

Introduced by: Mr. Powers
Date of introduction: May 14, 2013

ORDINANCE NO. 13-037

**REVISE ZONING MAP: PENCADER HUNDRED, EAST SIDE SUMMIT BRIDGE ROAD (SR 896),
SOUTH OF PORTER ROAD, AND NORTH OF HOWELL SCHOOL ROAD;
45.32 ACRES FROM S (SUBURBAN) TO ST (SUBURBAN TRANSITION) AND
TO AMEND THE COMPREHENSIVE PLAN CONSISTENT THEREWITH**

(The Exploratory Major Land Development Plan and Rezoning for **Colony at Summit Bridge – East** proposes to rezone a portion of the property to ST for a residential open space planned development option for 150 dwellings (39 single-family detached, 24 single-family twin units, and 87 single-family townhouse units). 2012-0603-S/Z.)

THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The Zoning Map of Pencader Hundred, as amended, is hereby further amended by changing the zoning classification of the land shown on attached Exhibits “A”, “E” and “L” dated February 6, 2013, 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 February 6, 2013, 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: COLONY AT SUMMIT BRIDGE - EAST

APPLICATION NO. 2012-0603-S/Z

PROPOSED REZONING: FROM S TO ST

TAX PARCEL NO. PART OF 11-037.00-002

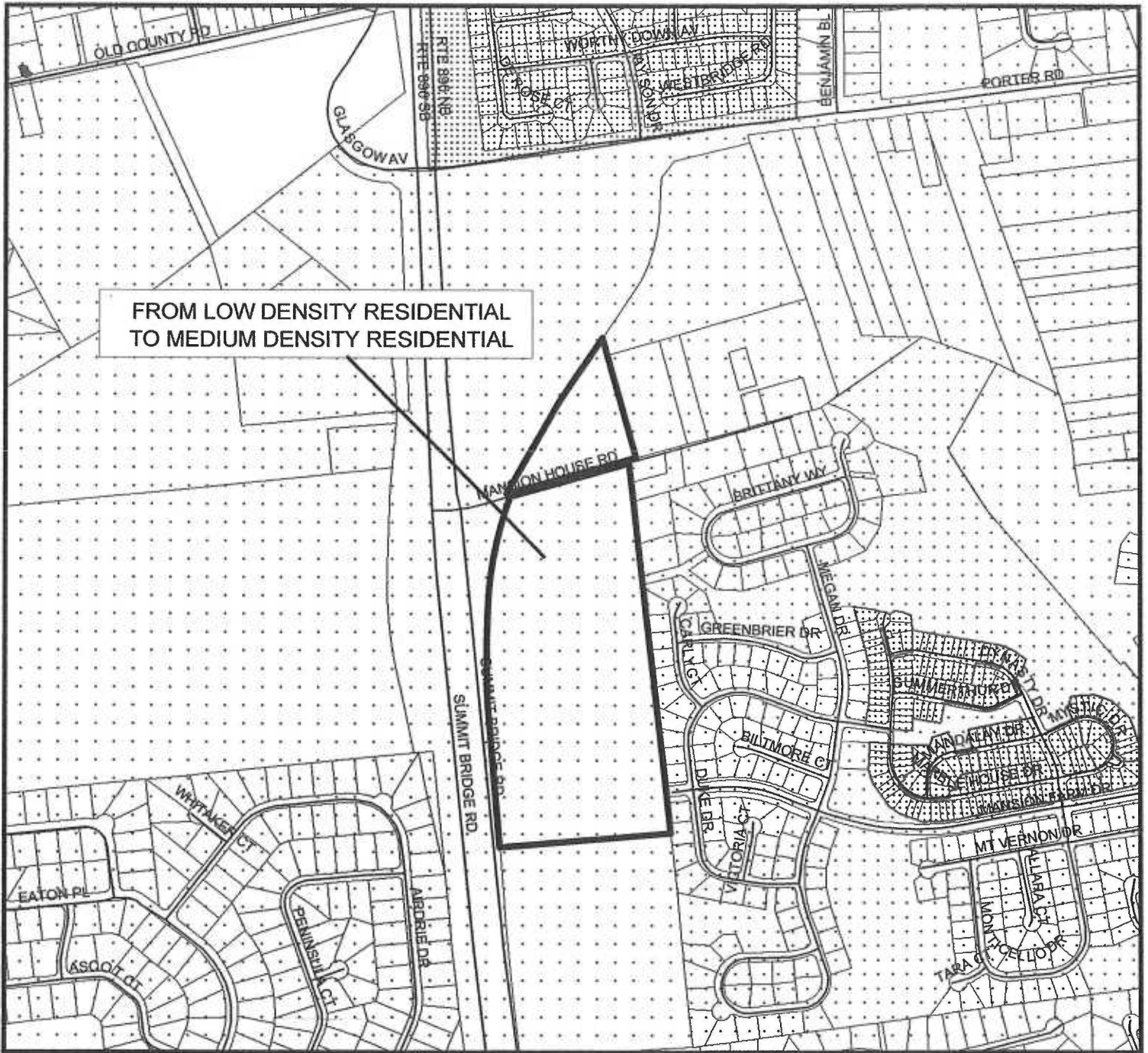


HUNDRED: PENCADER
NEW CASTLE COUNTY, DELAWARE

Scale: 1"= 500'
Prepared by: SFJ
Date: 2/6/2013



PERMANENT ORDINANCE NO. 13-037
Date Adopted by County Council _____
Date Approved by County Executive _____



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



Ordinance No. 13-037

Exhibit E

App. No. 2012-0603-S/Z
Date: 2/6/2013
Scale: 1" = 800'

<p>Residential</p> <ul style="list-style-type: none"> Very Low Density Low Density Medium Density High Density 	<ul style="list-style-type: none"> Office/Commercial/Industrial Development Area New Community Development HI Zoned Land 	<ul style="list-style-type: none"> Municipal Land Resource & Rural Preservation Hometown (HT) Overlay
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APPLICANT: COLONY AT SUMMIT BRIDGE - EAST



Block Map No. 67
 Scale: 1"= 800'
 Prepared by: SFJ
 Date: 2/6/2013

APPLICATION NO. 2012-0603-S/Z
 PERMANENT ORDINANCE NO. 13-037

HUNDRED: PENCADER
 NEW CASTLE COUNTY, DELAWARE

