

Introduced by: Mr. Tackett <sup>DLT</sup>  
Date of introduction: February 14, 2012

**ORDINANCE NO. 12 - 010**

**REVISE ZONING MAP: WHITE CLAY CREEK HUNDRED, SOUTHEAST SIDE EAST CHESTNUT HILL ROAD, SOUTHWEST OF AUGUSTA DRIVE AND STANLEY PLAZA BOULEVARD, AND NORTHEAST OF TODD LANE; 2.96 ACRES FROM S (SUBURBAN) TO CN (COMMERCIAL NEIGHBORHOOD) AND TO AMEND THE COMPREHENSIVE PLAN CONSISTENT THEREWITH**

(The Exploratory Minor Land Development Plan and Rezoning for **659 E. Chestnut Hill Road** proposes to rezone 2.96 acres to CN (Commercial Neighborhood), demolish the existing structure and construct a 19,028 sf. two-story office building. 2011-0531-S/Z).

**THE COUNTY OF NEW CASTLE HEREBY ORDAINS:**

Section 1. The Zoning Map of White Clay Creek Hundred, as amended, is hereby further amended by changing the zoning classification of the land shown on attached Exhibits "A" and "L" dated January 12, 2012, as set forth therein.

Section 2. The 2007 Comprehensive Development Plan Update for New Castle County, as shown amended, is hereby further amended, by changing the land use designation shown on Exhibit "E" dated January 12, 2012, as set forth herein, so as to make such land consistent with the amendment of the zoning map, as per Section 1 above.

Section 3. 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:

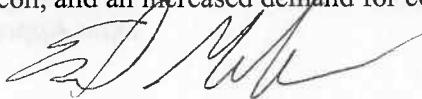
\_\_\_\_\_  
President of County Council  
of New Castle County

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.



PROPERTY MAP

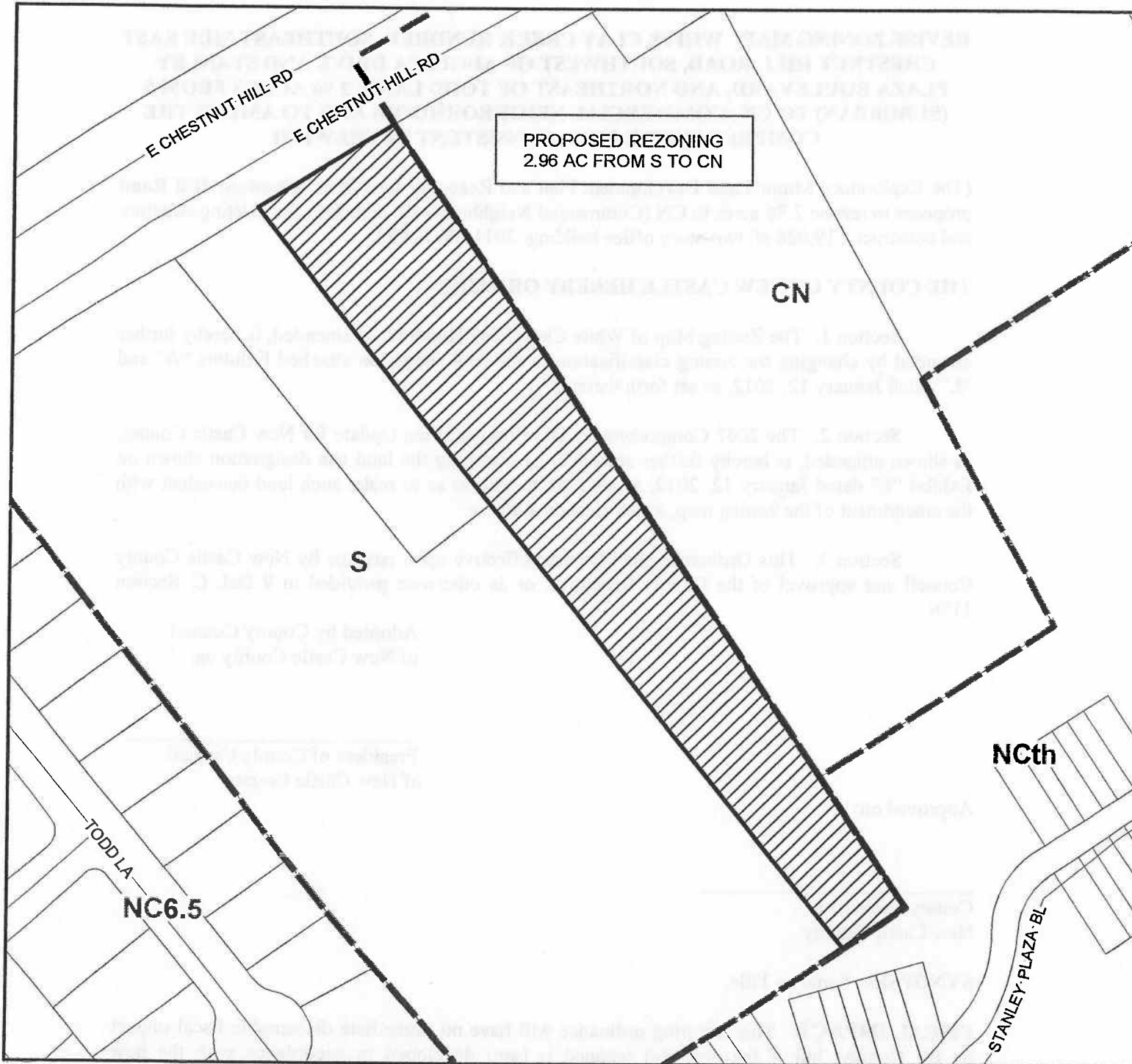
EXHIBIT "A"  
ZONING ORDINANCE AS INTRODUCED

APPLICANT: 659 E CHESTNUT HILL ROAD

APPLICATION NO. 2011-0531-S/Z

PROPOSED REZONING: FROM S TO CN

TAX PARCEL NO. 09-028.00-005



PROPOSED REZONING  
2.96 AC FROM S TO CN

CN

S

NC6.5

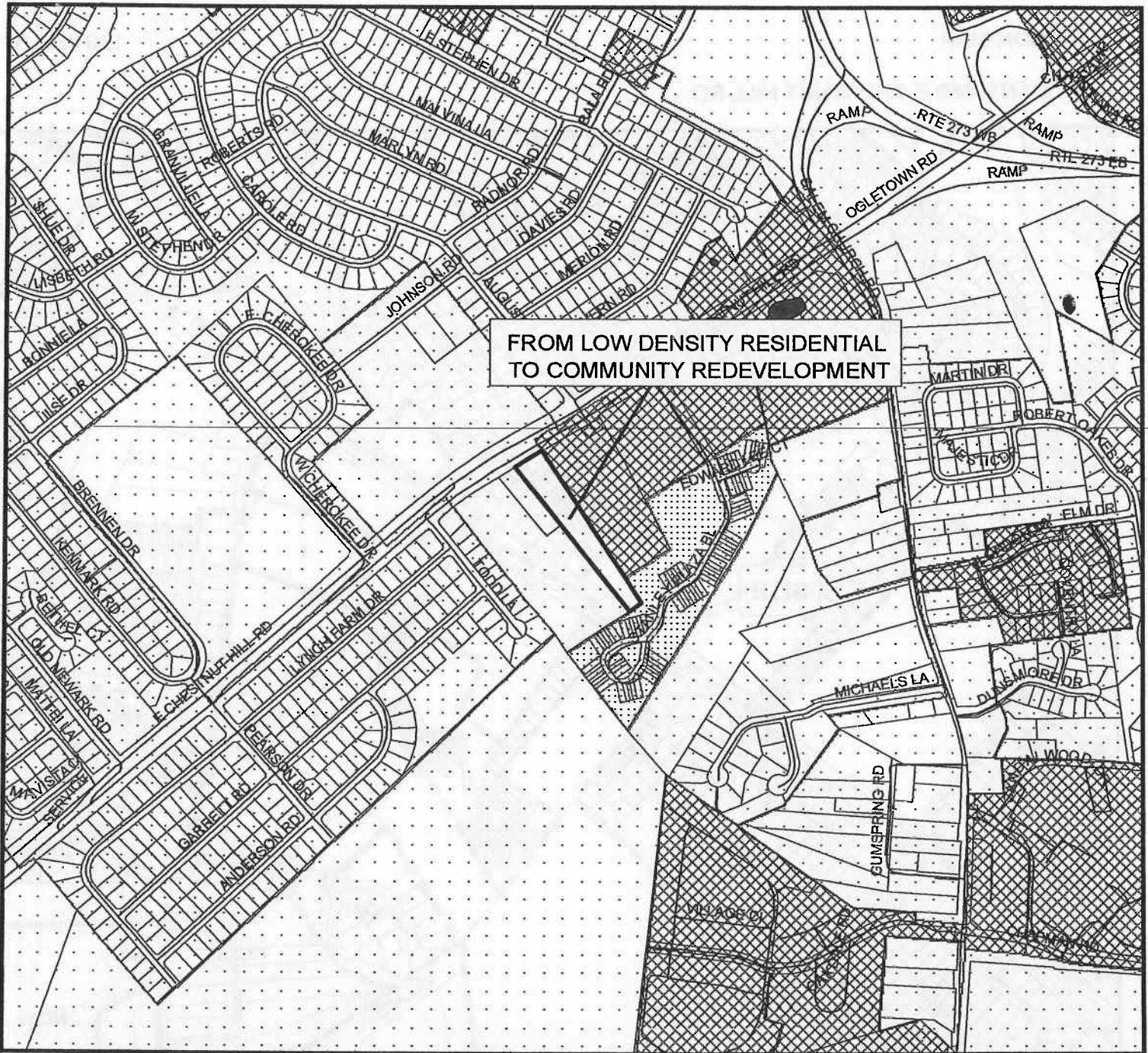
NCth

HUNDRED: WHITE CLAY CREEK  
NEW CASTLE COUNTY, DELAWARE

PERMANENT ORDINANCE NO. 12-010  
Date Adopted by County Council \_\_\_\_\_  
Date Approved by County Executive \_\_\_\_\_

Scale: 1"= 150'  
Prepared by: SFJ  
Date: 1/12/2012





FROM LOW DENSITY RESIDENTIAL  
TO COMMUNITY REDEVELOPMENT

AMENDMENT TO THE 2007 COMPREHENSIVE DEVELOPMENT PLAN  
NEW CASTLE COUNTY, DELAWARE



Ordinance No. 12-010

Exhibit E

App. No. 2011-0531-S/Z

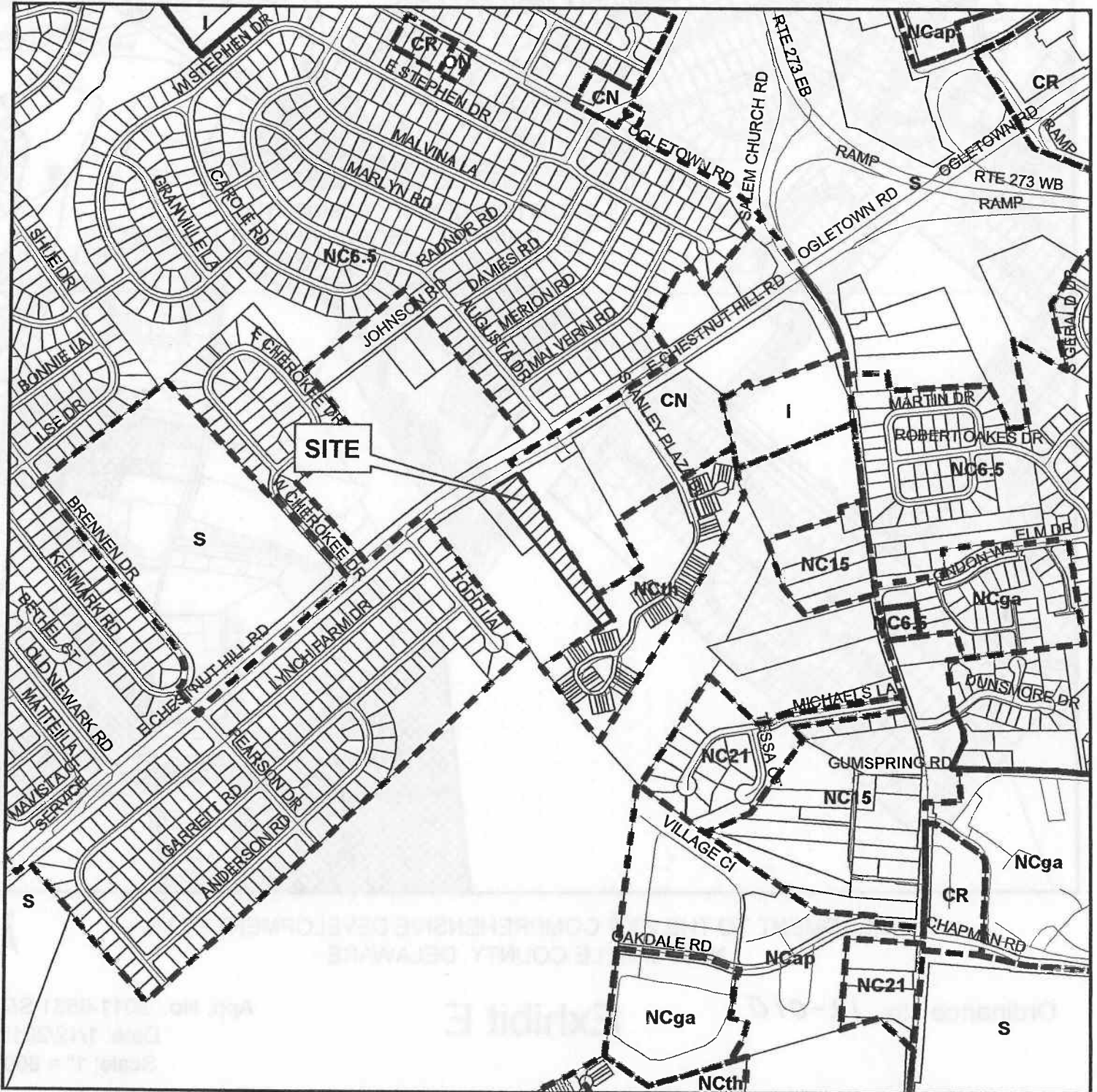
Date: 1/12/2012

Scale: 1" = 800'

Residential			
Very Low Density	Community Redevelopment	Municipal Land	
Low Density	New Community Development	Resource & Rural Preservation	
Medium Density	HI Zoned Land	Hometown (HT) Overlay	
High Density			



APPLICANT: 659 E CHESTNUT HILL RD



Block Map No. 46  
Scale: 1"= 800'  
Prepared by: SFJ  
Date: 1/12/2012

APPLICATION NO. 2011-0531-S/Z  
PERMANENT ORDINANCE NO. 12-010

HUNDRED: WHITE CLAY CREEK  
NEW CASTLE COUNTY, DELAWARE

