ORDINANCE NO. 25-79

AN ORDINANCE APPROVING A REQUEST TO REZONE APPROXIMATELY 101.5 ACRES FROM A-1 (AGRICULTURAL), EAST OF THE INTERSECTION OF GLENN PARKWAY AND BERLIN STATION ROAD TO R-PUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT).

WHEREAS, Romanelli Company LLC, 148 West Shrock Road, Westerville, Ohio, 43081 requests rezoning and concept plan approval; and

WHEREAS, the City of Delaware Planning Commission at its meeting on November 5, 2025 recommended approval of the rezoning amendment with conditions and requirements; and

WHEREAS, Delaware City Council finds the facts submitted with the application and presented at the public hearing and any modifications, amendments, or supplementary conditions satisfy the standards and criteria for Planned Unit Development approval as per §1114.07 of the Zoning Code and;

WHEREAS, Delaware City Council finds that pursuant to §1114.13 of the Zoning Code, each and all of the permitted and conditional uses are appropriate for this specific Planned Unit Development; and

WHEREAS, Delaware City Council has voted to adopt the recommendation of the Planning Commission with modifications.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1.

The zoning map referenced in §1110.02 of the Zoning Code is hereby further amended to change approximately 101.5 acres of land described in the attached "Exhibit A" from A-1, Agricultural to R-PUD, Residential Planned Unit Development.

SECTION 2.

The following conditions and requirements shall apply:

1. The concept plan dated "Received 10/17/25" illustrates the general layout of the development within this Planned Unit Development, unless modified herein.

2. Uses permitted (P) in this Residential Planned Unit Development are as follows:

	Sub-Area A	Sub-Area B	Sub-Area C
Single-Family	P	P	P
Two- or Three-Family		P	P
Four-Family or Multi-Family			P

- Sub-Area D shall be reserved for open space.

3. Roads and Traffic:
    a. The applicant is required to complete a Traffic Impact Study (TIS). The TIS is required to be submitted prior to the development plan and must be accepted by the City Engineer prior to submitting a subdivision plat application. The applicant shall be responsible for any improvements and/or financial obligations of the TIS per the City Engineer.
    b. Access to Berlin Station Road shall be as specified by the City Engineer.
    c. The City Engineer shall determine the final design and location of all access points during development plan review.
    d. The City Engineer will determine which roads are public or private prior to approval of a development plan.
4. Density and Layout:
    a. The net density of the development shall not exceed 5.0 dwelling units per acre.
5. Buffers, Landscaping, and Open Space:
    a. Active open space (i.e. pocket parks, trails, etc.) shall be required in each residential Sub-Area and the open space amenities shall be determined at the Development Plan stage.
    b. Sub-Area D (Open Space) shall be included as part of the Development Plan for either Sub-Areas A, B, or C.
    c. 25-foot Tree Preservation Zone shall be provided on the eastern and southern property line of sub-area B and shall not be located within future individual lots.
    d. Site setbacks shall be as shown on the concept plan dated "Received 10/17/25".
6. Pedestrian Access
    a. A minimum 10-foot asphalt path shall be required along the south side of Berlin Station Road.

b. All public and private roads in each sub-area shall have a minimum of 5-foot sidewalks on each side.

7. Minimum building setbacks within individual Sub-Areas shall be established at the Development Plan stage.
8. All comments and concerns of the City Engineer, including any stormwater and utility requirements must be addressed through the Engineering and Utilities Departments prior to the release of any permits for this development.
9. The applicant shall be responsible for paying the City's full cost of third-party engineering plan reviews.
10. The property shall be required to participate in either a new or existing New Community Authority (NCA) at a millage not to exceed 7.5 mills.
11. Signage requirements shall be determined at the Development Plan stage.

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

VOTE ON RULE SUSPENSION: YEAS_____ NAYS_____ ABSTAIN_____

PASSED: February 2, 2026 YEAS 6 NAYS 0 ABSTAIN 0

ATTEST: Sarah nDonovo
CITY CLERK

Carla Kay Reed
MAYOR

CITY OF DELAWARE
PLANNING COMMISSION
NOVEMBER 5, 2025

R-PUD 25-14
PINE MEADOWS REZONING

RESOLUTION

WHEREAS, Romanelli Company LLC, 148 W. Schrock Road, Westerville, Ohio 43081, has filed an application requesting to rezone 101.5 acres of land from A-1, Agricultural, with the Southeast Overlay to R-PUD (Residential Planned Unit Development). The property is located along Berlin Station Road, further described as parcel numbers 418-230-01-032-000, 418-230-01-034-000, and 418-230-01-041-000.

WHEREAS, a public hearing was held on November 5, 2025 by the City of Delaware Planning Commission, as required by law, at which time all people who wished to testify regarding the pending application were afforded the opportunity to give their comments at the public hearing; and

WHEREAS, the City of Delaware Planning Commission finds that the facts submitted with this PUD rezoning application and presented at the public hearing and any amendments, or supplementary conditions, satisfy the standards and criteria for PUD rezoning approval as per §1114.06 of the Planning and Zoning Code; and

WHEREAS, the City of Delaware Planning Commission finds that pursuant to §1114.06 of the Planning and Zoning Code, each and all excluded uses are inappropriate for this specific R-PUD; and

WHEREAS, the City of Delaware Planning Commission finds that the applicant's plans are in compliance with the City of Delaware Comprehensive Plan.

NOW THEREFORE, BE IT RESOLVED that the City of Delaware Planning Commission recommends to the City of Delaware City Council:

SECTION 1. That the Zoning Map referenced in §1110.02 of the Planning and Zoning Code be amended to rezone approximately 101.5 acres of land described as parcels 418-230-01-032-000, 418-230-01-034-000, and 418-230-01-041-000, A-1 Agriculture with the Southeast Overlay to R-PUD (Residential Planned Unit Development).

SECTION 2.

1. The concept plan dated "Received 10/17/25" illustrates the general layout of the development within this Planned Unit Development.

2. Uses permitted (P) in this Residential Planned Unit Development are as follows:

	Sub-Area A	Sub-Area B	Sub-Area C
Single-Family	P	P	P
Two- or Three-Family		P	P
Four-Family or Multi-Family			P

Sub-Area D shall be reserved for open space.

3. Roads and Traffic:

   a. The applicant is required to complete a Traffic Impact Study (TIS). The TIS is required to be submitted prior to the development plan and must be accepted by the City Engineer prior to submitting a subdivision plat application. The applicant shall be responsible for any improvements and/or financial obligations of the TIS per the City Engineer.

   b. Access to Berlin Station Road shall be as specified by the City Engineer.

   c. The City Engineer shall determine the final design and location of all access points during development plan review.

   d. The City Engineer will determine which roads are public or private prior to approval of a development plan.

4. Density and Layout:

   a. The net density of the development shall not exceed 5.0 dwelling units per acre.

5. Buffers, Landscaping, and Open Space:

   a. Active open space (i.e. pocket parks, trails, etc.) shall be required in each residential Sub-Area and the open space amenities shall be determined at the Development Plan stage.

   b. Sub-Area D (Open Space) shall be included as part of the Development Plan for either Sub-Areas A, B, or C.

   c. 25-foot Tree Preservation Zone shall be provided on the eastern and southern property line of sub-area B and shall not be located within future individual lots.

   d. Site setbacks shall be as shown on the concept plan dated "Received

10/17/25".

6. Pedestrian Access
    a. A minimum 10-foot asphalt path shall be required along the south side of Berlin Station Road.
    b. All public and private roads in each sub-area shall have a minimum of 5-foot sidewalks on each side.
7. Minimum building setbacks within individual Sub-Areas shall be established at the Development Plan stage.
8. All comments and concerns of the City Engineer, including any stormwater and utility requirements must be addressed through the Engineering and Utilities Departments prior to the release of any permits for this development.
9. The applicant shall be responsible for paying the City's full cost of third-party engineering plan reviews.
10. The property shall be required to participate in either a new or existing New Community Authority (NCA) at a millage not to exceed 7.5 mills.
11. Signage requirements shall be determined at the Development Plan stage.

SECTION 3. These plans and all papers relating to the approved plan shall be submitted with this resolution to City Council.

The Clerk is directed to transmit this case to City Council for further determination as required by law.

PASSED: November 5, 2025 YEAS 7 NAYS 0
ABSTAIN 0

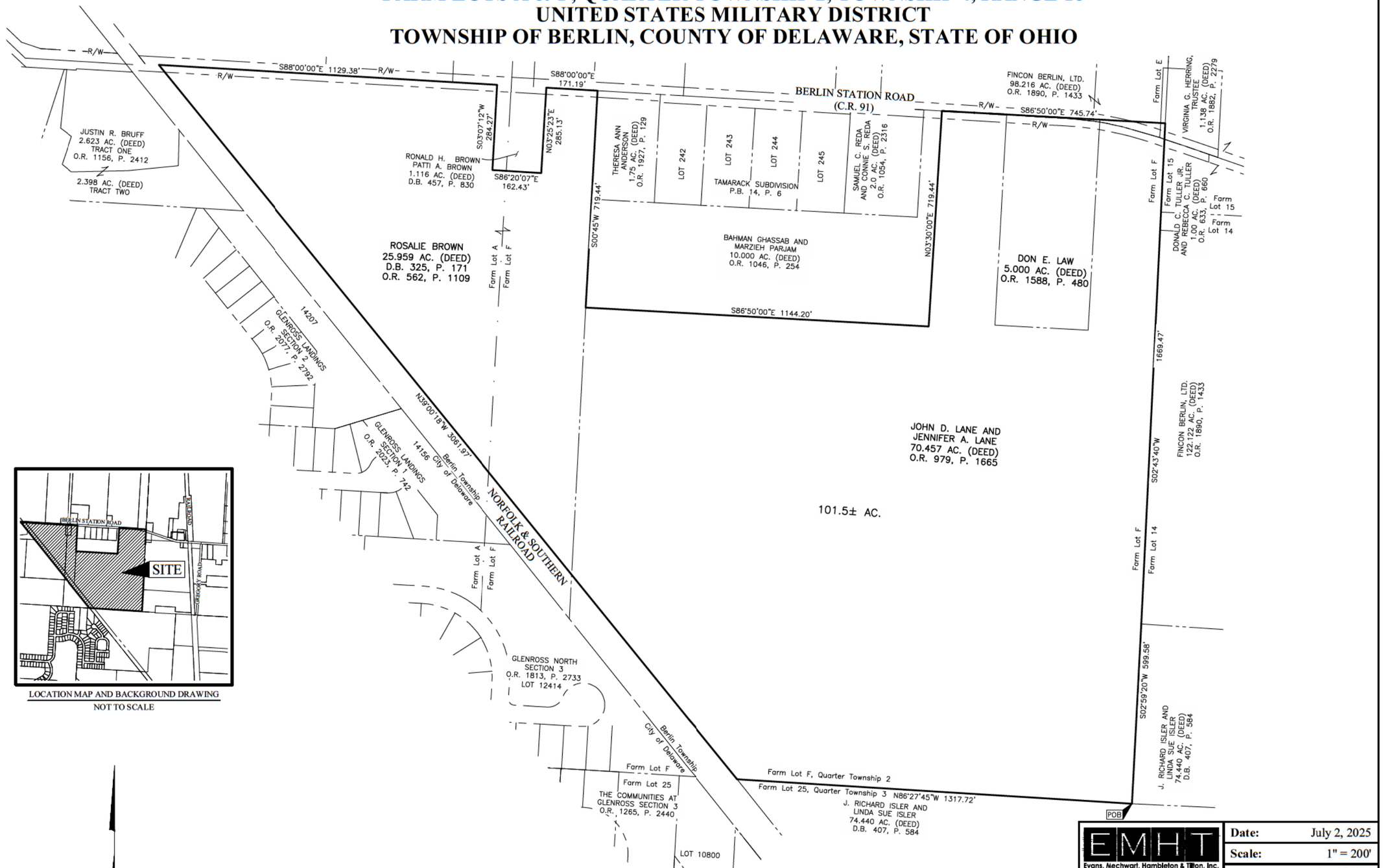
ATTEST: Deborah Dunlap
CITY CLERK

CHAIRMAIN

EXHIBIT A

ZONING EXHIBIT

FARM LOTS A & F, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 18
UNITED STATES MILITARY DISTRICT
TOWNSHIP OF BERLIN, COUNTY OF DELAWARE, STATE OF OHIO



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

200 0 200 400
GRAPHIC SCALE (in feet)

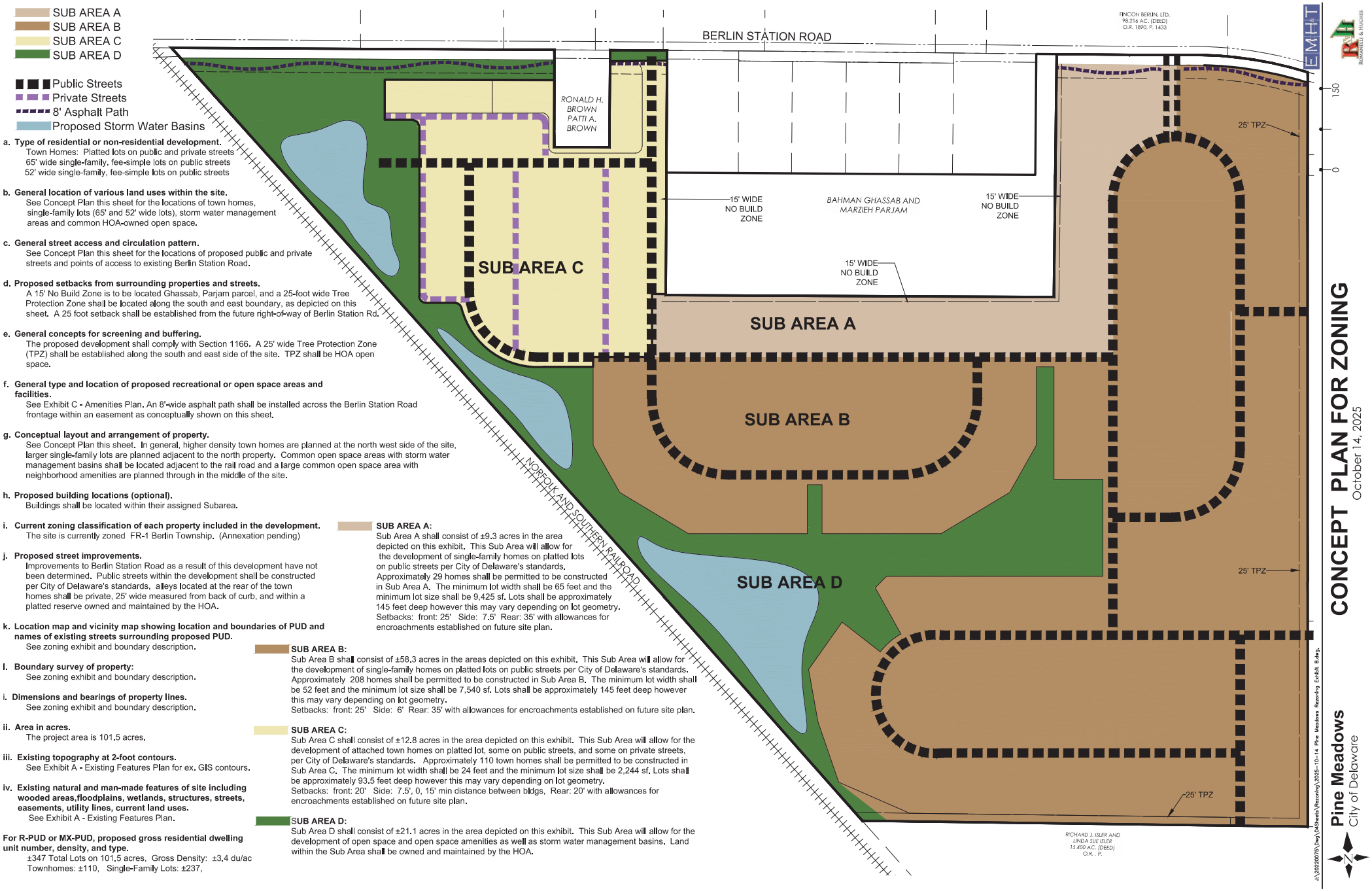
Date:	July 2, 2025
Scale:	1" = 200'
Job No:	2022-0075
Sheet:	1 of 1

EMHT
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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
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emht.com

REVISIONS

MARK	DATE	DESCRIPTION

J:\20220075\Dwg\04Sheets\Exhibits\20220075-VS-EXHB-ZONE-03.dwg plotted by Kirk, Matthew on 7/2/2025 7:49:46 AM last saved by tmcmullen on 7/1/2025 3:22:04 PM



a. Type of residential or non-residential development.
Town Homes: Platted lots on public and private streets
65' wide single-family, fee-simple lots on public streets
52' wide single-family, fee-simple lots on public streets

b. General location of various land uses within the site.
See Concept Plan this sheet for the locations of town homes, single-family lots (65' and 52' wide lots), storm water management areas and common HOA-owned open space.

c. General street access and circulation pattern.
See Concept Plan this sheet for the locations of proposed public and private streets and points of access to existing Berlin Station Road.

d. Proposed setbacks from surrounding properties and streets.
A 15' No Build Zone is to be located Ghassab, Parjam parcel, and a 25-foot wide Tree Protection Zone shall be located along the south and east boundary, as depicted on this sheet. A 25 foot setback shall be established from the future right-of-way of Berlin Station Rd.

e. General concepts for screening and buffering.
The proposed development shall comply with Section 1166. A 25' wide Tree Protection Zone (TPZ) shall be established along the south and east side of the site. TPZ shall be HOA open space.

f. General type and location of proposed recreational or open space areas and facilities.
See Exhibit C - Amenities Plan. An 8'-wide asphalt path shall be installed across the Berlin Station Road frontage within an easement as conceptually shown on this sheet.

g. Conceptual layout and arrangement of property.
See Concept Plan this sheet. In general, higher density town homes are planned at the north west side of the site, larger single-family lots are planned adjacent to the north property. Common open space areas with storm water management basins shall be located adjacent to the rail road and a large common open space area with neighborhood amenities are planned through in the middle of the site.

h. Proposed building locations (optional).
Buildings shall be located within their assigned Subarea.

i. Current zoning classification of each property included in the development.
The site is currently zoned FR-1 Berlin Township. (Annexation pending)

j. Proposed street improvements.
Improvements to Berlin Station Road as a result of this development have not been determined. Public streets within the development shall be constructed per City of Delaware's standards, alleys located at the rear of the town homes shall be private, 25' wide measured from back of curb, and within a platted reserve owned and maintained by the HOA.

k. Location map and vicinity map showing location and boundaries of PUD and names of existing streets surrounding proposed PUD.
See zoning exhibit and boundary description.

l. Boundary survey of property:
See zoning exhibit and boundary description.

i. Dimensions and bearings of property lines.
See zoning exhibit and boundary description.

ii. Area in acres.
The project area is 101.5 acres.

iii. Existing topography at 2-foot contours.
See Exhibit A - Existing Features Plan for ex. GIS contours.

iv. Existing natural and man-made features of site including wooded areas,floodplains, wetlands, structures, streets, easements, utility lines, current land uses.
See Exhibit A - Existing Features Plan.

For R-PUD or MX-PUD, proposed gross residential dwelling unit number, density, and type.
±347 Total Lots on 101.5 acres, Gross Density: ±3.4 du/ac
Townhomes: ±110, Single-Family Lots: ±237,

SUB AREA A:
Sub Area A shall consist of ±9.3 acres in the area depicted on this exhibit. This Sub Area will allow for the development of single-family homes on platted lots on public streets per City of Delaware's standards. Approximately 29 homes shall be permitted to be constructed in Sub Area A. The minimum lot width shall be 65 feet and the minimum lot size shall be 9,425 sf. Lots shall be approximately 145 feet deep however this may vary depending on lot geometry.
Setbacks: front: 25' Side: 7.5' Rear: 35' with allowances for encroachments established on future site plan.

SUB AREA B:
Sub Area B shall consist of ±58.3 acres in the areas depicted on this exhibit. This Sub Area will allow for the development of single-family homes on platted lots on public streets per City of Delaware's standards. Approximately 208 homes shall be permitted to be constructed in Sub Area B. The minimum lot width shall be 52 feet and the minimum lot size shall be 7,540 sf. Lots shall be approximately 145 feet deep however this may vary depending on lot geometry.
Setbacks: front: 25' Side: 6' Rear: 35' with allowances for encroachments established on future site plan.

SUB AREA C:
Sub Area C shall consist of ±12.8 acres in the area depicted on this exhibit. This Sub Area will allow for the development of attached town homes on platted lot, some on public streets, and some on private streets, per City of Delaware's standards. Approximately 110 town homes shall be permitted to be constructed in Sub Area C. The minimum lot width shall be 24 feet and the minimum lot size shall be 2,244 sf. Lots shall be approximately 93.5 feet deep however this may vary depending on lot geometry.
Setbacks: front: 20' Side: 7.5', 0, 15' min distance between bldgs, Rear: 20' with allowances for encroachments established on future site plan.

SUB AREA D:
Sub Area D shall consist of ±21.1 acres in the area depicted on this exhibit. This Sub Area will allow for the development of open space and open space amenities as well as storm water management basins. Land within the Sub Area shall be owned and maintained by the HOA.