



Staff Report – Del Webb - Maygrass AKA Jerome Phase 2

Applicant:	Pulte Homes of Ohio, LLC c/o Joseph Lamparyk 475 Metro Place South Dublin, OH 43017 joseph.lamparyk@pulte.com CESO, Inc. c/o Alex Benson 2800 Corporate Exchange Drive, Suite 400 Columbus, OH 43231 alex.benson@cesoinc.com
Request:	Approval of Del Webb- Maygrass AKA Jerome, Phase 2 – Final Plat.
Location:	Located between US Hwy 42/Mitchell-Dewitt Road and between Industrial Parkway/Currier Road in Jerome Township, Union County. The Del Webb Maygrass AKA Jerome subdivision is surrounded by the following subdivisions: Mitchell Crossing, Mitchell Highlands, Pioneer Crossing, and Curry Farm.

Staff Analysis:	This Final Plat involves 60.866 acres of land and proposes 110 single-family residential lots. Acreages: ○ 11.472 acres in right-of-way ○ 18.210 acres in single-family residential lots ○ 31.184 acres in open space Proposed utilities: ○ City of Marysville water service ○ City of Marysville sanitary waste disposal Preliminary Plat: ○ The Preliminary Plat was approved in November 2024, and it was subsequently amended in March 2025 and August 2026. • Union County Engineer's Office ○ The Engineer's Office submitted comments in an email dated 09-03-26. The Engineer's Office
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	reported the Construction Drawings are approved, but construction has not completed. Due to this, a bond or surety was required, and it has been approved by the County Commissioners. 1. The Engineer's Office reported there is a missing Drainage Easement along New California Drive (formerly named Brock Road) at station 28+00 for structures 165-165. 2. The Map Room submitted mark-ups in a separate communication (09-03-26 email) and those were provided to the applicant's surveyor. (There are a total of 5 mark-ups.) • Union County Soil & Water Conservation District ○ No comments received as of 09-02-26. • Union County Health Department ○ No comments received as of 09-02-26. 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 ○ In an email dated 09-02-26, the City advised it had no further comments.
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	• Village of Plain City ○ No comments received as of 09-02-26. • Jerome Township ○ The Township submitted comments in a letter dated 09-26-26. Note from LUC Staff: The letter was received via email on 09-04-26; the date on the letter was likely an error. The Final Plat complies with the approved Development Plan. The Township also provided comments about snow removal and street tree agreements which are outside the scope of this Plat review. (Please refer to letter for all comments.) • ODOT District 6 ○ No comments received as of 09-02-26. • Union Rural Electric (URE) ○ In a letter dated 09-02-26, URE advised it had no comments. • LUC Regional Planning Commission 1. Sheet 1: In the left column, under the notary certificate, please add the word “Notary Public” under the line where the notary is supposed to sign (§800). 2. Sheet 1: In the center column, there is a paragraph to be used for the right-of-way dedication. Please change “2026” to “20_____”. 3. Sheet 1: In the center column, the lines for the Auditor and Recorder have an extra blank line reading “_____ day of _____, _____ 2026”. This should read “_____ day of _____, 2026” (§801). 4. Sheet 2: Note D does not match the information about the floodplain found in the Surveyor’s Certificate on Sheet 1 (§323, 11.). 5. Sheet 3-8: Please provide the written scale below the graphic scale (§323, 1.). 6. Sheet 1, 7, & 8: Please consult with the Engineer’s Office on the name “Brock Road”. LUC Staff understands this should actually be “New California Drive”. This would at least impact the second paragraph on Sheet 1, one label on Sheet 7, and two labels on Sheet 8.
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	7. Sheet 8: Please confirm the City does not require an easement along the New California Drive (Brock Road) right-of-way to Industrial Parkway. 8. Sheet 4: Regarding the pump station, LUC Staff was under the impression that the City required the pump station to be on its own lot. This impression is based on comments received from the City during the Preliminary Plat approval process. ▪ The area where the pump station is located on the Preliminary Plat appears to be included on this Final Plat, but Lot 1000 is not provided. Confirmation is required from the City if the subdivider is seeking to deviate from this Preliminary Plat condition, or if it has been relocated (§316). ▪ The Subdivision Regulations require lots to have frontage along an approved public or private street or road. However, no frontage is available if Lot 1000 is created (Article 9). This may complicate LUC's ability to do any type of conditional approval.
Staff Recommendations:	When this staff report was published, LUC Staff had not received confirmation from the City as to whether the City still requires the pump station to be on its own lot per the Preliminary Plat approval (§316). If it is required to be on its own lot, LUC Staff needs more information as to whether said lot is to be included in this Phase. As a reminder, lots require frontage on an approved public or private street (Article 9). Although the minor technical items in this staff report could be incorporated on the Final Plat mylar for the 09-10-26 LUC meetings, these confirmations are required before staff is comfortable recommending any type of conditional approval. If requested by the applicant, it is possible to table the Plat. Because this has not yet been requested, staff recommends DENIAL of Del Webb – Maygrass AKA Jerome, Phase 2 – Final Plat at this time.
Z&S Committee Recommendations:	<i>Options for action:</i> ○ <i>Approval</i>



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	○ <i>Conditional Approval (state conditions)</i> ○ <i>Denial (state reasons)</i> ○ <i>Table (if requested)</i>
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