

Review of Petition to Annex 2.4 +/- acres from Mifflin Township to the city of Columbus by Columbus Housing Partnership

CASE #ANX-EXP2-28-08 **(ECONOMIC DEVELOPMENT & PLANNING)**

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that George Tabit on behalf of Columbus Housing Partnership on August 28, 2008 and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Expedited 2 petition, and having considered all the facts with reference thereto, being fully advised, and

WHEREAS, the Commissioners make the following findings based upon the exhibits and testimony presented at the review of this matter:

1. The petition does meet all the requirements set forth in, and was filed in the manner provided in, section 709.021 of the Revised Code.
2. The persons who signed the petition are owners of the real estate located in the territory proposed for annexation and constitute all of the owners of real estate in that territory.
3. The territory proposed for annexation does not exceed five hundred acres.
4. The territory proposed for annexation shares a contiguous boundary with the municipal corporation to which annexation is proposed for a continuous length of at least five percent of the perimeter of the territory proposed for annexation.
5. The annexation will not create an unincorporated area of the township that is completely surrounded by the territory proposed for annexation.
6. The municipal corporation to which annexation is proposed has agreed to provide to the territory proposed for annexation the services specified in the relevant service ordinance #1413-2008, passed on September 8, 2008 by the city of Columbus.

Resolution No. 0852-08

October 07, 2008

Review of Petition to Annex 2.4 +/- acres from Mifflin Township to the city of Columbus by Columbus Housing Partnership

(ECONOMIC DEVELOPMENT & PLANNING)

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

That, in accordance with the findings made in the preamble, which are incorporated herein, the prayer of the Petition be *approved*, and the territory sought to be annexed by the petition filed herein *shall* be annexed to the city of Columbus, Ohio, in accordance with the law; that the orders and proceedings of this board relating to the Petition, and map and description attached thereto, and all papers on file relating to this matter be delivered forthwith to the Clerk of Council, city of Columbus, Ohio.

Prepared by: R. Lee Brown

C: Economic Development & Planning Department

SIGNATURE PAGE FOLLOWS

SIGNATURE SHEET

Resolution No. 0852-08

October 07, 2008

**REVIEW OF PETITION TO ANNEX 2.4 +/- ACRES FROM MIFFLIN TOWNSHIP
TO THE CITY OF COLUMBUS BY COLUMBUS HOUSING PARTNERSHIP -
ANNEXATION CASE #ANX-EXP2-28-08**

**(Economic Development and
Planning)**

Upon the motion of Commissioner Paula Brooks, seconded by Commissioner Mary Jo Kilroy:

Voting:

Marilyn Brown, President

Aye

Mary Jo Kilroy

Aye

Paula Brooks

Aye

Board of County Commissioners
Franklin County, Ohio

CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution adopted by the Board of County Commissioners, Franklin County, Ohio on the date noted above.



Debra A Willaman, Clerk
Board of County Commissioners
Franklin County, Ohio

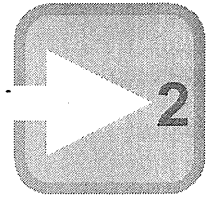
**Commissioners**

Marilyn Brown, President
Mary Jo Kilroy
Paula Brooks

Economic Development & Planning Department
James Schimmer, Director

Application for
**Annexation
Petition**

Expedited Type 2
Pursuant to ORC §709.023



Property Information	
Site Address	2365 INNIS ROAD
Parcel ID(s)	190-000033 190-003173
Total Acreage	2.4 Acres
From Township	To Municipality
Mifflin Township	City of Columbus

Property Owner Information	
Name Columbus Housing Partnerships c/o George Tabit	
Address 562 E MAIN ST. COLUMBUS OH 43215	
Phone #	Fax #
614 545 4850	614 221 8904
Email gtabit@chpcolumbus.org	

Attorney/Agent Information	
Name n/a	
Address	
Phone #	Fax #
Email	

Staff Use Only
Case # ANN-EXP2 28-08
Hearing date: 10/7/08
Date filed: 8/28/08
Fee paid N/A
Receipt # N/A
Notifications deadline: 5 days 9/1/08
Svc statement deadline: 20 days 9/16/08

Document Submission
The following documents must accompany this application on letter-sized 8 1/2" x 11" paper:
<input checked="" type="checkbox"/> Legal description of property
<input checked="" type="checkbox"/> Map/plat of property
<input checked="" type="checkbox"/> List of adjacent properties

Waiver of Right to Appeal			
<p>WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.</p>			
by: Columbus Housing Partnerships			
by:	8/26/08	Property Owner	Date
Property Owner		Property Owner	Date
Property Owner	Date	Property Owner	Date

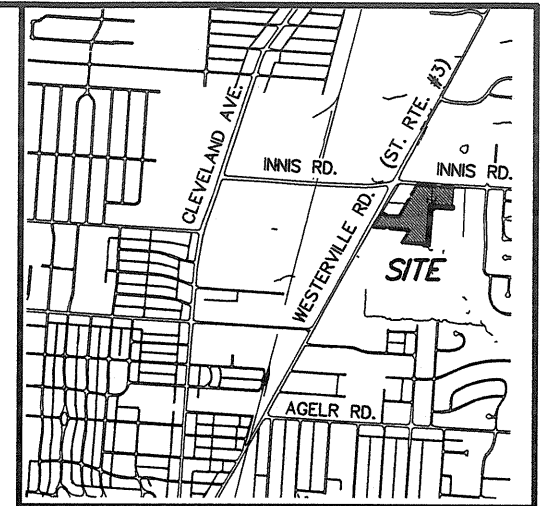
Situated in the State of Ohio,
County of Franklin, Township of Mifflin
Quarter Township 2, Township 1, Range 17,
United States Military Lands.

PROPOSED ANNEXATION

FROM: MIFFLIN TOWNSHIP
TO: CITY OF COLUMBUS

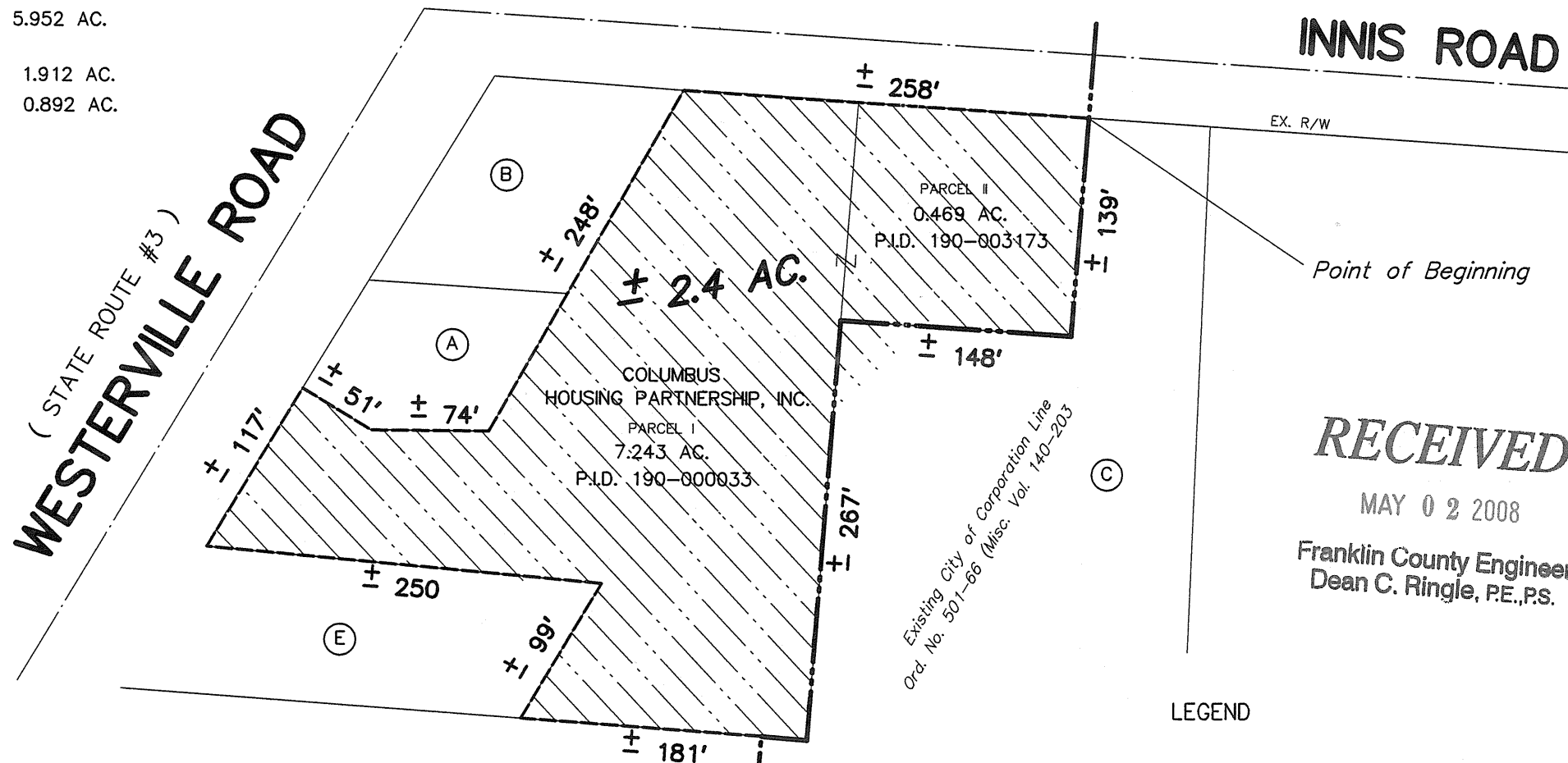
ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By BR Date 5/2/08



PROPERTY OWNERS:

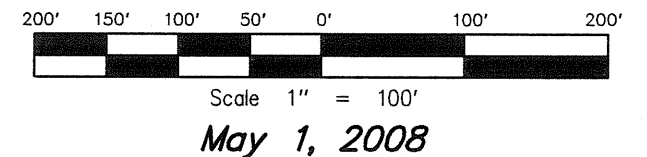
- A COLUMBUS FINANCE INC. 0.257 AC.
- B COLUMBUS FINANCE INC. 0.366 AC.
- C COLUMBUS HOUSING PARTNERSHIP, INC. 5.952 AC.
- D RAED M. AL-KHASAWNEH 1.912 AC.
- E RAED M. AL-KHASAWNEH 0.892 AC.



RECEIVED

MAY 02 2008

Franklin County Engineer
Dean C. Ringle, P.E., P.S.



LEGEND

EXISTING CITY OF COLUMBUS CORPORATION LINE

PROPOSED CITY OF COLUMBUS CORPORATION LINE

AREA TO BE ANNEXED

Mifflin Township
City of Columbus Corporation

Matthew D. Farley 5/1/08
Matthew D. Farley, Professional Surveyor No. 7566.

MyersSurveying
COMPANY

2740 East Main Street (614) 235 - 8677
Bexley, Ohio 43209-2577 info@myerssurveying.com



ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By RR Date 5/2/08

RECEIVED

MAY 02 2008

Franklin County Engineer
Dean C. Ringle, P.E., P.S.

DESCRIPTION OF APPROXIMATELY 2.4 ACRES
LOCATED IN MIFFLIN TOWNSHIP TO BE
ANNEXED TO THE CITY OF COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, Township of Mifflin, in Quarter Township 2, Township 1, Range 17, United States Military Lands, being all of Parcel I and Parcel II conveyed to Columbus Housing Partnership, Inc, as shown of record in Instrument Number 2008022110026641, Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at the intersection of the existing southerly right-of-way of Innis Road with an existing City of Columbus Corporation line, said line established by Ordinance Number 501-66, (Miscellaneous Record 140, Page 203) at the northeast of a 0.469 acre tract (Parcel II) and a northwest corner of a Columbus Housing Partnership, Inc. 5.952 Acre tract;

Thence, SOUTHERLY, along said corporation line, the east line of said 0.469 acre tract and a west line of said 5.952 acre tract APPROXIMATELY 139 feet to the southeast corner of said 0.469 acre tract;

Thence, WESTERLY, along said corporation line, the south line of said 0.469 acre tract and a north line of said 5.952 acre tract, APPROXIMATELY 148 feet to the southwest corner of said 0.469 acre tract, a northwest corner of said 5.952 acre tract and in the east line of said Parcel I;

Thence, SOUTHERLY, along said corporation line, west line of said 5.952 acre tract and the east line of said Parcel I, APPROXIMATELY 267 feet to the southeast corner of said Parcel I;

Thence, WESTERLY, along said corporation line, north line of said 5.952 acre tract, north line of the Raed M. Al-Khasawneh 1.912 acre tract and a south line of said Parcel I, APPROXIMATELY 181 feet to a southwest corner of said Parcel I, and the southeast corner of the Raed M. Al-Khasawneh 0.892 acre tract;

Thence, NORTHERLY, along the east line of said 1.912 acre tract and a west line of said Parcel 1, APPROXIMATELY 99 feet to the northeast corner of said 0.892 acre tract;

continued...

Thence, WESTERLY, along the north line of said 0.892 acre tract and a south line of said Parcel 1, APPROXIMATELY 250 feet to the intersection of said line with the existing easterly right-of-way of Westerville Road (State Route #3), at a southwest corner of said Parcel I;


Thence, NORTHERLY, along said right-of-way and a west line of said Parcel I, APPROXIMATELY 117 feet to a northwest corner of said Parcel I and the southwest corner the Columbus Finance Inc. 0.257 acre tract;

Thence, EASTERLY, along the north line of said Parcel I and the south line of said 0.257 acre tract, APPROXIMATELY 51 feet to an angle point in said line;

Thence, EASTERLY, continuing along said line, APPROXIMATELY 74 feet to the southeast corner of said 0.257 acre tract;

Thence, NORTHERLY, along a west line of said Parcel I, east line of said 0.257 acre tract and the east line of the Columbus Finance, Inc. 0.366 acre tract, APPROXIMATELY 248 feet to the intersection of said line with the existing southerly right-of-way of Innis Road, at a northwest corner of said Parcel I;

Thence, EASTERLY, along said right-of-way and the north line of said Parcel I and Parcel II, APPROXIMATELY 258 to the place of beginning CONTAINING APPROXIMATELY 2.4 ACRES.

 5/1/08
Matthew D. Farley, P.S. #7566





City of Columbus

Legislation Report

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

File Number: 1413-2008

Emergency

File Number: 1413-2008

File Type: Ordinance

Status: Passed

Version: 1

Controlling Body: Development Committee

File Name: Annexation Service AN08-012: 2.4 acres, Mifflin Township,
Columbus Housing Partnership

Introduced: 8/28/2008

Requester: Dev Drafter

Cost:

Final Action: 9/10/2008

Auditor Cert #:

Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Kevin Wheeler 645-6057

Floor Action (Clerk's Office Only)

I hereby certify that the above or attached is
a true and correct copy of Ordinance No. 1413-08
passed by The Council of The City of Columbus,
Ohio 9-8, 20 08 as shown by the records
now on file in this office.

Seal

Andrea Blewett/DMJ
City Clerk

Mayor's Action

Council Action

Mayor

Date

Date Passed/ Adopted

President of Council

Veto

Date

City Clerk

Title:

To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN08-012) of 2.4± acres in Mifflin Township to the city of Columbus as required by the Ohio Revised Code; and to declare an emergency.

Sponsors:

Indexes:

Attachments: ORD1413-2008 AN08-012 Legal Description.doc, ORD1413-2008 AN08-012 Map.doc

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Drafter	8/28/08	Sent for Approval	DEVELOPMENT DIRECTOR			
	Action Note: Planning Division						
1	DEVELOPMENT DIRECTOR	8/28/08	Reviewed and Approved	Dev Drafter			
1	Dev Drafter	8/28/08	Sent to Clerk's Office for Council	City Clerk Inbox			
1	Columbus City Council	9/8/08	Approved				Pass
1	COUNCIL PRESIDENT	9/8/08	Signed				
1	MAYOR	9/9/08	Signed				
1	CITY CLERK	9/10/08	Attest				

EBOCO: Following review and approval, when required, the Equal Business Opportunity Commission Office certifies compliance with Title 39 as of date listed.

City Attorney: Following review and approval, when required, this ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

Explanation

AN08-012

BACKGROUND: This ordinance is being submitted to set forth the municipal services and zoning conditions the city of Columbus will provide upon annexation of a territory located in Mifflin Township. This ordinance is required by the Ohio Revised Code as enacted by the General Assembly of the State of Ohio. Notice of the annexation request was received from Franklin County. The ordinance must be passed before the annexation meeting takes place before the Board of County Commissioners of Franklin County. Information to determine the municipal services that would be available was compiled following the receipt of the notice. This process takes a minimum of two weeks to complete. Preparation of the ordinance and submission to the City Clerk in order to have a timely hearing before City Council requires a minimum additional time of two weeks. All of the above creates the necessity for emergency legislation in order to meet the hearing deadline.

FISCAL IMPACT: The statement of municipal services and zoning conditions for a proposed annexation area has no fiscal impact. However, provision of the stated services does represent cost to the city. The annexation of land also has the potential to create revenue to the city.

Title

To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN08-012) of 2.4± acres in Mifflin Township to the city of Columbus as required by the Ohio Revised Code; and to declare an emergency.

Body

WHEREAS, a petition for the annexation of certain territory in Mifflin Township was duly filed on behalf of Columbus Housing Partnership on August 28, 2008; and

WHEREAS, a hearing on said petition is scheduled before the Board of County Commissioners of Franklin County on October 7, 2008; and

WHEREAS, the Ohio Revised Code requires that before said hearing the Municipal Legislative Authority shall adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon annexation; and

WHEREAS, the Ohio Revised Code requires that before said meeting the Municipal Legislative Authority to adopt an ordinance stating zoning buffering conditions; and

WHEREAS, properties proposed for annexation are included within the Columbus Comprehensive Plan study area and within the Northeast planning area; and

WHEREAS, upon annexation, properties will have uniform access to City services as they become available; and

WHEREAS, an emergency exists in the usual daily operation of the Department of Development in that it is immediately necessary to present this ordinance to the Franklin County Board of Commissioners in accordance with the Ohio Revised Code all for the preservation of the public peace, property, health safety and welfare; **now, therefore**,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the city of Columbus will provide the following municipal services for 2.4 ± acres in Mifflin Township upon the annexation of said area to the city of Columbus:

Public Safety: The City of Columbus, Department of Public Safety will be able to provide the appropriate level of safety related services to the proposed annexation area. Such services will include police and fire protection as well as emergency medical service to the subject property.

While the petitioner for annexation may have proposed future development plans for the property in question, the Department of Public Safety requests that the City exercise its discretion in the coming development planning and review process to ensure any future development will be properly served by the Department of Public Safety. Discussions between the City and the present property owner or any future developers regarding post annexation changes in zoning or other changes to the property should include the Department of Public Safety and the Department of Development to ensure any proposed development of the annexation property may be adequately accommodated. Specific details for safety services are dependent upon the parameters of future development that is ultimately approved by the City.

Sanitation: Residential refuse collection services will be available upon annexation of the property.

Transportation: Maintenance will be available for any additional right-of-way that may be included in this annexation request. If this annexation contains existing signalized intersections, those intersections and signals are subject to Transportation Division Policy, which appeared in the December 6, 2003 Columbus City Bulletin, and any subsequent updates thereto.

Water: The site can be served by an existing 12" water main located in Westerville Road and/or the existing 8" water main located in Innis Road.

Sewer:

Sanitary Sewer:

Site can be served by existing sanitary sewers along Westerville and Innis Roads. There is a 24" sanitary sewer situated

within the east side of Westerville Road and an 8" sanitary sewer situated along the south side of Innis Road.

Storm Sewer:

All storm sewers necessary for development/redevelopment of the area shall be designed in accordance with design policy and zoning codes in effect at the time of development.

All sanitary and storm sewers required shall be constructed privately by the owners/developers at their own cost and expense with no cost to the city.

Section 2. If this 2.4 acre site is annexed and if the City of Columbus permits uses in the annexed territory that the City of Columbus determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining within Mifflin Township, the Columbus City Council will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within Mifflin Township. For the purpose of this section, "buffer" includes open space, landscaping, fences, walls, and other structured elements: streets and street right-of-way; and bicycle and pedestrian paths and sidewalks.

Section 3. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or ten days after passage if the Mayor neither approves nor vetoes the same.

LEGAL DESCRIPTION
AN08-012
2.4 acres in Mifflin Township
Columbus Housing Partnership

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MAP

ANNEXATION AN08-012

2.4 Acres in Mifflin Township

Columbus Housing Partnership

