

**CITY OF DELAWARE
PLANNING COMMISSION MEETING
CITY HALL
COUNCIL CHAMBERS
1 SOUTH SANDUSKY STREET**

AGENDA

6:30 PM

JULY 1, 2026

ATTEND AN OPEN MEETING: Open meetings are held in City Hall Council Chambers. Sign in forms to speak are available at the door. Name and address are required for public comment. Comments are limited to 3 minutes.

EMAIL, LETTER, PETITION: Emails, letters, and petitions received to the Council Clerk by 10 a.m. the date of the meeting will be presented to members and submitted into the record. These items will not be read aloud during the meeting but will be available on the website following the meeting at the end of the next business day. Name and address are required. Send to councilclerk@cityofdelawareoh.gov. PLEASE NOTE SUBMISSION TIME.

1. ROLL CALL

2. APPROVAL OF MOTION SUMMARY

- A. APPROVAL of the Motion Summary of the Planning Commission meeting held on June 3, 2026, as recorded and transcribed.

3. REGULAR BUSINESS

A. ZONING AMENDMENTS

1. PUD 26-2 AMEND 05-26: A request by Corridor Company for approval of a Zoning Map Amendment to expand MX-PUD 26-2 to include 175 additional acres of property located west of Troy Road.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)

B. DEVELOPMENT PLANS

1. 2022-0632 DVP #1: A request by Pulte Group for approval of a Development Plan for 83 single-family dwelling units on 35.68 acres of property located in the Boulder Farms Planned Mixed-Use Overlay (**tabled at the June 3 meeting**).
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)
2. PUD 25-15 DVP #2: A request by GTZ Properties for approval of a Development Plan for Chick-fil-A on 1.895 acres of property located within the Trailhead Crossing Planned Unit Development.

- a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)
3. PC 26-5: A request by John Howald for approval of a Development Plan for an approximately 40,000 square foot industrial building on 4.62 acres of property located within the Howald Industrial Planned Mixed-Use Overlay.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)
4. PC 26-6: A request by Terra Alta LLC for approval of a Development Plan for Terra Alta Section 14 on 13.263 acres containing 80 fee-simple townhome units on property located within the Terra Alta Planned Mixed-Use Overlay just north of Section 13.
- a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)

C. PLATS

1. S 26-3: A request by Pulte Group for approval of a Final Subdivision Plat for Boulder Farms Section 1 comprised of 48 single-family lots, public right-of-way, and reserve areas on 21.53 acres of property in the Boulder Farms Planned Mixed-Use Overlay (**tabled at the June 3 meeting**).
- a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)
2. S 26-4: A request by Pulte Group for approval of a Final Subdivision Plat for Boulder Farms Section 2 comprised of 35 single-family lots, public right-of-way, and reserve areas on 14.15 acres of property in the Boulder Farms Planned Mixed-Use Overlay (**tabled at the June 3 meeting**).
- a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)
3. S 26-10: A request by Terra Alta LLC for approval of a Final Plat for 83 lots in Terra Alta Section 14 on 13.263 acres of property located within the Terra Alta Planned Mixed Use Overlay.
- a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)

4. **PLANNING DIRECTOR'S REPORT**

5. **COMMISSION MEMBER COMMENTS AND DISCUSSION**

6. **NEXT MEETING DATE:** August 5, 2026

7. **ADJOURNMENT**