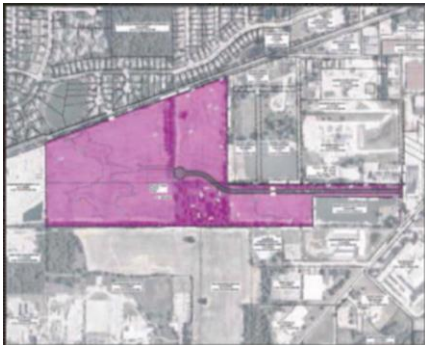


City approves industrial park rezoning

By Dillon Davis – June 13, 2026



DEL CITY — After the Delaware Planning Commission recommended approval in April, approximately 63 acres of land in southwest Delaware are set to be added to the city's industrial base.

During Monday's meeting of the Delaware City Council, an ordinance was approved to rezone the land, located west of Curtis Street and northwest of London Road, from A-1 (Agricultural) and I-2 (General Industrial) to I-PUD (Industrial-Planned Unit Development).

The site includes five parcels, four of which were annexed into the city last July. By default, newly annexed parcels in Delaware are zoned A-1 Agricultural, requiring the rezoning. Councilman Adam Haynes noted during the presentation that the annexed land was never prime farmland but rather was only agricultural land by default.

City documents for the rezoning state, "The 2021 Delaware Together Comprehensive Plan envisioned this area to develop as an employment- oriented business campus area as characterized by industrial and manufacturing uses. The subject property is located within the Southwest Focus Area, which envisions the future land uses to develop light or heavy industrial uses designed to accommodate buildings with large footprints. Appropriate development types for the business campus areas include both industrial campus centers and industrial uses, such as uses that currently exist in the surrounding incorporated area to the south, west, and east."

Councilman Kevin Rider remarked during Monday's meeting, "This is exactly where we'd want to put something like this."

Fed One intends to subdivide the parcels into eight separate lots. Access to the site will be through a new access road off Curtis Street that will be built by future property owners on the site. The final orientation, layout, and engineering of the road will be determined at the development plan stage.

One prospective tenant, who was referenced but not named during the Planning Commission discussion, is lined up for the parcel west of the future cul-de-sac on the access road.

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

The Planning Commission refused to allow the change to permitted uses, with Planning and Zoning Administrator Anna Kelsey noting 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.

With the rezoning now approved, Fed One will be required to submit a development plan for approval, as well as a plat of the site prior to any building permits being issued.