



Staff Report – Stillwell at Jerome Village

Applicant:	Coastal Ridge Development, LLC c/o Jerimi Nuckolls 80 East Rich Street, Suite 120 Columbus, OH 43215 jnuckolls@coastalridge.com V3 Companies, LTD c/o Andrew Gardner 550 Polaris Parkway, Suite 250 Westerville, OH 43082 bputnam@v3co.com
Request:	Approval of the Stillwell Jerome – Preliminary Plat Extension for a period of two (2) years.
Location:	Located between Ravenhill Parkway (south) and Harriott Road (north) and between US Hwy 42 (west) and Hyland-Croy Road (east) in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat Extension is for the Stillwell Jerome – Preliminary Plat. This subdivision involves 2308 acres of land and proposes 1 multi-family residential lots. To date, 0 lots have been final platted.</p> <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville public water system○ Jerome Village collection and City of Marysville public sanitary waste treatment <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The Preliminary Plat was approved in October 2021 and subsequently extended in August 2023. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none">○ No comments received as of 08-06-25. <p>• Union Soil & Water Conservation District</p> <ul style="list-style-type: none">○ In an email dated 07-31-25, the District advised it had no new questions. <p>• Union County Health Department</p> <ul style="list-style-type: none">○ No comments received as of 08-06-25.
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	<ul style="list-style-type: none">• City of Marysville<ul style="list-style-type: none">○ In an email dated 08-06-25, the City advised it had no further comments.• Jerome Township<ul style="list-style-type: none">○ The Township submitted comments in a letter dated 08-07-25. The Township did not raise concerns with the granting of a Preliminary Plat Extension.• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 08-06-25.• Ohio Edison<ul style="list-style-type: none">○ No comments received as of 08-06-25.• AES Ohio<ul style="list-style-type: none">○ No comments received as of 08-06-25.• LUC Regional Planning Commission<ol style="list-style-type: none">1. All prior comments/modifications from reviewing agencies and approvals with conditions remain effective (§318).
Staff Recommendations:	Staff recommends APPROVAL of the Stillwell Jerome – Preliminary Plat Extension with the condition that all comments/modifications from LUC and reviewing agencies, including prior LUC approvals with conditions, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.
Z&S Committee Recommendations:	Options for action: <ul style="list-style-type: none">○ <i>Approval</i>○ <i>Conditional Approval (state conditions)</i>○ <i>Denial (state reasons)</i>○ <i>Table (if requested)</i>