



Staff Report – The Shops at Hawk’s Landing

Applicant:	<p>HFPL Dublin, LLC 4592 Ulmerton Road, Suite 100 Clearwater, FL 33762 swarnock@fivepointsfv.com</p> <p>The Mannik & Smith Group, Inc. c/o Kyle J. Wrentmore, PE 1160 Dublin Road, Suite 100 Columbus, OH 43215 kwrentmore@manniksmithgroup.com</p>
Request:	Approval of The Shops at Hawk’s Landing – Amended Preliminary Plat.
Location:	Located northeast of the interchange of US Hwy 33 and Post Road in Jerome Township, Union County.

Staff Analysis:	<p>This Amended Preliminary Plat involves 10.181 acres of land and proposes 4 general commercial lots. During the 2024 review, general commercial was described as the permitted/conditional uses in the Regional Retail (RR) Zoning District. According to the applicant’s engineer, the amendment impacts 1.877 acres by adding an additional lot, Lot D.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 1.136 acres in right-of-way○ 9.045 acres in general commercial lots○ 0.0 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville public water system○ City of Marysville public sanitary waste disposal <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none">○ In an email dated 05-05-25, the Engineer’s Office advised it did not have additional comments from the last submittal.○ During the 2024 review, the Engineer’s Office submitted updated comments in a letter dated 06-06-24. (LUC staff believes the date was not updated, unintentionally.) Some of those comments are listed
------------------------	---



Staff Report – The Shops at Hawk’s Landing

	<p>below and summarized for reference. (Please refer to letter for all comments.)</p> <ol style="list-style-type: none">1. A variance has been submitted and approved for 50’ right-of-way and through lots.2. Appropriate OEPA/ODNR/ACOE permitting will be required prior to start of construction.3. <i>All stormwater infrastructure and drainage easements will be reviewed in more detail during the final Construction Drawing review process [emphasis added].</i>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. <ul style="list-style-type: none">○ The mark-ups provided during the June 2024 meeting remain unchanged. These were submitted by the Engineer’s Office in a separate communication. The Engineer’s Office wrote, it is unclear whether the road proposed is private or public. The road design does not match the Office’s required standards. Deviating will require a variance.○ During the 2024 review, the applicant’s engineer provided a written response addressing the notes on the mark-up provided by the Engineer’s Office and provided updated sheets (Sheet 01 and 02) to address the concerns from the Engineer’s Office. The applicant’s engineer wrote, “The ROW will be a Public right of Way.” Additionally, “We intend to meet the UCE pavement standard and will provide the proper pavement section detail with the <i>Final Engineering [emphasis added]</i>” (Response Dated 06-20-24). Note from LUC Staff: If the applicant wishes to change the right-of-way from public to private, it will require an Amended Preliminary Plat.
--	--



Staff Report – The Shops at Hawk’s Landing

• Union County Soil & Water Conservation District

- In an email dated 04-25-25, the District advised it had no comment. However, LUC Staff was copied on an email chain (05-07-25) which has been ongoing during 2025 about the Construction Drawings. The email chain discusses comments made by reviewing agencies on the Construction Drawings. In the email chain, the District made clear it did not want to accept this on ditch maintenance. Any approval of this Amended Preliminary Plat does not constitute approval of any Construction Drawing level drawings or ditch petition.
- During the 2024 review, the District advised it had no comments in an email dated 05-30-24 and 06-28-24.

• Union County Health Department

- No comments received as of 04-30-25.
- During the 2025 review, no comments were received as of 06-05-24 or 07-03-24.
- 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).”



Staff Report – The Shops at Hawk’s Landing

•City of Marysville

- The City submitted comments in an email dated 04-29-25. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. Wastewater: When along a public roadway, the sanitary sewer shall be located a maximum of 5’ outside the right-of-way.
 2. Wastewater: A minimum easement width of 20’ shall be provided along all public sanitary infrastructure.
 3. Water: The proposed waterline shall be 12” in diameter.
 4. Water; A minimum easement width of 20’ shall be provided across the open area where the waterline is not adjacent to the right-of-way. A 10’ easement shall be provided along all public right-of-way for waterline infrastructure.
 5. Water: Water mains shall be laid at least 10’ horizontally from any existing/proposed gravity sanitary or storm sewer, septic tank, or subsoil treatment system.
- During the 2024 review, the City submitted comments in an email dated 06-05-24 and 07-03-24 (no additional comments). **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. Please provide + label 30’ sanitary sewer easement along the north property line.
 2. Please relocate the proposed sanitary sewer to the east side of the roadway, with a separate 30’ sanitary sewer easement and a separate 10’ utility easement for the waterline.

•Jerome Township

- The Township submitted comments in a letter dated 04-24-25 and an email dated 05-05-25. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to letter/email for all comments.)
 1. The Plat complies with the regulations for lot width and area for the district.



Staff Report – The Shops at Hawk’s Landing

	<ul style="list-style-type: none">○ During the 2024 review, the Township submitted comments in a letter dated 06-03-24 (no additional comments). Some of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.)2. Sheet 1: The Township provided updated language for the Zoning note.3. Sheet 1: The setbacks should be removed because these setbacks vary based on the classification of the road on which each lot fronts. Because these setbacks are in the Zoning Resolution, there is no need to repeat them due to the more complicated interpretation involved.4. A 60’ building setback shall be applied parallel to the right-of-way along the frontage of the site with SR 161/Post Road.5. Sheet 1: The building setback along the east front of Lot A should be connected to the building setback on the western side of Lot C via a curve 50’ from the point at the corner of the right-of-way. <ul style="list-style-type: none">● ODOT District 6<ul style="list-style-type: none">○ No comments received as of 04-30-25.○ During the 2024 review, no comments were received as of 06-05-24 or 07-03-24.● American Electric Power (AEP)<ul style="list-style-type: none">○ No comments received as of 04-30-25.○ During the 2024 review, no comments were received as of 06-05-24 or 07-03-24.● LUC Regional Planning Commission<ul style="list-style-type: none">1. Please indicate zoning of adjoining properties (§313, 9.).2. Please provide a name for and add to the road right-of-way (§313, 12.).3. Please number the lots, rather than labeling them A, B, C, and D (§313, 15.).4. The waterline easement on Lot A—the portion running from the east lot line running across Lot A to the west lot line—is too narrow (§323, 7.).5. On the Preliminary Plat, the language on the sheet needs updated to reflect the language required by the
--	--



Staff Report – The Shops at Hawk’s Landing

	<p>Subdivision Regulations on a Final Plat. Please contact LUC Staff to discuss in advance of submitting the Final Plat (Article 8).</p> <ol style="list-style-type: none">6. The applicant’s engineer has provided a written response that reads, “The ROW will be a Public Right of Way....we intend to meet the UCE pavement standard and will provide the proper pavement section detail with the Final Engineering” (Response Dated 06-20-24).7. 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 depicted, and LUC staff is aware a variance having been granted by the County Commissioners (§413, 4.).8. Easements for water and sewer must be a minimum of 20’ and 10’ for other utilities (§313, 12.; §414). The waterline easement on Lot A—the portion running from the east lot line running across Lot A to the west lot line is too narrow.9. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.).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.).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).
--	---

Staff Recommendations:	<p>Staff recommends APPROVAL of The Shops at Hawk’s Landing – Amended Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies, including those from past review periods dating back to 2024, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.</p>
-------------------------------	---



Logan-Union-Champaign
regional planning commission

Staff Report – The Shops at Hawk’s Landing

	Any approval of this Amended Preliminary Plat does not constitute approval of any Construction Drawing level drawings or ditch petition.
--	--

Z&S Committee Recommendations:	
---	--