



Staff Report – Hyland-Croy Commercial

Applicant:	<p>Coughlin Automotive Realty of Pataskala, LLC PO Box 1474 Pataskala, OH 43062 al@coughlincars.com</p> <p>Advanced Civil Design, Inc. 781 Science Boulevard, Suite 100 Gahanna, OH 43230 twarner@advancedcivildesign.com</p>
Request:	Approval of Hyland-Croy Commercial – Preliminary Plat.
Location:	Located northeast of the US Hwy 33 and Post Road interchange in Jerome Township, Union County. The property fronts Hyland-Croy Road and is bordered by Weldon Road to the north.

Staff Analysis:	<p>This Preliminary Plat involves 21.008 acres of land and proposes 3 commercial lots. Commercial uses are described as an automotive dealership and accessory uses and future uses as permitted by zoning—e.g. retail, gas station, banking, restaurant, medical offices.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 0.675 acres in public right-of-way ○ Unspecified number of acres in private right-of-way. LUC staff notes private right-of-way is not proposed to be split as a separate parcel. ○ 20.333 acres in commercial lots ○ 0.0 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ Public water service ○ Public sanitary waste disposal <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 03-12-24. The Engineer’s Office recommended denial because required variances have not been approved. Additional comments submitted should be addressed in the final Construction Drawings or resolved as indicated. Some of those comments are
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	<p>listed below and summarized for reference. (Please refer to letter for all comments.)</p> <ol style="list-style-type: none">1. Four variances have been requested and three have been approved. The last remaining variance, for extensions for roadways to neighboring properties is still pending (§573).2. All appropriate OEPA/ODNR/ACOE permitting will be required prior to start of construction.3. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final Construction Drawing review process.4. Detail all flood routing swales, including 100-year water surface elevations, ensuring at least 1' of freeboard between the 100-year water surface and the finished grade elevations of all building structures.5. Provide a stormwater management report for review.6. Provide detailed construction drawings to private utility providers. <p>• Union County Commissioners</p> <ul style="list-style-type: none">○ The Board's Office provided a status update on requested variances in an email dated 02-28-2024. Three of four variances requested were granted; the remaining variance was tabled.<ol style="list-style-type: none">1. Variance granted for minimum right-of-way width required, reduced from 60' to 50' (§406).2. Variance granted for a dead end street generally located along south side of Lot 2, terminating into Lot 1 (§408, 3.).3. Variance granted to allow through lots (§413, 4.).4. Variance tabled with respect to extending the private road running north-south between Lot 2 and Lot 3 to the south property line (§573). <p>• Union County Soil & Water Conservation District</p> <ul style="list-style-type: none">○ In an email dated 02-28-24, the District advised it had no comments. The Preliminary Drainage Plan has been approved. <p>• Union County Health Department</p> <ul style="list-style-type: none">○ No comments received as of 03-06-24. Standard comments from the Health Department are below:
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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. **Some** of those comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. Increase all utility easements flanking the right-of-way from 10’ to 20’.
 2. Provide 12’ structurally sound access drive along west property line to allow City access to proposed sanitary sewer manhole.

• **Jerome Township**

- Jerome Township submitted comments in a letter dated 03-12-24. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. A Detailed Development Plan was approved, and the proposed Preliminary Plat generally complies. As of the date of the letter, the zoning amendment had not yet taken effect.
 2. The Township requested adjustments to the setback lines depicted on the Plat.



• **ODOT District 6**

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

• **American Electric Power (AEP)**

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

• **LUC Regional Planning Commission**

1. Sheet 1: Names, addresses, and *telephone numbers* of owner should be included (§313, 3.).
2. Sheet 1: On the Final Plat, include dimensions (distances) of the west and east boundary lines of proposed Weldon Road right-of-way (§313, 12.).
3. Sheet 1: On the Final Plat, include dimensions of the private right-of-way (§313, 12.).
4. Sheet 3: Please ensure the “san./util. esmt” running along the west line of Lot 1 is a minimum of 20’ wide throughout. In the northwest corner of the lot, it appears too narrow, where there is a 90° angle (§313, 12.; §414).
5. Easements for water and sewer must be a minimum of 20’ and 10’ for other utilities (§313, 12.; §414).
6. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.).
7. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval. At the time this report was drafted, confirmation of this approval has not occurred (§314, 4.).
8. Approval of any variance—i.e. §573—must take place prior to any action by the Regional Planning Commission (§705).
9. 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.).
10. 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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<p>Staff Recommendations:</p>	<p>Staff recommends <i>DENIAL</i> of Hyland-Croy Commercial – Preliminary Plat. This recommendation is made with the understanding the Zoning & Subdivision (Z&S) Committee may wish to make a different recommendation <i>if a request to table is received</i> <u>or</u> <i>if the following occurs</i>:</p> <ul style="list-style-type: none">○ The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval (§314, 4.). LUC has not received confirmation of this approval.○ The subdivision 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).○ Approval of any variance—i.e. §573—must take place prior to any action by the Regional Planning Commission (§705). LUC has not received confirmation of this approval.
<p>Z&S Committee Recommendations:</p>	<p><i>Option for action:</i></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>