

Introduced by: Mr. Bell
Date of Introduction: December 11, 2018

ORDINANCE NO. 18-131

REVISE ZONING MAP: RED LION HUNDRED, EAST SIDE OF SOUTH DUPONT HIGHWAY (SR 7) AND ON THE NORTHEAST SIDE OF THE INTERSECTION OF WRANGLE HILL ROAD AND SOUTH DUPONT HIGHWAY; 1386 SCHOOL HOUSE ROAD, TAX PARCEL NUMBER 12-013.00-007; 51.01 ACRES FROM CR (COMMERCIAL REGIONAL) TO HI (HEAVY INDUSTRIAL) AND TO AMEND THE COMPREHENSIVE PLAN CONSISTENT THEREWITH

(The purpose of this County-initiated rezoning is to change the zoning of the west-most portion of the site to reflect the historical and existing heavy industrial use and zoning on the site. App. No. 2018-0679-Z)

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

Section 1. The Zoning Map of Red Lion Hundred, as amended, is hereby further amended by changing the zoning classification of the land shown on the attached Exhibits "A" and "L" dated November 29, 2018, as set forth therein.

Section 2. The 2012 Comprehensive Development Plan for New Castle County, as shown amended, is hereby further amended, by changing the land use designation shown on attached Exhibit "E" dated November 29, 2018, as set forth therein, so as to make such land consistent with the amendment of the zoning map, as per Section 1 above.

Section 3. This is a County initiated rezoning for which the Department of Land Use has waived exploratory plan review under *New Castle County Code* § 40.31.113.

Section 4. 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 NOTE: This rezoning ordinance will have no immediate discernible fiscal impact on the County, but if the parcel rezoned is developed in accordance with the 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 collected thereon, and an increased demand for county services.

PROPERTY MAP

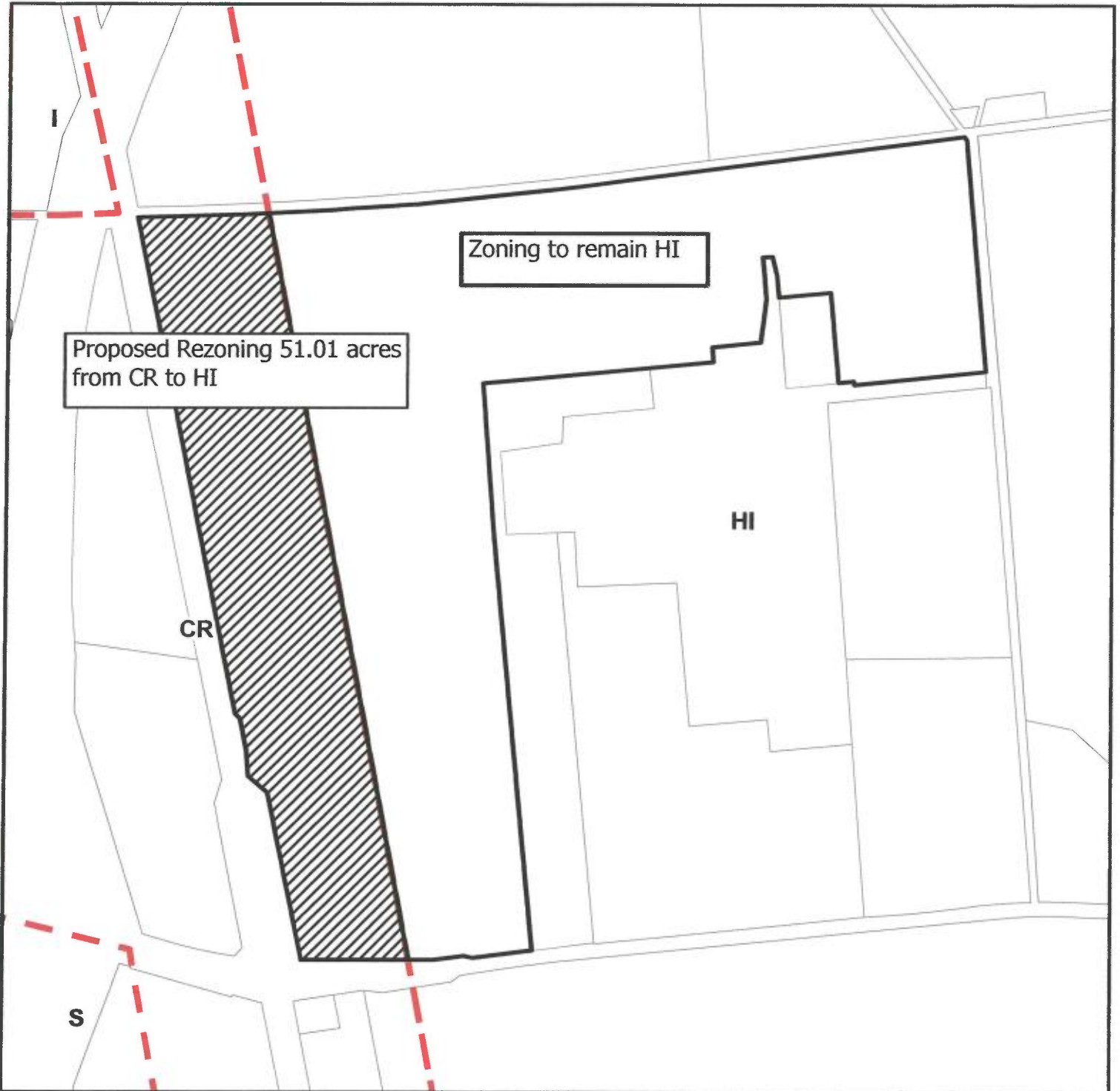
EXHIBIT "A"
ZONING ORDINANCE AS INTRODUCED

APPLICANT: New Castle County

APPLICATION NO. 2018-0679-S/Z

PROPOSED REZONING: From CR to HI

TAX PARCEL NO. 12-013.00-007



HUNDRED: RED LION
NEW CASTLE COUNTY, DELAWARE

Scale: 1"= 700'
Prepared by: SMB
Date: 11/29/2018



PERMANENT ORDINANCE NO. 18-131

Date Adopted by County Council _____

Date Approved by County Executive _____



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



Ordinance No. *18-131*

Exhibit E

App. No. 2018-0679-S/Z
 Date: 11/29/2018
 Scale: 1" = 800'

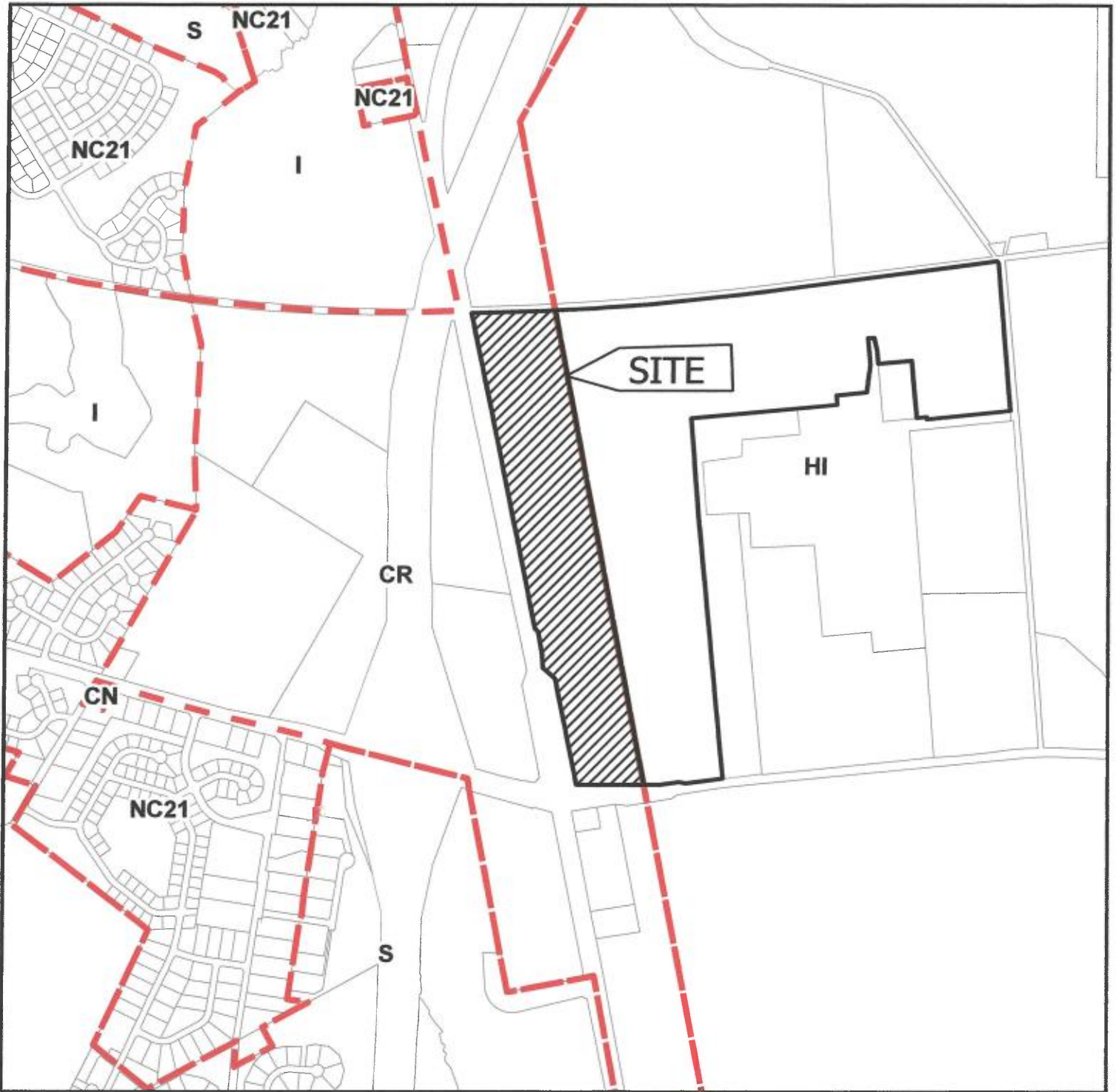
Residential	Commercial/Office/Industrial Development Area	Resource & Rural Preservation
Very Low Density	New Community Development	Hometown (HT) Overlay
Low Density	HI Zoned Land	Historic Overlay (H)
Medium Density	Municipal Land	
High Density		

APPLICANT: New Castle County

APPLICATION NO. 2018-0679-S/Z

PROPOSED REZONING: From CR to HI

TAX PARCEL NO. 12-013.00-007



HUNDRED: RED LION
NEW CASTLE COUNTY, DELAWARE

Scale: 1"= 1100'
Prepared by: SMB
Date: 11/29/2018



PERMANENT ORDINANCE NO. 18-131

Date Adopted by County Council _____

Date Approved by County Executive _____