

Introduced by: Mr. Bell
Date of introduction: July 14, 2015

ORDINANCE NO. 15-074

**REVISE ZONING MAP: PENCADER HUNDRED, SOUTHEAST SIDE PULASKI HIGHWAY (US 40),
SOUTHWEST OF EAST SCOTLAND DRIVE AND NORTHEAST OF THE NORFOLK AND
SOUTHERN RR; 0.8665 ACRE FROM I (INDUSTRIAL) TO CN (COMMERCIAL NEIGHBORHOOD)**

(The Exploratory Minor Land Development Plan for **Advance Auto Parts** proposes to construct a 6,889 square foot auto parts store on 0.8665 acre. **2015-0093-S/Z.**)

THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The Zoning Map of Pencader Hundred, as amended, is hereby further amended by changing the zoning classification of the land shown on attached Exhibits "A" and "L" dated June 26, 2015, as set forth therein.

Section 2. This Ordinance shall become effective upon passage by New Castle County Council and approval of the County Executive, or as otherwise provided in 9 *Del. C.* Section 1156.

Adopted by County Council
of New Castle County on:

President of County Council
of New Castle County

Approved on:

County Executive
New Castle County

SYNOPSIS: Same as Title.

FISCAL IMPACT: This rezoning ordinance will have no immediate discernable fiscal impact on the County, but if the parcel(s) rezoned is (are) developed in accordance with the new rezoning, there may be one or more indirect fiscal effects on New Castle County government, including, but not limited to, an increase in the assessed value of the property with a resultant increase in taxes collectible thereon, and an increased demand for county services.

APPLICANT: ADVANCE AUTO PARTS

APPLICATION NO. 2015-0093-S/Z

PROPOSED REZONING: FROM I TO CN

TAX PARCEL NO. 11-023.00-031



HUNDRED: PENCADER
NEW CASTLE COUNTY, DELAWARE

Scale: 1"= 50'
Prepared by: SFJ
Date: 6/26/2015



PERMANENT ORDINANCE NO. 15-074
Date Adopted by County Council _____
Date Approved by County Executive _____

APPLICANT: ADVANCE AUTO PARTS



Block Map No. 62
 Scale: 1" = 800'
 Prepared by: SFJ
 Date: 6/26/2015

APPLICATION NO. 2015-0093 -S/Z
 PERMANENT ORDINANCE NO. 15-074

HUNDRED: PENCADER
 NEW CASTLE COUNTY, DELAWARE

