Deanna Crawford
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Delaware, OH 43015
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February 28, 2026

VIA CERTIFIED MAIL

Corridor Development
Attn: William W. Keethler II
5131 Post Road, Ste. 101
Dublin, OH 43017

Phyllis H. Price, Trustee
1649 Troy Road
Delaware, OH 43015

Ryan Homes
6000 Venture Drive, Ste. C
Dublin, OH 43017

Ryan Homes
c/o NVR, Inc.
11700 Plaza America Drive, Ste. 500
Reston, VA 20190

Re: Price Farms – Zoning Amendment Request MX PUD 26-2, City of Delaware, OH

To Whom It May Concern:

With respect to the referenced redevelopment project, and the Zoning Amendment Hearing currently set for Wednesday, March 4, 2026 requesting a zoning amendment from agricultural to Mixed-Use Planned Unit Development, I am writing to verify that all parties involved in this rezoning and redevelopment process are aware of the active Bald Eagle nest on Parcel No. 51932001002000 currently owned by Phyllis Price, Trustee. This parcel includes the copse of trees which is closest to the intersection of Connaught and Marblewood. The nest is located on the far northeast corner of the trees, overlooking the fields. I have included a detailed map for your convenience, and a picture of the nest – including the nesting pair – as viewable from the neighboring Lantern Chase subdivision.

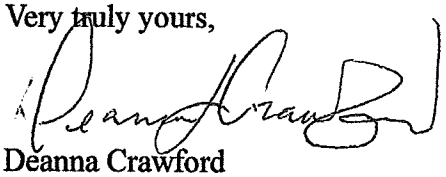
This nest has been reported to the Ohio Dept. of Natural Resources and residents of the Lantern Chase community see the pair of eagles daily.

As all parties are no doubt aware, active bald eagle nests are federally protected and are subject to various zoning/redevelopment/construction protections - including mandatory buffer zones. Anyone initiating or implementing a zoning change or development approval is subject to following those protections and laws.

Prior to approval of any zoning change involving Parcel 51932001002000 (and indeed, affected neighboring Price parcels within the buffer zone), I urge all parties involved to verify that they have:

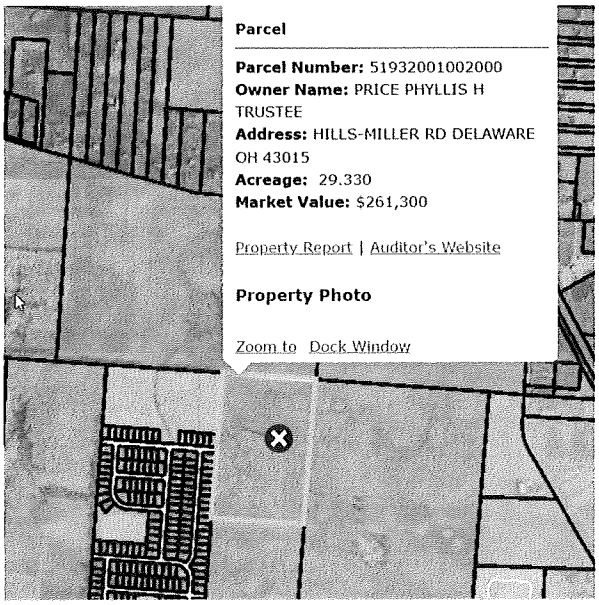
- thoroughly vetted how/if the existence of this nest may restrict zoning amendment;
- thoroughly vetted how/if the existence of this nest may affect future development plans, including the extension of Connaught that is currently slated - on paper - to run directly beneath the nest; and
- ensured compliance with the Bald and Golden Eagle Protection Act.

Very truly yours,



Deanna Crawford

cc: Ohio Dept. of Natural Resources
City of Delaware, Ohio – Planning & Community Development
City of Delaware, Ohio – Mayor, criggle@cityofdelawareoh.gov
City of Delaware Council Member Linsey Griffith, Ward 1, lgriffith@cityofdelawareoh.gov


Parcel
Parcel Number: 51932001002000
Owner Name: PRICE PHYLLIS H TRUSTEE
Address: HILLS-MILLER RD DELAWARE OH 43015
Acreage: 29.330
Market Value: $261,300
Property Report | Auditor's Website
Property Photo
Zoom to Dock Window



