IceMiller

250 West Street | Suite 700 | Columbus, OH 43215

August 26, 2026

WRITER'S DIRECT NUMBER: 614-462-2222
EMAIL: Molly.Gwin@icemiller.com

Via Email and Delivery
City of Delaware, Ohio
c/o Jonathan White Jonathan White jwhite@cityofdelawareoh.gov
Development Planner

RE: Proposed R-PUD, Nutter Farms

To whom it may concern:

Enclosed please find the materials required for a Zoning Amendment to establish Residential-Planned Unit District ("R-PUD"). The proposed Amendment would create an R-PUD on property located on the south side of Bowtown Road and west of the future extension Byxbe Parkway. The proposed development is located just north/northeast of the Nutter Farms/Trailside C-PUD and will be able to access that development by an extension of Biltmore Drive. A conservation area to be established at the time of development plan submittal will provide a buffer between the residential PUD and commercial PUD.

The R-PUD will be concentrated on 8.37 acres. The enclosed Concept Plan anticipates six multifamily buildings comprising approximately 252 dwelling units (30.1 units/acre), with the final amounts to be determined at the time of development plan submittal.

The proposed R-PUD will allow all Permitted and Conditional Uses as described in Planning and Zoning Code Section 1111.04 for the R-SF, R-NT, R-NX, R-MF districts (but not the A-1 district.)

Parking will be provided at a rate of 1.81 spaces per dwelling unit – there will be 454 total spaces, of which 42 will be garage parking and 412 will be surface parking. Access will be off Bowtown Road, with additional emergency access available via Byxbe Parkway.

Minimum building and parking setbacks and maximum building heights will be established at the time of preliminary development plan. Lighting, Landscaping and Signage will be as required by the Planning and Zoning Code. The developer commits to using natural materials on 25% of any facade facing a roadway, with vinyl siding on the balance.

Thank you for your consideration of this rezoning proposal.

Very truly yours,

ICE MILLER LLP

/s/ Molly Gwin

Molly Gwin

jlm
Enclosures

DESCRIPTION OF 12.417 ACRES

Situated in the State of Ohio, County of Delaware, City of Delaware, being part of Farm Lot 18, Quarter Township 3, Township 5, Range 18, United States Military Lands, being part of Seattle House (Bowtown South) Condominium of record in Official Record Volume 1869, Page 2637 and Page 2708, being part of a 2.994 acre tract of land (Lot 152) of Bowtown Subdivision of record in Plat Book 18, Page 138 as described in deed to George A. Piacentino & Christine Y. Piacentino of record in Official Record Volume 2040, Page 2290, being part 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, being all of a 1.103 acre tract of land (Parcel 2) described in deed to Donna J. Bukovec of record in Official Record Volume 660, Page 1596, being part of a 3.775 acre tract of land described in deed to Debra S. Noellert and John C. Noellert of record in Official Record Volume 479, Page 285, and being part of a 3.775 acre tract of land described in deed to Jenna M. Pickett of record in Official Record Volume 1312, Page 1698, all references being of record in the Recorder's Office, Delaware County, Ohio, said 12.417 acre tract being more fully described herein:

COMMENCING at the southeast corner said of Seattle House (Bowtown South), being at the southwest corner of said 4.049 acre tract, being on the north line of a 0.929 acre tract of land described in deed to Seattle House (Bowtown South) Condominium Association Common Element of record in Official Record Volume 1869, Page 2637 and Page 2708, and being at an angle point of the City of Delaware Corporation Line and Brown Township line;

Thence North 03°28'30" East, a distance of 43.32 feet with the east line of said Seattle House (Bowtown South) Condominium, with the west line of said 4.409 acre tract, with a westerly line of said Brown Township Line, and being on an easterly line of said City of Delaware Corporation Line, to the **POINT OF BEGINNING**;

Thence across said Seattle House (Bowtown South) Condominium, the following three (3) courses:

1. With the arc of a curve to the right, having a radius of **320.00 feet**, a delta angle of **06°04'13"**, an arc length of **33.90 feet**, a chord bearing of **South 76°07'25" West** and a chord distance of **33.89 feet**, to a point;

2. **North 02°56'18" East**, a distance of **69.93 feet**, to a point;

3. **South 86°31'30" East**, a distance of **33.00 feet**, to a point on the east line of said Seattle House (Bowtown South) Condominium, being at the northwest corner of said 4.409 acre tract, being at the southwest corner of said Lot 152, being on a westerly line of said Brown Township Line, and being on an easterly line of said City of Delaware Corporation Line;

Thence **North 03°28'30" East**, a distance of **189.19 feet**, with the east line of said Seattle House (Bowtown South) Condominium, with the west line of said 2.994 acre tract, with a westerly line of said Brown Township Line, and with an easterly line of said City of Delaware Corporation Line, to a point at the northwest corner of said Lot 152, and being at the southwest corner of a 1.882 acre tract of land (Lot 151) of said Bowtown Subdivision as described in deed to Nathon J. Deprey and Trudy R. Railing of record in Official Record Volume 1954, Page 97;

Thence with the common lines of said Lot 151 and with said Lot 152, the following four (4) courses:

1. **North 75°52'51" East**, a distance of **314.66 feet**, to a point;

2. **North 03°26'30" East**, a distance of **236.33 feet**, to a point;

3. **North 86°04'52" West**, a distance of **40.97 feet**, to a point;

4. **North 03°33'23" East**, a distance of **154.97 feet**, to a point on the south right-of-way line of Bowtown Road (County Road 84) 60' right-of-way width;

Thence **South 86°02'24" East**, a distance of **175.23 feet**, with the south right-of-way line of said Bowtown Road, and with the north line of said Lot 152, to a point at the northeast corner of said Lot 152, and being on the west line of said 1.103 acre tract;

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

Thence **North 02°48'42" East**, a distance of **30.01 feet**, with the west line of said 1.103 acre tract, to a point on the centerline of said Bowtown Road, being at the northwest corner of said 1.103 acre tract, being on the south line of an original 34.887 acre tract of land described in deed to Board of Commissioners of Delaware County, Ohio of record in Official Record Volume 1660, Page 319, being on the north line of said Farm Lot 18, being on the south line of Farm Lot 25, being on a northerly line of said Brown Township Line, and being on a southerly line of said City of Delaware Corporation Line;

Thence **South 86°02'24" East**, a distance of **581.13 feet**, with the centerline of said Bowtown Road, with the north line of said 1.103 acre tract, with the north line of said 4.049 acre tract, with the north line of said 3.775 acre Noellert Tract, with the north line of said 3.775 acre Pickett Tract, with the north line of said Farm Lot 18, with the south line of Farm Lot 25, with a northerly line of said Brown Township Line, and with a southerly line of said City of Delaware Corporation Line, to a point at the northeast corner of said 3.775 acre Pickett Tract, and being at the northwest corner of a 30.521 acre tract of land described in deed to Chris-Nick I, LLC of record in Official Record Volume 842, Page 107;

Thence **South 03°03'56" West**, a distance of **799.06 feet**, with the east line of said 3.775 acre Pickett Tract, and with the west line of said 30.521 acre tract, to a point at the southeast corner of said 3.775 acre Pickett Tract;

Thence **North 86°43'45" West**, a distance of **171.79 feet**, with the south line of said 3.775 acre Pickett Tract, with a northerly line of said 30.521 acre tract, and with the north line of an original 3.175 acre tract of land (Second Tract) described in deed to Nutter Farm, Inc. of record in Deed Book 636, Page 808, to a point;

Thence crossing said 3.775 acre Pickett Tract, said 3.775 acre Noellert Tract, said 4.049 acre tract, and said Lot 152, the following seven (7) courses:

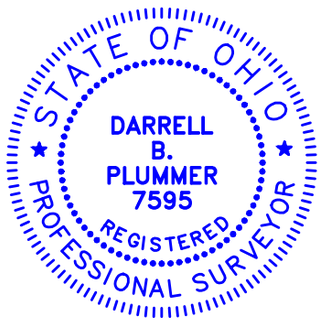
1. **North 13°07'29" East**, a distance of **3.00 feet**, to a point;
2. **North 37°42'07" West**, a distance of **185.31 feet**, to a point;
3. **North 58°17'42" West**, a distance of **165.95 feet**, to a point of curvature;
4. With the arc of a curve to the left, having a radius of **376.82 feet**, a delta angle of **49°15'17"**, an arc length of **323.93 feet**, a chord bearing of **North 83°20'10" West** and a chord distance of **314.05 feet**, to a point;
5. **South 00°01'19" East**, a distance of **99.08 feet**, to a point;
6. With the arc of a curve to the left, having a radius of **385.00 feet**, a delta angle of **20°12'57"**, an arc length of **135.84 feet**, a chord bearing of **South 79°52'12" West** and a chord distance of **135.14 feet**, to a point of tangency;
7. **South 68°08'22" West**, a distance of **157.54 feet**, to the **POINT OF BEGINNING** containing **12.417 acres**, more or less, there being 0.049 acres out of said Seattle House (Bowtown South) Condominium and Parcel Number 519-444-01-001-640, being 1.488 acres out of said 4.049 acre tract and Parcel Number 518-300-01-099-000, being 2.945 acres out of said Lot 152 and Parcel Number 518-300-01-100-000, being 3.096 acres out of said 3.775 acre tract and Parcel Number 518-300-01-097-000, being 3.736 acres out of said 3.775 acre tract and Parcel Number 518-300-01-096-000, and being all of said 1.103 acre tract and Parcel Number 518-300-01-098-000.

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.

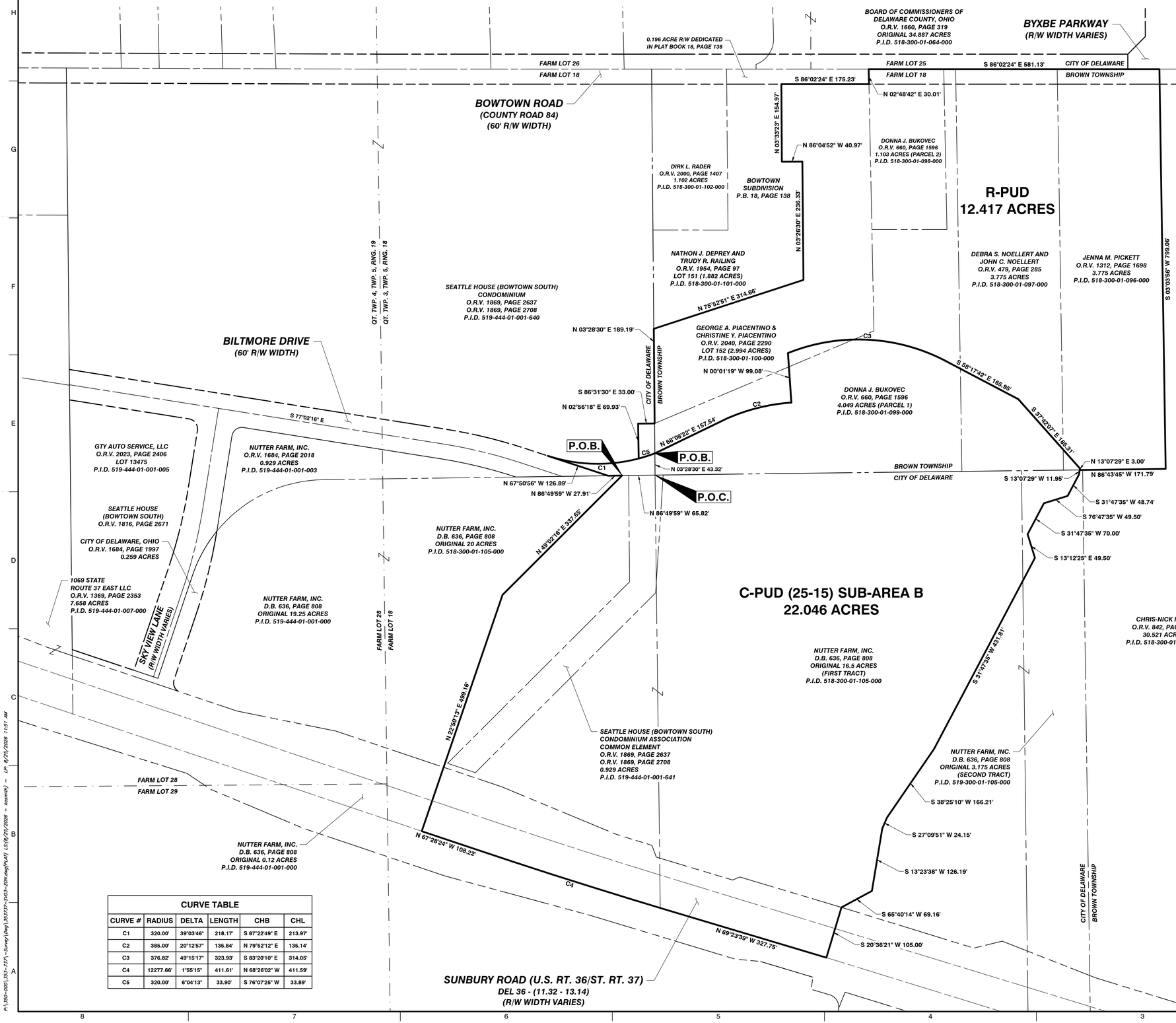
Darrell B. Plummer 8/25/2026

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



ZONING EXHIBIT

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE,
FARM LOT 18, QUARTER TOWNSHIP 3, TOWNSHIP 5, RANGE 18,
UNITED STATES MILITARY LANDS.



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHB	CHL
C1	320.00'	39°03'46"	218.17'	S 87°22'49" E	213.97'
C2	385.00'	20°12'57"	135.84'	N 79°52'12" E	135.14'
C3	376.82'	49°15'17"	323.93'	S 83°20'10" E	314.05'
C4	12277.66'	1°55'15"	411.61'	N 68°26'02" W	411.59'
C5	320.00'	6°04'13"	33.90'	S 76°07'25" W	33.89'

NORTH

SCALE IN FEET
0 100' 200'

LEGEND:

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

ACREAGE BREAKDOWN 22.046 ACRE TRACT

0.090 ACRES OUT OF SEATTLE HOUSE (BOWTOWN SOUTH) CONDOMINIUM.
2.547 ACRES OUT OF 4.049 ACRE TRACT (PARCEL 518-300-01-099-000).
0.054 ACRES OUT OF LOT 152 (PARCEL 518-300-01-100-000).
0.645 ACRES OUT OF 3.775 ACRE TRACT (PARCEL 518-300-01-097-000).
0.017 ACRES OUT OF 3.775 ACRE TRACT (PARCEL 518-300-01-096-000).
0.217 ACRES OUT OF 3.175 ACRE TRACT (PARCEL 519-300-01-105-000).
12.315 ACRES OUT OF 16.5 ACRE TRACT (PARCEL 518-300-01-105-000).
5.232 ACRES OUT OF 20 ACRE TRACT (PARCEL 518-300-01-105-000).
ALL OF A 0.929 ACRE TRACT (PARCEL 519-444-01-001-641).

ACREAGE BREAKDOWN 12.417 ACRE TRACT

0.049 ACRES OUT OF THE SEATTLE HOUSE (BOWTOWN SOUTH) CONDOMINIUM.
1.488 ACRES OUT OF 4.049 ACRE TRACT (PARCEL 518-300-01-099-000).
2.945 ACRES OUT OF LOT 152 (PARCEL 518-300-01-100-000).
3.096 ACRES OUT OF 3.775 ACRE TRACT (PARCEL 518-300-01-097-000).
3.736 ACRES OUT OF 3.775 ACRE TRACT (PARCEL 518-300-01-096-000).
ALL OF A 1.103 ACRE TRACT (PARCEL 518-300-01-098-000).

BASIS OF BEARINGS:

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 77°02'16" EAST FOR THE CENTERLINE OF BILTMORE DRIVE, BASED ON FIELD OBSERVATIONS PERFORMED IN JULY 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.

CERTIFICATION:

I HEREBY CERTIFY THAT THE FOREGOING SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. SURVEY AND THE ASSOCIATED LEGAL DESCRIPTION SHALL NOT BE USED FOR PROPERTY TRANSFER, AND IS INTENDED FOR ZONING PURPOSES ONLY.

Darrell B. Plummer 8/25/2026

DARRELL B. PLUMMER DATE
PROFESSIONAL LAND SURVEYOR NO. 7595

STATE OF OHIO
DARRELL B. PLUMMER 7595
REGISTERED PROFESSIONAL SURVEYOR

REVISION RECORD

NO	DATE	DESCRIPTION

8800 Lyra Drive
Suite 300
Columbus, OH 43240
Ph: 614.540.6633
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Civil & Environmental Consultants, Inc.

TEBBE CIVIL ENGINEERING
CITY OF DELAWARE
BROWN TOWNSHIP
DELAWARE COUNTY, OHIO

22.046 & 12.416 ACRE TRACTS

DATE:	AUGUST 2026
DWG SCALE:	1" = 100'
PROJECT NO:	353-737
DRAWN BY:	BTB
CHECKED BY:	DBP
APPROVED BY:	DBP

DRAWING NO.: ZON

SHEET 1 OF 1

P:\353-0001\353-737\--Survey\Dwg\353737-ZON1.dwg[PLAT] LS (8/25/2026 - kasmith) - LP: 8/25/2026 11:51 AM

CONCEPT PLAN

NUTTER FARMS

PREPARED FOR ROCKY POINT PARTNERS

DATE: 6.29.26

NORTH
SCALE: 1"=50'
0 25 50 100 150

Faris Planning & Design
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