

Changes requested for Coughlin's Crossing

By Dillon Davis – April 9, 2026



Changes are being sought to the future of the undeveloped portions of Coughlin's Crossing on the city's south side following Wednesday's meeting of the Delaware Planning Commission.

During the meeting, a request by Delaware Development Plan, LTD, for a zoning map amendment for approximately 37 acres within Coughlin's Crossing was recommended for approval. The amendment would shift the zoning from C-CC PMU (Community Commercial with a Planned Mixed-Use Overlay) to MX-PUD.

Coughlin's Crossing was initially approved by the Delaware City Council in 2016 and has since had several development plans and plats approved for specific subareas. Since 2017, new construction in Coughlin's Crossing has included a Sheetz location, Blue Sky car wash that has since become Tommy's, a commercial strip, Bojangles, the Mill23 apartments, and a Longhorn Steakhouse currently under construction.

"The applicant is requesting to rezone this portion of the site to accommodate market changes since this project came through 10 years ago," Planning and Zoning Administrator Anna Kelsey said during the meeting. "Obviously, it has not seen as much development as we would have all anticipated during that time. A lot of that is because of COVID and how the market has changed during that time, so they're requesting to rezone this particular portion of the site to a mixed-use planned-unit development."

According to City documents for the request, Delaware Development Plan intends to donate the existing historic barn and home in Subarea A-1, along Stratford Road, to the Delaware County Historical Society (DCHS). DCHS would then either lease or sell the site to a low-impact commercial or office user.

"The intent of the historical society, from conversations we've had with them, is that they would put protective covenants on the property in order to ensure the historical character of that particular site is maintained and preserved," Kelsey said.

The remainder of Subarea A, which covers nearly 18 acres on the north and northeastern portions of the site, is intended for multi-family residential development with a maximum of 450 units in addition to the currently permitted big box retail use.

“As you can tell, no big box has been interested in this site to this point. And so, in order to really provide for the needs of our community, housing is really what the applicant is looking more towards,” Kelsey said.

Subareas B, C, and D are intended to remain set aside for commercial and office uses. Kelsey noted the developers are looking into potential medical users for Subarea B, which includes the central portion of the site directly south of Subarea A.

Kelsey went on to say access to the subareas would need to conform to the newest concept plan as well as the previously-approved development text.

“This is a situation where we have a previously approved development text and zoning that go onto this site, and it was a really comprehensive zoning that was intended to go for the whole of the site,” Kelsey said. “When we updated our zoning code, we removed planned mixed-use overlays from the code, so there was no way for the applicant to modify that existing planned mixed-use overlay, which is why we’re proposing a mixed-use planned-unit development on the site.

“And as part of that, there are certain aspects of the development text in the previous approvals that we want to maintain because they’re really important to the integrity of this site and this corridor as a whole. One of those things is access.”

Kelsey added, “This site was studied extensively when it came through initially, and so their access would need to conform to what has already been shown.”

Should the developers want to make any changes to the previously-approved access points, the requests would be approved at the city engineer’s discretion and, depending on the extent of the changes, could require a new traffic impact study.

All architectural and design requirements approved with the original development plan would also carry over with the zoning amendment.

The request will now go before the Delaware City Council for final approval. The first reading is scheduled for the April 27 meeting, with a public hearing being included with the second reading on May 11.