

June 24, 2011

**In reply, refer to:
2011-0201-S/Z
20 Montchanin Road**

Betsy Gardner, Clerk of Council
County Council of New Castle County
800 French Street, City/County Building
Wilmington, DE 19801

Dear Ms. Gardner:

In accordance with the request of Councilman Robert S. Weiner, the Department of Land Use hereby transmits copies of **Exhibits "A" and "L"** to be the subject matter of a **proposed rezoning ordinance** to be introduced to the County Council. It is suggested that the title of the ordinance read as follows:

REVISE ZONING MAP: Christiana Hundred, east side Montchanin Road, south side Barley Mill Road (SR 141), Wilmington, DE; 2.0 acres from OR (Office Regional) to CN (Commercial Neighborhood).

(Exploratory Minor Land Development Plan and Rezoning for **20 Montchanin Road** proposes to rezone a portion of the 19.8 acre site to CN (Commercial Neighborhood) and to construct a 6,000 square foot building. 2011-0201-S/Z).

SUGGESTED FISCAL NOTE: This rezoning Ordinance will have no immediate discernible 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, 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.

Synopsis: Same as title.

Introduced by: Councilman Robert S. Weiner

Sincerely,

Kenneth R. Bieri
Assistant Planning Manager

Enclosures

cc: Councilman Robert S. Weiner
Kristen Dwyer
George Haggerty
David Culver
Mike Bennett
Brad Shockley

Introduced by:
Date of introduction:

ORDINANCE NO. 11 -

**REVISE ZONING MAP: CHRISTIANA HUNDRED, EAST SIDE MONTCHANIN ROAD,
SOUTH SIDE BARLEY MILL ROAD (SR 141), WILMINGTON, DE; 2.0 ACRES
FROM OR (OFFICE REGIONAL) TO CN (COMMERCIAL NEIGHBORHOOD)**

(Exploratory Minor Land Development Plan and Rezoning for **20 Montchanin Road** proposes to rezone a portion of the 19.8 acre site to CN (Commercial Neighborhood) and to construct a 6,000 square foot building. 2011-0201-S/Z).

THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The Zoning Map of Christiana Hundred, as amended, is hereby further amended by changing the zoning classification of the land shown on attached Exhibits "A" and "L" dated April 19, 2011, 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.