



**Staff Report – The Reserve at New California Phase 4**

<b>Applicant:</b>	<p><b>Homewood Corporation</b> 3435 Stelzer Road Columbus, OH 43219</p> <p><b>CEC</b> c/o Brian Burkhart 8800 Lyra Drive Columbus, OH 43240 <a href="mailto:bburkhart@cecinc.com">bburkhart@cecinc.com</a></p>
<b>Request:</b>	Approval of The Reserve at New California, Phase 4 – Final Plat. <b><i>Note: This application was tabled at the February LUC meeting.</i></b>
<b>Location:</b>	Located southwest of Industrial Parkway, northwest of State Route 42, and southeast of Taylor Road in Jerome Township, Union County.

<b>Staff Analysis:</b>	<p>This Final Plat involves 9.311 acres of land and proposes 21 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> <li>○ 1.712 acres in right-of-way</li> <li>○ 7.599 acres in single-family residential lots</li> <li>○ 0.0 acres in open space</li> </ul> <p>Proposed utilities:</p> <ul style="list-style-type: none"> <li>○ Public water service</li> <li>○ Public sanitary waste disposal</li> </ul> <p>Preliminary Plat:</p> <ul style="list-style-type: none"> <li>○ The Phase 1 Final Plat was approved in September 2016 under an expired Preliminary Plat.</li> <li>○ The Preliminary Plat was approved in January 2024, and it was subsequently extended in November 2025.</li> <li>○ The Phase 3 Final Plat was approved in November 2024.</li> <li>○ The Phase 2A Final Plat was approved in November 2025.</li> </ul>
------------------------	--



## Staff Report – The Reserve at New California Phase 4

### • Union County Engineer's Office

- The Engineer's Office submitted comments in emails dated 02-05-26 (9:38 am) and 02-05-26 (12:53 pm), **and updated comments in an email dated 03-06-26**. The Engineer's Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a bond or surety was required, but none has been submitted/approved by the County Commissioners. **Action on the bond is anticipated prior to the LUC meetings on 03-12-26.**

1. ~~The Map Room submitted mark-ups in the email dated 02-05-26 (1:02 pm) and those were provided to the applicant's engineer. (There are a total of 1 mark-ups.)~~ **In an email dated 03-03-26, the Map Room confirmed "everything looks good" on the revised Plat.**

### • Union County Soil & Water Conservation District

- In an email dated 01-29-26 **and an email dated 02-24-26**, the District advised it had no comments.

### • Union County Health Department

- No comments received as of 02-04-26 **or 03-04-26**. 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



## Staff Report – The Reserve at New California Phase 4

	<p>obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS).”</p> <ul style="list-style-type: none"><li>• <b>City of Marysville</b><ul style="list-style-type: none"><li>○ In an email dated 02-03-26 <b>and an emailed dated 02-25-26</b>, the City advised it had no further comments.</li></ul></li><li>• <b>Jerome Township</b><ul style="list-style-type: none"><li>○ The Township submitted comments in a letter dated 02-03-26 <b>and a letter dated 02-24-26</b>. The Final Plat complies with the approved Development Plan. <b>Some</b> of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)<ol style="list-style-type: none"><li>1. <del>Sheet 2: “Note D” is not consistent with the Zoning Resolutions. Please remove it.</del></li><li>2. <b>The Township submitted a new comment in its March letter, that all building lines should follow the curvature of the right-of-way line and pointed-out the lines do not do this on corner lots.</b></li></ol></li></ul></li><li>• <b>ODOT District 6</b><ul style="list-style-type: none"><li>○ In an email dated 01-28-26, the District advised it had no comments. <b>No further communication has been received.</b></li></ul></li><li>• <b>Union Rural Electric (URE)</b><ul style="list-style-type: none"><li>○ URE submitted comments in a letter dated 01-29-26 <b>and updated comments in an email dated 03-02-26</b>. <b>In its March email, URE advised it had no comments on the revised Plat. Some</b> of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)<ol style="list-style-type: none"><li>1. <del>Sheet 2: URE requires a 20’ easement along the rear of lots 81/84 including the across the open space between lots 82/83.</del></li><li>2. <del>Sheet 2: Convert the drainage easement along the rear of lots 85-87 to “Drainage and Utility Easement” + a 10’ portion along the rear of lots 87/88. This applies to the 10’ portion within</del></li></ol></li></ul></li></ul>
--	--



## Staff Report – The Reserve at New California Phase 4

*Phase 4. Note from LUC Staff: This change will require coordination with the Soil & Water Conservation District.*

- ~~3. Sheet 2: URE requires a 10' easement along the east side of Lot 88.~~
  - ~~4. Sheet 2: URE requires a 10' easement along the rear of lots 89/90.~~
  - ~~5. Sheet 2: Convert the drainage easement along the rear of lots 91-94 to "Drainage and Utility Easement". This applies to the 10' portion within Phase 4. Note from LUC Staff: This change will require coordination with the Soil & Water Conservation District.~~
  - ~~6. Sheet 2: URE requires a 10' easement along the rear of lots 95/96.~~
  - ~~7. URE submitted an image depicting its preferred easement layout.~~
- **AES Ohio**
    - No comments received as of 02-04-26.
  - **LUC Regional Planning Commission**
    - ~~1. Sheet 1: Under the Surveyor's Certificate, please adjust the third paragraph indicating monumentation will be set after construction is completed to read, "Monuments will be placed as indicated after construction and prior to the sale of any lots, whichever occurs first" (§323, 13.; §326).~~
    - 2. Sheet 1: In the left column, please review the gross density. Should this be 2.25 or 2.26?**
    - 3. Sheet 2: Please increase the 10' UE easement at the rear of lots 87-88 from 10' to a 20' D&UE. LUC Staff mistakenly requested 10' for this D&UE easement during the February LUC review, but the minimum is 20' (§323, 12.; §414).**
    4. 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 legal counsel, has been furnished assuring installation of the required improvements (§324, 2.; §326; §330).



**Staff Report – The Reserve at New California Phase 4**

<p><b>Staff Recommendations:</b></p>	<p>At the time of this staff report, confirmation of approval of 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 03-12-26 LUC meetings, confirmation of approval of the outstanding bond or other surety (§324, 2.; §326; §330) is required before staff is comfortable recommending any type of <b>conditional approval</b>. If requested by the applicant, it is possible to <b>table</b> the Plat. Because this action has not yet occurred, staff recommends <b>DENIAL</b> of The Reserve at New California, Phase 4 – Final Plat at this time.</p> <p>If the bond or surety and minor technical items are resolved by the 03-12-26 LUC meetings, it may make sense for Zoning &amp; Subdivision Committee to recommend <b>conditional approval</b>.</p>
<p><b>Z&amp;S Committee Recommendations:</b></p>	<p><i>Options for action:</i></p> <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>