

Introduced by: Mr. Bell
Date of introduction: October 10, 2017

ORDINANCE NO. 17-096

**REVISE PREVIOUSLY APPROVED PRELIMINARY MAJOR LAND DEVELOPMENT
PLAN WITH REZONING FOR VISTA AT RED LION – SECTION 2; RED LION
HUNDRED; SOUTH SIDE OF OLD PORTER ROAD, WEST OF RED LION ROAD,
EAST OF GRISSOM LANE**

(The revised plan for **Vista at Red Lion – Section 2** proposes to revise the previously approved design of the subdivision. This new plan will supersede the previously approved preliminary plan and rezoning. Former Section 40.31.114 of the *New Castle County Code* (which applies to former process plans) requires that all subsequent land development plans to a previously approved preliminary and rezoning plan be in strict conformity with the development on the approved preliminary plan that was relied upon by County Council when it granted the rezoning. County Council adopted Ordinance 09-092 in March 2011. ST (Suburban Transition) zoning district. App. 2008-0003-S/Z.)

NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The revised plan for Vista at Red Lion – Section 2 (area shown on Exhibits A and L) is approved and shall supersede the previously approved preliminary plan associated with the rezoning that was approved in March 2011 by Ordinance 09-092.

Section 2. This Ordinance shall become effective immediately upon passage by New Castle County Council and approval by 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 discernible 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 assess 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

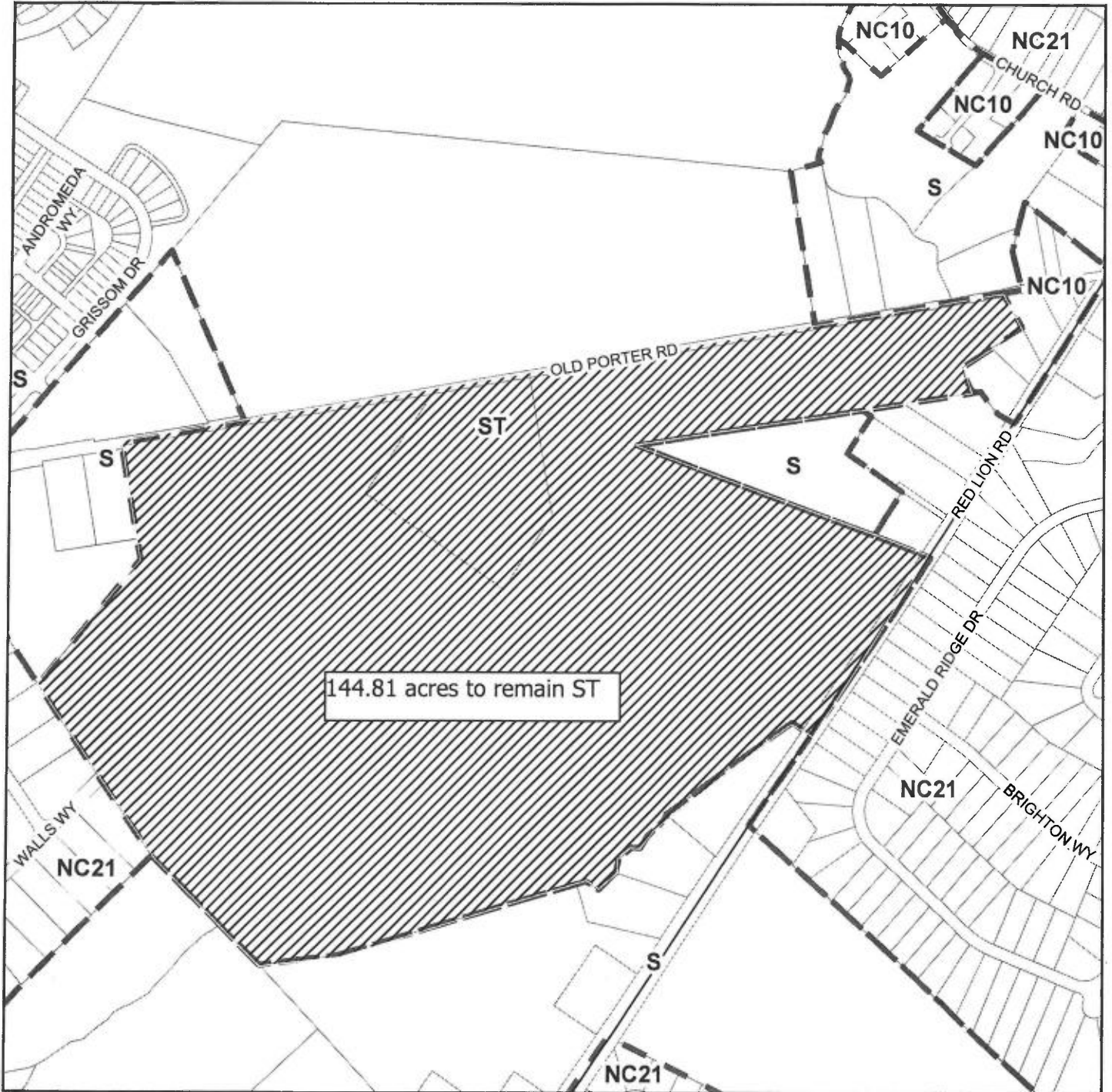
APPLICATION NO. 2008-0003-S/Z

APPLICANT: Vista at Red Lion Section Two

TAX PARCEL NOS. 10-052.00-011

PROPOSED REZONING: Retain ST zoning

& 10-052.00-018



HUNDRED: Red Lion
NEW CASTLE COUNTY, DELAWARE

PERMANENT ORDINANCE NO. *17-096*
Date Adopted by County Council _____
Date Approved by County Executive _____

1"= 600'
Prepared by: SMB
Date: 6/29/2017



PROPERTY MAP

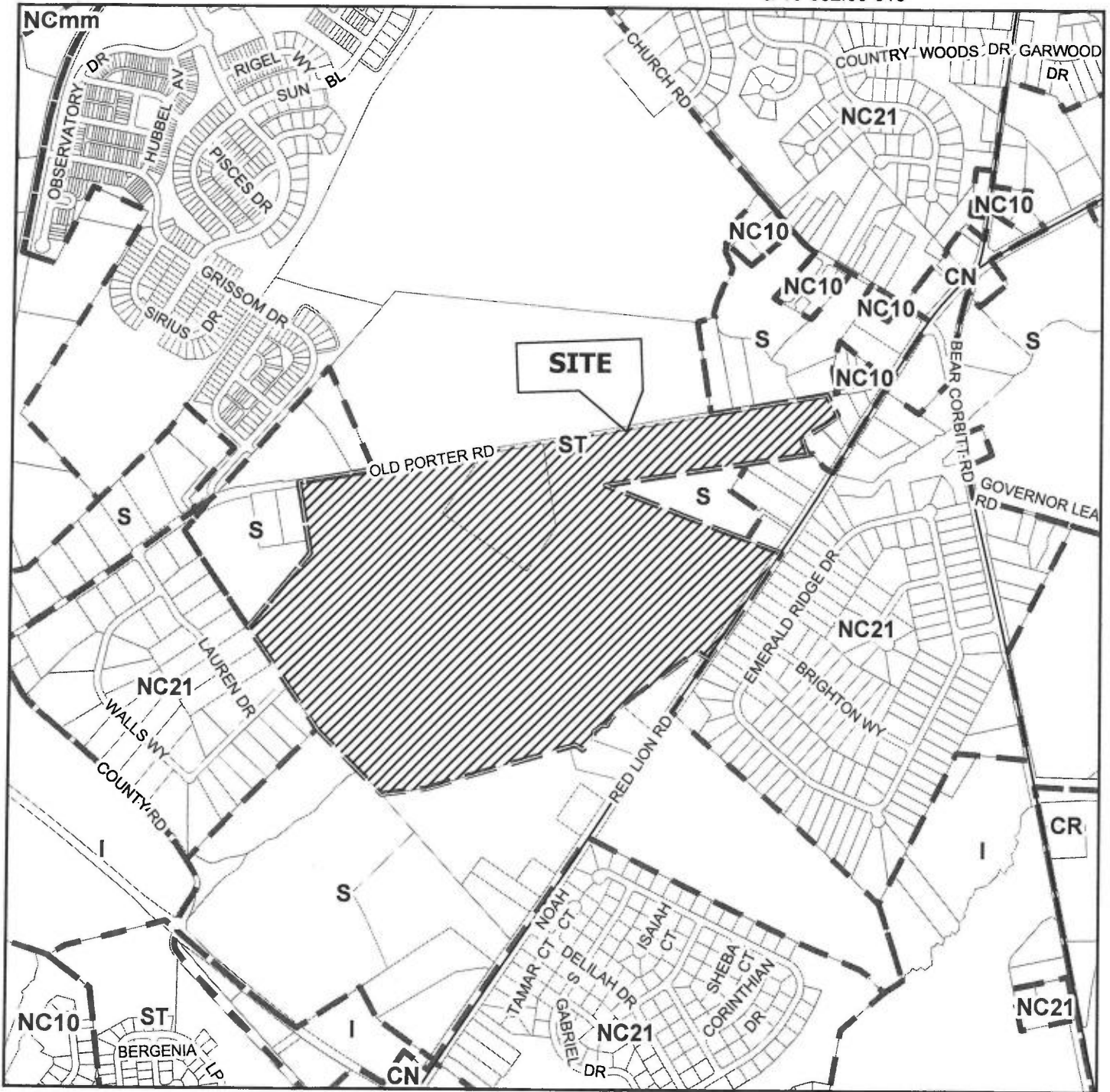
EXHIBIT "L"
ZONING ORDINANCE AS INTRODUCED

APPLICATION NO. 2008-0003-S/Z

APPLICANT: Vista at Red Lion Section Two

TAX PARCEL NOS. 10-052.00-011
& 10-052.00-018

PROPOSED REZONING: Retain ST zoning



HUNDRED: Red Lion
NEW CASTLE COUNTY, DELAWARE

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1"= 1000'
Prepared by: SMB
Date: 6/29/2017

