

Introduced by: Mr. Woods  
Date of introduction: January 26, 2021

**ORDINANCE NO. 21-008**

**REVISE ZONING MAP: NEW CASTLE HUNDRED, SOUTHEASTERLY CORNER OF CHRISTIANA ROAD (DE ROUTE 273) AND DE ROUTE 1 NORTHBOUND; 485 CHRISTIANA ROAD, 0.29+ ACRES OF TAX PARCEL 10-028.00-030 & 0.03+ ACRES OF TAX PARCEL 10-028.00-052, TOTALING 0.32 ACRES FROM ST (SUBURBAN TRANSITION) TO ST (SUBURBAN TRANSITION) AND H (HISTORIC OVERLAY ZONE)**

(The property owner is requesting the H (Historic Overlay Zone) for the subject parcels. **2019-0633- 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 December 31, 2020, as set forth therein.

Section 2. 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(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

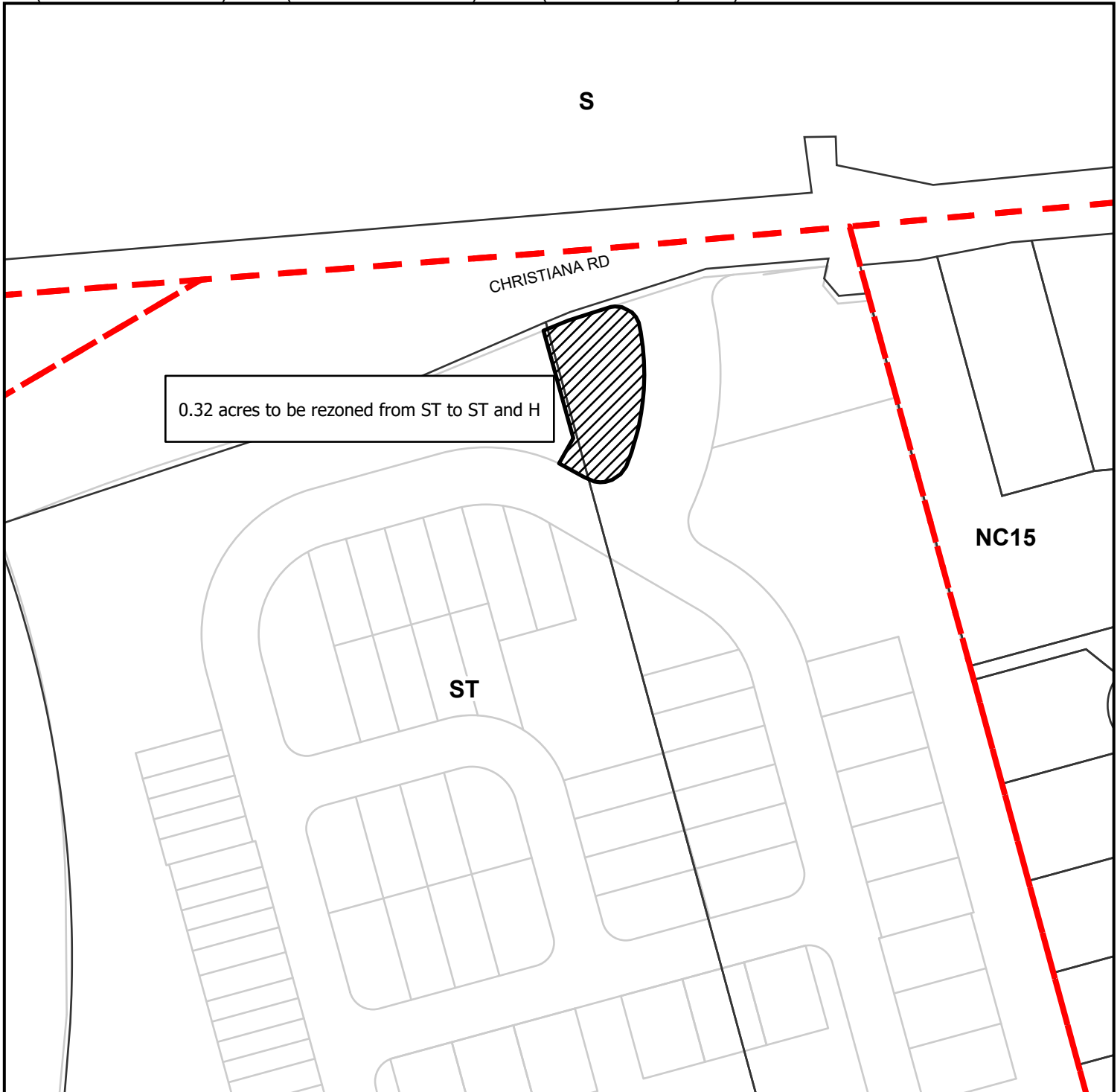
EXHIBIT "A"  
ZONING ORDINANCE AS INTRODUCED

APPLICANT: David Cantera, Trustee

APPLICATION NO. 2019-0633-S/Z

PROPOSED REZONING: 0.32 acres (0.03(+/-) acres  
from 10-028.00-052; 0.29(+/-) acres from 10-028.00-030) from  
ST (Suburban Transition) to ST (Suburban Transition) and H (Historic overlay zone)

TAX PARCEL NO. 10-028.00-052 &  
10-028.00-030



HUNDRED: NEW CASTLE  
NEW CASTLE COUNTY, DELAWARE

PERMANENT ORDINANCE NO. 21-008

Date Adopted by County Council \_\_\_\_\_

Date Approved by County Executive \_\_\_\_\_

Scale: 1"= 150'  
Prepared by: SMB  
Date: 12/31/2020



PROPERTY MAP

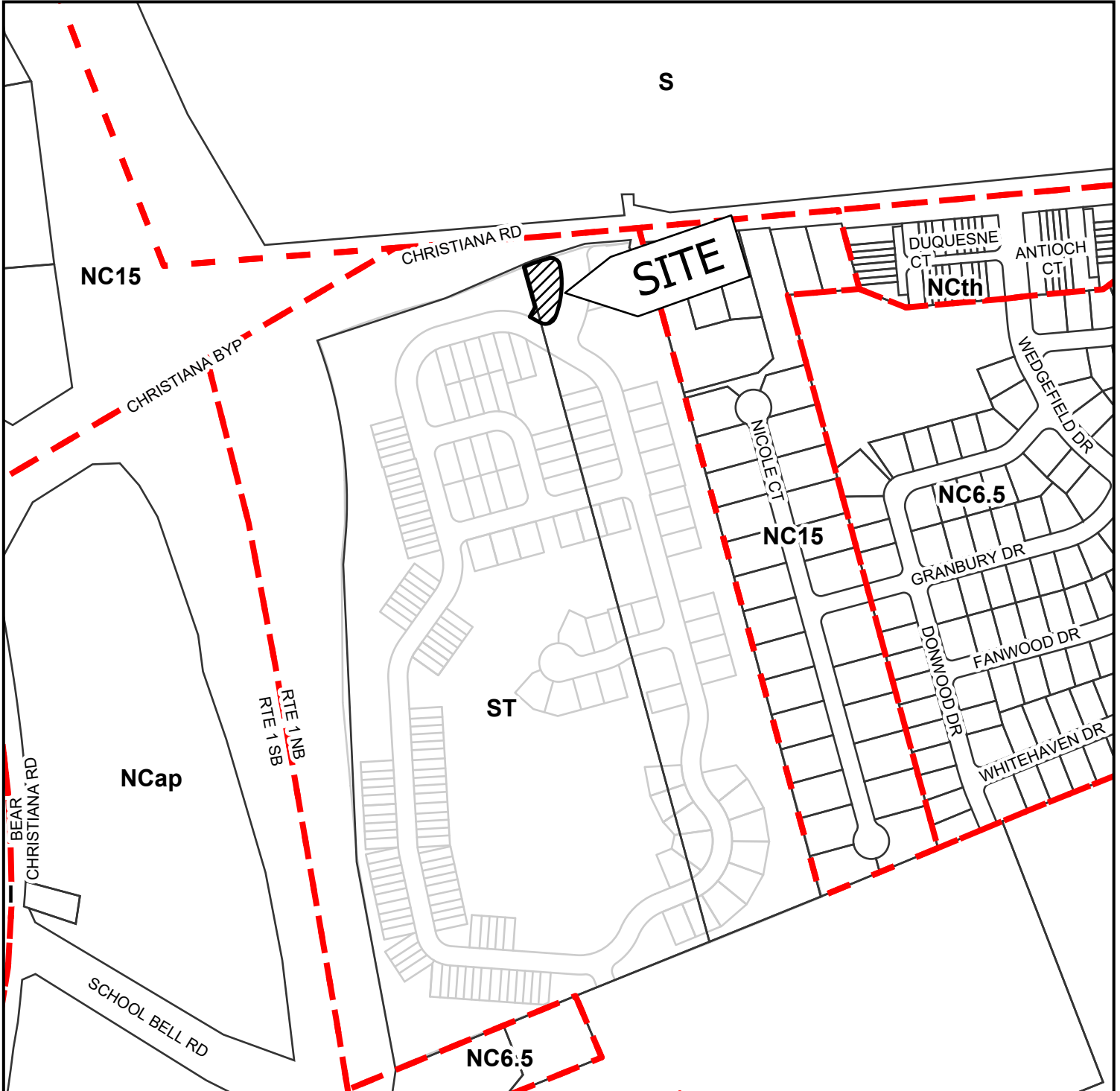
EXHIBIT "L"  
ZONING ORDINANCE AS INTRODUCED

APPLICANT: David Cantera, Trustee

APPLICATION NO. 2019-0633-S/Z

PROPOSED REZONING: 0.32 acres (0.03 (+/-) acres from 10-028.00-052;  
0.29 (+/-) acres from 10-028.00-030) from ST (Suburban Transition) to ST  
(Suburban Transition) and H (Historic overlay zone)

TAX PARCEL NO. 10-028.00-052 &  
10-028.00-030



HUNDRED: NEW CASTLE  
NEW CASTLE COUNTY, DELAWARE

PERMANENT ORDINANCE NO. 21-008

Date Adopted by County Council \_\_\_\_\_

Date Approved by County Executive \_\_\_\_\_

Scale: 1"= 400'  
Prepared by: SMB  
Date: 12/31/2020

