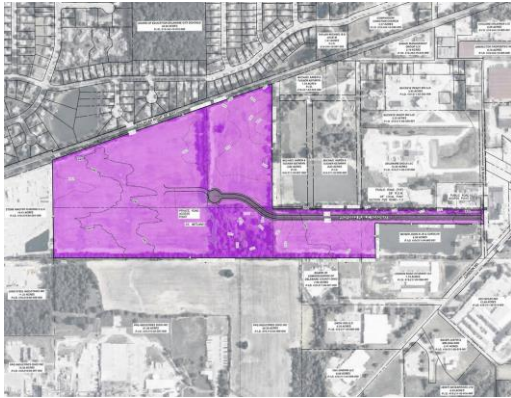


Industrial park proposed off Curtis Street

By Dillon Davis – April 9, 2026



Nearly 63 acres of land in southwest Delaware could soon be rezoned for industrial use following Wednesday's meeting of the Delaware Planning Commission.

The commission recommended approval of a request by Fed One Dublin, LLC, for a zoning map amendment to rezone 62.95 acres from A-1 (Agricultural) and I-2 General Industrial to I-PUD Industrial Planned Unit Development. The land is located west of Curtis Street, northwest of London Road, and south of the railroad tracks.

Five separate parcels make up the site, four of which were just annexed into the city last year. By default, newly annexed parcels in Delaware are zoned A-1 Agricultural. While leading the presentation on Wednesday, development planner Jon White noted the rezoning is for a speculative industrial development that has not yet been disclosed to City staff. Future development would require a development plan and subdivision plat.

White added that Fed One intends to subdivide the five parcels into eight lots for future development.

At Fed One's request, the manufacture of products from raw material was included as a permitted use as part of the rezoning amendment. Currently, the manufacture of products from raw materials is treated as a conditional use and would require a separate application by the developers.

Access to the site would be provided by constructing a new public road off Curtis Street. A 10-foot-wide path will also be required to be constructed along the south side of the new road. Final orientation, layout, and engineering of the new road would be determined at the development plan stage.

Following White's presentation, David Poe of The McCabe Companies, part of the Fed One development team, said, "We were here last year on a project south of the airport. We're under construction there, and it's going really well, so we're excited to open up another park in the city."

While the request received the general support of the four commissioners in attendance, Commissioner Dean Prall raised concerns about making the manufacture of products from raw materials a permitted use. Prall said he would not vote in favor of making raw materials a permitted use in this case rather than a conditional use, and with only four members present, Prall's vote would have failed the request.

"I think that takes away the community's decision-making on whatever that product could be," Prall said. "Similarly, it would take away that potential conditional use for the Planning Commission to come with that."

Speaking on the desire for the conditional use to be permitted with the request, Poe said there is a proposed user lined up for one of the sites, and that user uses raw materials to manufacture its product. "We just wanted to get ahead of it so we wouldn't have to come back with that at the development plan (stage)," he said.

Planning and Zoning Administrator Anna Kelsey noted that requiring a conditional use permit for the raw materials wouldn't draw out the development process because the applicants could include it with the required development plan request.

Ultimately, the commission agreed to amend the request to remove the permitted use before voting to send the zoning amendment to the Delaware City Council. The first reading will be held at the April 27 council meeting, with a public hearing set for the second reading on May 11.