



**Staff Report – Village Neighborhood Section 11 Phase 2**

<b>Applicant:</b>	<p><b>Jerome Village Company, LLC</b> c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 <a href="mailto:nussg@nationwide.com">nussg@nationwide.com</a></p> <p><b>Terrain Evolution, Inc.</b> c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 <a href="mailto:jwollenberg@terrinevolution.com">jwollenberg@terrinevolution.com</a></p>
<b>Request:</b>	Approval of Village Neighborhood, Section 11 (VN-11), Phase 2 – Final Plat.
<b>Location:</b>	Located on the west side of US Hwy 42 and on the south side of Ravenhill Parkway in Jerome Township, Union County.

<b>Staff Analysis:</b>	<p>This Final Plat involves 53.940 acres of land and proposes 102 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"><li>○ 6.260 acres in right-of-way</li><li>○ 23.244 acres in single-family residential lots</li><li>○ 24.436 acres in open space</li></ul> <p>Proposed utilities:</p> <ul style="list-style-type: none"><li>○ City of Marysville public water service</li><li>○ Jerome Village Community Authority Collection and City of Marysville public waste treatment</li></ul> <p>Preliminary Plat:</p> <ul style="list-style-type: none"><li>○ The Preliminary Plat was approved in November 2021 and amended in February 2022.</li><li>○ The Phase 1 Final Plat was approved in October 2023.</li></ul> <p>• <b>Union County Engineer's Office</b></p> <ul style="list-style-type: none"><li>○ The Engineer's Office submitted comments in an email dated 01-05-24 and 01-09-24. The Engineer's Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a bond or surety was required, but none has been approved yet.</li></ul>
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	<ol style="list-style-type: none"><li>1. The Map room submitted mark-ups in a separate communication and those were provided to the applicant's engineer.</li></ol> <ul style="list-style-type: none"><li>• <b>Union County Soil &amp; Water Conservation District</b><ul style="list-style-type: none"><li>○ In an email dated 01-02-24, the District advised it had no comments.</li></ul></li><li>• <b>Union County Health Department</b><ul style="list-style-type: none"><li>○ No comments received as of 01-03-24. Standard comments from the Health Department are below:<ol style="list-style-type: none"><li>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)."</li><li>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."</li><li>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)."</li></ol></li></ul></li><li>• <b>City of Marysville</b><ul style="list-style-type: none"><li>○ In an email dated 01-03-24, the City advised it had no comments.</li></ul></li><li>• <b>Jerome Township</b><ul style="list-style-type: none"><li>○ The Township submitted comments in a letter dated 12-26-23. The Final Plat complies with the approved Detailed Development Plan.<ol style="list-style-type: none"><li>1. Sheet 1: The Township requested the language in the note titled "Jerome Township Note" be replaced, providing language it prefers in its letter.</li></ol></li></ul></li></ul>
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**• ODOT District 6**

- No comments received as of 01-03-24.

**• Ohio Edison**

- No comments received as of 01-03-24.

**• LUC Regional Planning Commission**

1. Sheet 1: The sheet index in the top-center of the sheet refers to Sheet 5, but there is no Sheet 5 (§322).
2. Sheet 1: Please define “DOS” (§323, 10.).
3. Sheet 1-4: Misc Note #25 refers to VN-11, Phase 1. Should it refer to Phase 2?
4. Sheet 1: The signatures on the right side of the Sheet are dated 2023. This occurs in 10 locations (Article 8).
5. Sheet 1: Please update year from 2023 to 2024 in Surveyor’s Certificate. This occurs in 1 location (Article 8).
6. Sheet 1: Please review the VMS number in the Surveyor’s Certificate (Article 8).
7. Sheet 1-4: Please confirm VMS is correct on each sheet title (§323, 1.).
8. Sheet 2: The labels for the adjacent/adjoining owners are duplicated and overlap.
9. Sheet 2/Sheet 4: Please review dimension distance of C2 at Starling St. (§323, 3.).
10. Sheet 3: There is a dimension missing between Lot 2108 and Lot 2109 (§323, 8.).
11. Sheet 3/Sheet 4: The boundary dimension along the west boundary line is missing (§323, 3.).
12. Sheet 3/Sheet 4: Please review dimensions of C24. This is located near Starling St. (§323, 6.).
13. Sheet 3/Sheet 4: Do the easements cross the stream space? How do utilities cross this space (§323, 7.)?
14. Sheet 3/Sheet 4: DOS C is mislabeled as DOS B-2 (§323, 10.).
15. Sheet 4: The dimensions along the right-of-way are missing in front of lots 2178, 2179, 2180, and 2181 (§323, 8.).
16. Sheet 2-4: Please ensure legend refers to “D&U” easements, not D&E easements (§323, 7.).
17. A letter is required from the County Engineer verifying all required improvements have been installed and approved by the proper officials or



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	agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements (§324, 2.; §326; §330).
<b>Staff Recommendations:</b>	Staff recommends acceptance of the developer's request to <b>TABLE</b> the Village Neighborhood, Section 11 (VN-11), Phase 2 – Final Plat.
<b>Z&amp;S Committee Recommendations:</b>	Options for action: <ul style="list-style-type: none"><li>○ Approval</li><li>○ Conditional Approval (state conditions)</li><li>○ Denial (state reasons)</li><li>○ Table (if requested)</li></ul>