

Introduced by: Mr. Powers  
Date of introduction: December 9, 2014

**ORDINANCE NO. 14 - 133**

**REVISE ZONING MAP: APPOQUINIMINK HUNDRED, SOUTH SIDE  
NOXONTOWN ROAD, WEST SIDE OF HARRIS ROAD, AND WEST OF SR 1 AND  
US 13; 2.19 ACRES FROM SR (SUBURBAN RESERVE) TO I (INDUSTRIAL) AND TO  
AMEND THE 2012 COMPREHENSIVE PLAN CONSISTENT THEREWITH**

(The Exploratory Minor Land Development Plan for **3681 Harris Road** proposes to rezone 2.19 acres of a larger 107.73 acre parcel to I and to construct a 12,000 square foot industrial building on the I-zoned portion. **2014-0631-S/Z.**)

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

Section 1. The Zoning Map of Appoquinimink 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, 2014, 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 November 18, 2014, 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

APPLICANT: 3681 HARRIS RD

APPLICATION NO. 2014-0631-S/Z

PROPOSED REZONING: PART FROM SR TO I

TAX PARCEL NO. PART OF 14-012.00-062



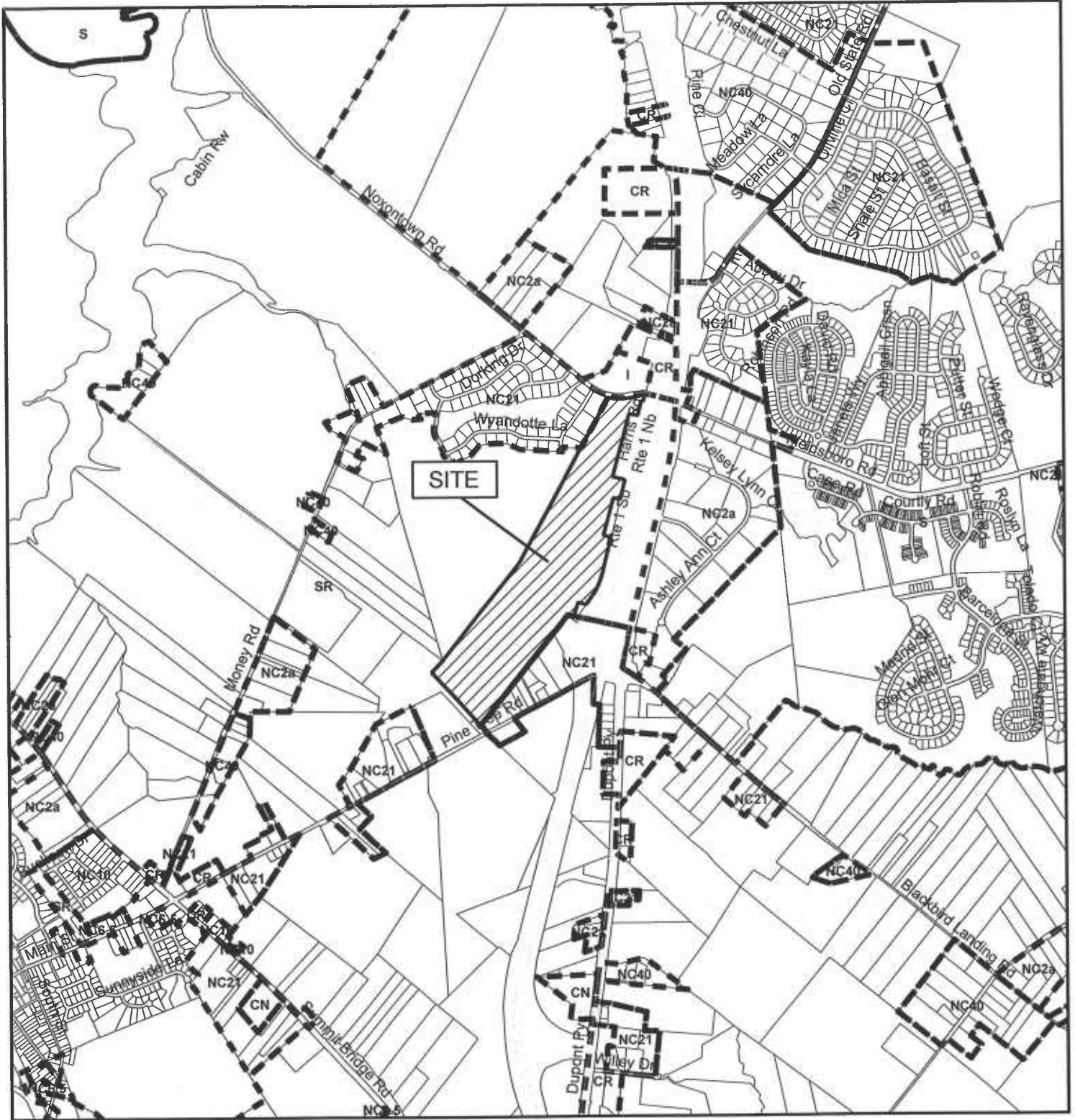
HUNDRED: APPOQUINIMINK  
NEW CASTLE COUNTY, DELAWARE

Scale: 1"= 700'  
Prepared by: SFJ  
Date: 11/18/2014



PERMANENT ORDINANCE NO. 14-133  
Date Adopted by County Council \_\_\_\_\_  
Date Approved by County Executive \_\_\_\_\_

APPLICANT: 3681 HARRIS RD

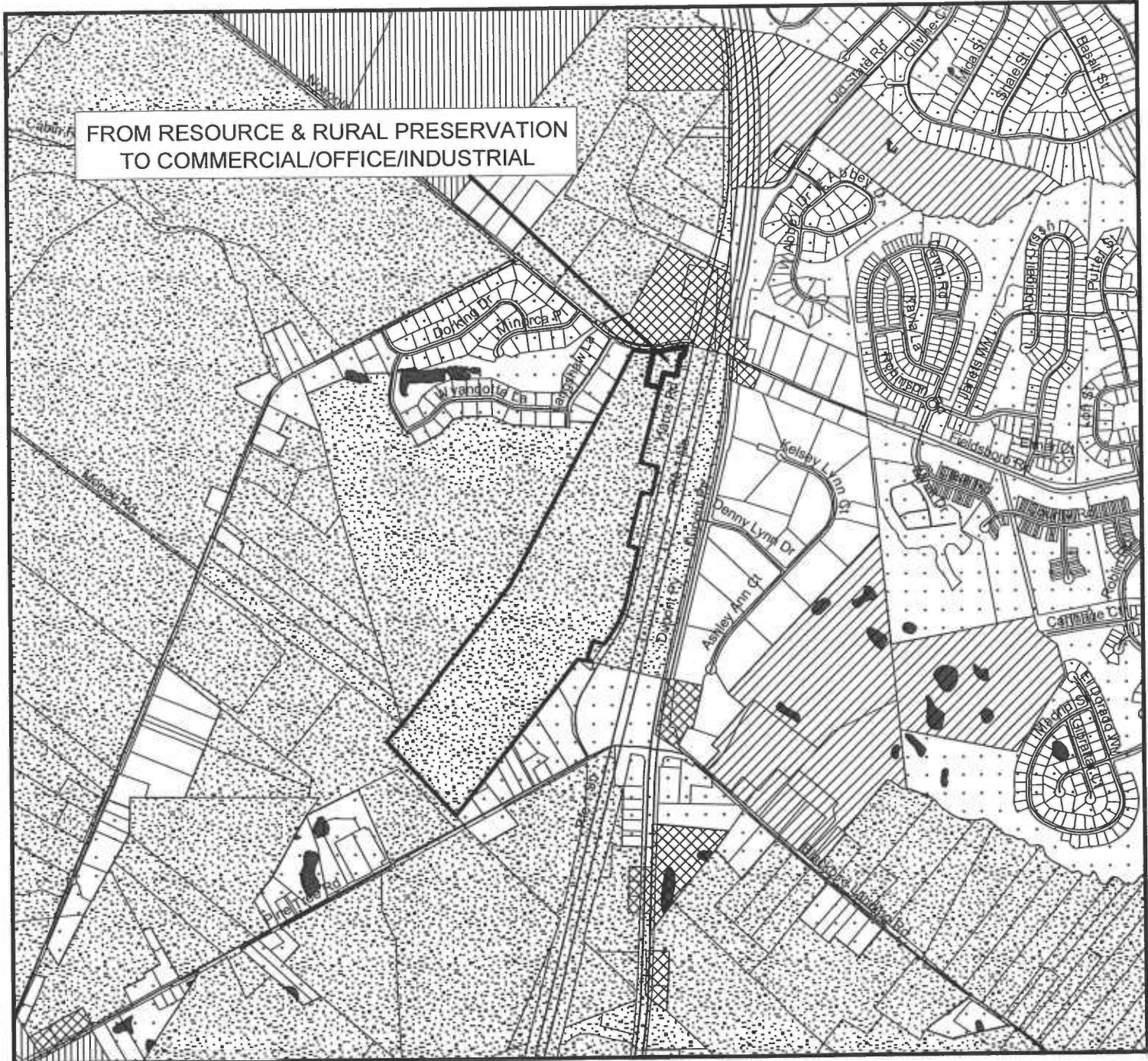


Block Map No. 109  
 Scale: 1"= 2000'  
 Prepared by: SFJ  
 Date: 11/18/2014

APPLICATION NO. 2014-0631 -S/Z  
 PERMANENT ORDINANCE NO. 14133

HUNDRED: APPOQUINIMINK  
 NEW CASTLE COUNTY, DELAWARE





FROM RESOURCE & RURAL PRESERVATION  
TO COMMERCIAL/OFFICE/INDUSTRIAL

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



Ordinance No. 14-133

# Exhibit E

App. No. 2014-0631-S/Z  
Date: 11/18/2014  
Scale: 1" = 1500'

