



Staff Report – Del Webb – Maygrass AKA Jerome

Applicant:	Pulte Homes of Ohio, LLC c/o Matthew Callahan & Jim Hilz 475 Metro Place South, Suite 200 Dublin, OH 43017 matthew.callahan@pulte.com jim.hilz@pulte.com Kimley-Horn and Associates, Inc. c/o Kevin Kershner 7695 North High Street Columbus, OH 43235 kevin.kershner@kimley-horn.com
Request:	Approval of Del Webb – Jerome AKA Maygrass – Amended Preliminary Plat.
Location:	Located between US Hwy 42/Mitchell-Dewitt Road and between Industrial Parkway/Currier Road in Jerome Township, Union County. The Preliminary Plat is surrounded by the following subdivisions: Mitchell Crossing, Mitchell Highlands, Pioneer Crossing, and Curry Farm.

Staff Analysis:	This Amended Preliminary Plat involves 367.41 acres of land (356.63 ac. + 10.78 ac. from New California Dr Ext Brook Road Ext) and proposes 673 single-family residential lots + 1 lot for a sanitary sewer pump station. Note: Sheet 1 of the Plat indicates there are 712 lots and 712 single family units, but there are only 673 lots depicted on the Plat. This is due to the removal of 39 lots from Phase 8 shown on the Plat submitted for the September 2024 LUC meeting submittal. Acreages: ○ 48.29 acres in right-of-way (44.90 ac. + 3.39 ac.3.29 ac.) reported on Sheet 1 ▪ <i>Note: +0.1 ac. change due to amendment</i> ○ 123.93 acres in single-family residential lots reported on Sheet 1 ▪ <i>Note: 0.00 ac. change due to amendment</i> ○ 196.9 acres in open space (189.51 ac. + 7.39 ac.)
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	reported on Sheet 1 ▪ <i>Note: -0.19 ac. change due to amendment—see Open Space L, Open V, and Open Space W</i> Proposed utilities: ○ City of Marysville public water system ○ City of Marysville public sanitary waste disposal Preliminary Plat: ○ The Preliminary Plat was originally approved in November 2024, and the Amended Preliminary Plat was approved March 2025. ○ The amendment impacts 7.05 acres because the right-of-way of New California Drive is being shifted 40' south. ○ LUC Staff notes there are 9 updated sheets which can be identified by the change to right-of-way of New California Drive. (The date in the bottom-right corner of these sheets was also updated and updated sheets can also be identified by the revision history table in the top-right corner of each sheet impacted.) • Union County Engineer's Office ○ Previously, the Engineer's Office submitted comments in a letter dated 09-06-24, an email dated 10-07-24, an email dated 10-09-24, and a letter dated 11-07-24. ○ Amendment #1 (March 2025): In an email dated 03-12-25, the Engineer's Office confirmed the layout and design of the lots, streets, and other improvements are still approved. ○ Amendment #2 (August 2026): In an email dated 08-06-26, the Engineer's Office confirmed the layout and design of the lots, streets, and other improvements are still approved • Union County Soil & Water Conservation District ○ Previously, the District submitted comments in an undated letter received via email on 11-04-24. ○ Amendment #1 (March 2025): In an email dated 02-27-25, the District confirmed the preliminary drainage plan is still approved. ○ Amendment #2 (August 2026): In an email dated 08-10-26, the District confirmed the preliminary drainage plan is still approved.
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• Union County Health Department

- No comments received as of 03-05-25 or 08-05-26. 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

- Previously, the City submitted comments in emails dated 09-04-24, 10-03-24, and 11-06-24.
- Amendment #1 (March 2025): The City submitted comments in an email dated 03-04-25 and an email dated 03-10-25. **Some** of those comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. All 12-inch sanitary lines and the private force main will be required to be within a 30’ wide (minimum) utility easement.
- Amendment #2 (August 2026): In an email dated 08-06-26, the City advised it did not have any further comments, and to refer to its prior comments.

• Village of Plain City

- No comments received as of 03-05-25 or 08-05-26.



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• **Jerome Township**

- Previously, Jerome Township submitted updated comments in a letter dated 11-05-24.
- Amendment #1 (March 2025) + Amendment #2 (August 2026): Jerome Township submitted comments in letters dated 02-26-25 and 07-29-26. **Some** of those 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.
 2. A separate detailed development plan is recommended for each phase because the number of modification requests may otherwise become administratively unmanageable.

• **ODOT District 6**

- Previously, District 6 submitted comments in an email dated 10-03-24 and an additional an email dated 11-06-24.
- No additional comments received as of 03-05-25 or 08-05-26.

• **Union Rural Electric (URE)**

- Previously, URE submitted updated comments in a letter dated 11-08-24.
- Amendment #1 (March 2025): URE submitted comments in a letter dated 02-26-25. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. Sheet 15: URE requires a 20' easement behind lots 35-37, a 20' easement behind lots 130-132, and a 10' easement behind lots 133-136. URE provided an exhibit—URE Easement Layout 2-26-25—to illustrate this information.
- Amendment #2 (August 2026): No comments received as of 08-05-26.



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- **LUC Regional Planning Commission**

- Previously, LUC submitted updated comments in its decision letter dated 11-19-25. Those comments are included in this staff report; any comments from its 03-18-25 decision or this 08-03-26 review are **bolded**.
- 1. Sheet 1: The September application proposed 712 lots and 712 single family units. Sheet 1 of the updated Plat for the November LUC meeting reports 712 lots and 712 dwelling units, but there are only 673 lots depicted on the Plat. This is due to the removal of 39 lots from Phase 8 shown on the Plat submitted for the September LUC meeting submittal; these 39 lots were removed and are not depicted on the October and November meetings submittals. Any approval or conditional approval by LUC is only for a total of 673 lots; addition of +/- 39 lots will require an Amended Preliminary Plat or a separate Preliminary Plat for there area associated with these additional lots.
- 2. Sheet 1: Densities should adjust and will **vary** ~~variable~~ by phase (§313, 6.).
- 3. Sheet 14 & S18B: The scale is missing (§313, 5.).
- 4. Sheet 7-15: The Subdivision Regulations only require the front setback to be shown. Please do not show side/rear setbacks; this will help increase the legibility of the drawing (§313, 13.; Article 9).
- 5. Sheet 11: The lot lines for Pump Station Lot 1000 are not as clear as other lots. While these lot lines may change without an Amended Preliminary Plat being required, they should be clearer (§313, 15.).
- 6. **Sheet 9A/9B: There are lines that appear to vary along the north property line and the New California Drive right-of-way. There are also easements that appear to have been removed. Please confirm removal of easements, etc. are acceptable to reviewing agencies.**
- 7. Right-of-ways:
 - a. Sheet 7-15: 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



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	Amended Preliminary Plat which would involve significant review and time. Most of the dimensions were added but a handful are still missing. Please make sure these are clear on the Final Plat (§313, 12.). b. Sheet 9B: The New California Drive Brook Road extension is not a “future” extension. This was part of the Pioneer Crossing Plat approved back in October 2020 and is now part of the Del Webb – Maygrass Plat Jerome Plat. It can simply be labeled New California Drive Brook Road like all other right-of-way (§313, 6.; §313, 12.). c. Sheet 14: Street A is identified as a minor collector. For the most part, it meets the minimum right-of-way width of 80’ but narrows to 70’ after the center median just before Street D and Street B. If the County Engineer’s Office classifies this portion of Street A as a minor collector, the Construction Drawings and Final Plat will need to provide an additional 10’ of right-of-way along the southwest side of the right-of-way depicted (§406). 7. <u>Open spaces:</u> a. Sheet 1: There is a note on the far-right 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.). 8. <u>Floodplains:</u> a. Sheet 7-15: “The Base Flood Elevation shall be determined and shown.” The BFE is not shown on the Plat as required. The BFE interval lines are depicted but the BFE itself has been left-off. Please make sure to depict this on the Final Plat (§313, 17.). b. Sheet 7-15: “Base Flood Elevations and minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.” Please keep
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	this in mind when preparing the Final Plat(s) and this includes Open Space G1 (§323, 11.). 9. <u>Variances:</u> a. Right-of-Way Width: The request was to allow 50' wide local street(s) or road(s). This required a variance and it was approved by the County Commissioners (§406). Please add the resolution number to the table for the Final Plats. The resolution number is 24-492. b. Block Length: The request was to allow one block under the 500' minimum; the block is surrounded by Street B, Q, and U. The block is between 300-400' long and the request was approved by the County Commissioners (§412, 3.). Please adjust the variance request (description) to read, "For one block to be less than 500 feet in length." Please add the resolution number to the table for the Final Plats. The resolution number is 24-493. c. Sheet 14/15: A 200' radius of curvature on Collector Street A was approved by the County Commissioners (§404). Please add the resolution number to the table for the Final Plats. The resolution number is 24-491. 10. <u>Final Plat reminders:</u> 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.). Do not add or subject words from this statement. 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.). 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).
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Staff Recommendations:	Staff recommends CONDITIONAL APPROVAL of the Del Webb – Maygrass AKA Jerome – Amended Preliminary Plat with the condition that all comments from LUC and reviewing agencies, including those from past review periods dating back to 2024, should be incorporated into future platting of phases and pods. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated <i>prior</i> to submittal.
Z&S Committee Recommendations:	