

September 22, 2009

**In reply, refer to:
2009-0201-S/Z
Columbia Place at Garden of Eden 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”, “L”, and “E”** 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: Brandywine Hundred, south side of Garden of Eden Road, west of Concord Pike and east of Taunton Drive; 15.39 acres from S (Suburban) to ST (Suburban Transition); and to amend the Comprehensive Plan consistent therewith.

(Preliminary plan for **Columbia Place at Garden of Eden Road** proposes to redevelop the property with 150 age restricted dwelling units on 15.39 acres with 6.43 acres of open space. 2009-0201-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

Enclosures

cc: Councilman Robert S. Weiner
Nicole Majeski
George Haggerty
David Culver
Mike Bennett
Antoni Sekowski

Introduced by: Robert S. Weiner
Date of introduction: 10/13/09

ORDINANCE NO. 09 – 090

REVISE ZONING MAP: BRANDYWINE HUNDRED, SOUTH SIDE OF GARDEN OF EDEN ROAD, WEST OF CONCORD PIKE AND EAST OF TAUNTON DRIVE; 15.39 ACRES FROM S (SUBURBAN) TO ST (SUBURBAN TRANSITION); AND TO AMEND THE COMPREHENSIVE PLAN CONSISTENT THEREWITH

(Preliminary plan for **Columbia Place at Garden of Eden Road** proposes to redevelop the property with 150 age restricted dwelling units on 15.39 acres with 6.43 acres of open space. 2009-0201-S/Z.)

THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The Zoning Map of Brandywine Hundred, as amended, is hereby further amended by changing the zoning classification of the land shown on attached Exhibits “A” and “L” dated September 18, 2009, as set forth therein.

Section 2. The 2007 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 September 18, 2009, 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 immediately upon its adoption.

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.