



Staff Report – Mitchell Highlands Section 5

Applicant:	<p>Kimley-Horn c/o Mike Reeves 7965 North High Street, Suite 200 Columbus, OH 43235 mike.reeves@kimley-horn.com</p> <p>Rockford Homes c/o Jim Lipnos 999 Polaris Parkway Columbus, OH 43240 jlipnos@rockfordhomes.net</p> <p>CESO, Inc. c/o Mike Reeves 2800 Corporate Exchange Drive Columbus, OH 43231 matt.ackroyd@cesoinc.com</p>
Request:	Approval of Mitchell Highlands, Section 5 – Final Plat. Note: This Plat was tabled by LUC’s Executive Committee’s during its February 2024 meeting.
Location:	Located northwest of the Mitchell-Dewitt Road and Industrial Parkway intersection in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 10.931 acres of land and proposes 31 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 2.005 acres in right-of-way ○ 7.461 acres in single-family residential lots ○ 1.465 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water service ○ City of Marysville public sewer service <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The original Preliminary Plat was approved in September 2016. It was extended in 2018, 2020, and 2022. ○ The Section 1 Final Plat was approved in Oct 2017.
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- The Section 2 Final Plat was approved in Oct 2017.
- The Section 6 Final Plat was approved in Oct 2021.
- The Section 4 Final Plat was approved Aug 2022.

• **Union County Engineer’s Office**

- The Engineer’s Office submitted comments in an email dated 03-08-24. 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 yet. The Engineer’s Office recommended denial due to the **outstanding bond**. The Engineer’s Office reserved the right to change its recommendation, should its comments be addressed prior to the LUC meetings.

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

- In an email dated 02-28-24, the District advised it had no comments.

• **Union County Health Department**

- No comments received as of 03-06-24. 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**

- The City submitted comments in an email dated 03-06-24.
 1. The City requested extension of the Utility Easement west of Lot 72. **Note: LUC does not recommend this change because it impacts another subdivision, not included in this proposal. This would require an Amended Final Plat.**

• **Jerome Township**

- The Township submitted comments in a letter dated 02-28-24. The Township is **unable to confirm** whether the Plat conforms to the Detailed Development Plan because none has been approved.

• **ODOT District 6**

- No comments received as of 03-06-24.

• **Union Rural Electric**

- In a letter dated 03-04-24, URE advised it had no comments.

• **LUC Regional Planning Commission**

1. Sheet 2: The Drn Esmt along the side of Lot 72 is below the Subdivision Regulations minimum of 10'. Please review and adjust (§323, 7.; §414).
2. Sheet 2: In and around Reserve H, is there an existing environmental covenant missing? It was depicted on the prior submittal.
3. 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.).
4. 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 <i>DENIAL</i> of Mitchell Highlands, Section 5 – Final Plat. Although the minor technical items in this staff report could be incorporated on the Final Plat Mylar for the 02-08-24 LUC meetings, certification that the Final Plat conforms with the Township’s zoning (§401; §412, 1.; §413, 2.) and confirmation of approval of the outstanding bond or other surety (§324, 2.; §326; §330) is required before staff is comfortable recommending otherwise.
Z&S Committee Recommendations:	<i>Option for action:</i> <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>