



<b>Applicant:</b>	<p><b>Sox Real Estate, LLC</b> c/o Bart Barok 5979 Dublin Road Delaware, OH 43015 <a href="mailto:bartbarok@gmail.com">bartbarok@gmail.com</a></p> <p><b>Kimley-Horn and Associates, Inc.</b> c/o Brian Burkhart 7965 North High Street, Suite 200 Columbus, OH 43235 <a href="mailto:nickstauffenger@kimley-horn.com">nickstauffenger@kimley-horn.com</a></p>
<b>Request:</b>	Approval of Avondale – Preliminary Plat. <b><i>This Plat was tabled during the March 2025 LUC Executive Committee meeting.</i></b>
<b>Location:</b>	Located south of the State Route 736 and Robinson Road intersection, just north of the Darby Braeside subdivision in both Darby and Jerome townships, Union County.

<b>Staff Analysis:</b>	<p>This Preliminary Plat involves 67.88 acres of land and proposes 30 single-family residential lots. Note: 15.36 acres are proposed within Darby Township. 52.52 acres are proposed within Jerome Township.</p> <p>Acreages:</p> <ul style="list-style-type: none"> <li>○ Unspecified number of acres in right-of-way</li> <li>○ Unspecified number 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>○ Water service proposed is private, on-site wells</li> <li>○ Sanitary service proposed is private, on-site treatment systems</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 03-06-25. The Engineer’s Office recommended approval subject to its modifications and recommendations, which should be addressed in the final Construction Drawings or resolved as indicated. <b>Some</b> of those comments are listed below and</li> </ul>
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	<p>summarized for reference. (Please refer to letter for all comments.)</p> <ol style="list-style-type: none"><li>1. All appropriate OEPA/ODNR/ACOE permitting will be required prior to the start of construction.</li><li>2. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final construction drawing review process.</li><li>3. 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.</li><li>4. Provide a stormwater management report for review.</li><li>5. Provide detailed construction drawings to private utility providers.</li></ol> <ul style="list-style-type: none"><li>○ In an email dated 04-04-25, the Engineer's Office confirmed the variance for a through lot was approved and the layout and design of the lots, street, and other improvements are approved.</li></ul> <ul style="list-style-type: none"><li>● <b>Union County Soil &amp; Water Conservation District</b><ul style="list-style-type: none"><li>○ In an email dated 03-27-25, the District advised it had no comments.</li></ul></li><li>● <b>Union County Health Department</b><ul style="list-style-type: none"><li>○ In a letter dated 03-21-25, the Health Department advised that the Board of Health approved the application and proposed plans for the subdivision served by individual on lot sewage treatment systems and individual private water systems (wells).</li><li>○ No additional comments received as of 04-02-25. Standard comments from the Health Department are below:<ol style="list-style-type: none"><li>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)."</li><li>2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being</li></ol></li></ul></li></ul>
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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**

- In an email dated 03-04-25 and an email dated 03-31-25, the City advised it had no comments.

• **Village of Plain City**

- No comments received as of 04-02-25.

• **Darby Township**

- Darby Township submitted comments in a letter dated 04-03-25. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
  1. Variance granted by BZA regarding minimum lot size on Lot 19.
  2. Variance granted by BZA regarding minimum lot size on Lot 22.
  3. Variance granted by BZA regarding minimum depth to width ratio: 1:1 on lots 18, 19, 22, 23, and 24. (Note: Variance was not required on Lot 25.)

• **Jerome Township**

- Jerome Township submitted comments in a letter dated 03-28-25. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
  1. The site is zoned RU District. The lots, as proposed, generally comply with the applicable regulations for lot size including minimum lot width and area.
  2. Corner lots should be interpreted as having two front yards, two side yards, and no rear yard. The



setback on multiple lots should be adjusted as a result.

3. Sheet 4 & 5: Lot 1 was drawn in a way that shows some fee-simple right-of-way and some existing easement for highway purposes. While Sheet 5 has been corrected slightly, the information on that sheet no longer matches the ROW width indicated on Sheet 4. The ROW line of Lot 1 that parallels SR 736 should be the same as the currently existing highway easement, unless ODOT is allowing a lesser ROW width.

• **ODOT District 6**

- No comments received as of 04-02-25.

• **Union Rural Electric**

- URE submitted updated comments in a letter dated 03-27-25. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)

1. URE easement requirements are 20'. Actual location on lots can be located within a 10' easement if adjacent property has additional easements or right-of-way for ingress/egress totaling 20'.
2. URE requires a separate 10' easement along the front of lots 1-30 adjacent to the right-of-way or utility easement.
3. URE requires a 20' easement between lots 29/30 extending from the right-of-way to the north property line of Lot 29.
4. URE provided easement areas in a drawing.

• **LUC Regional Planning Commission**

1. On the Final Plat, please provide Base Flood Elevations and minimum first floor elevations where lots are located within Flood Hazard Areas. This comment is simply a reminder (§323, 11.).
2. Sheet 5: Through Lots shall be avoided except where the Regional Planning Commission determines that it is essential to provide separation of residential development from arterials or collectors (§413, 4.). Lot 18 appears to have frontage on two parallel streets. This appears to require a variance from the



	<p>Board of County Commissioners to allow one Through Lot. According to the Union County Engineer's Office, such variance was granted.</p> <ol style="list-style-type: none"><li>3. Sheet 6: According to this Sheet, right-of-way along Oh-736 is to be dedicated and will not be by highway easement. Changing this may require an Amended Preliminary Plat. Please consult the Union County Engineer's Office (§313, 12.).</li><li>4. Sheet 5: It is unclear where Elmcrest Drive and Fitzhamon Drive start/end. LUC Staff defer to the County Engineer's Office on the location where Fitzhamon Drive changes to Elmcrest Drive and/or naming conventions (§313, 12.).</li><li>5. Sheet 5: Please review Darby Braeside, Phase 2 – Final Plat. There is a 15' Utility Easement on both sides of Fitzhamon Drive. Seemingly, it would make sense to continue this easement.</li><li>6. Easements for water and sewer must be a minimum of 20' and 10' for other utilities (§313, 12.; §414).</li><li>7. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.).</li><li>8. A letter from both Darby and Jerome townships certifying that the Final Plat conforms with each township zoning resolutions is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).</li><li>9. 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).</li></ol>
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<p><b>Staff Recommendations:</b></p>	<p>Staff recommends <b>CONDITIONAL APPROVAL</b> of the Avondale – Preliminary Plat with the <b>conditions</b> being all comments/modifications from LUC and reviewing agencies, related to Subdivision Regulations requirements, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat <b>prior</b> to submittal.</p>
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# Logan-Union-Champaign regional planning commission

## Staff Report – Avondale

<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>
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