

Introduced by: Mr. Weiner  
Date of introduction: April 26, 2016

**SUBSTITUTE NO. 1  
TO  
ORDINANCE NO. 16 - 044**

**REVISE ZONING MAP: BRANDYWINE HUNDRED, SOUTH SIDE SILVERSIDE ROAD, WEST OF MARSH ROAD, AND NORTH OF GLENSIDE AVENUE; 3.29 ACRES FROM NC15 (NEIGHBORHOOD CONSERVATION, SINGLE-FAMILY DETACHED DWELLINGS) TO CN (COMMERCIAL NEIGHBORHOOD) AND 8.17 ACRES FROM NCSD (NEIGHBORHOOD CONSERVATION, SEMI-DETACHED DWELLINGS) TO CN; AND TO AMEND THE 2012 COMPREHENSIVE PLAN CONSISTENT THEREWITH**

(The Exploratory Major Land Development Plan and Rezoning for **Forwood Commons** proposes to rezone the 11.46 acres to CN to construct a mixed use development with 38 townhouse units and 33,200 sf of commercial, retail, and restaurant gross floor area. The property consists of eleven tax parcels to be consolidated into one parcel and is located at 2212 Silverside Road, Wilmington DE. **2015-0867-S/Z.**)

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

Section 1. The Zoning Map of Brandywine Hundred, as amended, is hereby further amended by changing the zoning classification of the land shown on attached Exhibits "A" and "L" dated November 18, 2016, as set forth therein.

Section 2. The 2012 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 April 15, 2016, 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

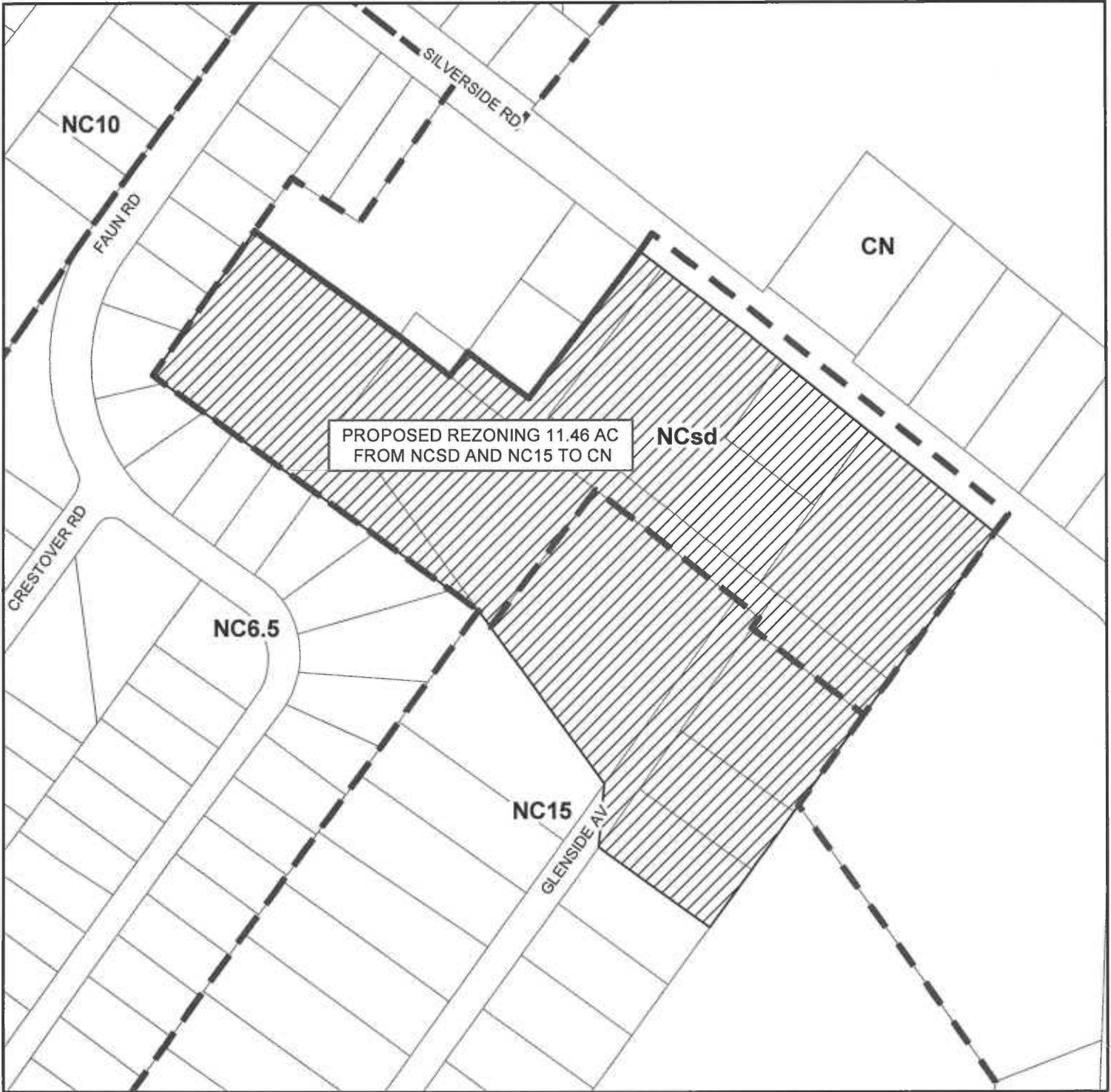
EXHIBIT "A"  
ZONING ORDINANCE AS INTRODUCED

APPLICATION NO. 2015-0867-S/Z

APPLICANT: FORWOOD COMMONS

TAX PARCEL NOS. 06-067.0-270,-271,-273,-299,-307  
06-067.00--312,-313, 06-068.00-026,-027,-244

PROPOSED REZONING: FROM NCSD & NC15 TO CN

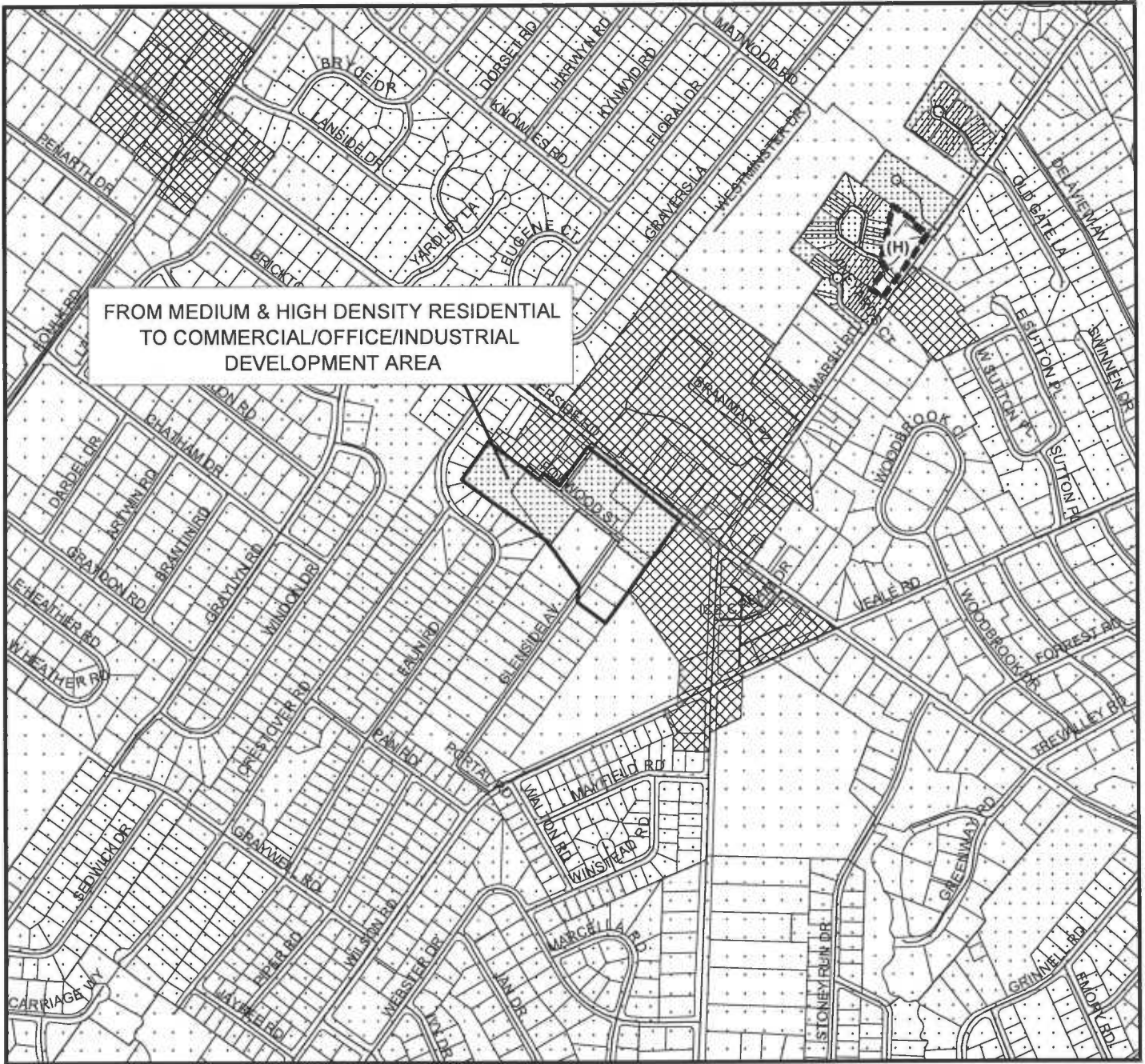


HUNDRED: BRANDYWINE  
NEW CASTLE COUNTY, DELAWARE

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

Scale: 1"= 150'  
Prepared by: RLH  
Date: 11/18/2016





AMENDMENT TO THE 2012 COMPREHENSIVE DEVELOPMENT PLAN  
NEW CASTLE COUNTY, DELAWARE



Ordinance No.

# Exhibit E

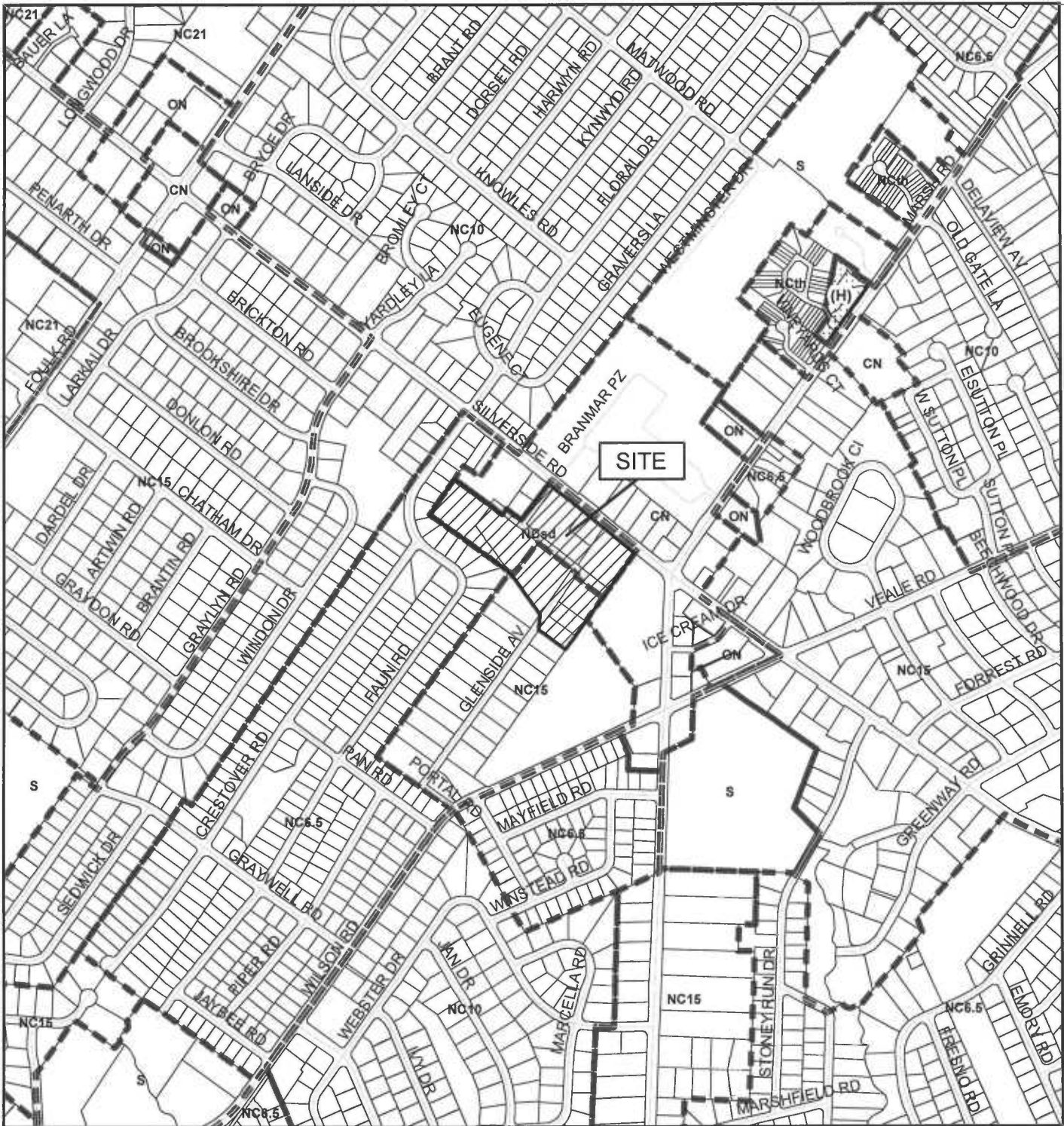
App. No. 2015-0867-S/Z

Date: 4/15/2016

Scale: 1" = 800'

<p><b>Residential</b></p> <ul style="list-style-type: none"> <li> Very Low Density</li> <li> Low Density</li> <li> Medium Density</li> <li> High Density</li> </ul>	<ul style="list-style-type: none"> <li> Commercial/Office/Industrial Development Area</li> <li> New Community Development</li> <li> HI Zoned Land</li> <li> Municipal Land</li> </ul>	<ul style="list-style-type: none"> <li> Resource &amp; Rural Preservation</li> <li> Hometown (HT) Overlay</li> <li> Historic Overlay (H)</li> </ul>
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APPLICANT: FORWOOD COMMONS



Block Map No. 10  
Scale: 1"= 800'  
Prepared by: RLH  
Date: 11/18/2016

APPLICATION NO. 2015-0867 -S/Z  
PERMANENT ORDINANCE NO.

HUNDRED: BRANDYWINE  
NEW CASTLE COUNTY, DELAWARE

