



Staff Report – Del Webb Maygrass AKA Jerome Phase 1B

Applicant:	<p>Pulte Homes of Ohio, LLC c/o Nicki Martin 475 Metro Place South Dublin, OH 43017 nicki.martin@pultegroup.com</p> <p>Kimley-Horn and Associates, Inc. c/o Kevin Kershner 7965 North High Street, Suite 200 Columbus, OH 43235 kevin.kershner@kimley-horn.com</p>
Request:	Approval of Del Webb Maygrass AKA Jerome, Phase 1B – Final Plat.
Location:	<p>Located between US Hwy 42/Mitchell-Dewitt Road and between Industrial Parkway/Currier Road in Jerome Township, Union County.</p> <p>The Del Webb Maygrass AKA Jerome subdivision is surrounded by the following subdivisions: Mitchell Crossing, Mitchell Highlands, Pioneer Crossing, and Curry Farm.</p>

Staff Analysis:	<p>This Final Plat involves 46.491 acres of land and proposes 121 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 5.752 acres in right-of-way○ 21.320 acres in single-family residential lots○ 19.419 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville water service○ City of Marysville sanitary waste disposal <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The Preliminary Plat was approved in November 2024, and it was subsequently amended in March 2025. <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Engineer's Office submitted comments in an email dated 08-08-25. The Engineer's Office
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	<p>reported the Construction Drawings are approved (confirmation provided at time of application submittal), but construction has not completed. Due to this, a bond or surety was required, but it has not been approved by the County Commissioners. In addition, the Subdivider's Agreement has not been approved. The Engineer's Office recommended denial until these documents are approved.</p> <ol style="list-style-type: none">1. The Map Room submitted mark-ups in a separate communication dated 08-07-25. <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ In an email dated 08-01-25, the District advised it had no comments.• Union County Health Department<ul style="list-style-type: none">○ No comments received as of 08-06-25. Standard comments from the Health Department are below:<ol style="list-style-type: none">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<ul style="list-style-type: none">○ In an email dated 08-06-25, the City advised it had no further comments.
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• **Village of Plain City**

- No comments received as of 08-06-25.

• **Jerome Township**

- The Township submitted comments in a letter dated 08-07-25. The Final Plat complies with the approved Detailed Development Plan.

• **ODOT District 6**

- No comments received as of 08-06-25.

• **Union Rural Electric (URE)**

- In a letter dated 06-30-25, URE advised it had no comments.

• **LUC Regional Planning Commission**

1. Sheet 3: Please review Note E. In the third line down, the word “free” appears. Should this be “fee”?
2. Sheet 4: Please review the easements running along lots 67-70 which run parallel to Caribou Court.
 - Where does the 10’ URE Esmt. (Lot 67) start/end with respect to the URE Esmt. running along the rear of Lot 67.
 - How does that impact the 10’ Utility Esmt. (Lot 69) and the Ex. Utility Esmt. (Lot 70)?
3. Sheet 4: Please review C24. If this is supposed to include frontage along Lot 76 (C87) and Lot 75 (C88), the dimensions in the curve table may be too short (§323, 6.).
4. Sheet 5: Is the easement on the **south side** of Highlands Avenue in the Mitchell Highlands subdivision a Utility Esmt or a Utility & URE Esmt? Please review and adjust if warranted (§323, 7.).
5. Prior to the approval by the County Engineer of the Construction Drawings, the subdivider shall enter into an agreement with the County Commissioners providing for the construction and maintenance of the public facilities and improvements necessary for the development of the subdivision (§319; §405).
6. 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



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	legal counsel, has been furnished assuring installation of the required improvements (§324, 2.; §326; §330). This was emphasized during the Preliminary Plat approval.
Staff Recommendations:	<p>At the time of this staff report, confirmation of approval of the subdivider's agreement and the outstanding bond or other surety has not been received. Although the minor technical items in this staff report could be incorporated on the Final Plat Mylar for the 08-14-25 LUC meetings, confirmation of approval of the subdivider's agreement (§319; §405) + outstanding bond or other surety (§324, 2.; §326; §330) is required before staff is comfortable recommending any type of conditional approval. If requested by the applicant, it is possible to table the Plat but action on the subdivider's agreement + bond or other surety is anticipated on 08-13-25. Because this action has not yet occurred, staff recommends DENIAL of the Del Webb Maygrass (AKA Jerome), Phase 1B – Final Plat at this time.</p> <p>If the subdivider's agreement + bond or surety and minor technical items are resolved by the 08-14-25 LUC meetings, it may make sense for Zoning & Subdivision Committee to recommend conditional approval.</p>
Z&S Committee Recommendations:	<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>