ORDINANCE NO. 26-20

AN ORDINANCE APPROVING A REQUEST BY FED ONE DUBLIN, LLC TO REZONE APPROXIMATELY 62.95 ACRES FROM A-1 (AGRICULTURAL) AND I-2 (GENERAL INDUSTRIAL) TO I-PUD (INDUSTRIAL- PLANNED UNIT DEVELOPMENT) LOCATED WEST OF CURTIS STREET, NORTHWEST OF LONDON ROAD, AND SOUTH OF THE RAILROAD TRACKS.

WHEREAS, Fed One Dublin, LLC, 8400 Industrial Parkway, Plain City, Ohio 43064 requests rezoning and concept plan approval; and

WHEREAS, the City of Delaware Planning Commission at its meeting on April 8, 2026 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 3.039 acres of land described in the attached "Exhibit A" from PMU, Planned Mixed Use Overlay to C-PUD, Commercial Planned Unit Development.

SECTION 2.

The following conditions and requirements shall apply:

1. The concept plan dated "April 8, 2026" illustrates the general layout of the development within this Planned Unit Development.
2. Uses permitted (P), conditionally permitted (C), and permitted as an

accessory use (A) in this Industrial Planned Unit Development are as follows:

Land Use	Permitted Use
a) Office	
1) Research and development facility	P
2) Office / Clerical	A
3) Training Facility	P
b) Storage and Distribution	
1) Distribution Facility	P
2) Warehouse or Indoor Storage Facility	P
3) Self-storage Facility	C
4) Micro fulfillment center	P
c) Outdoor Storage	
1) Storage (general) of materials	P
2) Storage of fleet vehicles for operation of principal use	P
d) Manufacturing and Processing	
1) Assembly and production facility utilizing products from previously and elsewhere prepared materials	P
2) Manufacture of products from raw materials	C
3) Meat packing	P
4) Chemical manufacture	P
5) Pharmaceuticals	P
6) Food and beverage production	P
7) Textiles, fabrics, and garments	P
e) Other	
1) Solar field	C
2) Wind energy system	C
3) Semiconductor and computer/IT production	P
4) Recycling facility	P
5) Public utility substation or distribution facility	P
6) Indoor Cultivation	P
7) Wireless telecommunication facility (see Chapter 1135)	P

Table 1: P= Permitted Use, C= Conditional Use, A= Accessory Use

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. The applicant is required to complete a Traffic Impact Study (TIS). The TIS is required to be accepted by the City Engineer prior to submitting a development plan application. The applicant shall be responsible for any improvements and/or financial obligations of the TIS per the City Engineer.
    c. A cross-access easement and agreement is to be established and recorded with an adjacent property owner for emergency secondary access purposes at the time the subdivision plat is recorded.
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. A 10-foot-wide multi-use path along the south side of a new access roadway shall be provided. 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 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: June 8, 2026 YEAS 6 NAYS 0 ABSTAIN ~~0~~

ATTEST: Sarah Dunow
CITY CLERK

Cindy Kay Rigsby
MAYOR

Fed One Dublin, LLC

8400 Industrial Pkwy,

Plain City, OH 43064

Letter of Intent

Curtis Street Development

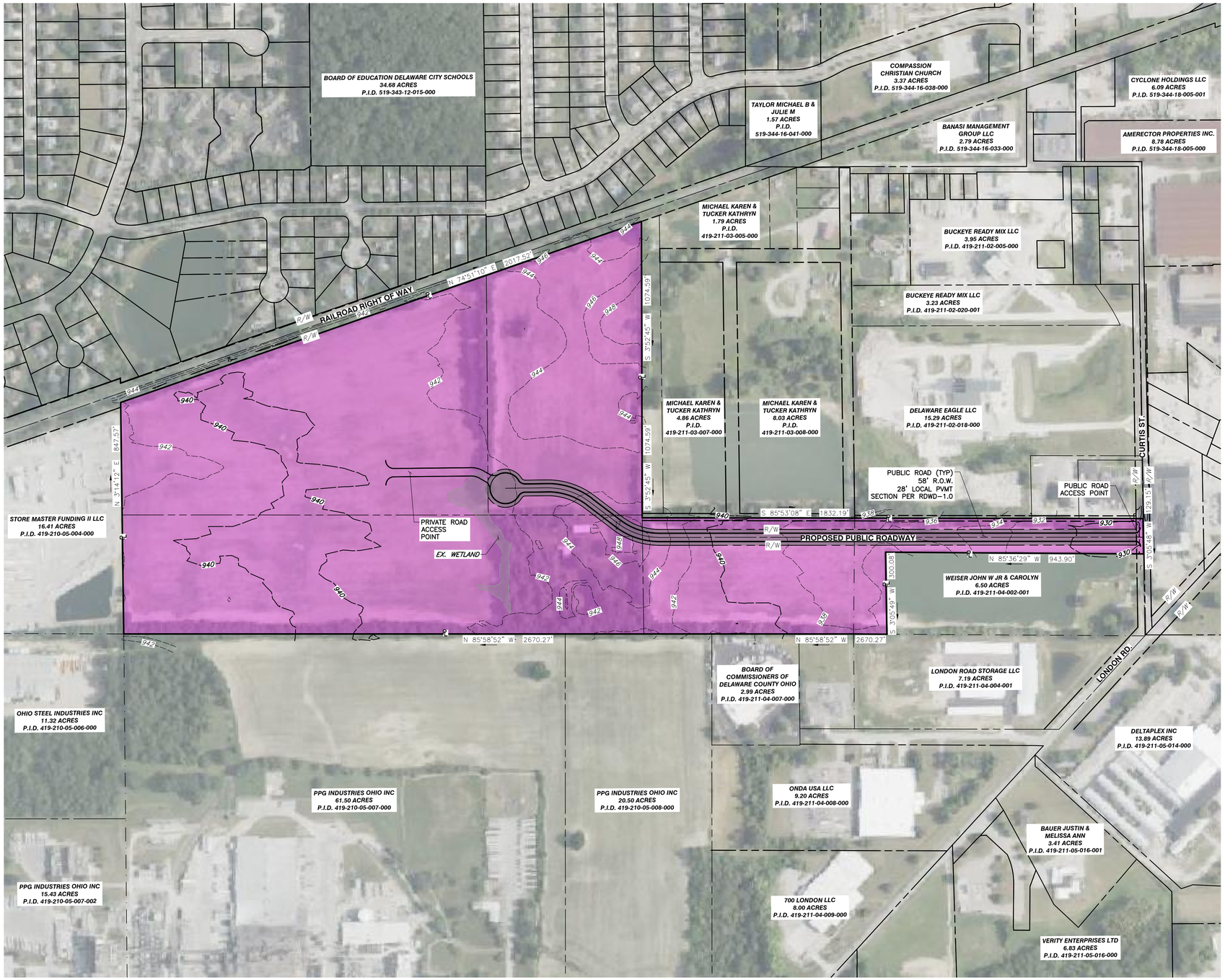
Fed One Dublin, LLC will be developing a site on the west side of Curtis St. and the northwest side of London Rd. for a new industrial development. The project site consists of approximately 62.95 acres and includes Delaware County Parcels 41921005002000, 41921005003000, 41921005001000, and 41921104001000 currently owned by Terry Reanna J.

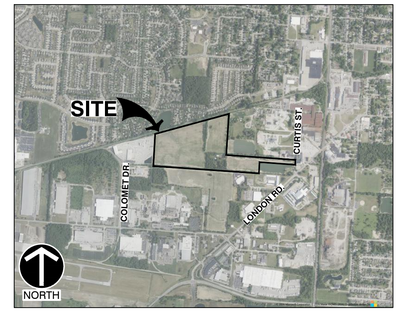
The proposed development will include eight (8) lots to be zoned I-PUD, along with associated public roadway improvements and utility extensions necessary to serve the site.

Fed One Dublin, LLC

Amy Huffman

Amy Biondi-Huffman 2/16/26





VICINITY MAP
1"=2000'

SCALE IN FEET
0 2000 4000

ZONING

CURRENT: AGRICULTURAL, AND I-2
PROPOSED: I-PUD

NOTE: LANDSCAPING, SCREENING, AND TREE PRESERVATION FOR THE SITE SHALL COMPLY WITH CHAPTERS 1121 AND 1122 OF THE CITY OF DELAWARE ZONING CODE.

CURTIS STREET DEVELOPMENT

PID: 419-211-04-001-000
419-210-05-002-000
419-210-05-003-000
419-210-05-001-000

PROPOSED USE: INDUSTRIAL

GROSS AREA: 62.95 ACRES

PROPOSED R/W AREA: 3.40 ACRES

NET AREA: 59.55 ACRES

BUFFER YARD REQUIREMENTS:

INDUSTRIAL–INDUSTRIAL: 0 FT
INDUSTRIAL–RESIDENTIAL: 30 FT

NOTE: THE EXISTING RAILROAD SERVES AS THE SOUND AND/OR LANDSCAPE BUFFER BETWEEN THE SUBJECT PROPERTY AND THE RESIDENTIALLY ZONED PROPERTY LOCATED TO THE NORTH.

SUBMITTAL RECORD

NO	DATE	DESCRIPTION
1		

ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF NC, PLLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.

8800 Lyra Drive
Suite 300
Columbus, OH 43240
Ph: 614.540.6633
www.cecinc.com

Civil & Environmental Consultants, Inc.

FED ONE DUBLIN, LLC
CURTIS STREET DEVELOPMENT
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

SITE PLAN

DATE:	FEB. 2026	DRAWN BY:	TH
DWG SCALE:	AS NOTED	CHECKED BY:	AJY
PROJECT NO:			354-110
APPROVED BY:			AJY

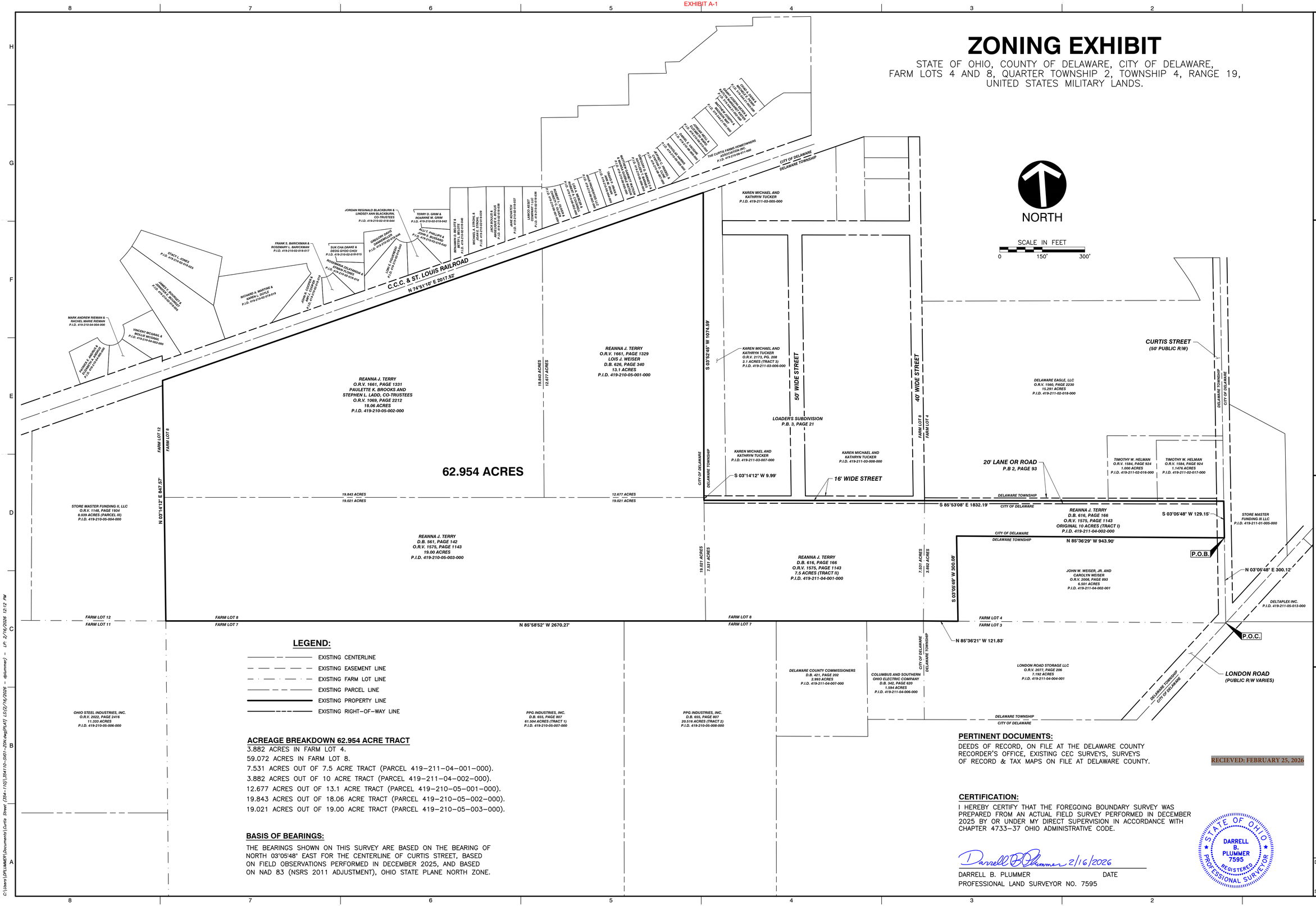
DRAWING NO.:
EXHIBIT
SHEET 1 OF 1

P:\350-2001\354-110\-CAD\Dwg\CV01 - Rezone Plan\354110-CV01-Site Plan.dwg[SITE PLAN] LS:[2/16/2026 - thesam] - LP: 2/16/2026 3:34 PM

EXHIBIT A-1

ZONING EXHIBIT

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE,
FARM LOTS 4 AND 8, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 19,
UNITED STATES MILITARY LANDS.



LEGEND:

- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- EXISTING FARM LOT LINE
- EXISTING PARCEL LINE
- EXISTING PROPERTY LINE
- EXISTING RIGHT–OF–WAY LINE

ACREAGE BREAKDOWN 62.954 ACRE TRACT

3.882 ACRES IN FARM LOT 4.
59.072 ACRES IN FARM LOT 8.
7.531 ACRES OUT OF 7.5 ACRE TRACT (PARCEL 419–211–04–001–000).
3.882 ACRES OUT OF 10 ACRE TRACT (PARCEL 419–211–04–002–000).
12.677 ACRES OUT OF 13.1 ACRE TRACT (PARCEL 419–210–05–001–000).
19.843 ACRES OUT OF 18.06 ACRE TRACT (PARCEL 419–210–05–002–000).
19.021 ACRES OUT OF 19.00 ACRE TRACT (PARCEL 419–210–05–003–000).

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 03°05'48" EAST FOR THE CENTERLINE OF CURTIS STREET, BASED ON FIELD OBSERVATIONS PERFORMED IN DECEMBER 2025, AND BASED ON NAD 83 (NSRS 2011 ADJUSTMENT), OHIO STATE PLANE NORTH ZONE.

PERTINENT DOCUMENTS:

DEEDS OF RECORD, ON FILE AT THE DELAWARE COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT DELAWARE COUNTY.

RECIEVED: FEBRUARY 25, 2026

CERTIFICATION:

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED IN DECEMBER 2025 BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733–37 OHIO ADMINISTRATIVE CODE.

STATE OF OHIO
DARRELL B. PLUMMER
7595
REGISTERED
PROFESSIONAL SURVEYOR

Darrell B. Plummer 2/16/2026

DARRELL B. PLUMMER DATE
PROFESSIONAL LAND SURVEYOR NO. 7595

REVISION RECORD

NO	DATE	DESCRIPTION

8800 Lyra Drive
Suite 300
Columbus, OH 43240
Ph: 614.540.6633
www.cecinc.com

Civil & Environmental Consultants, Inc.

FED ONE CONSTRUCTION SERVICES, LTD
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

62.954 ACRE TRACT

DATE:	FEBRUARY 2026
DWG SCALE:	1" = 150'
PROJECT NO:	354-110
DRAWN BY:	DBP
CHECKED BY:	JLV
APPROVED BY:	DBP

DRAWING NO.:
ZON

SHEET 1 OF 1

C:\Users\DPLUMMER\Documents\Curtis Street (354-110)\354110-3V01-ZON.dwg[Plot] 15:12 2/16/2026 - dplummer) - LP: 2/16/2026 12:12 PM

DESCRIPTION OF 62.954 ACRES

Situated in the State of Ohio, County of Delaware, City of Delaware, being part of Farm Lots 4 and 8, Quarter Township 2, Township 4, Range 19, United States Military Lands, being all of a 7.5 acre tract of land (Tract II), being part of an original 10 acre tract of land (Tract I), and being all of a 19.00 acre tract of land described in deed to Reanna J. Terry of record in Official Record Volume 1575, Page 1143, being all of a 13.1 acre tract of land described in deed to Lois J. Weiser of record in Deed Book 626, Page 340 and Renna J. Terry of record in Official Record Volume 1661, Page 1329, being all of an 18.06 acre tract of land described in deed to Paulette K. Brooks and Stephen L. Ladd, Co-trustees of record in Official Record Volume 1069, Page 2212 and Renna J. Terry of record in Official Record Volume 1661, Page 1331, all references being of record in the Recorder's Office, Delaware County, Ohio, and being more particularly described as follows:

COMMENCING at the intersection of the centerline of London Road (public right-of-way varies) and the centerline of Curtis Street (50' public right-of-way);

Thence North 03°05'48" East, a distance of 300.12 feet with the centerline of said Curtis Street, to the northeast corner of a 6.501 acre tract of land described in deed to John W. Weiser, Jr. and Carolyn Weiser of record in Official Record Volume 2008, Page 893, and being the **POINT OF BEGINNING** of the tract to be described;

Thence **North 85°36'29" West**, a distance of **943.90 feet**, with the north line of said 6.501 acre tract, to the northwest corner of said 6.501 acre tract;

Thence **South 03°05'49" West**, a distance of **300.08 feet**, with the west line of said 6.501 acre tract to the southwest corner of said 6.501 acre tract, being on the south line of said 10 acre tract, and being on the north line of a 7.192 acre tract of land described in deed to London Road Storage LLC of record in Official Record Volume 2077, Page 206;

Thence **North 85°36'21" West**, a distance of **121.83 feet** with the south line of said 10 acre tract and with the north line of said 7.192 acre tract, to the southwest corner of said 10 acre tract being at the northwest corner of said 7.192 acre tract, being at the northeast corner of a 1.594 acre tract of land described in deed to Columbus and Southern Ohio Electric Company of record in Deed Book 342, Page 620, and being at the southeast corner of said 7.5 acre tract;

Thence **North 85°58'52" West**, a distance of **2670.27 feet** with the south line of said 7.5 acre tract, with the south line of said 19.00 acre tract, with the north line of said 1.594 acre tract, with the north line of a 2.993 acre tract of land described in deed to Delaware County Commissioners of record in Deed Book 421, Page 202, with the north line of a 20.516 acre tract of land (Tract 2) and with the north line of a 61.504 acre tract of land (Tract 1) described in deed to PPG Industries, Inc. of record in Deed Book 655, Page 807, to the southwest corner of said 19.00 acre tract, being at the northwest corner of said 61.504 acre tract, being at the northeast corner of an 11.333 acre of land described in deed to Ohio Steel Industries, Inc. of record in Official Record Volume 2022, Page 2416, and being at the southwest corner of an 8.039 acre tract of land (Parcel III) described in deed to Store Master Funding II, LLC of record in Official Record Volume 1148, Page 1934;

Thence **North 03°14'12" East**, a distance of **847.57 feet**, with the west line of said 19.00 acre tract, with the west line of said 18.06 acre tract, and with the east line of said 8.039 acre tract, to the northwest corner of said 18.06 acre tract and being on the south line of the C.C.C. & St. Louis Railroad;

Thence **North 74°51'10" East**, a distance of **2017.52 feet**, with the north line of said 18.06 acre tract, with the north line of said 13.1 acre tract, and with the south line of said railroad, to the northeast corner of said 13.1 acre tract and being at the northwest corner of a 2.1 acre tract of land (Tract 3) described in deed to Karen Michael and Kathryn Tucker of record in Official Record Volume 2173, Page 208;

Thence **South 03°52'45" West**, a distance of **1074.59 feet**, with the east line of said 13.1 acre tract and with the west line of said 2.1 acre tract, to the southeast corner of said 13.1 acre tract, being at the northeast corner of said 19.00 acre tract, and being on the west line of a 16 foot wide street dedicated in Loader's Subdivision of record in Plat Book 3, Page 21;

Thence **South 03°14'12 " West**, a distance of **9.99 feet** with the east line of said 19.00 acre tract and with the west line of said 16 foot wide street, to the northwest corner of said 7.5 acre tract;

Thence **South 85°53'08" East**, a distance of **1832.19 feet**, with the north line of said 7.5 acre tract, with the north line of said 10 acre tract, with the south line of said 16 foot wide street, with the south line of a 15.291 acre tract of land described in deed to Delaware Eagle, LLC of record in Official Record Volume 1560, Page 2230, with the south line of a 1.000 acre tract of land and with the south line of a 1.1476 acre tract of land described in deed to Timothy W. Helman of record in Official Record Volume 1584, Page 924, and with the centerline of a 20 foot lane or road dedicated in Plat Book 2, Page 93, to the northeast corner of said 10 acre tract, being at the southeast corner of said 1.1476 acre tract, and being on the centerline of said Curtis Street;

Thence **South 03°05'48" West**, a distance of **129.15 feet** with the west line of said 10 acre tract and with the centerline of said Curtis Street, to the **POINT OF BEGINNING** containing **62.954 acres**, there being 7.531 acres out of said 7.5 acre tract and Parcel Number 419-211-04-001-000, being 3.882 acres out of said 10 acre tract and Parcel Number 419-211-04-002-000, being 12.677 acres out of said 13.1 acre tract and Parcel Number 419-210-05-001-000, being 19.843 acres out of said 18.06 acre tract and Parcel Number 419-210-05-002-000, and being 19.021 acres out of said 19.00 acre tract and Parcel Number 419-210-05-003-000.

Basis of Bearings: The bearings shown on this survey are based on the bearing of North 03°05'48" East for the centerline of Curtis Street, based on field observations performed in December 2025, and based on NAD 83 (NSRS 2011 Adjustment), Ohio State Plane North Zone.

The above description is based on deeds of record and available existing surveys, the 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 2/16/2026

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

