

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

ORDINANCE NO. 18-132

REVISE PREVIOUSLY APPROVED PRELIMINARY MAJOR LAND DEVELOPMENT PLAN WITH REZONING FOR MERIDIAN CROSSING; NEW CASTLE HUNDRED, SOUTHWEST SIDE OF CHURCH ROAD, SOUTH OF THE CSX RAILROAD; TAX PARCEL NUMBERS 10-048.30-257 THROUGH 297 & 10-048.30-228 THROUGH 256; ADDRESSES 11 THROUGH 41 GRISSOM DRIVE, 1001 THROUGH 1033 EDWARD WHITE AVENUE, 1024 THROUGH 1042 EDWARD WHITE AVENUE, 761 THROUGH 775 OBSERVATORY DRIVE, 931 THROUGH 949 SHEPARD AVENUE, AND 1102 THROUGH 1116 GODDARD WAY

(The Exploratory Plan for **Meridian Crossing** proposes to develop a plan that will revise the previously approved and recorded lot widths, provide changes to open space, change rear loaded units to front load units, and eliminate lots. Section 40.31.113 of the *New Castle County Code* requires that all subsequent land development plans to a previously approved preliminary and rezoning plan be in general conformity with the development on the approved preliminary plan that was relied upon by County Council when it granted the rezoning. County Council adopted Ordinance 02-021 in June 2002. ST (Suburban Transition) zoning district. **App.2018-0540-S/Z**)

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

Section 1. The revised plan for Meridian Crossing (area shown on Exhibits A and L) is approved and shall supersede the previously approved preliminary plan associated with the rezoning that was approved in June 2002 by Ordinance 02-021.

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.

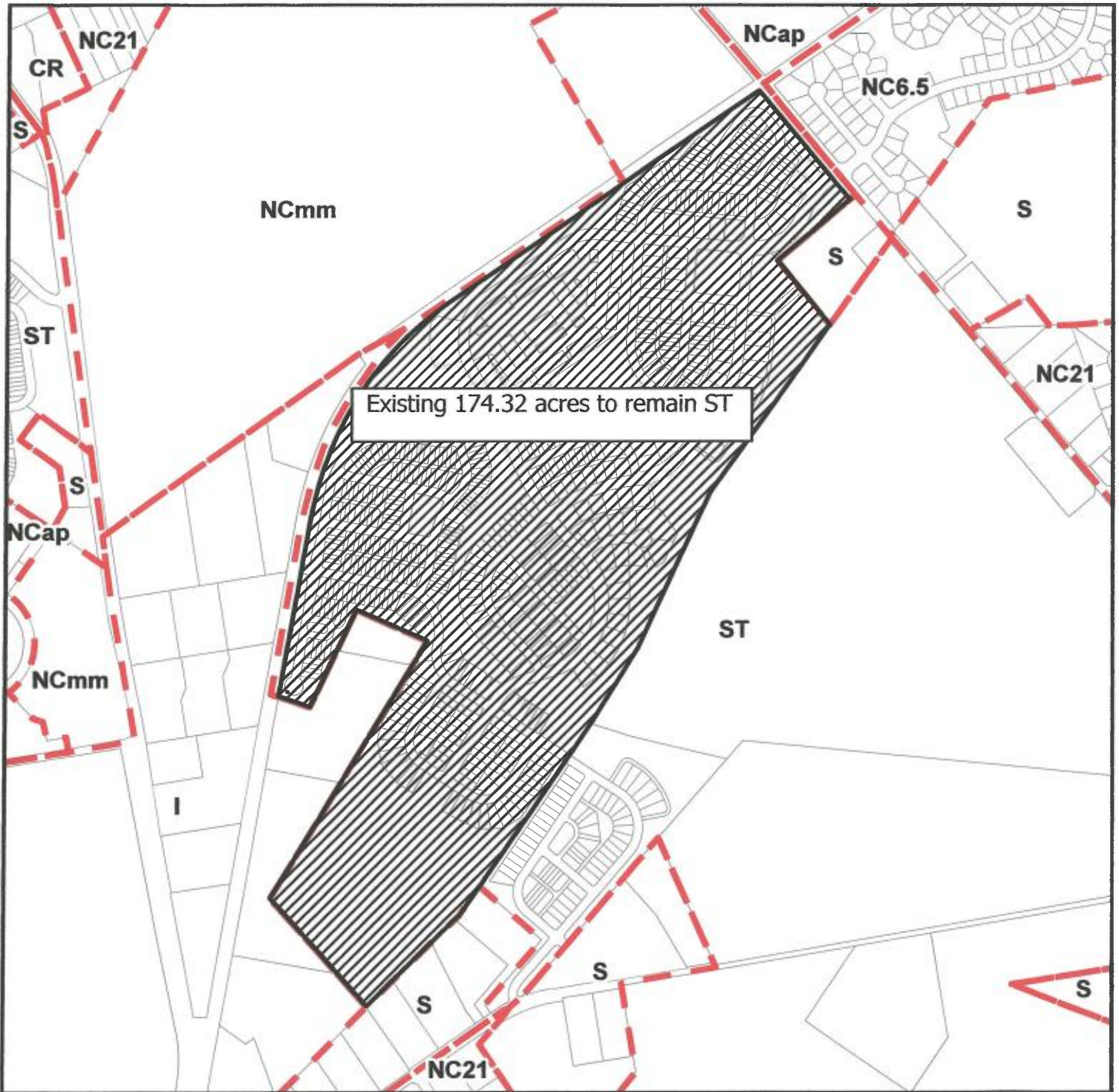
FISCAL IMPACT: This rezoning ordinance will have no immediate discernable fiscal impact on the County, but if the parcel(s) rezoned is (are) developed in accordance with the new plan, there may be one or more indirect fiscal effects on New Castle County government, including, but not limited to, an increase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

APPLICANT: Reybold Venture Group XI-C, LLC

APPLICATION NO. 2018-0540-S/Z

PROPOSED REZONING: Existing ST to remain ST

TAX PARCEL NOS. 10-048.30-257 through 297
& 10-048.30-228 through 256



HUNDRED: WHITE CLAY CREEK
NEW CASTLE COUNTY, DELAWARE

Scale: 1"= 800'
Prepared by: SMB
Date: 11/07/2018



PERMANENT ORDINANCE NO. *18-132*
Date Adopted by County Council _____
Date Approved by County Executive _____

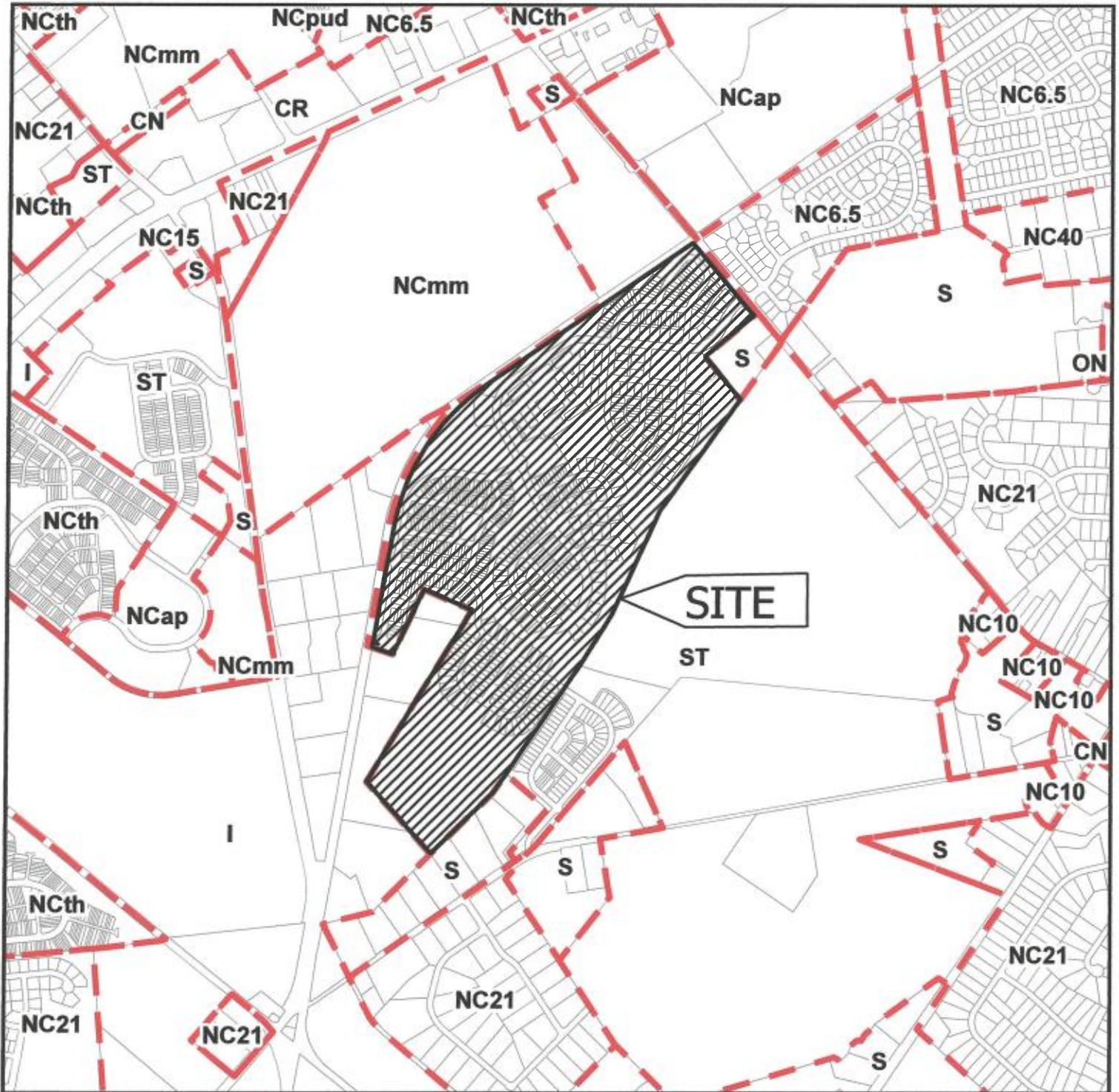
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PROPOSED REZONING: Existing ST to remain ST

& 10-048.30-228 through 256



HUNDRED: WHITE CLAY CREEK
NEW CASTLE COUNTY, DELAWARE

PERMANENT ORDINANCE NO. *18-132*

Date Adopted by County Council _____

Date Approved by County Executive _____

Scale: 1"= 1200'
Prepared by: SMB
Date: 11/07/2018

