

## Townhome development heading to council

By Dillon Davis – June 5, 2026



DEL CITY — A development plan for 210 townhomes was approved during Wednesday's meeting of the Delaware Planning Commission.

Maronda Homes intends to construct the townhomes on approximately 44 acres located on the north side of Peachblow Road and just east of the Winterbrooke Place subdivision. The land is located within the McNett Meadows Planned-use development, which was approved by the Delaware City Council last October under the Evans Farm name.

The approved zoning permits one-, two-, and three-family dwelling units and public or private residential facilities. Proposed are two- and three-unit two-story townhomes with first-floor garages. A 150-foot electric easement bisects the site diagonally, limiting the space where homes can be constructed.

Tom Hart, the lawyer representing Maronda, said during the meeting, "We're trying to balance a good look and presentation of architecture with housing that's attainable and affordable. It is to be owner-occupied and is targeted to first-time buyers. But it'll have a nice look with the architecture. And with the amenities like the walking path, the clubhouse pool, playground, and tree plantings, we'll have a very nice site."

Access to the site would be from Peachblow Road, with extensions of Gardenia Lane and Harvest Moon Road in the Winterbrooke Place Subdivision also included. According to City

documents, the developers would be responsible for any improvements to the existing public roadways connecting to the development.

City documents state the roadway on the north side of the site, which is submitted as Loch Leven Court, will be a public road extension, while all other streets will be private. Commissioner Dean Prall questioned why the public road is included within the private site, and Planning and Zoning Administrator Anna Kelsey called the situation unique because the private site will connect directly into an existing public site.

Prall then expressed confusion about where City trucks will stop when plowing snow in the neighborhood, and Carrie Fortman, a project engineer with the City, said that scenario was largely the discussion on whether to make it private or public.

"That's why the cul-de-sac was made public, and why there was a point we could discern on the south one, which is Gardenia Lane, to make it private with the mutual understanding that we're only going to pave to a certain point," Fortman said. "We may pave further to get to the 't' turnaround and get our truck back out. But we're trying to make sure we're acknowledging our resources and the amount that we can maintain, and trying to limit that where possible. If it were feasible and these existing subs didn't already exist, we would probably make all the roads private. But we also need these connections from a life safety standpoint for emergency services."

Fortman added, "There was a lot of thought put into this. There was lots of discussion, and at the end of the day, this is what Jonathan Owen, the city engineer, determined."

The development plan will now go before the Delaware City Council for a public hearing, which is scheduled for the meeting on Monday, June 22.

Maronda is proposing to develop the property in two phases, with phase one located on the south side of the site and including 102 units in 40 buildings. Phase Two would be on the north side of the site and include 108 units in 43 buildings, as well as the clubhouse and remaining infrastructure. The plat for phase one was also approved during Wednesday's meeting.

From May to September, two different-shaped roundabouts are going in along County Line Road in Harlem Township. This is a \$5 million project from state economic development funds.

From June to August, the East Powell Road shared-use path and sidewalk improvements project will take place in Orange Township. Delaware County's Road Construction Guide describes it as a, "Shared use asphalt trail on the north side of East Powell Road from South Old State Road to Lyra Drive, and completion of sidewalk on the south side. Traffic maintained during construction." The guide said the project is funded by \$250,000 in county funds, and \$400,000 Clean Ohio Trail Funds.