



## Ordinance 669

**AN ORDINANCE ALLOWING THE REVERSE SUBDIVISION OF 7  
PROPERTY TAX PARCELS INTO A SINGLE TAX PARCEL.**

**Sponsored By:** Mayor Eric Thompson

**First and Second Reading:** June 8, 2023, Council Meeting

**Results:** 4 In Favor, 2 Opposed with 1 Absent

**Third and Final Reading:** August 10, 2023, Council Meeting

**Results:**

# Ordinance 669

## AN ORDINANCE ALLOWING THE REVERSE SUBDIVISION OF 7 PROPERTY TAX PARCELS INTO A SINGLE PARCEL.

**WHEREAS**, on April 20, 2023 the “Owner” of Serpe’s Bakery submitted an application known as “Petition 23-07” to Reverse Subdivide 7 tax parcels into 1 tax parcel; and

**WHEREAS**, all parcels included in the application are contiguous and owned by the same property owner; and

**WHEREAS**, the Planning Commission has been provided an opportunity to review the request and make a recommendation to the Mayor and Council; and

**WHEREAS**, the Board of Adjustment has been provided an opportunity to review the request and make a recommendation to the Mayor and Council; and

**WHEREAS**, the Mayor and Council in keeping with the intent of the Comprehensive Plan of the Town of Elsmere, wish to support the growth of our local businesses while encouraging the re-development of structures throughout the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF ELSMERE, THE FOLLOWING:**

1. That the following parcels be included in the application for Reverse Subdivision:
  - a. 19-004.00-003 – known as #3 Walnut Avenue
  - b. 19-004.00-004 – known as #1411 Kirkwood Hwy
  - c. 19-004.00-005 – known as #1409 Kirkwood Hwy
  - d. 19-004.00-006 – known as #1407 Kirkwood Hwy
  - e. 19-004.00-007 – known as #1405 Kirkwood Hwy
  - f. 19-004.00-008 – known as #1403 Kirkwood Hwy
  - g. 19-004.00-010 – known as #1 Spruce Avenue
2. That all parcels named in this ordinance shall be combined into a single parcel to be known as tax parcel 19-004.00-004 and to now be known as #1411 Kirkwood Hwy.

**ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF ELSMERE ON THIS 10<sup>TH</sup>  
DAY OF AUGUST, 2023.**


First and Second Reading  
June 8, 2023

  
Eric Thompson, Mayor

Third and Final Reading  
August 10, 2023

  
Sally Jensen, Secretary

Approved as to form:

  
Town Solicitor

## **ORDINANCE 669**

### **SYNOPSIS**

This ordinance combines tax parcel numbers 19-004.00-003, 19-004.00-004, 19-004.00-005, 19-004.00-006, 19-004.00-007, 19-004.00-008 and 19-004.00-010 into a single parcel to be known as 19-004.00-004 (1411 Kirkwood Hwy).

### **FISCAL IMPACT**

The fiscal impact for this ordinance is currently unknown. This ordinance will affect the number of base tax units which will reduce the tax revenue, however, the assessed value of the property will also change as a result of the larger lot size and proposed re-development making the exact impact difficult to predict.