

Introduced by: Mr. Bell
Date of introduction: May 14, 2019

ORDINANCE NO. 19-047

REVISE ZONING MAP: NEW CASTLE HUNDRED, SOUTH SIDE OF PULASKI HIGHWAY, APPROXIMATELY 1100 FEET EAST OF SALEM CHURCH ROAD; 1604, 1612, 1616 AND 0 PULASKI HIGHWAY, TAX PARCEL NOS. 10-048.00-001, 10-048.00-002, 10-048.00-003 AND 10-048.00-004, 4.69 ACRES FROM NC21 (NEIGHBORHOOD CONSERVATION) TO CR (COMMERCIAL REGIONAL)

(The Exploratory Major Land Development Plan for **Lidl** proposes to rezone the property to CR for development of a 29,089 square foot grocery store and a 7,200 square foot specialty retail building with associated site improvements on 4.69 acres. **2018-0399-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" and "L" dated March 12, 2019, 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 March 12, 2109, 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 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: LIDL US Operations LLC

TAX PARCEL NOs. 10-048.00-001,
10-048.00-002, 10-048.00-003, and
10-048.00-004

PROPOSED REZONING: NC21 to CR



HUNDRED: NEW CASTLE
NEW CASTLE COUNTY, DELAWARE

Scale: 1"= 150'
Prepared by: SMB
Date: 3/12/2019



PERMANENT ORDINANCE NO. 19-047

Date Adopted by County Council _____

Date Approved by County Executive _____



LOW DENSITY RESIDENTIAL TO
COMMERCIAL/OFFICE/
INDUSTRIAL

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

Ordinance No. 19-047

Exhibit E

App. No. 2018-0399-S/Z

Date: 3/12/2019

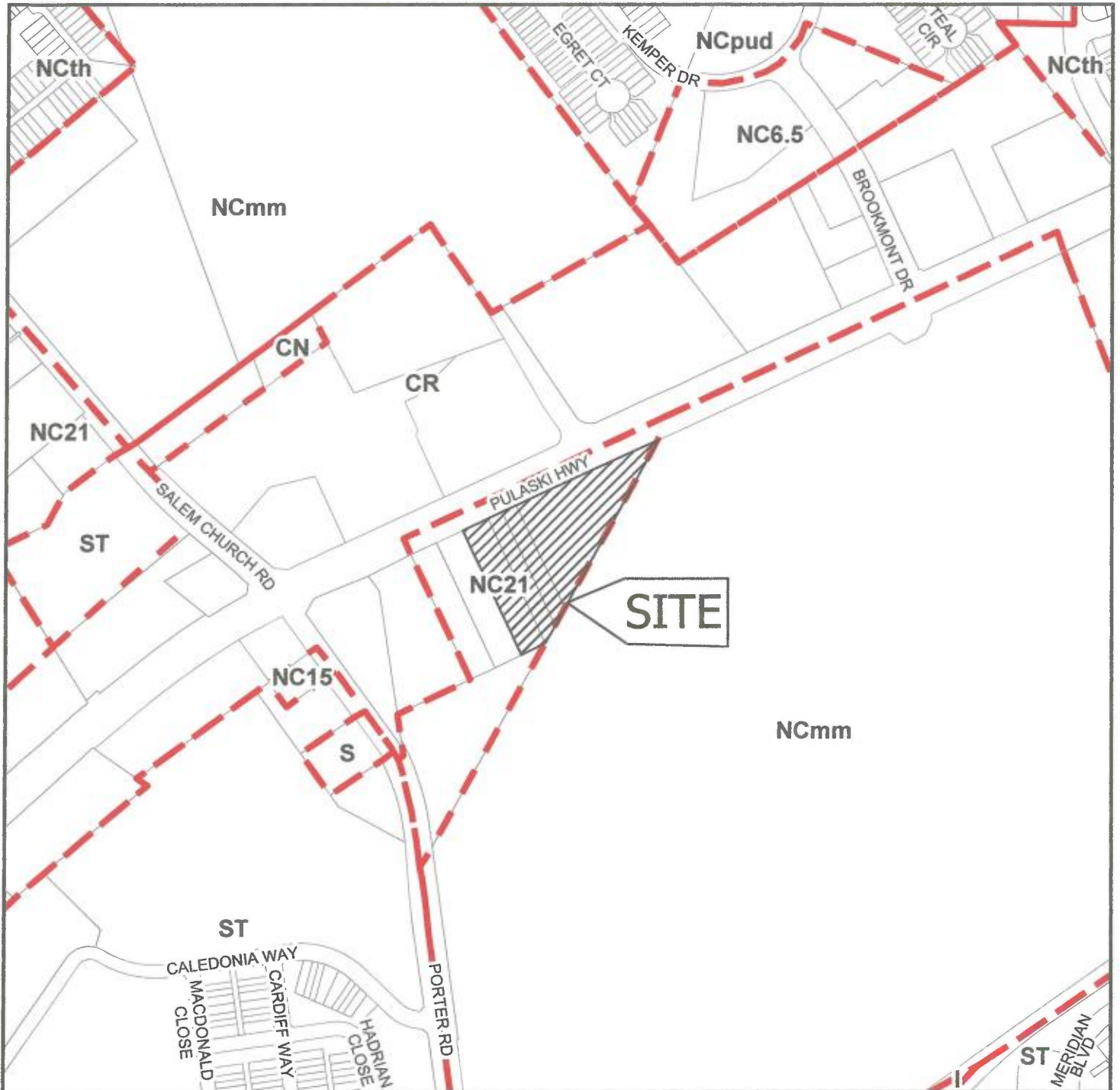
Scale: 1" =500'

<p>Residential</p> <ul style="list-style-type: none"> Very Low Density Low Density Medium Density High Density 	<ul style="list-style-type: none"> Commercial/Office/Industrial Development Area New Community Development HI Zoned Land Municipal Land 	<ul style="list-style-type: none"> Resource & Rural Preservation Hometown (HT) Overlay Historic Overlay (H)
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PROPOSED REZONING: NC21 to CR



HUNDRED: NEW CASTLE
NEW CASTLE COUNTY, DELAWARE

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