



Applicant:	K2 Retail Development, LLC c/o Kris Krstovski 6157 28th Street Grand Rapids, MI 49546 krisk@k-squaredinc.com Kimley-Horn and Associates, Inc c/o Sam Tobe, P.E. 7965 N. High Street, Suite 200 Columbus, OH 43235 sam.tobe@kimley-horn.com
Request:	Approval of Gateway Crossing – Preliminary Plat. Note: The Plat was tabled during LUC’s July 2026 meeting. Comments updated/added to this staff report are in bold or strikethrough.
Location:	Located along the State Route 161 corridor between Weldon Road and Industrial Parkway in Jerome Township, Union County. Note: The acreage shown along State Route 161 is in Washington Township, Franklin County.
Staff Analysis:	This Preliminary Plat involves 38.90 acres of land and proposes 8 commercial lots. Acreages: ○ A break-down of acres in right-of-way was not provided. It is likely there will be acreage in both private and public right-of-way. ○ 37.4 acres in commercial lots ○ 0.0 acres in open space Proposed utilities: ○ City of Marysville public water service ○ City of Maryville public sanitary waste treatment • Union County Engineer’s Office ○ The Engineer’s Office submitted comments in an email dated 06-30-26, 08-07-26, and 08-11-26. Some of those comments are listed below and summarized for reference. (Please refer to email for all comments.) 1. Note from LUC Staff: The Commissioners approved variances on 07-29-26.Four



	variances are needed, and no approvals have been issued by the County Commissioners for those variances. The variances requested are related to minimum right-of-way width, reduction in block length, through lots, and dead end streets. 2. The layout and design of the lots, streets, and other improvements has not been is approved (§314, 4.). The two callouts for 27' Private R/W need updated to 40' Private R/W because that is the minimum required. • Union County Soil & Water Conservation District ○ In an email dated 07-02-26, the District advised the Preliminary Drainage Plan is approved. • Union County Health Department ○ No comments received as of 07-01-26 or 08-05-26. Standard comments from the Health Department are below: 1. "All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS)." 2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department." 3. "If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS)." • City of Marysville ○ The City submitted comments in an email dated 07-01-26 and reiterated those comments in an email dated 08-06-26. <u>Some</u> of the submitted
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comments are listed below and summarized for reference. (Please refer to email for all comments.)

1. The City provided preferred easement language it would like on the Final Plat.
2. Sanitary sewer access may be needed for all adjacent properties. This can be determined during the Construction Drawing phase.
3. Horizontal and vertical general design requirements for public/private sanitary sewer were provided.
4. The easement minimum for public sanitary sewer is 20'. This easement width may need to increase based on the proposed depth of sanitary sewer.
5. The easement minimum for public waterlines is 20'.

• **Jerome Township**

- Jerome Township submitted comments in a letter dated 06-26-26 **and reiterated those comments in a letter dated 06-30-26. Some** of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. The Township noted the site is currently zoned Planned Development District (IPD) zoning overlay and Rural Residential District (RU).
 2. An approved Detailed Development Plan is required prior to establishment of any uses, construction of improvements, or a letter of zoning compliance for the purposes of Final Plat review.

• **Washington Township**

- No comments received as of 07-01-26 or 08-05-26.

• **ODOT District 6**

- No comments received as of 07-01-26 or 08-05-26.

• **American Electric Power (AEP)**

- ~~No comments received as of 07-01-26.~~ **AEP submitted comments in an email dated 07-29-26. Some of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)**



1. **It appears there are a couple junction boxes along the east property line that feed TJ Maxx and another business strip building which AEP may be able to use to serve this site. Once time is closer to breaking ground, please contact AEP for new service to start the design process.**

- **Franklin County Economic Dev & Planning**

- Franklin County Economic Dev & Planning submitted comments in an email dated 07-02-26. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. A submittal is required with the Franklin County Planning Department for the preliminary plan within the Franklin County boundaries. Cross-jurisdiction reviews will occur through the applicable agencies. Refer to the Franklin County Subdivision Regulations for submittal requirements.
 2. The decision of the proposed Planned Commercial District (PCD) by the Washington Township, Franklin County Board of Trustees has not been finalized as of 06-24-26.

- **LUC Regional Planning Commission**

- ~~1. Lots:~~

- ~~a. Sheet 2: Is this vicinity map serving as the Preliminary Plat? This is the only sheet with lot dimensions and public right-of-way dimensions (§313, 12.; §313, 15.).~~
- ~~b. Sheet 2: Along the shared property line of lots 1/2, there is a dimension missing (§313, 15.).~~
- ~~c. Sheet 2: Along the shared property line of lots 9/11, there are 2-3 dimensions missing (§313, 15.).~~

2. Right-of-Way:

- a. Sheet 6: Please coordinate with the County Engineer's Office regarding names for the private right-of-way (§313, 12.).
- b. Sheet 7: Along the north lot line of Lot 11, there is a 51' Private R/W callout that is incorrect. The private R/W here is wider**



	than 51'. Please update the callout (§313, 12.). c. Access Easement Exhibit: Right-of-way dimensions are missing on the interior of the parking area southeast of the large retailer. Please include these (§313, 12.). d. Sheet 2: Is this vicinity map serving as the Preliminary Plat? This is the only sheet with lot dimensions and public right-of-way dimensions (§313, 12.; §313, 15.) e. Sheet 2: Existing and any proposed public right-of-way along Weldon Road should be clear/distinctly dimensioned and labeled as existing/proposed R/W (§313, 12.). f. Access Easement Exhibit: Along Weldon Road, there are two spots where it is not clear the private right-of-way connects to the public right-of-way. Please make sure these connect. g. The County Engineer shall have approved the layout and design of the lots, streets, and other improvements prior to the Preliminary Plat approval. At the time this report was drafted, confirmation of this approval has not occurred (§314, 4.). 3. <u>Easements:</u> a. Sheet 7: During the Construction Drawing phase, please confirm with the City of Marysville that additional easements are not needed along State Route 161, Weldon Road, to the adjacent Dublin Green development, or to the adjacent property to the north. 4. <u>Variances:</u> a. Approval of any variance—i.e. §573—must take place prior to any action by the Regional Planning Commission (§705). A condition of the variance granted was, “Granting these variances is not intended to allow alternative configurations such as allowing additional through lots, additional streets with reduced widths, or additional permanent dead-end streets.” b. Right-of-way widths depicted are below the minimum required without a variance (§406).
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	Such variance was granted 07-26-26 to allow a right-of-way width as narrow as 40’. Staff was unable to determine the minimum right-of-way width proposed because those widths are not labeled. It appears to be as narrow as 26.95’. c. The private street network proposed results in block lengths below the minimum required length of 500’ without a variance (§412, 3.). There are multiple blocks between 380-400’ in width. Such variance was granted 07-26-26 to reduce the minimum block length to 380’. d. Through lots shall be avoided except where the Regional Planning Commission determines that it is essential to provide separation of residential development from arterials or collectors. Through lots are depicted but LUC staff is unaware of any variance and such variance granted by the County Commissioners 07-26-26 to permit through lots (§413, 4.). e. The private street network proposed includes two (2) dead end (private) streets. These are prohibited without a variance unless part of a continuing street plan (§408, 3.). Such variance was granted 07-26-26 to permit dead end private streets as depicted. 5. <u>Final Plat reminders:</u> a. The Preliminary Plat is drawn more like a zoning site plan. For the Final Plat, building footprints are unnecessary and footprints may be interpreted as a covenant/restriction. On any updated Preliminary Plat drawing or Final Plat, these should be removed. b. LUC will require an Amended Preliminary Plat if lots are to be added/removed or if the private/public right-of-way changes beyond what is required as a condition of any conditional Preliminary Plat approval (§320). c. Easements for water and sewer must be a minimum of 20’ and 10’ for other utilities (§313, 12.; §414). d. Note: All plats shall contain a restriction that no
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	permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.). e. On the Final Plat, please add information about any variances granted including a short description, the applicable section, the Commissioner resolution number, and date approved. The Resolution Number is 26-344 and the associated ate is 07-29-26. f. A letter from Jerome Township certifying that the Final Plat conforms with the Township’s zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.). g. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).
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Staff Recommendations:	Staff recommends <i>APPROVAL WITH CONDITIONS</i> of the Gateway Crossing – Preliminary Plat with the <i>conditions</i> that all comments/modifications from LUC and reviewing agencies, related to Subdivision Regulations requirements, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat <i>prior</i> to submittal.
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Z&S Committee Recommendations:	
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