ORDINANCE NO. 25-78

AN ORDINANCE APPROVING A REQUEST BY GTZ PROPERTIES FOR APPROVAL OF A ZONING MAP AMENDMENT FROM C-CC (COMMUNITY COMMERCIAL) TO C-PUD (COMMERCIAL PLANNED UNIT DEVELOPMENT) ON 10.3-ACRES OF PROPERTY ALONG THE NORTH SIDE OF SUNBURY ROAD (US-36/ SR-37) EAST OF SKYVIEW LANE.

WHEREAS, GTZ Properties, 210 Skokie Valley Road, Suite A, Highland Park, IL 60035, requests rezoning and concept plan approval; and

WHEREAS, the City of Delaware Planning Commission at its meeting on December 3, 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 10.3 acres of land described in the attached "Exhibit A" from C-CC, Community Commercial to C-PUD, Commercial Planned Unit Development.

SECTION 2.

The following conditions and requirements shall apply:

1. The concept plan dated "Received 11/14/25" 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:

Land Use	**Permitted Use**
Retail development with a minimum gross floor area under 80,000 square feet	P
Retail development with a minimum gross floor area of 80,000 square feet or greater	P
Restaurant	P
Financial Institution	P
Health Club	P
Entertainment, indoor	P
Event venue – capacity of 50 or fewer	P
Offices: Clerical/ professional, medical/ dental, veterinary, no boarding kennel	P
Drive-thru facilities associated with any Permitted Use.*	P
***A maximum of three (3) drive-thru facilities shall be permitted**	

3. Roads, Traffic, and Engineering:

   a. 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.

   b. A Traffic Impact Study (TIS) dated 12/6/2023 was previously completed and accepted for the western portion of this area (referred to as the Original 2023 TIS). As this applicant is pursuing development of a larger area, a TIS is required for the full development (referred to as the Trailhead Crossing East & West TIS), which may result in modifications to the improvements required by the Original 2023 TIS. The applicant shall be responsible for any improvements and/or financial obligations of the Original 2023 TIS and/or the Trailhead Crossing East & West TIS per the City Engineer.

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

   d. 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.

4. Buffers, Landscaping, and Screening:

   a. Landscaping, screening, and buffers shall be determined at the

Development Plan stage and shall at a minimum comply with Chapter 1121 of City Code requirements.

5. Pedestrian Access

   a. Pedestrian facilities with a minimum of 5-foot sidewalks shall be provided along the perimeter of the site as determined by the City Engineer as well as along interior access roads and require connection to individual store fronts. Pedestrian facilities shall be established at the Development Plan stage.

6. Minimum building and parking setbacks shall be established at the Development Plan stage.

7. Signage requirements shall be determined at the Development Plan stage and shall require the submission of a comprehensive sign plan for the entire PUD.

8. A development agreement for this C-PUD in compliance with Chapter 1105.31 of City Code requirements must be approved and executed prior to the release of any building permits.

9. A final subdivision plat to include all dedicated easements and right of way must be recorded prior to the release of permits.

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: _____
CITY CLERK

_____
MAYOR

CITY OF DELAWARE
PLANNING COMMISSION
DECEMBER 3, 2025

C-PUD 25-15
TRAILHEAD CROSSING REZONING

RESOLUTION

WHEREAS, GTZ Properties, 210 Skokie Valley Road, Suite A, Highland Park, IL 60035, has filed an application requesting to rezone 10.3 acres of land from C-CC, Community Commercial to C-PUD (Commercial Planned Unit Development). The property is located on the north side of US-36/ SR-37 east of Skyview Lane, further described in Exhibit A.

WHEREAS, a public hearing was held on December 3, 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 10.3 acres of land described as parcels 519-444-01-001-003, 519-444-01-001-000, and 518-300-01-105-000, further described in Exhibit A, from C-CC Community Commercial to C-PUD (Commercial Planned Unit Development).

SECTION 2.

1. The concept plan dated "Received 11/14/25" 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:

Land Use	**Permitted Use**
Retail development with a minimum gross floor area under 80,000 square feet	P
Retail development with a minimum gross floor area of 80,000 square feet or greater	P
Restaurant	P
Financial Institution	P
Health Club	P
Entertainment, indoor	P
Event venue – capacity of 50 or fewer	P
Offices: Clerical/ professional, medical/ dental, veterinary, no boarding kennel	P
Drive-thru facilities associated with any Permitted Use.*	P
***A maximum of three (3) drive-thru facilities shall be permitted**	

3. Roads, Traffic, and Engineering:

   a. 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.

   b. A Traffic Impact Study (TIS) dated 12/6/2023 was previously completed and accepted for the western portion of this area (referred to as the Original 2023 TIS). As this applicant is pursuing development of a larger area, a TIS is required for the full development (referred to as the Trailhead Crossing East & West TIS), which may result in modifications to the improvements required by the Original 2023 TIS. The applicant shall be responsible for any improvements and/or financial obligations of the Original 2023 TIS and/or the Trailhead Crossing East & West TIS per the City Engineer.

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

d. 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.

4. Buffers, Landscaping, and Screening:

   a. Landscaping, screening, and buffers shall be determined at the Development Plan stage and shall at a minimum comply with Chapter 1121 of City Code requirements.

5. Pedestrian Access

   a. Pedestrian pathways with a minimum 5-foot width shall be provided along all public road frontage where required by the City Engineer and along interior access roads with connections to individual store fronts. The locations of all pedestrian facilities shall be established at the Development Plan stage.

6. Minimum building and parking setbacks shall be established at the Development Plan stage.

7. Signage requirements shall be determined at the Development Plan stage and shall require the submission of a comprehensive sign plan for the entire PUD.

8. A development agreement for this C-PUD in compliance with Chapter 1105.31 of City Code requirements must be approved and executed prior to the release of any building permits.

9. A final subdivision plat to include all dedicated easements and right of way must be recorded prior to the release of permits.

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: December 3, 2025 YEAS 4 NAYS 0
ABSTAIN 0

ATTEST: Sarah Junior
CITY CLERK

CHAIRMAIN

DESCRIPTION OF 10.222 ACRES

Situated in the State of Ohio, County of Delaware, City of Delaware, being part of Farm Lots 28 and 29, Quarter Township 4, Township 5, Range 19, being part of Farm Lot 18, Quarter Township 3, Township 5, Range 18, United States Military Lands, being all of an original 0.12 acre tract of land, being part of an original 19.25 acre tract of land, and being part of an original 20 acre tract of land described in deed to Nutter Farm, Inc. of record in Deed Book 636, Page 808, being all of a 0.929 acre tract of land described in deed to Nutter Farm, Inc. of record in Official Record Volume 1684, Page 2018, all references being of record in the Recorder's Office, Delaware County, Ohio, and being more particularly described as follows:

COMMENCING at the southeast corner of the Seattle House (Bowtown South) Condominium of record in Official Record Volume 1869, Page 2637 and Page 2708, being on the north line of a 0.929 acre tract of land known as the Seattle House (Bowtown South) Condominium Association Common Element as described in Official Record Volume 1869, Page 2637 and Page 2708, and being at the southwest corner of a 4.049 acre tract of land (Parcel 1) described in deed to Donna J. Bukovec of record in Official Record Volume 660, Page 1596;

Thence North 86°49'59" West, a distance of 65.82 feet with the south line of said Seattle House (Bowtown South) Condominium, with the north line of said 0.929 acre common element, and with the north line of said 20 acre tract, to the **POINT OF BEGINNING** of the tract to be described;

Thence crossing said 20 acre tract with the following two (2) courses:

1) **South 49°02'16" West**, a distance of **337.65 feet**, to a point;

2) **South 22°50'13" West**, a distance of **499.16 feet**, to the south line of said 20 acre tract and being on the centerline of Sunbury Road (U.S. Route 36/State Route 37);

Thence **North 67°28'24" West**, a distance of **735.67 feet** with the south line of said 20 acre tract, with the south line of said 0.12 acre tract, with the south line of said 19.25 acre tract, and with the centerline of said Sunbury Road, to the southwest corner of said 19.25 acre tract and being at the southeast corner of a 7.658 acre tract of land described in deed to 1069 State Route 37 East LLC of record in Official Record Volume 1369, Page 2353;

Thence **North 03°22'05" East**, a distance of **116.45 feet** with the west line of said 19.25 acre tract and with the east line of said 7.658 acre tract, to the southwest corner of a 0.259 acre tract of land described in deed to City of Delaware, Ohio of record in Official Record Volume 1684, Page 1997;

Thence with the south and east lines of said 0.259 acre tract, the following four (4) courses:

1) **South 67°28'24" East**, a distance of **223.43 feet**, to a point;

2) With the arc of a curve to the right having a radius of **20.00 feet**, a central angle of **76°08'44"**, an arc length of **26.58 feet**, a chord bearing of **North 15°29'35" West**, and a chord distance of **24.67 feet**, to a point of tangency;

3) **North 22°34'47" East**, a distance of **140.66 feet**, to a point of curvature;

4) With the arc of a curve to the left having a radius of **1037.20 feet**, a central angle of **9°37'04"**, an arc length of **174.11 feet**, a chord bearing of **North 17°46'15" East**, and a chord distance of **173.90 feet**, to a point of tangency at the most northerly corner of said 0.259 acre tract, being at the southwest corner of said Nutter Farm 0.929 acre tract, and being on the east right-of-way line of Skyview Lane dedicated on the plat of Seattle House (Bowtown South) of record in Official Record Volume 1816, Page 2671;

Thence with the west and north lines of said Nutter Farm 0.929 acre tract, with the east right-of-way line of said Skyview Lane, and with the south right-of-way line of Biltmore Drive dedicated on the plat of Seattle House (Bowtown South) of record in Official Record Volume 1816, Page 2671, the following four (4) courses:

8800 Lyra Drive, Suite 300 | Columbus, OH 43240 | p: 614-540-6633 f: 614-540-6638 | www.cecinc.com

1) **North 12°57'44" East**, a distance of **187.40 feet**, to a point of curvature;

2) With the arc of a curve to the right having a radius of **20.00 feet**, a central angle of **90°00'00"**, an arc length of **31.42 feet**, a chord bearing of **North 57°57'44" East**, and a chord distance of **28.28 feet**, to a point of tangency;

3) **South 77°02'16" East**, a distance of **398.48 feet**, to a point of curvature;

4) With the arc of a curve to the right having a radius of **970.00 feet**, a central angle of **9°11'20"**, an arc length of **155.57 feet**, a chord bearing of **South 72°26'36" East**, and a chord distance of **155.40 feet**, to the northeast corner of said Nutter Farm 0.929 acre tract, being at the southwest corner of the right-of-way of said Biltmore Drive, and being on the north line of said 20 acre tract;

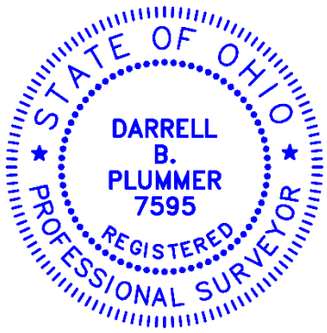
Thence **South 86°49'59" East**, a distance of **212.36 feet** with the north line of said 20 acre tract, with the south right-of-way line of said Biltmore Drive, and with the south line of said Seattle House (Bowtown South) Condominium, to the **POINT OF BEGINNING** containing **10.222 acres**, more or less, there being 0.170 acres out of said 0.12 acre tract and Parcel Number 519-444-01-001-000, being 5.572 acres out of said 19.25 acre tract and Parcel Number 519-444-01-001-000, being 3.551 acres out of said 20 acre tract and Parcel Number 518-300-01-105-000, and being 0.929 acres out of said Nutter Farm 0.929 acre tract and Parcel Number 519-444-01-001-003.

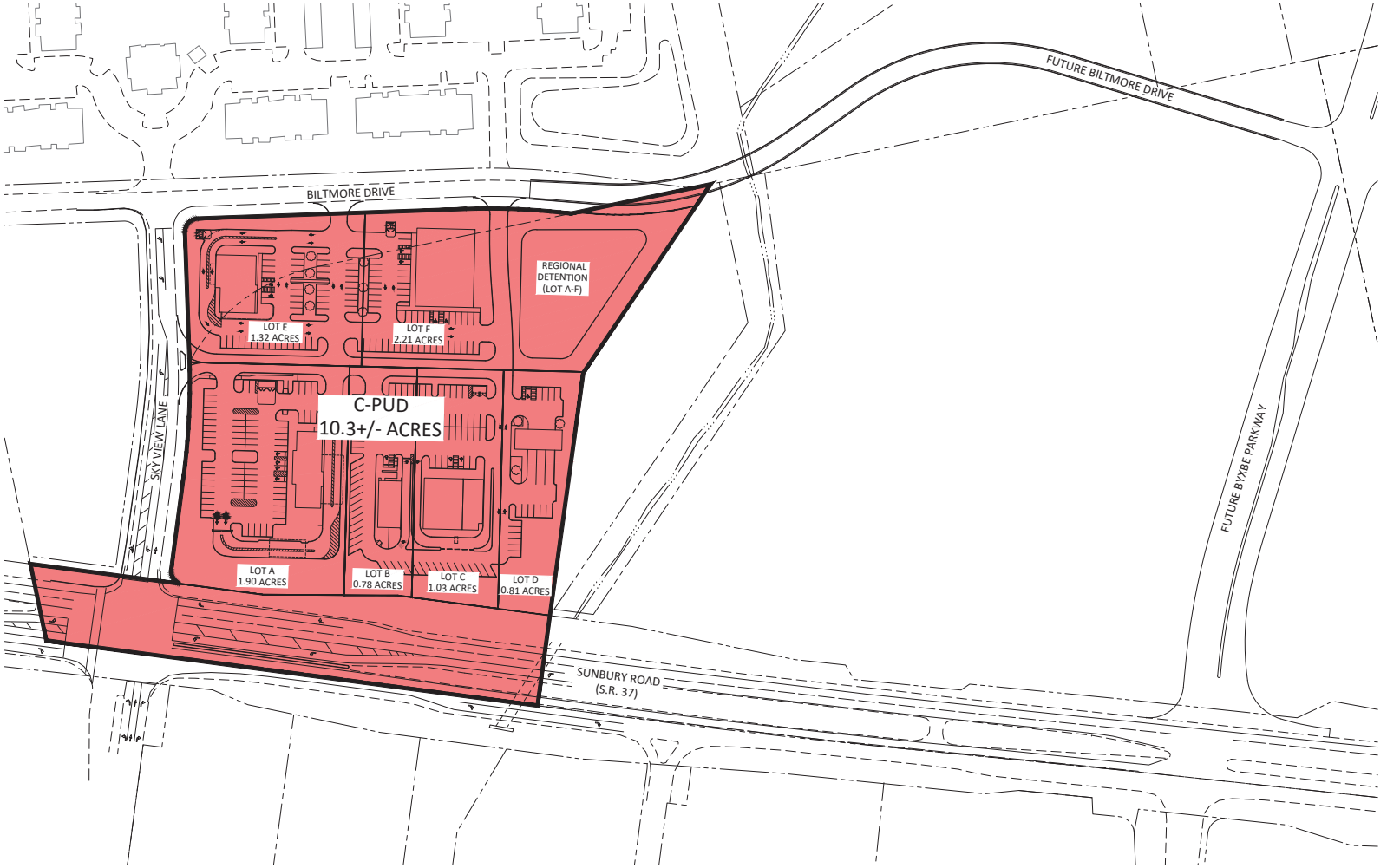
The above description is based on deeds of record and available existing surveys, aforementioned description is not intended to be used for the transfer of real property. The acreages and distances shown are intended for zoning purposes only.

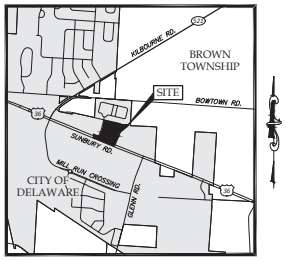
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Darrell B. Plummer 10/09/2025

Darrell B. Plummer, P.S. Date
Professional Surveyor No. 7595







VICINITY MAP
SCALE: 1" = 2000'

ZONING INFORMATION	
PARCEL NO.:	519444010010003 519444010010000 518300010050000
EXISTING ZONING:	C-CC - COMMUNITY COMMERCIAL DISTRICT
PROPOSED ZONING:	C-PUD - COMMERCIAL PLANNED USE DISTRICT
EXISTING USE:	VACANT LAND
PROPOSED USE:	COMMERCIAL OUTLOTS

SCALE: 1" = 80'
80 40 0 80 160

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION

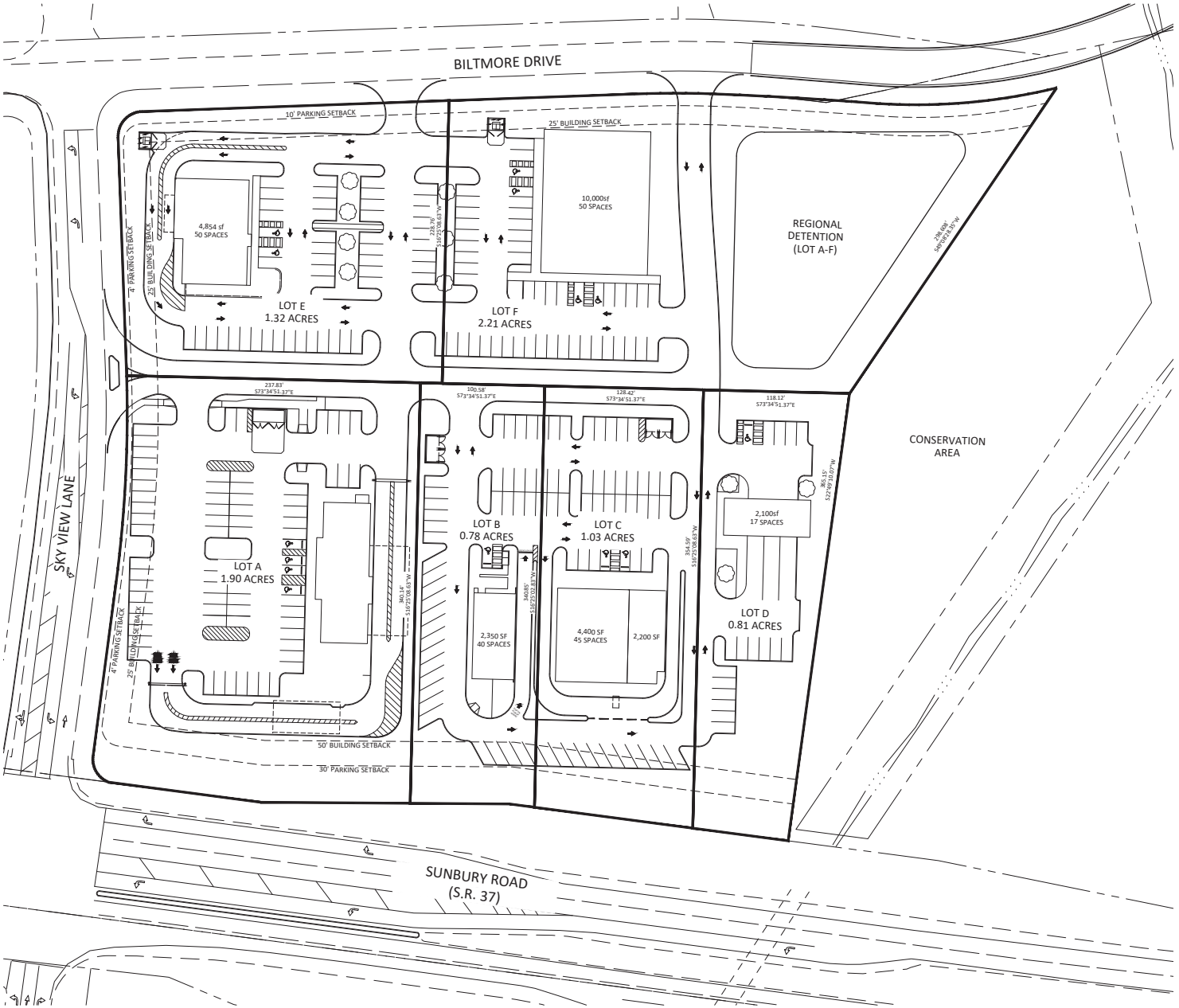
TEBBE CIVIL ENGINEERING, LLC
4700 Lakehurst Court, Suite 135
Dublin, Ohio 43016
Phone (614) 456-5866 ● tebbecivil.com

C-PUD EXHIBIT
TRAILHEAD CROSSING WEST
STATE ROUTE 37
CITY OF DELAWARE, OHIO

11-14-25

JOB NO.	1137
DRAWN BY	MJM
DESIGN BY	JSG
CHECKED BY	CMT

SHEET
C-PUD



SITE DATA TABLE	
LOT A: AREA	1.90 AC
LOT A: BUILDING COVERAGE (5,422 SF)	6.6%
LOT A: LOT COVERAGE (58,928 SF)	71.2%
LOT B: AREA	0.78 AC
LOT B: BUILDING COVERAGE (2,350 SF)	6.9%
LOT B: LOT COVERAGE (34,146 SF)	72.0%
LOT C: AREA	1.03 AC
LOT C: BUILDING COVERAGE (6,600 SF)	14.8%
LOT C: LOT COVERAGE (42,597 SF)	95.4%
LOT D: AREA	0.81 AC
LOT D: BUILDING COVERAGE (2,100 SF)	6.0%
LOT D: LOT COVERAGE (16,860 SF)	48.0%
LOT E: AREA	1.32 AC
LOT E: BUILDING COVERAGE (4,854 SF)	8.4%
LOT E: LOT COVERAGE (44,070 SF)	76.4%
LOT F: AREA	2.21 AC
LOT F: BUILDING COVERAGE (10,000 SF)	10.4%
LOT F: LOT COVERAGE (39,298 SF)	40.8%
DEVELOPMENT TOTAL: AREA	8.05 AC
DEVELOPMENT TOTAL: BUILDING COVERAGE (31,326 SF)	8.9%
DEVELOPMENT TOTAL: LOT COVERAGE (235,899 SF)	67.3%

REVISION RECORD		
NO.	DATE	REVISION DESCRIPTION

TEBBE CIVIL ENGINEERING, LLC
4700 Lakehurst Court, Suite 155
Dublin, Ohio 43016
Phone (614) 565-5865 ● Russell@TebbeCivil.Com

C-PUD SITE PLAN
TRAILHEAD CROSSING WEST
STATE ROUTE 37
CITY OF DELAWARE, OHIO

11-14-25

JOB NO.	1137
DRAWN BY	MJM
DESIGN BY	JSG
CHECKED BY	CMT

SHEET

C-PUD