

Introduced by: Ms. Kilpatrick
Date of introduction: December 11, 2018

ORDINANCE NO. 18-129

REVISE ZONING MAP: MILL CREEK HUNDRED, EAST SIDE VALLEY ROAD, 2100' NORTH OF LIMESTONE ROAD; 701 VALLEY ROAD, TAX PARCEL NO. 08-012.00-032, 1.56 ACRES FROM S (SUBURBAN) TO CN (COMMERCIAL NEIGHBORHOOD) AND TO AMEND THE COMPREHENSIVE PLAN CONSISTENT THEREWITH

(The Exploratory Minor Land Development Plan for **Hockessin Commons** proposes to rezone the property to CN for development of an 11,760 square foot retail building on 1.56 acres. **2018-0076-S/Z.**)

NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The Zoning Map of New Castle Hundred, as amended, is hereby further amended by changing the zoning classification of the land shown on attached Exhibits "A", "E" and "L" dated, October 31, 2018, as set forth therein.

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

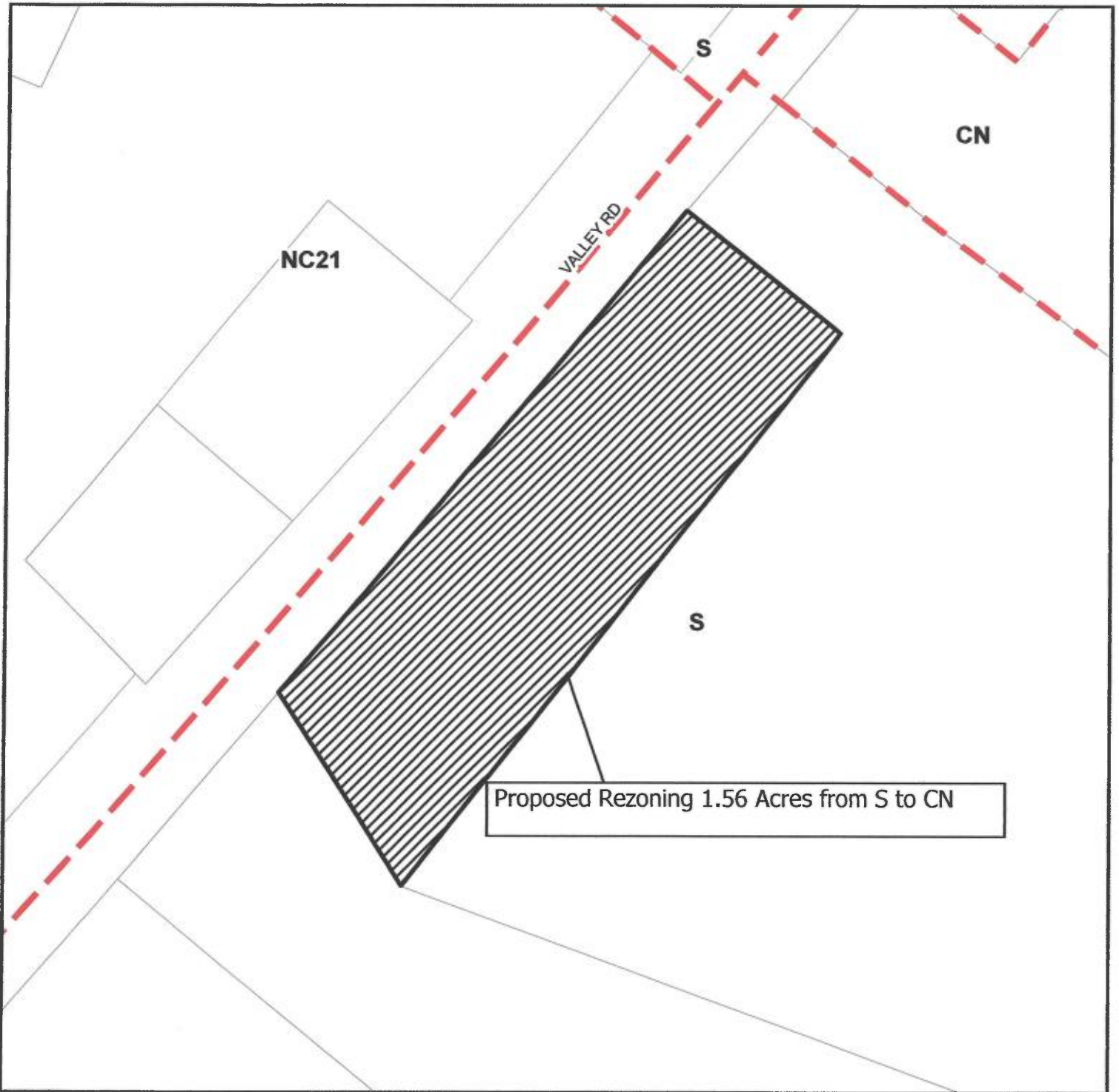
FISCAL IMPACT: This rezoning ordinance will have no immediate discernable fiscal impact on the County, but if the parcel rezoned is developed in accordance with the new rezoning, there may be one or more indirect fiscal effects on New Castle County government, including, but not limited to, an increase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

APPLICANT: Joseph Setting

APPLICATION NO. 2018-0076-S/Z

PROPOSED REZONING: FROM S TO CN

TAX PARCEL NOS. 08-012.00-032

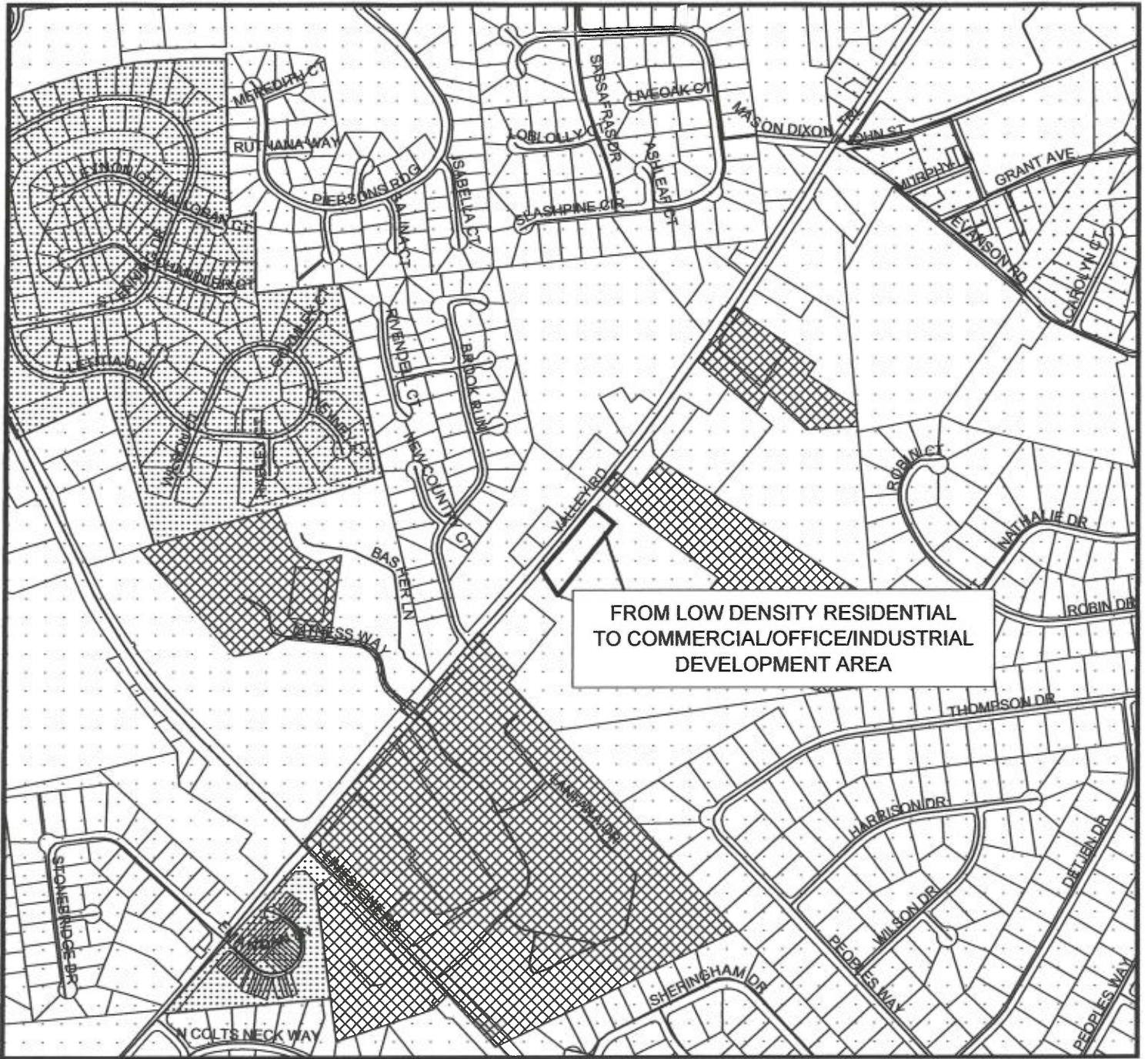


HUNDRED: MILL CREEK
NEW CASTLE COUNTY, DELAWARE

Scale: 1"= 100'
Prepared by: SMB
Date: 10/31/2018



PERMANENT ORDINANCE NO. *18-129*
Date Adopted by County Council _____
Date Approved by County Executive _____



FROM LOW DENSITY RESIDENTIAL
TO COMMERCIAL/OFFICE/INDUSTRIAL
DEVELOPMENT AREA

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



Ordinance No. 18-129

Exhibit E

App. No. 2018-0076-S/Z
Date: 10/31/2018
Scale: 1" = 800'

Residential		Commercial/Office/Industrial Development Area		Resource & Rural Preservation
Very Low Density		New Community Development		Hometown (HT) Overlay
Low Density		HI Zoned Land		Historic Overlay (H)
Medium Density		Municipal Land		
High Density				

PROPERTY MAP

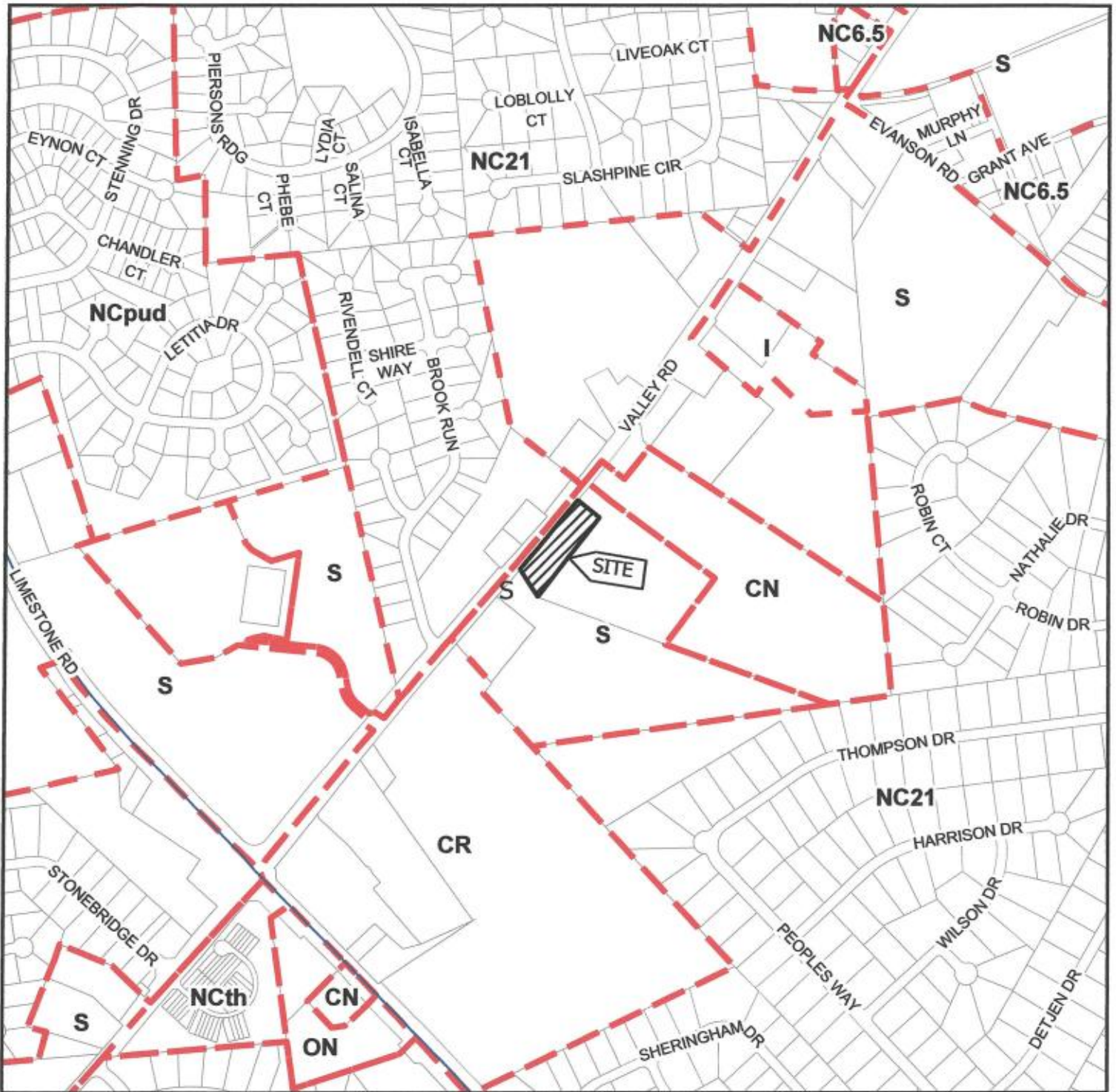
EXHIBIT "L"
ZONING ORDINANCE AS INTRODUCED

APPLICANT: Joseph Setting

APPLICATION NO. 2018-0076-S/Z

PROPOSED REZONING: From S to CN

TAX PARCEL NOS. 08-012.00-032



HUNDRED: MILL CREEK
NEW CASTLE COUNTY, DELAWARE

PERMANENT ORDINANCE NO. 18-129
Date Adopted by County Council _____
Date Approved by County Executive _____

1"= 700'
Prepared by: SMB
Date: 10/31/2018

