Introduced by: 6/8/10
Date of introduction: Mr. Powers

ORDINANCE NO. 10 - 064

REVISE ZONING MAP: NEW CASTLE HUNDRED, WEST SIDE OLD STATE ROAD, SOUTH SIDE NORFOLK AND SOUTHERN RAILROAD, AND WEST OF US 13 AND LLANGOLLEN BOULEVARD; 11.78 ACRES FROM S (SUBURBAN) TO CR (COMMERCIAL REGIONAL); AND, TO AMEND THE 2007 COMPREHENSIVE PLAN UPDATE CONSISTENT THEREWITH

(Exploratory plan for **339 Old State Road** proposes to combine three tax parcels and to use an existing 2,850 square foot building in addition to constructing an additional 24,260 square feet of flex warehousing and commercial retail buildings on 11.78 acres. 2010-0244-S/Z.)

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 May 17, 2010, as set forth therein.

Section 2. The 2007 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 May 17, 2010, 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 pursuant to Section 40.31.113 G of the *New Castle County Code*.

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.