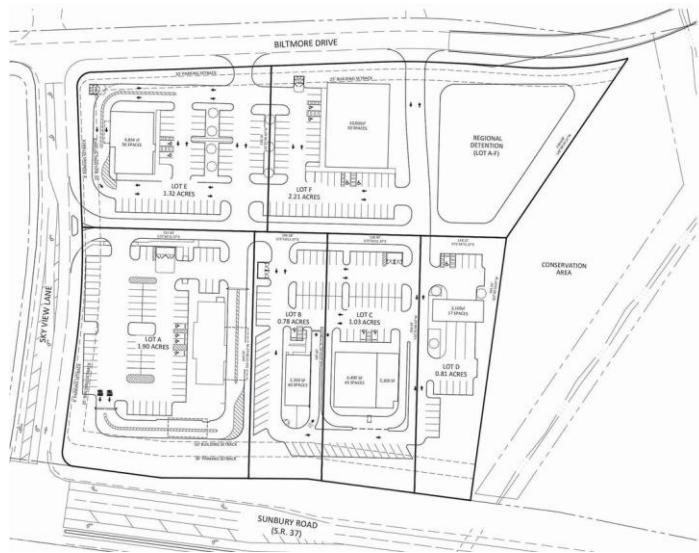


Mixed-use development under consideration

By Gary Budzak - December 10, 2025



The Delaware City Council is currently considering an ordinance that would approve a zoning map amendment for 10.3 acres located on the north side of U.S. Route 36 and state Route 37, east of Skyview Lane.

If approved, the land, which sits south of Biltmore Drive and the Seattle House Apartments, would shift from C-CC (Community Commercial) to C-PUD (Commercial Planned Unit Development). The zoning amendment would pave the way for future commercial development of various uses, including retail and restaurants, according to documents for the ordinance.

“While the existing C-CC Community Commercial zoning would permit the proposed uses, amending the zoning map to a C-PUD will allow the applicant to provide more thoughtful and comprehensive site planning for the entire site, as well as ensure that the permitted land uses as amended in the C-PUD remain appropriate for the U.S. Route 36/State Route 37 commercial corridor and to cap the number of permitted drive-throughs,” City documents state. “Per C-PUD code requirements, the maximum building coverage permitted will be 40% coverage for all buildings, and 70% coverage of all buildings and impervious surfaces.”

The land is located within the City’s Far East Focus Area along the U.S. Route 36 and state Route 37 commercial corridor. According to the City, the future land use map for the location supports a “community-scale activity center development type.” Among the development types deemed appropriate for the site are retail, restaurants, services, and entertainment land uses.

As part of the proposal, the land would be re-platted to include six new lots to allow for the various development types.

There are three proposed access points for the development, including a right-in, right-out-only access point along Skyview Lane and two full-access drives off Biltmore Drive. The final design and

location of all roads and access points would be reviewed and approved at the development plan stage, as approved by the city engineer.

The applicant will also be required to complete a Traffic Impact Study for this site, which must be completed and accepted prior to a development plan application being submitted.

A second reading for the ordinance will be held by the council during its Jan. 12 meeting, at which time a public hearing will also be held to allow for all interested parties to weigh in on the proposal. The Delaware Planning Commission previously approved the proposal during its meeting on Dec. 3.