

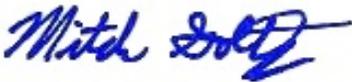
City of Delaware  
C-PUD for Trailhead Crossing West  
Letter of Intent

It is the intent of GTZ Properties of Highland Park, Illinois to develop the 10.3 +/- acres on the north side of US 36 (1555 State Route 37), Delaware, Ohio. Delaware County parcel ID numbers: 51944401001003, 51944401001000, and a portion of 51830001105000. Said parcels are hereby referred to as the "Property" as a Commercial Planned Unit Development (C-PUD).

The 10.3 +/- acres are currently used as an open field.

The Commercial Planned Unit Development will consist of commercial uses of various lot sizes with a regional detention facility. Biltmore Drive will be extended to Byxbe Parkway as a future project. Byxbe Parkway will be designed and constructed by Delaware County. The Property will be bound by public roadways on three sides and Mill Run to the east.

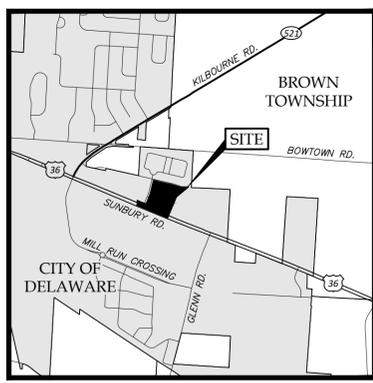
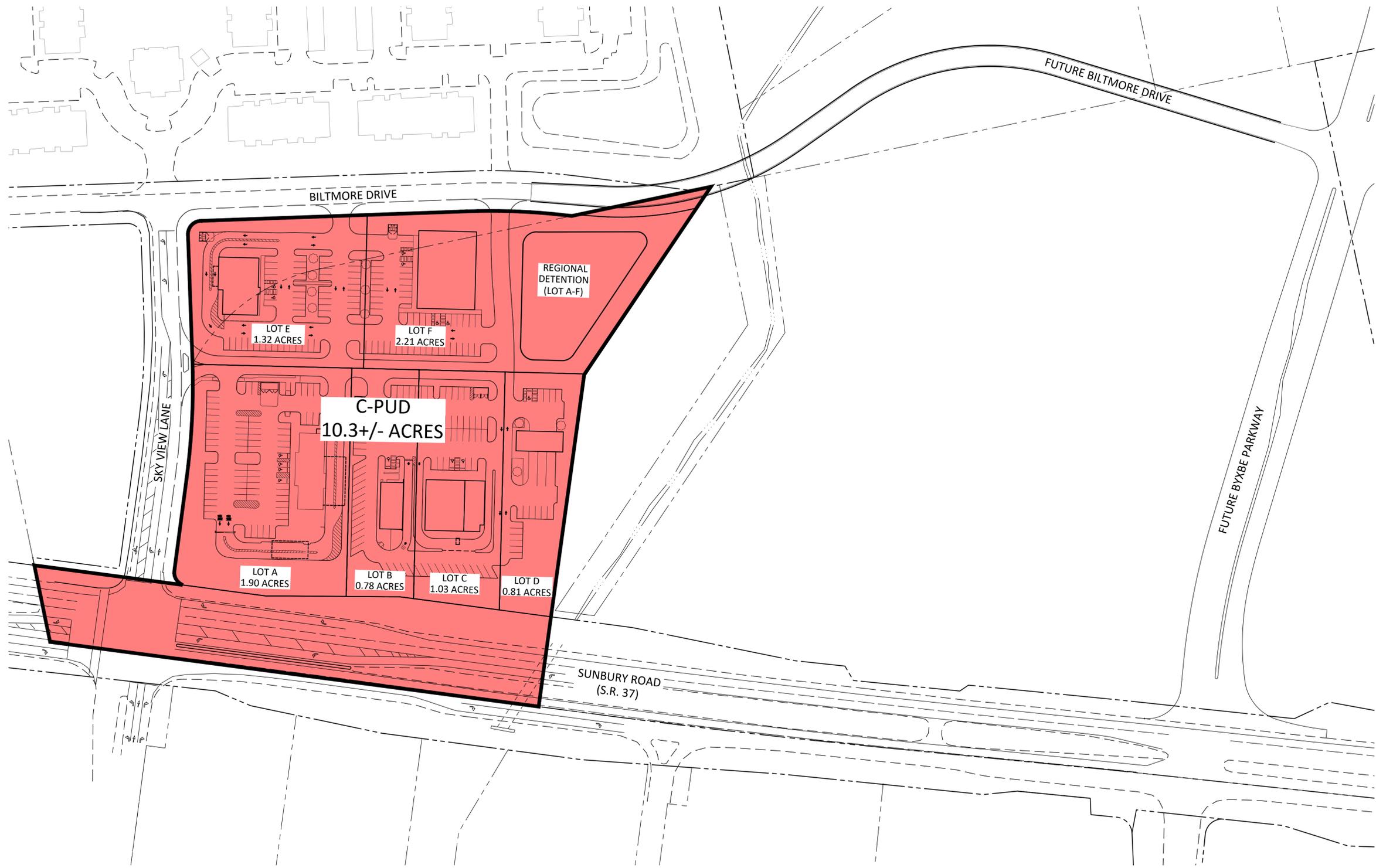
Mitch Goltz  
Managing Principal  
GTZ Properties  
210 Skokie Valley Road, Suite A  
Highland Park, IL 60035  
773-382-0590  
[mitch@gtzproperties.com](mailto:mitch@gtzproperties.com)



\_\_\_\_\_  
Mitch Goltz

\_\_\_\_\_  
Date

\_\_\_\_\_  
\_October 8, 2025\_



VICINITY MAP  
SCALE: 1" = 2000'

REVISION RECORD	
NO.	DATE

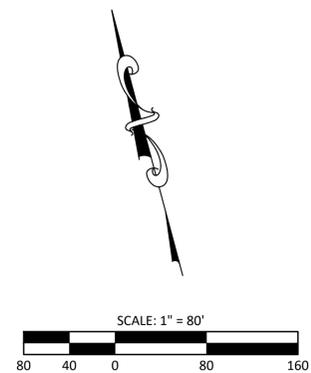
**TEBBE CIVIL ENGINEERING, LLC**  
 4700 Lakehurst Court, Suite 135  
 Dublin, Ohio 43016  
 Phone (614) 845-9885 • Chris@TebbeCivil.com

**C-PUD EXHIBIT  
 TRAILHEAD CROSSING WEST  
 STATE ROUTE 37  
 CITY OF DELAWARE, OHIO**

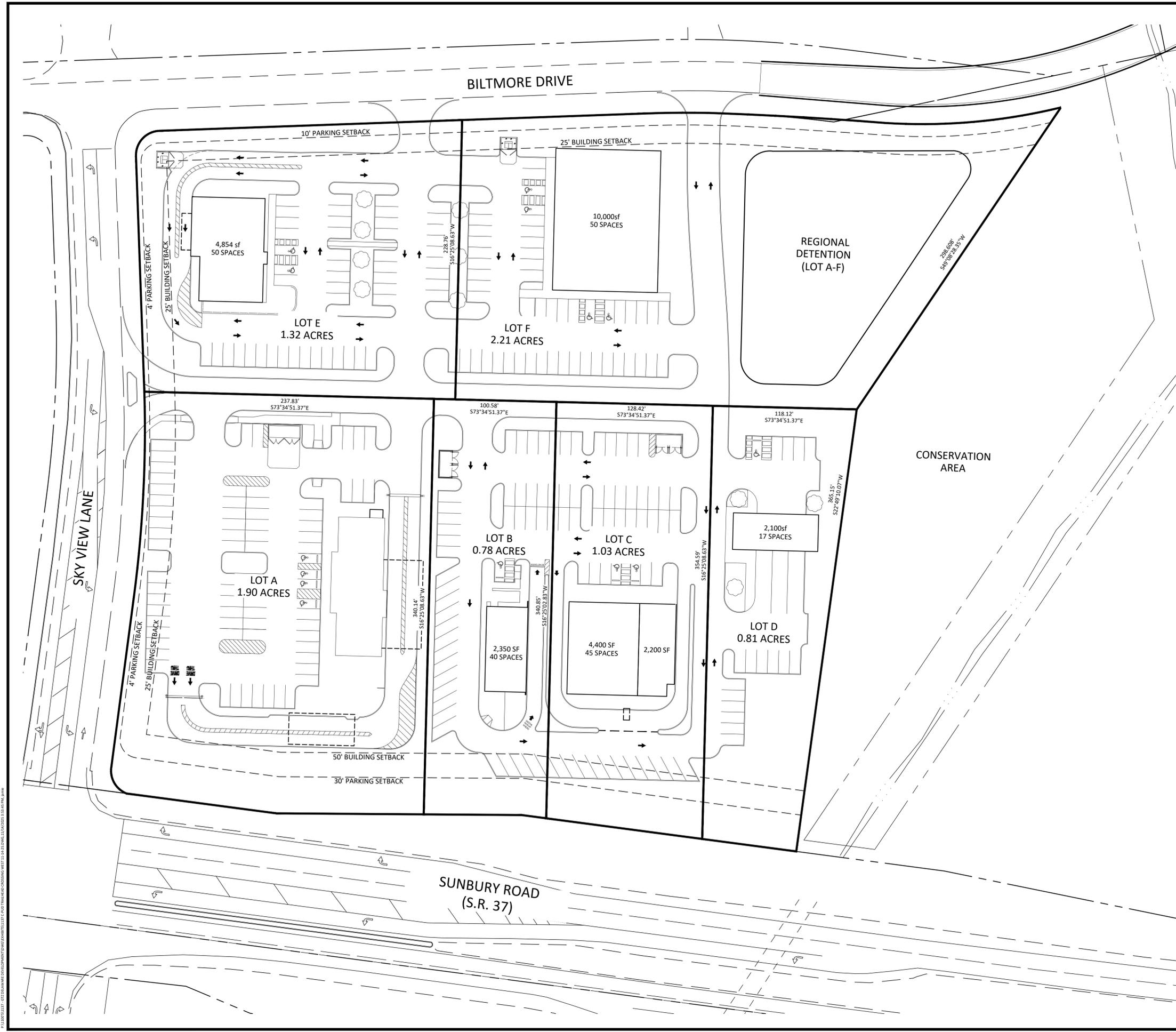
11-14-25	
JOB NO.	1137
DRAWN BY	MJM
DESIGN BY	JSG
CHECKED BY	CMT

SHEET  
**C-PUD**

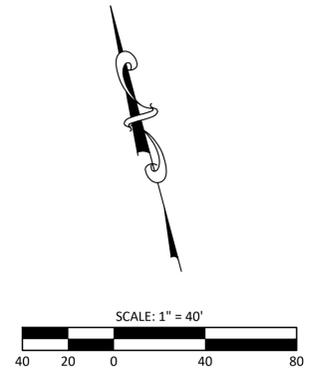
ZONING INFORMATION	
PARCEL NO.:	51944401001003 51944401001000 51830001105000
EXISTING ZONING:	C-CC - COMMUNITY COMMERCIAL DISTRICT
PROPOSED ZONING:	C-PUD - COMMERCIAL PLANNED USE DISTRICT
EXISTING USE:	VACANT LAND
PROPOSED USE:	COMMERCIAL OUTLOTS



P:\WORK\1137 - CITY OF DELAWARE DEVELOPMENT\PROJECTS\1137 TRAILHEAD CROSSING WEST\11-14-25\DWG\1137\_C-PUD\_SHEET1.dwg



SITE DATA TABLE	
LOT A: AREA	1.90 AC
LOT A: BUILDING COVERAGE (5,422 SF)	6.6%
LOT A: LOT COVERAGE (58,928 SF)	71.2%
LOT B: AREA	0.78 AC
LOT B: BUILDING COVERAGE (2,350 SF)	6.9%
LOT B: LOT COVERAGE (34,146 SF)	72.0%
LOT C: AREA	1.03 AC
LOT C: BUILDING COVERAGE (6,600 SF)	14.8%
LOT C: LOT COVERAGE (42,597 SF)	95.4%
LOT D: AREA	0.81 AC
LOT D: BUILDING COVERAGE (2,100 SF)	6.0%
LOT D: LOT COVERAGE (16,860 SF)	48.0%
LOT E: AREA	1.32 AC
LOT E: BUILDING COVERAGE (4,854 SF)	8.4%
LOT E: LOT COVERAGE (44,070 SF)	76.4%
LOT F: AREA	2.21 AC
LOT F: BUILDING COVERAGE (10,000 SF)	10.4%
LOT F: LOT COVERAGE (39,298 SF)	40.8%
DEVELOPMENT TOTAL: AREA	8.05 AC
DEVELOPMENT TOTAL: BUILDING COVERAGE (31,326 SF)	8.9%
DEVELOPMENT TOTAL: LOT COVERAGE (235,899 SF)	67.3%



REVISION RECORD	
NO.	DATE

**TEBBE CIVIL ENGINEERING, LLC**  
 4700 Lakehurst Court, Suite 135  
 Dublin, Ohio 43016  
 Phone (614) 845-9885 • Chris@TebbeCivil.Com

**C-PUD SITE PLAN**  
**TRAILHEAD CROSSING WEST**  
 STATE ROUTE 37  
 CITY OF DELAWARE, OHIO

JOB NO.	1137
DRAWN BY	MJM
DESIGN BY	JSG
CHECKED BY	CMT

11-14-25  
 SHEET  
**C-PUD**