



<b>Applicant:</b>	<p><b>Pulte Homes of Ohio, LLC</b>          c/o Matthew Callahan &amp; Jim Hilz          475 Metro Place South, Suite 200          Dublin, OH 43017  <a href="mailto:matthew.callahan@pulte.com">matthew.callahan@pulte.com</a>  <a href="mailto:jim.hilz@pulte.com">jim.hilz@pulte.com</a></p> <p><b>Kimley-Horn and Associates, Inc.</b>          c/o Kevin Kershner          7965 North High Street          Columbus, OH 43235  <a href="mailto:kevin.kershner@kimley-horn.com">kevin.kershner@kimley-horn.com</a></p>
<b>Request:</b>	Approval of Del Webb – Jerome – Preliminary Plat.
<b>Location:</b>	<p>Located between US Hwy 42/Mitchell-Dewitt Road and between Industrial Parkway/Currier Road in Jerome Township, Union County.</p> <p>The Preliminary Plat is surrounded by the following subdivisions: Mitchell Crossing, Mitchell Highlands, Pioneer Crossing, and Curry Farm.</p>

<b>Staff Analysis:</b>	<p>This Preliminary Plat involves 356.2 acres of land and proposes 712 single-family lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> <li>○ A break-down of acres in right-of-way and acres in single-family residential lots was not provided.</li> <li>○ 188.08 acres in open space</li> </ul> <p>Proposed utilities:</p> <ul style="list-style-type: none"> <li>○ City of Marysville public water service</li> <li>○ City of Marysville public sanitary waste disposal</li> </ul> <p>• <b>Union County Engineer’s Office</b></p> <ul style="list-style-type: none"> <li>○ The Engineer’s Office submitted comments in a letter dated 09-06-24 and an email dated 09-06-24. <b>Some</b> of those comments are listed below and summarized for reference. (Please refer to letter for all comments.) The Engineer’s Office recommended denial of the Plat.</li> </ul>
------------------------	---



1. A variance for 50' right-of-way is required before approval of the Plat.
2. A variance is required for multiple dead end roads on the Plat.
3. A variance is required for block lengths below the minimum.
4. Lot 712 does not appear to have any access or right-of-way frontage. This is required for approval.
5. Right-of-way for the Brock Road extension should be shown on the Plat to Industrial Parkway.
6. A connection should be made to the stub street in the Curry Farm subdivision to the north.
7. A variance is required for centerline radius reduction.
8. The County Engineer has not approved the layout and design of the lots, streets and other improvements which is required prior to the Preliminary Plat approval (§314, 4.).

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

- The District submitted comments in an undated letter received via email on 09-04-24. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)

1. Sheet 7: There are some access concerns with Prop Basin A12. While a drainage easement of appropriate width is provided, there does not appear to be any way of accessing this easement from a public roadway. Such access could be provided by extending this easement to Street N through Open Space G (adjacent to Lot 428) or between two of the lots.

• **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**

- The City submitted comments in an email dated 09-04-24. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.) The City recommended tabling of the Plat until additional coordination has taken place with the location and size of the proposed regional pump station. (LUC Staff notes a tabling request must be received from the applicant before LUC has this option.)
  1. The applicant is showing a proposed regional pump station but has not coordinated the location and size of the pump station with the City of Marysville. This coordination shall occur prior to the next Preliminary Plat submission.
  2. The regional pump station shall be located on a dedicated parcel and include an access drive, parking, etc. for maintenance and operations.
  3. All side yard and rear yard sanitary easements (including easements for the force main) shall be a minimum of thirty feet (30') wide.
  4. Provide sanitary lateral connection opportunities to all adjacent properties.
  5. Provide and label a 20' Utility Easement flanking the right-of-way along the north side of Brock Road.
  6. Provide and label a 10' Utility Easement flanking the right-of-way for all proposed water mains.



7. Provide and label a 20' Utility Easement flanking the right-of-way along the east side of Currier Road.
8. Provide and label a 20' Utility Easement flanking the right-of-way along the north side of Mitchell-Dewitt Road.

• **Village of Plain City**

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

• **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. The proposed Plat generally complies with the conceptual site plan included in the PD District. An approved detailed development plan will be required prior to establishment of any uses, construction of any improvements, or a letter of zoning compliance for the Final Plat. A separate detailed development plan is recommended for each phase because the number of modification requests may otherwise become administratively unmanageable.
  2. Approval of a detailed development is a determination of compliance with zoning regulations and should not be interpreted as an endorsement of variances from the Subdivision Regulations, fire code, or other regulations.
  3. 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.
  4. "Multi-use paths are depicted throughout the site, but they do not line up with each other [sic] on Sheet #47. The applicant should work with the UCEO to confirm that the ADA ramps within the ROW for such paths are sidewalks line up."

• **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.
  2. Sheet 7-24: Need to show URE easements along highlighted areas of Easement Layout provided by URE.

- **LUC Regional Planning Commission**

1. Sheet 1: Names, addresses, and telephone numbers of owners should be included (§313, 3.).
2. Sheet 22: Scale of the plat is missing (§313, 5.).
3. Boundaries of the Plat are missing. A copy of the survey was submitted to remedy this omission. These are required on the Final Plat (§313, 6.).
4. Zoning classification of adjoining properties should be included (§313, 9.).
5. The Subdivision Regulations read, if a subdivision is proposed in an area with Algiers, Pewamo, or Westland soils, the Regional Planning Commission may approve the subdivision provided the subdivider agrees to perform such improvements as will render the area acceptable for the intended use. A letter, similar to what has been submitted in the past, was provided by the applicant's engineer. However, it did not include all three of these soil types. Please adjust (§313, 8.; §416).
6. Right-of-ways:
  - a. Section 314, 4. reads "The County Engineer shall have approved the layout and design of the lots, streets, and other improvements prior to the Preliminary Plat approval" (pp. 10). In an email dated 09-06-24, the County Engineer's Office stated this approval has not occurred.
  - b. Sheet 7-15: Lots are dimensioned but only the centerline of the right-of-way is dimensioned. In other words, the outside boundary of the right-of-way is missing along open space. There is a lot of open space adjacent to the right-of-way which means there are several right-of-way dimensions



	<p>missing. Proposed right-of-way should be clear and easy to compare between the Preliminary Plat and Final Plat. Changes to the right-of-way depicted on the Preliminary Plat may require an Amended Preliminary Plat which would involve significant review and time (§313, 12.).</p> <ul style="list-style-type: none"><li>c. Sheet 8-9: Both the outside bounds of and also some centerline dimension(s) of the right-of-way are missing along Brock Road (§313, 12.).</li><li>d. Sheet 9: At least three centerline dimensions are missing across the curve and line tables (§313, 12.).</li><li>e. Sheet 11: At least seven centerline dimensions are missing across the curve and line tables (§313, 12.).</li><li>f. Sheet 12: At least nine centerline dimensions are across the curve and line tables (§313, 12.).</li><li>g. Sheet 13: Some centerline dimensions are missing along Street Q (§313, 12.).</li><li>h. Sheet 13: At least one dimension is missing across the curve and line tables (§313, 12.).</li><li>i. Sheet 15: At least one dimension is missing across the curve and line tables (§313, 12.).</li></ul> <p>6. <u>Lots:</u></p> <ul style="list-style-type: none"><li>a. Sheet 7: Lot 712 is not dimensioned (§313, 15.).</li></ul> <p>7. <u>Open spaces:</u></p> <ul style="list-style-type: none"><li>a. Sheet 1: There is a note on the far-left column of the Sheet which reads, “Actual open space to change.” Open spaces should be clear and easy to compare between the Preliminary Plat and Final Plat. Changes to the open spaces depicted on the Preliminary Plat may require an Amended Preliminary Plat which would involve significant review and time (§313, 16.).</li><li>b. Sheet 7-15: Several dimensions are missing. For the most part, open space is only dimensioned along lots (§313, 16.).</li></ul> <p>8. <u>Floodplains:</u></p> <ul style="list-style-type: none"><li>a. Sheet 7-15: “The Base Flood Elevation shall be determined and shown.” The BFE is not shown on the Plat as required. Please depict this along the floodplain at each 1’ interval (§313, 17.).</li></ul> <p>9. <u>VariANCES (LUC Staff requested clarification</u></p>
--	---





regarding variances in a email dated 09-05-24):

- a. Right-of-Way Width: The proposed right-of-way widths are not always clear to LUC Staff. All right-of-way except Street A and Brock Road appear to be proposed at 50’—the minimum is 60’. This requires a variance (§406). Although no label is provided, it appears Street A and Brock Road.
- b. Block Length: LUC Staff believes there is one block under the minimum length required; it is between 300-400’ long (§412, 3.). This requires a variance.
- c. Dead End Streets: There are three dead end streets proposed and no temporary turnarounds. “Permanent dead end streets shall not be permitted” (§408, 3.; §408, 7.). This requires a variance.
- d. Lot 712: LUC Staff wants to confirm no ingress/egress easements are associated for access to this lot. Addition of ingress/egress easements after any Preliminary Plat approval would likely require an Amended Preliminary Plat and associated variances.
- e. Brock Road: LUC Staff is concerned about the timing and dedication of Brock Road within the Del Webb – Jerome – Preliminary Plat and the Pioneer Crossing – Preliminary Plat; both are Pulte Homes of Ohio, LLC applications. The Subdivision Regulations read, “The subdivider shall extend the necessary improvements to the boundary of the proposed subdivision to serve adjoining unsubdivided land, as determined by the Regional Planning Commission” (§573).

10. Final Plat reminders:

- a. Easements for water and sewer must be a minimum of 20’ and 10’ for other utilities (§313, 12.; §414).
- b. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.).
- c. 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.).



# Logan-Union-Champaign regional planning commission

## Staff Report – Del Webb – Jerome

	d. 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).
--	--

<b>Staff Recommendations:</b>	Staff recommends <b>TABLING</b> of Del Webb – Preliminary as requested by the applicant.
-------------------------------	--

<b>Z&amp;S Committee Recommendations:</b>	Options for action: <ul style="list-style-type: none"><li>○ <i>Approval</i></li><li>○ <i>Conditional Approval (state conditions)</i></li><li>○ <i>Denial (state reasons)</i></li><li>○ <i>Table (if requested)</i></li></ul>
---	--