



Applicant:	Sox Real Estate, LLC c/o Bart Barok 5979 Dublin Road Delaware, OH 43015 bartbarok@gmail.com CESO Inc. c/o Alex Benson 2800 Corporate Exchange Drive, Suite 400 Columbus, OH 43231 alex.benson@cesoinc.com
Request:	Approval of Avondale – Final Plat. Note: The Plat was tabled during LUC’s September meeting.
Location:	Located south of the State Route 736 and Robinson Road intersection, just north of the Darby Braeside subdivision in both Darby and Jerome townships, Union County.

Staff Analysis:	This Final Plat involves 67.895 acres of land and proposes 30 single-family residential lots. Acreages: ○ 8.762 ~~8.763~~ acres in right-of-way ○ 59.133 ~~59.132~~ acres in single-family residential lots ○ 0.0 acres in open space Proposed utilities: ○ Water service is private, on-site wells ○ Sanitary service is private, on-site treatment systems Preliminary Plat: ○ The Preliminary Plat was approved in April 2025. • Union County Engineer’s Office ○ The Engineer’s Office submitted comments in an email dated 08-31-26, 10-02-26, and 10-05-26. 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 by the County Commissioners. The item is on the Commissioner’s agenda for 10-07-26.
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	1. ~~The Map Room submitted mark-ups in a separate communication (email dated 09-01-26) and those were provided to the applicant's engineer. (There are a total of 11 mark-ups.)~~ 2. In an email dated 10-01-26, the Map Room confirmed “everything looks good”. • Union County Soil & Water Conservation District ○ In an email dated 08-31-26, the District advised it had no comments. • 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 and 09-30-26, the City advised it had no further comments. • Village of Plain City ○ No comments received as of 09-02-26 or 09-30-26.
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• **Darby Township**

- The Township submitted comments in a letter dated 10-04-26. The Final Plat complies with the Zoning Resolution.

• **Jerome Township**

- The Township submitted comments in a letter dated 09-04-26 and 09-23-26. The Final Plat complies with the approved Development Plan provided the Township's comments are addressed. **Some of the submitted comments are listed below and summarized for reference.** (Please refer to letter for all comments.)

1. **Sheet 1: The Township requested the Note labeled "Zoning" be updated. The Township provided the language it prefers.**

2. **Sheet 1: The Township requested the variances described below the Zoning Note be titled or labeled as "Variances from Subdivision Regulations".**

3. **The Township also provided comments about snow removal and street tree agreements which are outside the scope of this Plat review.**

• **ODOT District 6**

- No comments received as of 09-02-26 or 09-30-26.

• **Union Rural Electric (URE)**

- URE submitted comments in a letter dated 09-03-26. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.)

1. ~~Sheet 2-5: URE needs to expand the 10' easement in all areas to 20'. This will allow URE to avoid placing electrical equipment in ditches or on ditch slopes.~~

2. ~~Sheet 3: Due to the road ditch slope angle on lots 24-28, URE needs the easement to mirror the setback area, extending 20' towards the road.~~

Note from LUC Staff: In addition to this change, it seems wise to leave the URE/Utility



	Easement along the right-of-way for continuity and in the event of any future sewer/water. 3. Sheet 3: A new 20' easement is needed between lot 17/18. 4. A new 10' easement is needed on Lot 19 adjacent to the 20' drainage easement on Lot 18. • 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: Please list the variance on the title sheet. "Variance granted for the Lot 18 to function as a through lot (Section 413, 4.) — Resolution No. 25-125 — 03-26-2025". 4. Sheet 2: On the east side of Lot 1, is an easement missing where there is an overhead electric line along SR376 (§323, 7.)? 5. Sheet 2: Along the north line of SR736, is there one dimension missing? Please review and add if appropriate (§323, 5.). 6. Sheet 2: Along the south line of SR736, are there two dimensions missing? Please review and add if appropriate (§323, 5.). 7. Sheet 3: Along the centerline of Fitzhamon Dr, are there two dimensions missing that sum to 548.59? One would be in front of Lot 27 and the other would be in front of Lot 28 (§323, 5.). 8. Sheet 2: There is an easement along the right-of-way that changes labels. Sometimes it is a URE easement and sometimes it is a URE/Util easement. Presumably, it is intended to be a URE/Util easement. If so, the label should be changed in front of lots 1, 2 (twice), 4, and 9 (§323, 7.). 9. Sheet 3: There is an easement along the right-of-way that changes labels. Sometimes it is a URE easement and sometimes it is a URE/Util easement. Presumably, it is intended to be a URE/Util easement. If so, the label should be changed in front
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	of lots 9, 10 (twice), 11, 18 (twice), 19, and 25 (§323, 7.). 10. Sheet 4: There is an easement along the right-of-way that changes labels. Sometimes it is a URE easement and sometimes it is a URE/Util easement. Presumably, it is intended to be a URE/Util easement. If so, the label should be changed in front of lots 11, 12, 13, 14, 19, 20, and 21 (§323, 7.). 11. Sheet 5: There is an easement along the right-of-way that changes labels. Sometimes it is a URE easement and sometimes it is a URE/Util easement. Presumably, it is intended to be a URE/Util easement. If so, the label should be changed in front of lot 6 (§323, 7.). 12. A letter from Darby 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.). 13. A letter is required from the County Engineer verifying all required improvements have been installed and approved by the proper officials or 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).
Staff Recommendations:	When this staff report was published, confirmation of approval of the outstanding bond or other surety (§324, 2.; §326; §330) had not been received. Although the minor technical items in this staff report could be incorporated on the Final Plat mylar for the 10-08-26 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 Avondale – Final Plat at this time. If confirmation of approval of the bond or surety is received, it may make sense to recommend conditional approval of Avondale – Final Plat with the condition that the technical details, as specified in the LUC staff report, be incorporated on the Final Plat mylar for the 10-08-26 LUC meetings.



Z&S Committee Recommendations:	<i>Options for action:</i> ○ <i>Approval</i> ○ <i>Conditional Approval (state conditions)</i> ○ <i>Denial (state reasons)</i> ○ <i>Table (if requested)</i>