

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

AGENDA

6:30 PM

MAY 6, 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@delawareohio.net. 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 April 8, 2026, as recorded and transcribed.

3. REGULAR BUSINESS

A. DEVELOPMENT PLANS

1. 2022-0632 DVP #1: A request by Pulte Group for approval of a Development Plan for Boulder Farms Sections 1 & 2 on 35.68 acres of property located within the Boulder Farms Planned Mixed-Use Overlay, as described in "Exhibit A". **APPLICANT HAS REQUESTED THIS CASE BE TABLED TO THE JUNE MEETING.**
2. PUD 25-15 DVP #1: A request by GTZ Properties for approval of a Development Plan for Lots E & C on 1.81 acres of an 8.05-acre Commercial- Planned Unit Development located along Sunbury Road (US-36/ SR-37), east of Sky View Land and south of Biltmore Drive.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Hearing
 - d. Commission Discussion
 - e. Commission Action (recommendation to City Council)

B. CONDITIONAL USES

1. PC 26-3: A request by KDK Real Estate 3 LLC for Conditional Use Approval for a pick-up window at 222 E William Street.
2. Staff Presentation
 - a. Applicant Presentation
 - b. Public Hearing
 - c. Commission Discussion
 - d. Commission Action (final decision)

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. **APPLICANT HAS REQUESTED THIS CASE BE TABLED TO THE JUNE MEETING.**
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. **APPLICANT HAS REQUESTED THIS CASE BE TABLED TO THE JUNE MEETING.**
3. S 26-5: A request by GTZ Properties for approval of a Final Subdivision Plat for Trailhead Crossing on 13.865-acres on the north side of Sunbury Road east of Sky View Lane.
 - a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)
4. S 26-6: A request by Fincon Bowtown LTD for approval of a Preliminary Subdivision Plat for the Bowtown Grand Development on 16.784 acres of property zoned R-MF (Residential – Multi-Family) and located on the north side of Bowtown Road west of Village Gate.
 - a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)
5. S 26-7: A request by Fincon Bowtown LTD for approval of a Final Subdivision Plat for Section 1 of the Bowtown Grand Development on 11.570 acres of property zoned R-MF (Residential – Multi-Family) and located on the north side of Bowtown Road west of Village Gate.
 - a. Staff Presentation
 - b. Commission Discussion
 - c. Commission Action (final decision)

4. **PLANNING DIRECTOR'S REPORT**

5. **COMMISSION MEMBER COMMENTS AND DISCUSSION**

6. **NEXT REGULAR MEETING:** June 3, 2026

7. **ADJOURNMENT**