

Introduced by: Mr. Reda
Date of introduction: October 23, 2012

ORDINANCE NO. 12 - 104

**REVISE ZONING MAP: WHITE CLAY CREEK HUNDRED,
WEST SIDE SR 7 (STANTON/CHRISTIANA ROAD) AND
SOUTH OF SR 4 (STANTON/OGLETOWN ROAD);
3.70 ACRES FROM BP (BUSINESS PARK) TO CR (COMMERCIAL REGIONAL).**

(The Exploratory Major Land Development Plan and Rezoning for **Fusco Properties** proposes to consolidate five existing tax parcels into one parcel and to develop a 21,000 square foot building for commercial retail use. 2012-0510-S/Z).

THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The Zoning Map of White Clay Creek Hundred, as amended, is hereby further amended by changing the zoning classification of the land shown on attached Exhibits "A" and "L" dated September 27, 2012, as set forth therein.

Section 2. 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

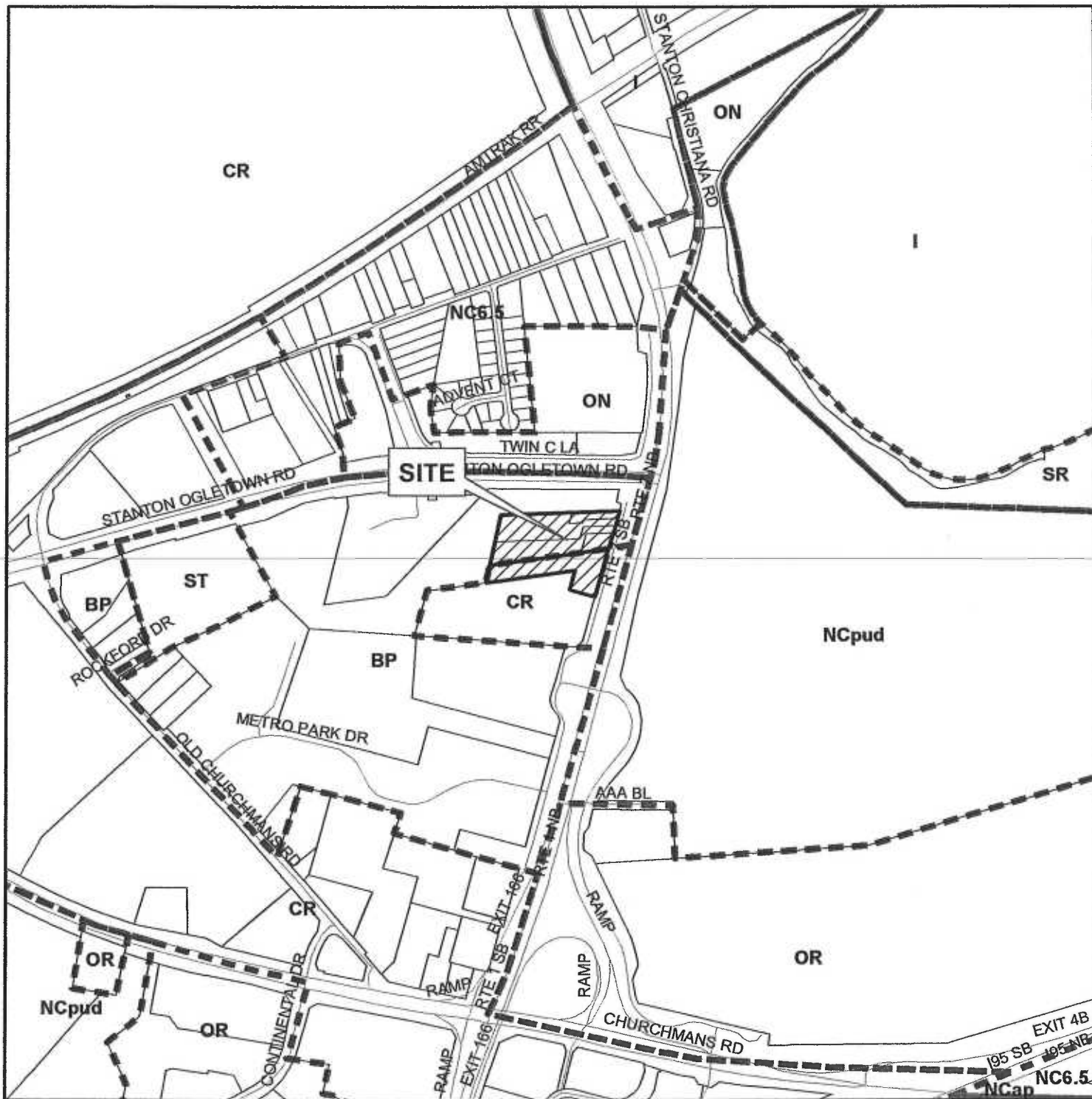
Approved on:

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.

APPLICANT: FUSCO PROPERTIES



Block Map No. 41
 Scale: 1"= 800'
 Prepared by: SFJ
 Date: 9/27/2012

APPLICATION NO. 2012-0510-SIZ
 PERMANENT ORDINANCE NO. 12-104

HUNDRED: WHITE CLAY CREEK
 NEW CASTLE COUNTY, DELAWARE

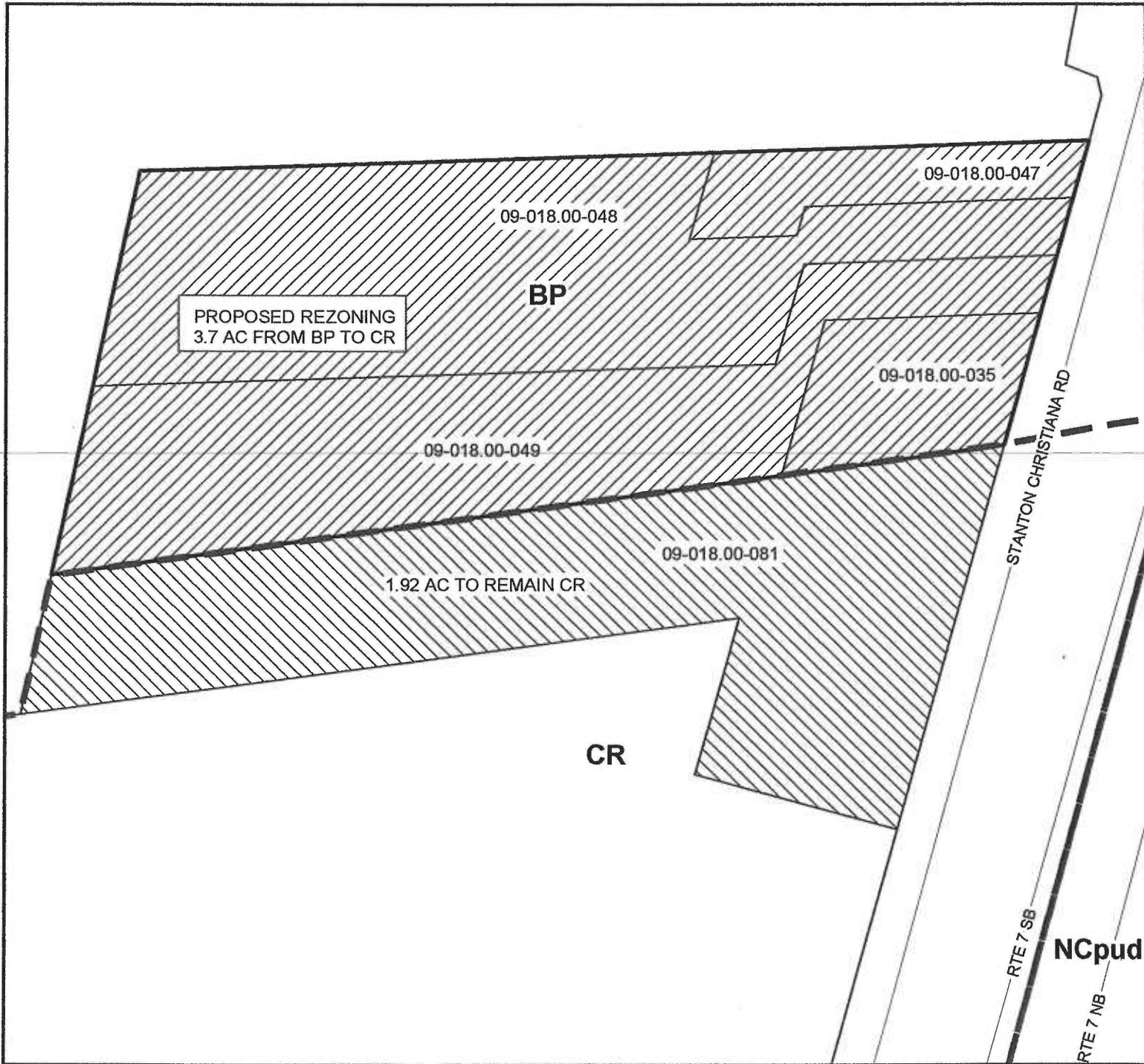


APPLICANT: FUSCO PROPERTIES

APPLICATION NO. 2012-0510-S/Z

PROPOSED REZONING: FROM BP TO CR

TAX PARCEL NO. 09-018.00-035, 09-018.00-047,
09-018.00-048, 09-018.00-049, 09-018.00-081



HUNDRED: WHITE CLAY CREEK
NEW CASTLE COUNTY, DELAWARE

Scale: 1"= 100'
Prepared by: SFJ
Date: 9/27/2012



PERMANENT ORDINANCE NO. 12-104
Date Adopted by County Council _____
Date Approved by County Executive _____