



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 10, 2025

SUBMITTED BY: Sandra Pereira, Planning Department

ITEM TYPE: Ordinances

AGENDA SECTION: **CONSIDERATION OF ORDINANCE NO. 25-08**

SUBJECT: Ordinance No. 25-08, an ordinance approving a request by Delaware Health Realty LLC, owner and agent for the owner, has filed an application requesting to rezone 14.81 acres of land from M-1 (Light Manufacturing District) to C-PUD (Commercial Planned Unit Development) and located on the southwest corner of Glenn Road and Mill Run Crossing, further described as parcels 518-300-01-104-000 and 418-220-01-008-000.

SUGGESTED ACTION:

ATTACHMENTS:

[ord 25-08, PUD 25-4 Fact Sheet.docx](#)

[ord 25-08, PUD 25-4 Rezoning Ordinance.docx](#)

[PUD 25-4 Council Staff Report.docx](#)

[Delaware LTC - Zoning Amendment Drawing.pdf](#)

[Legal Description Parcel 518-300-01-104-000.pdf](#)

[C-PUD 25-4 Glenn Road LTC Rezoning.pdf](#)



FACT SHEET

AGENDA ITEM NO: 17

DATE: 2/10/2025

ORDINANCE NO:

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES
(2/24/2025 at 7:30 p.m.)

TO: Mayor and Members of City Council

FROM: Paul J. Brake, City Manager

VIA: Sandra Pereira, Planning & Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

AN ORDINANCE APPROVING A REQUEST BY DELAWARE HEALTH REALTY LLC, OWNER AND AGENT FOR THE OWNER, HAS FILED AN APPLICATION REQUESTING TO REZONE 14.81 ACRES OF LAND FROM M-1 (LIGHT MANUFACTURING DISTRICT) TO C-PUD (COMMERCIAL PLANNED UNIT DEVELOPMENT) AND LOCATED ON THE SOUTHWEST CORNER OF GLENN ROAD AND MILL RUN CROSSING, FURTHER DESCRIBED AS PARCELS 518-300-01-104-000 AND 418-220-01-008-000.

BACKGROUND:

See attached staff report.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Chapter 1130: Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 6-0 on February 5, 2025

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

Sandra Pereira, Planning & Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

See attached

ORDINANCE NO. 25-08

AN ORDINANCE APPROVING A REQUEST BY DELAWARE HEALTH REALTY LLC, OWNER AND AGENT FOR THE OWNER, HAS FILED AN APPLICATION REQUESTING TO REZONE 14.81 ACRES OF LAND FROM M-1 (LIGHT MANUFACTURING DISTRICT) TO C-PUD (COMMERCIAL PLANNED UNIT DEVELOPMENT) AND LOCATED ON THE SOUTHWEST CORNER OF GLENN ROAD AND MILL RUN CROSSING, FURTHER DESCRIBED AS PARCELS 518-300-01-104-000 AND 418-220-01-008-000.

WHEREAS, the Planning Commission at its meeting on February 5, 2025 recommended approval of a request by Delaware Health Realty to rezone approximately 14.81 acres from M-1, Light Industrial to C-PUD, Commercial Planned Unit Development, located on the southwest corner of Glenn Road and Mill Run Crossing.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. A request by Delaware Health Realty LLC for approval of a Rezoning Amendment from M-1, Light Manufacturing to C-PUD, Commercial Planned Unit Development on 14.81 acres located at on the southwest corner of Glenn road and Mill Run Crossing, further described as parcels 518-300-01-104-000 and 418-220-01-008-000, is hereby confirmed, approved, and accepted with the following conditions:

1. The concept plan dated "Received 1/7/25" illustrates the general layout of the development within this Planned Unit Development.
2. Principal and accessory uses permitted in this Residential Planned Unit Development shall be:
 - a. Nursing Home
 - b. Residential Care Facility
 - c. Public or private park
 - d. Place of religious assembly
 - e. Day care center, child or adult
 - f. Retail, neighborhood-scale
 - g. Office, medical, dental, or veterinary (without outside kennel)
3. Minimum site setbacks for this PUD shall be as shown on the concept plan.
4. Points of access and vehicular circulation as shown on the concept

plan are subject to City of Delaware final review and approval at the Development Plan stage.

5. Building plans, designs, and elevations for all structures within this PUD shall be subject to review and approval at the Development Plan stage.
6. The existing trees on the north, west, and south sides of the site shall be preserved in tree preservation zones, except where clearing is necessary for site access from Mill Run Crossing.
7. Right-of-Way along Mill Run Crossing and Glenn Road shall be dedicated to the City as required by the City Engineer.
8. A plat combining both lots and showing dedicated Right-of-Way, tree preservation zones and drainage, utility, stormwater, and other easements shall be required prior to the issuance of any building permits.
9. A multi-use asphalt path with a minimum width of 10 feet shall be installed on the west side of Glenn Road and south side of Mill Run Crossing. A sidewalk with a minimum width of 5 feet shall be installed to connect multi-use paths to the development.
10. Retention ponds and open space shall be maintained by an owner, association of owners, or developer in perpetuity.
11. Fountains and/or other aeration and water circulation devices are required for all retention ponds and shall be maintained by an association of owners or developer in perpetuity.
12. A lighting plan, landscape plan, tree canopy management plan, and building elevations are required at the development plan stage.

SECTION 2. That the Zoning Map referenced in §1131.02 of the Planning and Zoning Code be amended to rezone approximately 14.81 Acres of land described further described in Exhibit A, from M-1 Light Manufacturing to C-PUD, Commercial Planned Until Development.

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 Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____ ABSTAIN____

PASSED: _____, 2025 YEAS____NAYS____ABSTAIN____

ATTEST: _____
CITY CLERK MAYOR

CITY COUNCIL STAFF REPORT

CASE ID: PUD 25-4 Glenn Road Long Term Care Facility

APPLICANT: Delaware Health Realty, LLC
25000 Country Club Blvd, Ste 255
North Olmsted, OH 44070



REQUEST

A request by Delaware Health Realty, LLC for approval of a rezoning amendment from B-3 (Community Business District) and M-1 (Light Manufacturing District) to C-PUD (Commercial Planned Unit Development) on 14.81 acres on the southwest corner of Mill Run Crossing and Glenn Road.

BACKGROUND/CASE HISTORY

This subject site (shown in red) is located on the southwest corner of Mill Run Crossing and Glenn Road, directly east and north of the Redwood Development. The applicant approached staff with a proposal to construct a nursing home facility on this site. As neither of the existing zoning districts permit nursing homes, a zoning map amendment is required. Because the site is greater than 10 acres, a Planned Unit Development is required per code section 1144.02(a).

EXISTING CONDITIONS/CURRENT ZONING

The subject 14.81-acre site is located on the southwest corner of Mill Run Crossing and Glenn Road and has been used as farmland. There is a drainage swale tributary bisecting the northern approximately two-thirds of the parcel from the southern third, and existing stands of trees on the north, west, and south site boundaries. The northern parcel (abutting Mill Run Crossing) is zoned B-3 (Community Business District) and the southern parcel is zoned M-1 (Light Manufacturing District). The surrounding zoning is as follows:



Location	Zoning	Land Use
North	B-3 PMU (Community Business, PMU Overlay)	Retail / Vacant
South	M-1 PMU (Light Manufacturing, PMU Overlay)	Apartments
East	M-1 (Light Manufacturing)	Vacant
West	M-1 PMU (Light Manufacturing, PMU Overlay)	Apartments

STAFF ANALYSIS

Proposed Zoning: C-PUD (Commercial Planned Unit Development)

To determine proposed permitted uses, staff used the applicant's Letter of Intent and Delaware Together as a baseline, pulling uses consistent with a Traditional Activity District, specifically Activity Districts and Activity Centers. Staff determined which uses were appropriate for the site based on the surrounding uses, and intentionally did not include uses which might be consistent with a Traditional Activity District, but not appropriate for this location.

Comprehensive Plan:

The subject site has never been developed, being used as farmland. This site is located within the Far East Side Focus Area, where it is designated as a location for a Traditional Activity District (Mixed-Use, Higher Intensity). This development type includes entertainment and service uses. The proposed uses, including a nursing home, residential care facility, neighborhood-scale retail, and offices, align with this development type.

The proposed plan also aligns with several actions outlined in Delaware Together, including:

- Action A.2.1: Identify appropriate locations for quality, higher-density development.
- Action A.14.1: Implement the Bicycle and Pedestrian Master Plan 2027.
- Action A.18.4: Identify potential sites appropriate for intensification.
- Objective E.10: support multimodal transportation (bicycles, pedestrians, and transit).

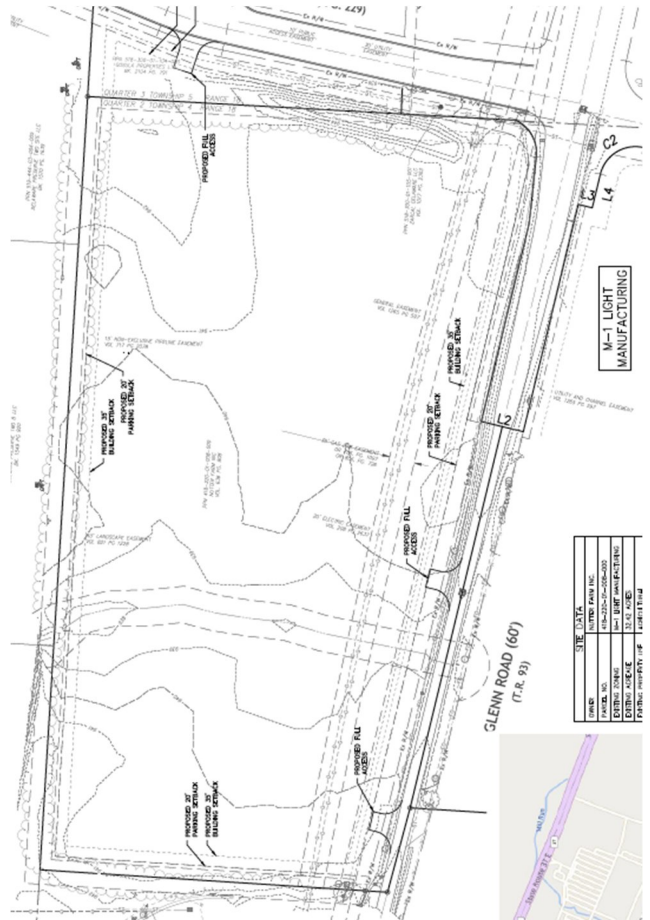
This Zoning Map Amendment request aligns with City goals outlined in the Comprehensive Plan and Bicycle and Pedestrian Master Plan.

Concept Plan:

At the zoning stage, there are no set plans for the layout or design of the site. The applicant is proposing three full access points to the site: one on the south side of Mill Run Crossing across from the existing access drive for Meijer, and two on Glenn Road.

Procedures:

The applicant will be required to apply for development plan approval for future development within this PUD. The applicant is also required to plat this parcel to show all required easements, tree preservation zones, right-of-way, etc. This is required prior to the issuance of any building permits.

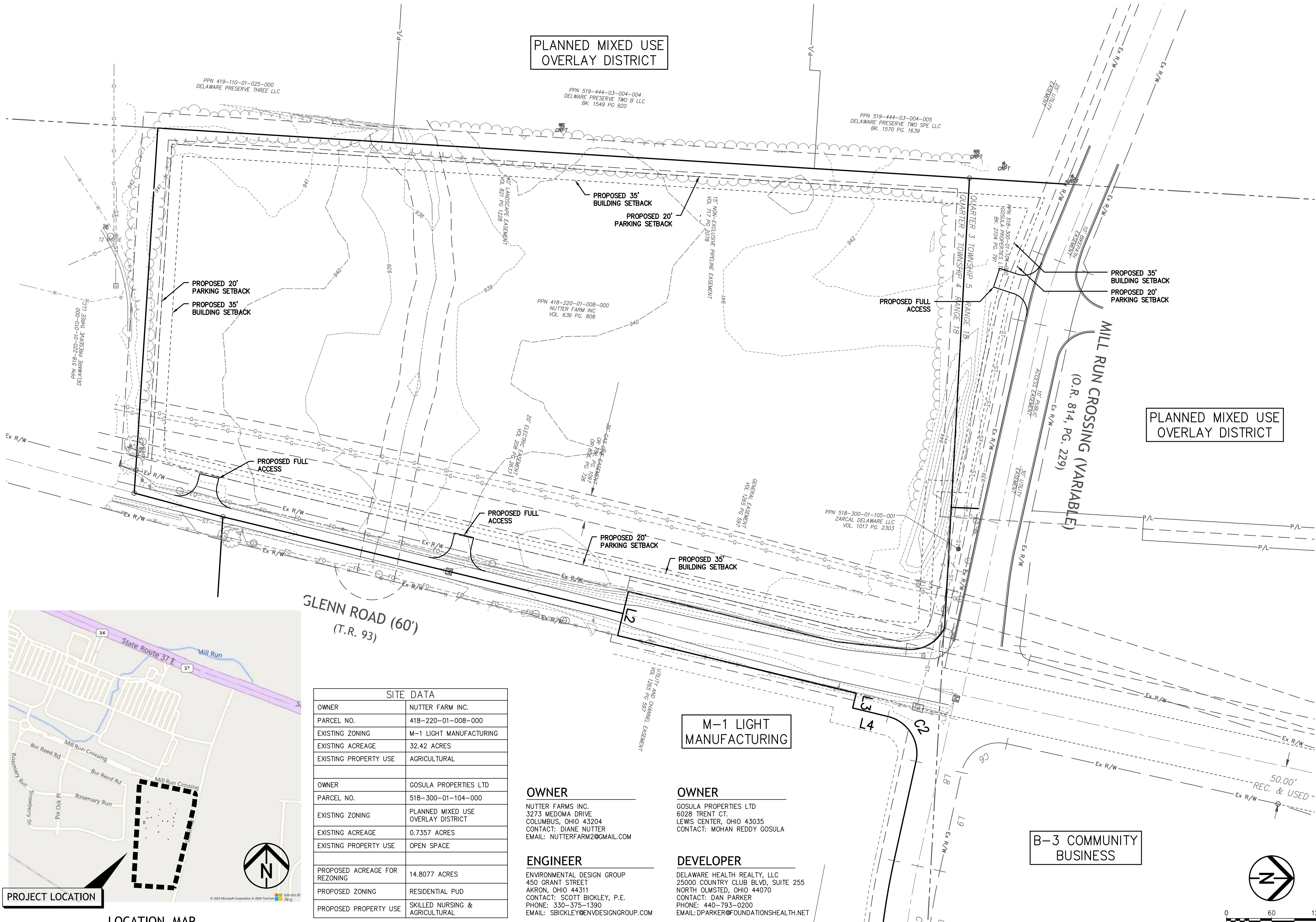


RECOMMENDATION

Planning Commission and Staff recommend approval of this request with the conditions outlined in the attached resolution.

NOTES

E:\BAUER ARCHITECTURE\06-11-24-00535-010 DELAWARE LTC FACILITY CAD\DWG\DELTA\REZONING\2517E-24-00535-010 - 11-16-2024 4:01:03 PM



PROJECT LOCATION

LOCATION MAP

SITE DATA	
OWNER	NUTTER FARM INC.
PARCEL NO.	418-220-01-008-000
EXISTING ZONING	M-1 LIGHT MANUFACTURING
EXISTING ACREAGE	32.42 ACRES
EXISTING PROPERTY USE	AGRICULTURAL
OWNER	GOSULA PROPERTIES LTD
PARCEL NO.	518-300-01-104-000
EXISTING ZONING	PLANNED MIXED USE OVERLAY DISTRICT
EXISTING ACREAGE	0.7357 ACRES
EXISTING PROPERTY USE	OPEN SPACE
PROPOSED ACREAGE FOR REZONING	14.8077 ACRES
PROPOSED ZONING	RESIDENTIAL PUD
PROPOSED PROPERTY USE	SKILLED NURSING & AGRICULTURAL

OWNER
NUTTER FARMS INC.
3273 MEDOMA DRIVE
COLUMBUS, OHIO 43204
CONTACT: DIANE NUTTER
EMAIL: NUTTERFARM2@GMAIL.COM

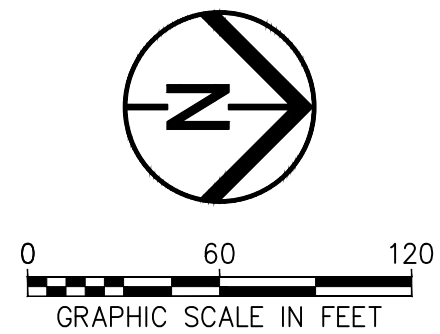
ENGINEER
ENVIRONMENTAL DESIGN GROUP
4500 GRANT STREET
AKRON, OHIO 44311
CONTACT: SCOTT BICKLEY, P.E.
PHONE: 330-375-1390
EMAIL: SBICKLEY@ENVDESIGNGROUP.COM

M-1 LIGHT MANUFACTURING

OWNER
GOSULA PROPERTIES LTD
6028 TRENT CT.
LEWIS CENTER, OHIO 43035
CONTACT: MOHAN REDDY GOSULA

DEVELOPER
DELAWARE HEALTH REALTY, LLC
25000 COUNTRY CLUB BLVD, SUITE 255
NORTH OLMSDED, OHIO 44070
CONTACT: DAN PARKER
PHONE: 440-793-0200
EMAIL: DPARKER@FOUNDATIONSHEALTH.NET

B-3 COMMUNITY BUSINESS



DELAWARE LTC FACILITY
DELAWARE HEALTH REALTY, LLC

REZONING APPLICATION

DATE: _____		
REVISIONS		
△	DATE	DESCRIPTION
PROJECT NO.: _____		
DRAWN BY: _____		RB
CHECKED BY: _____		SB
DATE ISSUED: _____		Delaware LTC Facility

ZONING SHEET



Parcel 518-300-01-104-000

Situated in the City of Delaware, County of Delaware, State of Ohio and known as being part of Farm Lot 18 in Township 5, Quarter Township 3 and Range 18 and is more fully described as follows:

Beginning at a 3/4 inch iron pipe found at the common corner of said Farm Lot 18, Farm Lot 29, Quarter Township 4, Township 5, Range 19, Farm Lot H, Quarter Township 1, Township 4, Range 19 and Farm Lot 29, Quarter Township 2, Township 4, Range 18 and the point of beginning for the parcel herein described;

Thence North 3 degree 31 minutes 51 seconds East along the westerly line of said Farm Lot 18, a distance of 128.37 feet to a point on the southerly right of way line of Mill Run Crossing (variable width);

Thence South 68 degrees 03 minutes 13 seconds East along the southerly right of way line of said Mill Run Crossing, a distance of 98.08 to a point of curvature;

Thence following an arc of a curve to the left, continuing along the southerly right of way line of said Mill Run Crossing, having a radius of 530.00 feet, a central angle of 10 degrees 01 minute 08 seconds, a chord distance of 92.56 which bears South 73 degrees 03 minutes 47 seconds East, a distance of 92.68 feet to a point of tangency;

Thence South 78 degrees 04 minutes 21 seconds East continuing along the southerly right of way line of said Mill Run Crossing, a distance of 254.82 feet to a point;

Thence South 2 degrees 25 minutes 05 seconds West, a distance of 35.97 feet to a point;

Thence North 86 degrees 49 minutes 50 seconds West, a distance of 435.89 feet to the point of beginning and containing 32,045 square feet or 0.7357 acres of land, more or less.

CORPORATE

450 Grant Street / Akron, OH 44311
P 330.375.1390 / F 330.375.1590
TF 800.835.1390

COLUMBUS OFFICE

7965 North High Street, Suite 050
Columbus, Ohio 43235

CLEVELAND OFFICE

2814 Detroit Avenue
Cleveland, Ohio 44113

MARIETTA OFFICE

204 Front Street
Marietta, Ohio 45750

MASON OFFICE

5390 Courseview Drive, Suite 2
Mason, Ohio 45040
Mailing / PO Box 159
South Lebanon, Ohio 45065

NEWARK OFFICE

33 West Main Street, Suite 206-A
Newark, Ohio 43055

envdesigngroup.com

CITY OF DELAWARE
PLANNING COMMISSION
FEBRUARY 5, 2025

C-PUD 25-4
GLENN ROAD LTC
REZONING

RESOLUTION

WHEREAS, Delaware Health Realty LLC, 25000 Country Club Blvd, Ste 255, North Olmsted, Ohio 44070, owner and agent for the owner, has filed an application requesting to rezone 14.81 acres of land from M-1, Light Manufacturing District, to C-PUD, Commercial Planned Unit Development. The property is located on the southwest corner of Glenn Road and Mill Run Crossing, further described as Parcels 518-300-01-104-000 and 418-220-01-008-000.

WHEREAS, a public hearing was held on February 5, 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 §1144.06 of the Planning and Zoning Code; and

WHEREAS, the City of Delaware Planning Commission finds that pursuant to §1144.06 of the Planning and Zoning Code, each and all excluded uses are inappropriate for this specific C-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 §1131.02 of the Planning and Zoning Code be amended to rezone approximately 14.81 acres of land as further depicted in Exhibit A, from M-1, Light Manufacturing, to C-PUD, Commercial Planned Until Development.

SECTION 2.

1. The concept plan dated "Received 1/7/25" illustrates the general

layout of the development within this Planned Unit Development.

2. Principal and accessory uses permitted in this Residential Planned Unit Development shall be:
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12. A lighting plan, landscape plan, tree canopy management plan, and building elevations are required at the development plan stage.

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: February 5, 2024

YEAS 5 NAYS 0

ABSTAIN 1

ATTEST:

Sarah Duvor
CITY CLERK

[Signature]
CHAIRMAN