



Jerome Township Zoning Department

9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

September 6, 2024

Bradley J. Bodenmiller, Director
LUC Regional Planning Commission
10820 St. Rt. 347
East Liberty, Ohio 43319

Re.: Del-Webb – Preliminary Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the preliminary plat known as Del-Webb – Preliminary Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

- 1) The site is zoned Planned Development District (PD) in accordance with the provisions of Case #PD23-004. The proposed preliminary plat generally complies with conceptual site plan included in the preliminary development plan attached to that case. Per Chapter 500 of the Township Zoning Resolution, an approved detailed development plan will be required prior to the establishment of any uses or construction of any improvements, and for letter of compliance with the zoning regulations to be issued when the final plat is reviewed. This comment is simply to serve as a reminder, and given the size of the proposed development, a separate detailed development plan is recommended for each phase. Absent that approach, the number of modification requests for the various phases may become administratively unmanageable. In addition, approval of a detailed development plan for all or part of the development is a determination of compliance with the applicable zoning regulations as provided for in Chapter 500 and should not be interpreted as an endorsement of variances from the Subdivision Regulations, applicable fire regulations, or any other regulations by the Township Zoning Commission.
- 2) All corner lots have two side yard setbacks and no rear yard setback. The note on Sheet #2 should be updated accordingly and all corner lots checked for compliance with this requirement.
- 3) Multi-use paths are depicted throughout the site, but they do not line up with each other on Sheet #47. The applicant should work with the UCEO to confirm that the ADA ramps within the ROW for such paths and sidewalks line up.

As per usual practice, I plan to attend the meeting of the Commission's Zoning & Subdivision Committee and will be available to answer any additional questions at that time.

Sincerely,

Eric Snowden
Zoning Inspector/Planning Coordinator
Jerome Township, Union County, Ohio