



Staff Report – The Reserve at New California Phase 2B

Applicant:	<p>Homewood Corporation 3435 Stelzer Road Columbus, OH 43219</p> <p>CEC c/o Brian Burkhart 8800 Lyra Drive Columbus, OH 43240 bburkhart@cecinc.com</p>
Request:	Approval of The Reserve at New California, Phase 2B – Final Plat.
Location:	Located southwest of Industrial Parkway, northwest of State Route 42, and southeast of Taylor Road in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 7.067 acres of land and proposes 15 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 1.446 acres in right-of-way ○ 5.621 acres in single-family residential lots ○ 0.0 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ Public water service ○ Public sanitary waste disposal <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The Phase 1 Final Plat was approved in September 2016 under an expired Preliminary Plat. ○ The Preliminary Plat was approved in January 2024, and it was subsequently extended in November 2025. ○ The Phase 3 Final Plat was approved in November 2024. ○ The Phase 2A Final Plat was approved in November 2025. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in emails dated 02-05-26 (9:38 am) and 02-05-26 (12:53 pm).
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	<p>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 submitted/approved by the County Commissioners.</p> <ol style="list-style-type: none">1. The Map Room confirmed it required no changes in an email dated 02-05-26 (12:53 pm). <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ In an email dated 01-29-26, the District advised it had no comments.• Union County Health Department<ul style="list-style-type: none">○ No comments received as of 02-04-26. Standard comments from the Health Department are below:<ol style="list-style-type: none">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<ul style="list-style-type: none">○ In an email dated 02-03-26, the City advised it had no further comments.• Jerome Township<ul style="list-style-type: none">○ The Township submitted comments in a letter dated 02-03-26. The Final Plat complies with the approved Development Plan. Some of the submitted
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	<p>comments are listed below and summarized for reference. (Please refer to email for all comments.)</p> <ol style="list-style-type: none">Sheet 2: “Note D” is not consistent with the Zoning Resolutions. Please remove it. <ul style="list-style-type: none">• ODOT District 6<ul style="list-style-type: none">○ In an email dated 01-28-26, the District advised it had no comments.• Union Rural Electric (URE)<ul style="list-style-type: none">○ URE submitted comments in a letter dated 01-28-26. Some of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)<ol style="list-style-type: none">Sheet 2: URE requires a 10’ easement along the rear of lots 40/41.Sheet 2: Convert the drainage easement along the rear of lots 41/42 to “Drainage and Utility Easement”. <i>Note from LUC Staff: Please provide a “Drainage and Utility Easement” 10’ in width within the boundaries of Phase 2B. This will result in a 10’ DE section on the outside boundaries of Phase 2B and a “Drainage and Utility Easement” within the boundaries of Phase 2B.</i>Sheet 2: URE requires a 10’ easement along the rear of lots 43/44.Sheet 2: URE requires a 10’ easement along the west side of Lot 45.Sheet 2: URE requires a 20’ easement along the rear of lots 45/46.Sheet 2: Convert the drainage easement along the rear of lots 47-49 to “Drainage and Utility Easement”. <i>Note from LUC Staff: Please provide a “Drainage and Utility Easement” 10’ in width within the boundaries of the proposed/existing Drainage Easement. Please place the 10’ combined easement in the southeast half of the Drainage easement, not along the northwest half of the Drainage easement. This will result in a 10’ Drainage easement section along the northwest property line and a “Drainage and Utility Easement” on the other half of the Drainage Easement.</i>
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	<p>7. URE submitted an image depicting its preferred easement layout.</p> <ul style="list-style-type: none"> • AES Ohio <ul style="list-style-type: none"> ○ No comments received as of 02-04-26. • LUC Regional Planning Commission <ol style="list-style-type: none"> 1. Sheet 1: In the left column, please review the gross density. Should this be 2.25 or 2.26? 2. Sheet 1: Under the Surveyor’s Certificate, please adjust the third paragraph indicating monumentation will be set after construction is completed to read, “Monuments will be placed as indicated after construction and prior to the sale of any lots, whichever occurs first” (§323, 13.; §326). 3. Sheet 2: Is a 10’ Drainage Easement needed along the rear of lots 45/46 to connect the Drainage Easement running offsite to the Drainage Easement on the rear of lots 47-49? If not needed, please disregard this comment (§323, 7.). 4. Sheet 2: At the cul-de-sac bulb of blue Oak Court, should the curves of C6-C10 sum to the curve of C3? They do not seem to sum to the same figure (§323, 6.). 5. 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:	Staff recommends acceptance of the developer’s request to TABLE The Reserve at New California, Phase 2B – Final Plat.
Z&S Committee Recommendations:	