



Staff Report – The Jerome Village Market

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of The Jerome Village Market – Preliminary Plat.
Location:	Located east of US 42, at the intersection of Ravenhill Parkway and Ewing Road in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat involves 38.542 acres of land and proposes 5 commercial lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 4.181 acres in right-of-way ○ 3.308 acres in retail lot (adjacent to grocery store) <ul style="list-style-type: none"> ▪ 0.724 acres in open space on lot ○ 11.772 acres in grocery store lot <ul style="list-style-type: none"> ▪ 1.868 acres in open space on lot ○ 2.795 acres in dedicated open space (behind grocery store) ○ 1.174 acres in outlot parcel (gas station) <ul style="list-style-type: none"> ▪ 0.746 acres in open space on lot ○ 13.935 acres in future outlot parcels <p>*Note: Acreages above do not sum to 38.542 acres.</p> <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water system ○ Jerome Village Community Authority collection and City of Marysville public sanitary waste treatment <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 05-04-23. Some of those comments are listed
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below and summarized for reference. (Please refer to letter for all comments.)

1. A variance from the Subdivision Regulations (through lots) has been submitted for review. Approval is required prior to Preliminary Plat approval.
2. Appropriate OEPA/ODNR/ACOE permitting will be required prior to start of construction.
3. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final Construction Drawing review process.
4. Detail flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and finished grade elevations of all building structures.
5. Provide a stormwater management report for review.
6. Provide detailed construction drawings to private utility providers.

- The Engineer's Office recommended denial since the submitted variance is not currently approved.

• **Union County Soil & Water Conservation District**

- In an email dated 05-01-23, the District advised it had no comments.

• **Union County Health Department**

- The Health Department submitted comments in an email dated 04-28-23. **Some** of those comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. The developer will need to ensure the well and septic have been properly abandoned at the address at 12170 US 42. This assumes the existing building will be demolished.
- 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)."



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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 05-03-23. **Some** of those comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. Provide/Label all existing utility easements along Ravenhill Pkwy, Ewing Rd, and US 42.
 2. Provide 10' Utility Easement flanking the right-of-way along all waterlines on Sycamore Trace, Gardenia Dr, and Rosewood Way.
 3. Provide 20' Utility Easement flanking proposed right-of-way along US 42.
 4. The City provided Easement language it wants included on the Final Plat.

• **Jerome Township**

- Jerome Township submitted comments in a letter dated 04-27-23. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. The proposed Preliminary Plat complies with the Preliminary Development Plan attached to the case. An approved Detailed Development Plan will be required prior to establishment of any uses or construction of any improvements, and for a letter of compliance with the zoning regulations to be issued when the Final Plat is reviewed. Note: Detailed Development Plans have been approved for portions of the site.



	<p>2. The Zoning note on Sheet 1 should read, “The site is zoned Planned Development District (PD) in accordance with the provisions of Case #PDO6-110, as amended.”</p> <ul style="list-style-type: none">• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 05-03-23.• Ohio Edison<ul style="list-style-type: none">○ No comments received as of 05-03-23.• LUC Regional Planning Commission<ol style="list-style-type: none">1. Sheet 1: The application states there will be 5 lots. However, lines depicted indicate there are 6 lots intended. Please indicate the lot numbers; this was requested during the Sketch Plan meeting (§313, 15.).2. Sheet 1: The acreages listed under the General Development Summary do not sum to 38.542. When adjusting these, please make a distinction between open space included on lots and open space on lots dedicated to open space only.3. Sheet 6: Right-of-way dimensions (widths) missing at three locations on the plat, where the right-of-way meets the boundaries of the Plat (§313, 6.; §313, 12.).4. Sheet 6: Building setbacks missing (§313, 13.).5. Sheet 6: Dimension missing along the southwest line of the gas station lot (§313, 15.).6. Sheet 6: Is the 2.795 acre DOS a lot or part of the grocery lot. If part of the lot, please indicate this more clearly (§313, 16.)?7. Sheet 6: 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 present (§413, 4.). “The approval of any variance shall take place prior to any action by the regional planning commission.” This is required before LUC can act on the Preliminary Plat. A decision is pending before the County Commissioners prior to LUC’s meetings on the 11th (§705).8. Easements for water and sewer must be a minimum of 20’ and 10’ for other utilities (§313, 12.; §414).9. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be
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	<p>permitted in the easement areas (§323, 7.).</p> <p>10. 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.).</p> <p>11. 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).</p>
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<p>Staff Recommendations:</p>	<p>At this time, staff recommends <i>DENIAL</i> of The Jerome Village Market – Preliminary Plat. Approval of outstanding items is required before staff is comfortable recommending otherwise. This recommendation is made with the understanding the Zoning & Subdivision (Z&S) Committee may wish to make a different recommendation if the following occurs:</p> <ul style="list-style-type: none">• Section 705 reads, “The approval of any variance shall take place prior to any action by the regional planning commission.” This is required before LUC can act on the Preliminary Plat.
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<p>Z&S Committee Recommendations:</p>	
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