

Introduced by: Mr. Woods
Date of introduction: March 23, 2021

ORDINANCE NO. 21-035

REVISE ZONING MAP: WHITE CLAY CREEK HUNDRED, SOUTHWESTERLY CORNER OF CHURCHMANS ROAD AND GOODING DRIVE; 665 CHURCHMANS ROAD, TAX PARCEL NO. 09-019.00-029, 0.48 ACRES FROM NC 6.5 (NEIGHBORHOOD CONSERVATION) TO ON (OFFICE NEIGHBORHOOD) AND AMEND THE 2012 COMPREHENSIVE DEVELOPMENT PLAN CONSISTENT THEREWITH

(The purpose of the Site Plan and Rezoning for **665 Churchmans Road** is to rezone the 0.48 acres to ON (Office Neighborhood) to reflect the historical and existing office use of the parcel. **2020-0712-S/Z.**)

NOW, THEREFORE, 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 December 21, 2020, 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 attached Exhibit “E,” dated December 21, 2020, 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 immediately upon passage by New Castle County Council and approval of 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 discernable fiscal impact on the County, but if the parcel rezoned is developed in accordance with the new rezoning, there may be one or more indirect fiscal effects on New Castle County government. If the parcel is developed with the new rezoning, the fiscal impact would be an increase in the assessed value of the property, resulting in increased property tax revenue; and potential increased demand for County services.

PROPERTY MAP

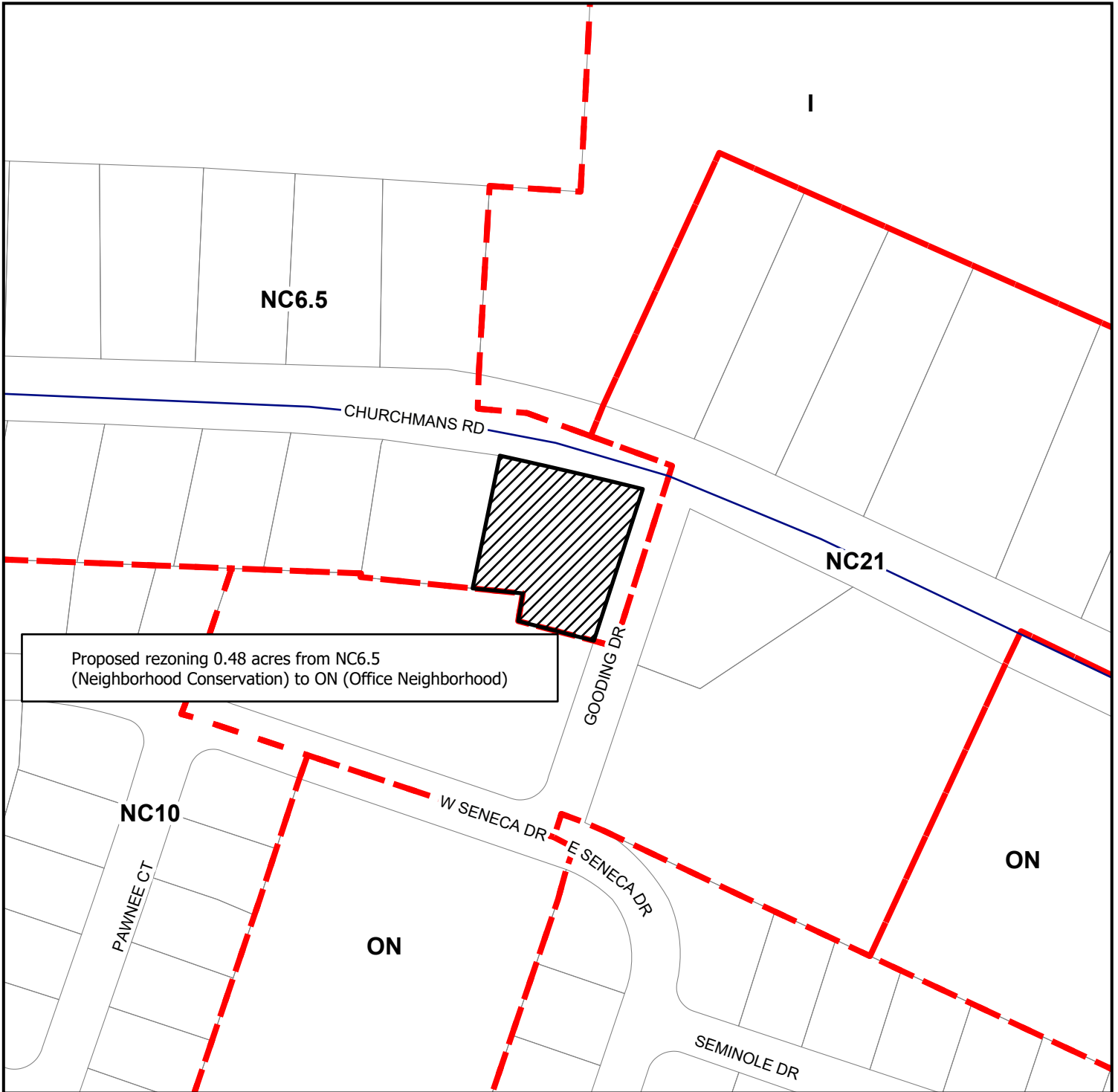
EXHIBIT "A"
ZONING ORDINANCE AS INTRODUCED

APPLICANT: Funkytown Enterprises, LLC

APPLICATION NO. 2020-0712-S/Z

PROPOSED REZONING: 0.48 ACRES FROM NC6.5
(NEIGHBORHOOD CONSERVATION) TO ON (OFFICE NEIGHBORHOOD)

TAX PARCEL NO. 09-019.00-029



HUNDRED: WHITE CLAY CREEK
NEW CASTLE COUNTY, DELAWARE

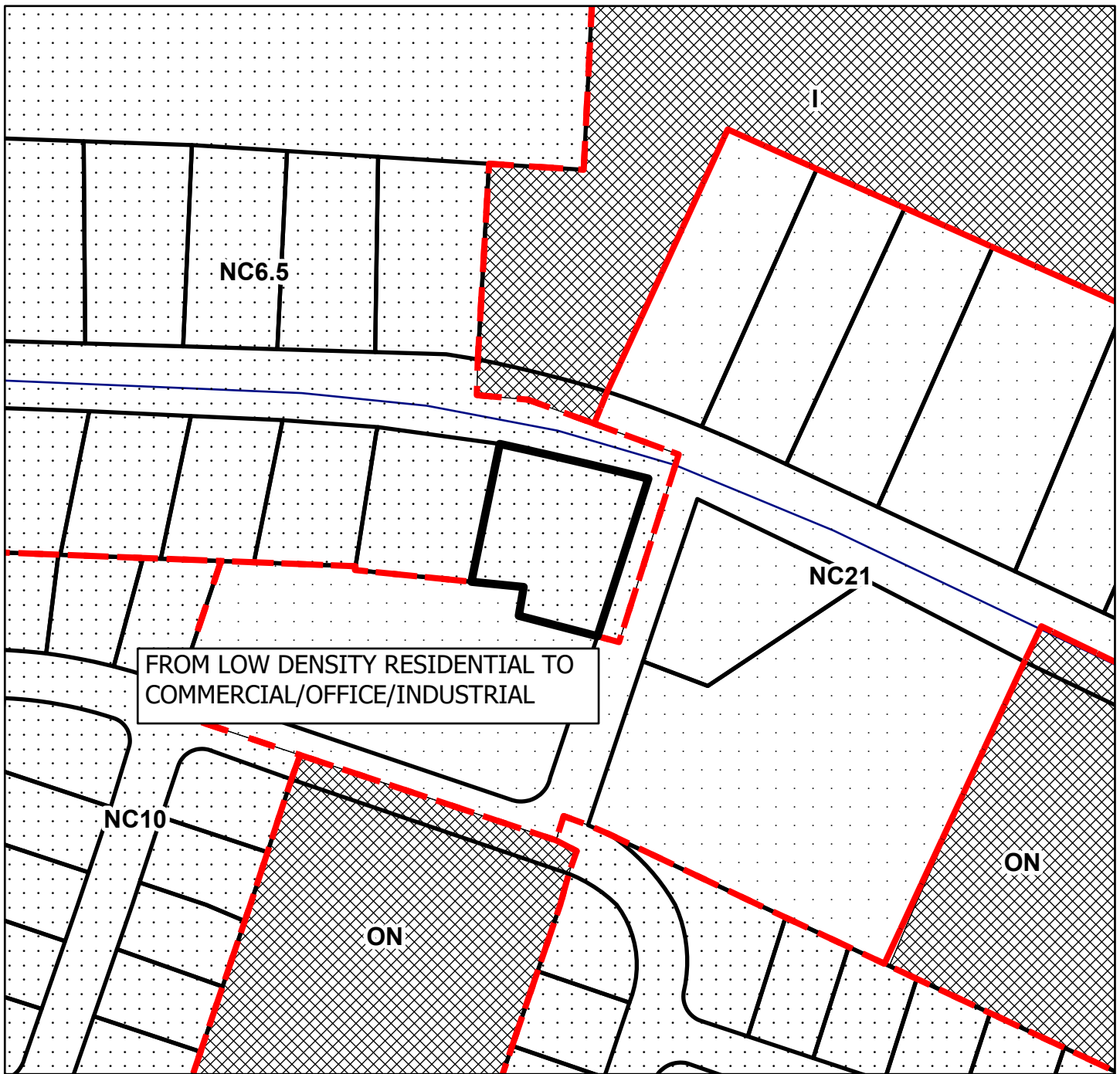
PERMANENT ORDINANCE NO. 21-035

Date Adopted by County Council _____

Date Approved by County Executive _____

Scale: 1"= 150'
Prepared by: SMB
Date: 12/21/2020





FROM LOW DENSITY RESIDENTIAL TO
COMMERCIAL/OFFICE/INDUSTRIAL

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



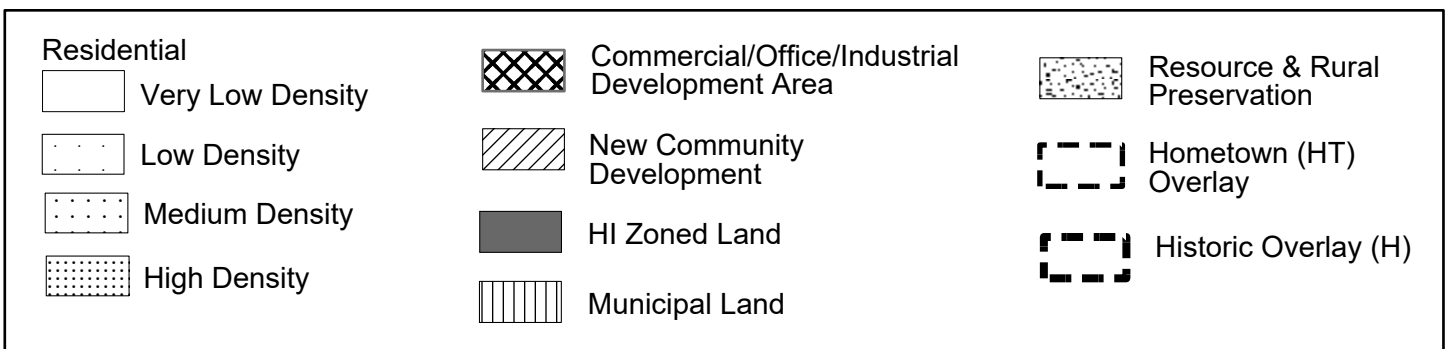
Ordinance No. 21-035

Exhibit E

App. No. 2020-0712-S/Z

Date: 12/21/2020

Scale: 1" = 150'



PROPERTY MAP

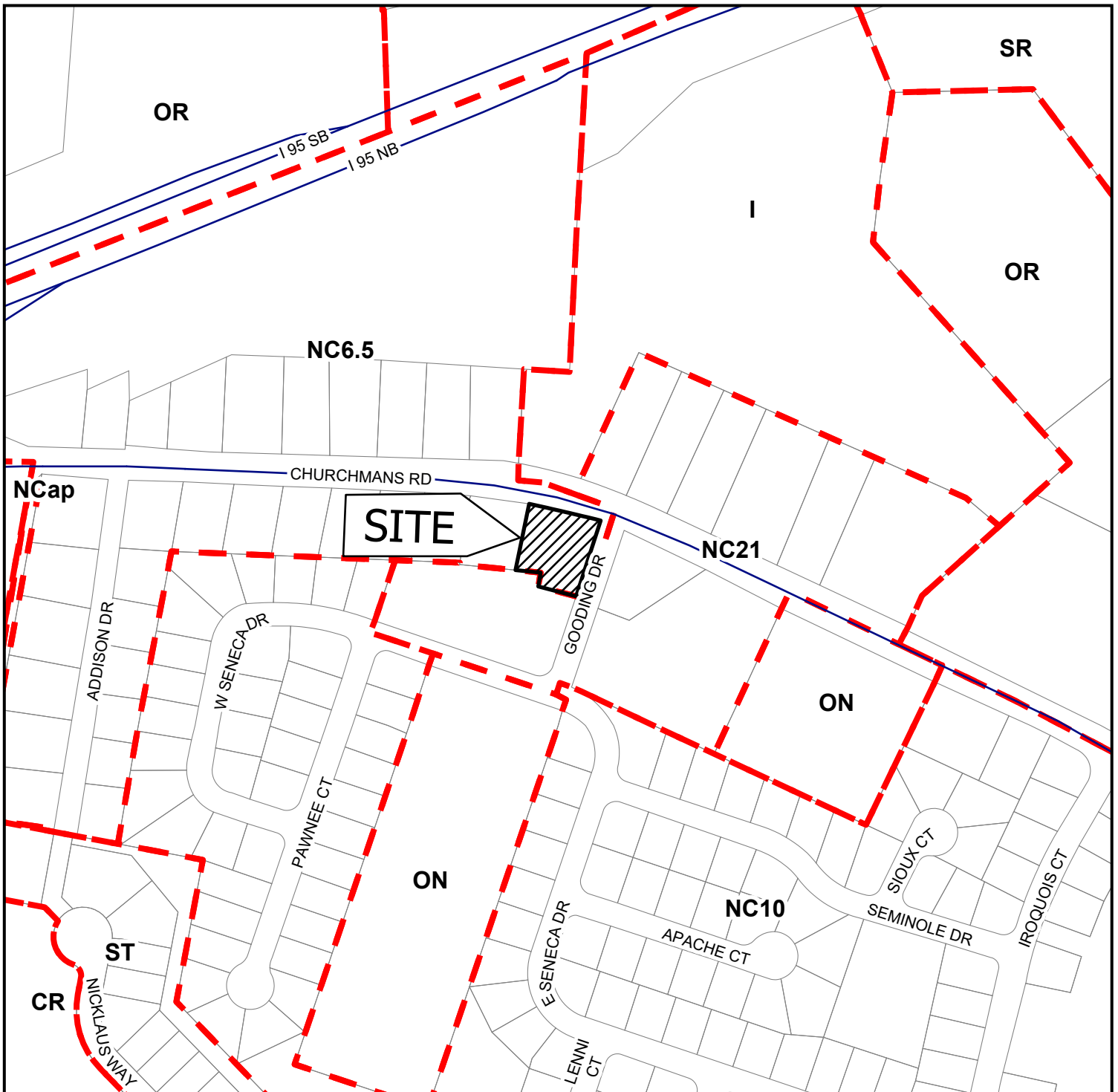
EXHIBIT "L"
ZONING ORDINANCE AS INTRODUCED

APPLICANT: Funkytown Enterprises, LLC

APPLICATION NO. 2020-0712-S/Z

PROPOSED REZONING: 0.48 ACRES FROM NC6.5
(NEIGHBORHOOD CONSERVATION) TO ON (OFFICE NEIGHBORHOOD)

TAX PARCEL NO. 09-019.00-029



HUNDRED: WHITE CLAY CREEK
NEW CASTLE COUNTY, DELAWARE

PERMANENT ORDINANCE NO. 21-035

Date Adopted by County Council _____

Date Approved by County Executive _____

Scale: 1"= 300'
Prepared by: SMB
Date: 12/21/2020

