanup and removal of a dilapidated property.
9. Area property values will not be decreased and may be increased by the development of the project.
10. This application has been reviewed and recommended for approval by the Planning and Zoning Commission.