



Staff Report – Starkey Industrial Project

Applicant:	<p>8510 Warner Road, LLC c/o Charles Yudd 44112 Mercure Circle Sterling, VA 20166 charles.yudd@jklndholdings.net</p> <p>Civil Solutions Associates, Inc. c/o Robert Bailey & Connor Devine 7450 Industrial Parkway, Unit B Plain City, OH 43064 cdevine@civilsolutions.net rbailey@civilsolutions.net tkasak@urban-ltd.com</p>
Request:	Approval of Starkey Industrial – Preliminary Plat.
Location:	Located west of Industrial Parkway on the north side of and fronting Warner Road in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat involves 98.606 acres of land and proposes 1 data center campus lot.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ A break-down of acres in right-of-way and acres in data center campus lots was not provided. ○ 0.0 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water service ○ City of Marysville public sanitary waste disposal <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 09-06-24. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.) <ol style="list-style-type: none"> 1. Change “Future R/W” label to “Proposed R/W”. 2. All appropriate OEPA/ODNR/ACOE permitting will be required prior to the start of construction. 3. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final Construction Drawing review process.
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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.

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

- In an email dated 08-30-24, the District advised it had no comments.

• **Union County Health Department**

- No comments received as of 09-04-24. 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).”

• **City of Marysville**

- In an email dated 09-04-24, the City advised it had no comments. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)



• **Jerome Township**

- Jerome Township submitted comments in a letter dated 09-06-24. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.)

1. Label the front yard setback along frontages as “B/S” or “Building Setback”.
2. All references to side or parking setbacks should be removed.

• **ODOT District 6**

- No comments received as of 09-04-24.

• **Union Rural Electric (URE)**

- URE submitted comments in a letter dated 08-29-24. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)

1. In its letter, URE provided its easement requirements.

• **LUC Regional Planning Commission**

1. LUC Staff understands one lot is proposed. Please label this “Lot 1”. Adding or removing lots may require an Amended Preliminary Plat. This comment was made during the Sketch Plan (§313, 15.).
2. It is unclear how power substations, utility pads, etc. will be accessed. If this is provided via a utility easement, please keep in mind the minimum width is 10’. If it is via private right-of-way, this may require an Amended Preliminary Plat (§340; §414).
3. Sheet 1: The scale appears to be incorrect (§313, 5.).
4. Sheet 2 & 4: There is at least one dimension missing along the west boundary line. Please review and add if warranted on the Final Plat (§313, 6.).
5. Sheet 4 & 5: Dimensioning of the lot line along Warner Road is missing. Additionally, the proposed right-of-way should be dimensioned on all sides. Please review and add on the Final Plat (§313, 12.; §313, 15.).
6. Sheet 1: The vicinity map provided does not include the required information. Also, the placement of the star indicating the site location appears to be



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	<p>incorrect. Include required information and correct site location on Final Plat (§314, 9.).</p> <ol style="list-style-type: none"> 7. Easements for water and sewer must be a minimum of 20’ and 10’ for other utilities (§313, 12.; §414). 8. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.). 9. 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.). 10. 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).
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<p>Staff Recommendations:</p>	<p>Staff recommends CONDITIONAL APPROVAL of Starkey Industrial Project – Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies, related to the Subdivision Regulation requirements, 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>
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<p>Z&S Committee Recommendations:</p>	<p>Options for action:</p> <ul style="list-style-type: none"> ○ <i>Approval</i> ○ <i>Conditional Approval (state conditions)</i> ○ <i>Denial (state reasons)</i> ○ <i>Table (if requested)</i>
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