

Review of Petition to Annex 55 +/- acres from Blendon Township to the City of Columbus Case #ANX-EXP2-20-16. (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Laura MacGregor Comek, on July 5, 2016, and solicited to and/or been heard by all persons desiring to be reviewed for or against the granting of the Expedited Type 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 passed Ordinance No. 1847-2016 agreeing to provide to the territory proposed for annexation certain services and adopting a statement regarding possible incompatible land uses and zoning buffer. The ordinance was passed by the City of Columbus on July 11, 2016.

Review of Petition to Annex 55 +/- acres from Blendon Township to the City of Columbus Case #ANX-EXP2-20-16. (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, 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: Matt Brown

C: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0566-16

August 02, 2016

**REVIEW OF PETITION TO ANNEX 55 +/- ACRES FROM BLENDON
TOWNSHIP TO THE CITY OF COLUMBUS CASE #ANX-EXP2-20-16.**

**(Economic Development and
Planning)**

Upon the motion of Commissioner Marilyn Brown, seconded by Commissioner Paula Brooks:

Voting:

John O'Grady, President

Aye

Paula Brooks

Aye

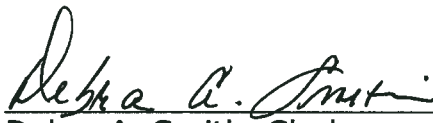
Marilyn Brown

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 acted upon by the Board of County Commissioners, Franklin County, Ohio on the date noted above.



Debra A. Smith, Clerk
Board of County Commissioners
Franklin County, Ohio



Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

RESOLUTION SUMMARY

Review of Petition to Annex 55 +/- acres from Blendon Township to the City of Columbus Case #ANX-EXP2-20-16

Description:

Attached is a resolution to consider the annexation of 55-acres, more or less, from Blendon Township to the City of Columbus. The petition case number is ANX-EXP2-20-16.

Owner:

McCorkle Soaring Eagles LLC.

Agent:

Laura MacGregor Comek

Site:

0 Ulry Road (PID# 110-000023)

Additional Information:

The total perimeter of the site is approximately 9,483 feet; approximately 5,376 feet, or 56.7 percent, of which is contiguous to the City of Columbus.

Analysis:

The applicant has met all statutory requirements outlined in Section 709.021 of the Ohio Revised Code. The applicant has provided proof of notification, and timeline and has provided an ordinance from the City of Columbus identifying the services that will be provided once the annexation has been approved and a statement regarding possible incompatible land uses and zoning buffer. Ordinance No. 1847-2016 was passed by the City of Columbus on July 11, 2016.

Recommendation:

Pending any questions, staff would request your approval of this annexation.



Commissioner John O'Grady · Commissioner Paula Brooks · Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

MEMO JOURNALIZATION

TO: Antwan Booker, County Clerk
Franklin County Commissioners Office

FROM: Matthew Brown, Planning Administrator
Franklin County Economic Development & Planning Department

CC: James Schimmer, Director
Jenny Snapp, Assistant Director, Building, Planning and Zoning
Franklin County Economic Development & Planning Department

RE: Description of Expedited Type 2 annexation case to be
journalized on the **July 5, 2016** General Session Agenda for
consideration on **August 2, 2016**.

Case #ANX-EXP2-20-16 - An Expedited Type 2 annexation petition ANX-EXP2-19-16 was filed with the Franklin County Economic Development and Planning Department on June 28, 2016. The petition is requesting to annex 55 +/- acres from Blendon Township to the City of Columbus. The petition will be considered by the Board of Commissioners on August 2, 2016.

Site: 0 Ulry Road (PID# 110-000023)

Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Application for

Annexation Petition

Expedited Type 2
Pursuant to ORC §709.023

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JUN 28 2016

Franklin County Planning Department
Franklin County, Ohio

2

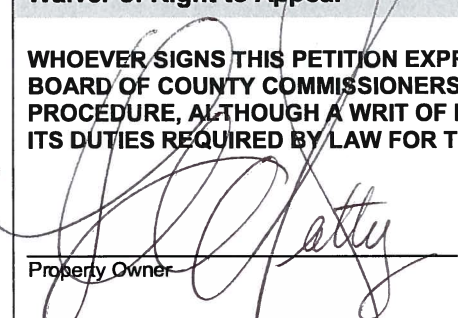
Property Information	
Site Address	O URGY RD
Parcel ID(s)	110-000023
From Township	Blendon
Total Acreage	55
To Municipality	Colp

Property Owner Information	
Name	McCordle, Daley, Eagles, LLC
Address	c/o Laura Macgregor Cornick 300 E. Broad St. Suite 450 Colt. OH 43015
Phone #	614 560 1488
Fax #	
Email	laurac.cornicklaw.com

Attorney/Agent Information	
Name	Same as above
Address	
Phone #	
Fax #	
Email	

Staff Use Only	
Case #	ANX-EXP2-20-16
Hearing date:	8/2/2016
Date filed:	6/28/2016
Fee paid	550.00
Receipt #	1612-1613
Notifications deadline:	5 days 7/5/2016
Svc statement deadline:	20 days 7/18/2016

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>			
 Property Owner	6-28-16 Date	Property Owner	Date
Property Owner	Date	Property Owner	Date

**PETITION FOR ANNEXATION OF 55 +/- ACRES
FROM BLENDON TOWNSHIP TO THE CITY OF COLUMBUS, OHIO**

To the Board of Commissioners of Franklin County, State of Ohio:

Now comes the undersigned Petitioner, being the sole owner of certain real property situated in the County of Franklin, Township of Blendon, which property is contiguous and adjacent to the City of Columbus, to wit, see the legal description attached hereto as Exhibit "A."

The undersigned Petitioners requests that said real property be annexed to the City of Columbus, in accordance with the statutes of the State of Ohio, specifically §709.023, as a "Type Two" expedited proceeding. There is one (1) owner of real estate in the territory sought to be annexed.

The territory sought to be annexed with this Petition has two sub areas. Area one has a total perimeter boundary of 4469 linear feet, a minimum of which 815 feet (18.2%) is contiguous to the City of Columbus. Area two has a total perimeter boundary of 5014 linear feet, a minimum of which 4561 feet (90.9%) is contiguous to the City of Columbus.

No island of unincorporated area is being created by this annexation.

Laura MacGregor Comek, Esq., 300 East Broad Street, Suite 450, Columbus, Ohio, 43215, is hereby authorized to act as Agent for the Petitioner in securing such annexation. Said Petitioner's Agent is hereby authorized to make any or all amendments and/or deletions to the Petition, map, plat or description which, in their absolute and complete discretion, are proper under the circumstances then existing. In addition, the Petitioner's Agent is authorized to make such amendments and/or deletions to the Petition, map, plat or description in order to correct any discrepancy or mistake noted by the County Engineer, or other, in their examination of the Petition, map, plat or description. Amendments to correct the map, plat or description may be made by the presentation of an amended map, plat or description to the Board of County Commissioners on, before or after the date set for hearing of this Petition.

An accurate map approved by the Franklin County Engineer is attached hereto and made a part of this Petition as Exhibit "B."



WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OR 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.

McCorkle Soaring Eagles LLC.

By: William R. McCorkle III, Owner/Petitioners, *MANAGING MEMBER*

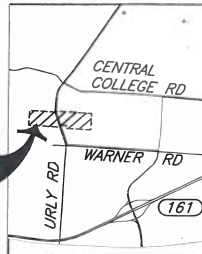
Parcel No.: 110-000023

Date: June 28, 2016

ANNEXATION OF 25± ACRES AND 30± ACRES TO THE CITY OF COLUMBUS FROM BLENDON TOWNSHIP, FRANKLIN COUNTY, OHIO

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF BLENDON,
SECTION 1, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS

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



SITE

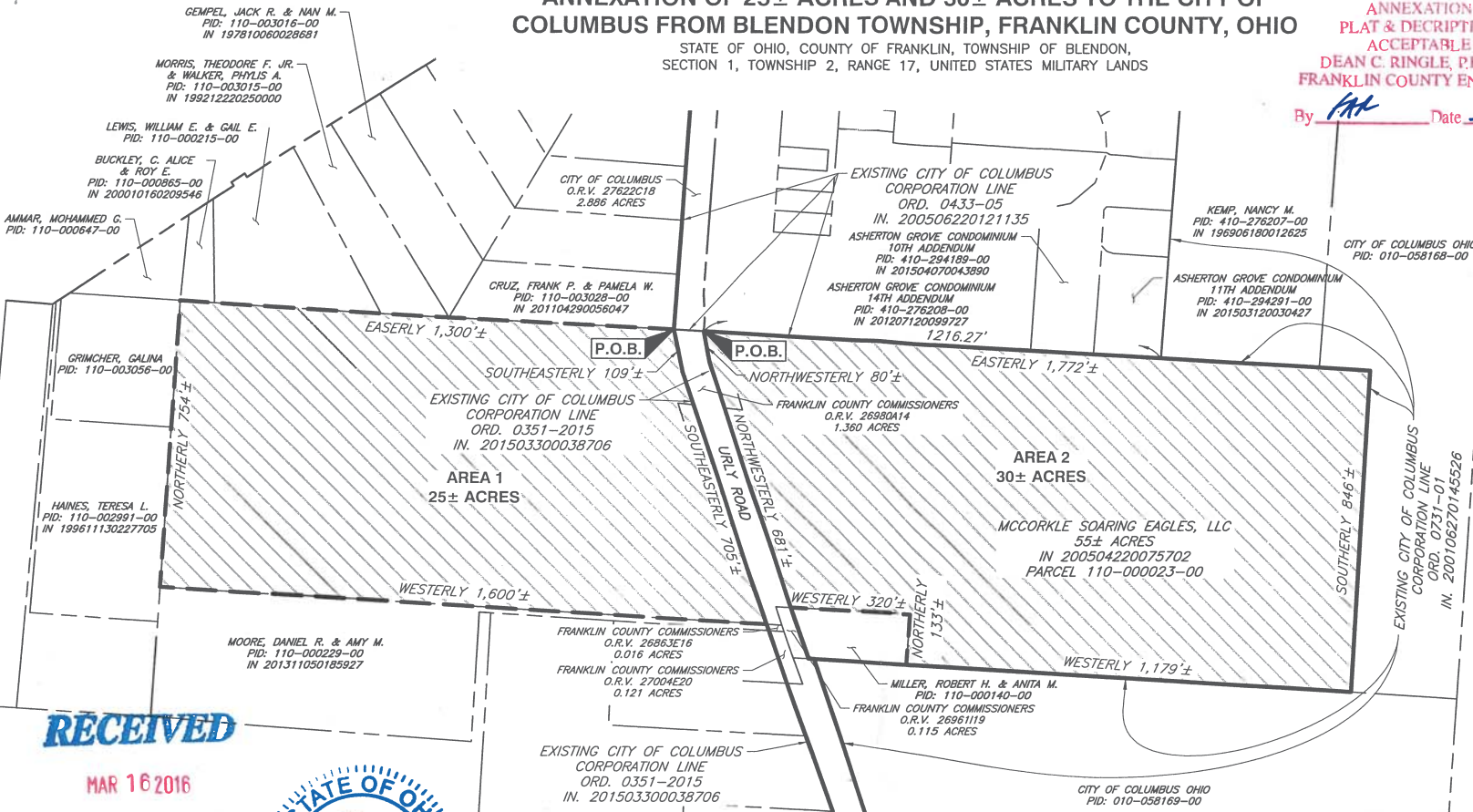
CONTIGUITY CALCULATION

AREA 1:
815 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EX. CORPORATION LINE OF THE CITY OF COLUMBUS. A TOTAL OF 4,469 LINEAL FEET OF ANNEXED PERIMETER. 18.2% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EX. CITY OF COLUMBUS CORPORATION LINE. NO ISLANDS ARE CREATED BY THIS ANNEXATION.

AREA 2:
4,561 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EX. CORPORATION LINE OF THE CITY OF COLUMBUS. A TOTAL OF 5,014 LINEAL FEET OF ANNEXED PERIMETER. 90.9% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EX. CITY OF COLUMBUS CORPORATION LINE. NO ISLANDS ARE CREATED BY THIS ANNEXATION.

PROPERTY TO BE ANNEXED

P.I.D.: 110-000023-00
55± ACRES
MCCORKLE SOARING EAGLES, LLC
IN. 200504220075702



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MAR 16 2016

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



LEGEND

- EXISTING CORPORATION LINE
- PROPOSED CORPORATION LINE
- AREA TO BE ANNEXED FROM BLENDON TOWNSHIP TO THE CITY OF COLUMBUS

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733-37.

MOABSO 3/15/2016

MARK ALAN SMITH, P.S.
PROFESSIONAL SURVEYOR 8232

Civil & Environmental Consultants, Inc. 250 Old West Wilson Bridge Road, Ste 250 · Worthington, Ohio 43085 614-540-6633 · 888-598-6808 www.cecinc.com	
DRAWN BY:	DJR
CHECKED BY:	MAS
DATE:	MARCH 2015
DWG SCALE:	1"=300'
ANNEXATION OF 55± ACRES URRY ROAD BLENDON TOWNSHIP, OHIO	
ANNEXATION PLAT	
APPROVED BY:	JAM
DRAWING NO.:	1 OF 1
PROJECT NO:	160-925



ANK-Exp2-20-16

Exh B



SCALE IN FEET



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MAR 16 2016

Franklin County Engineer
Dean C. Ringle, P.E., P.S.ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEERBy PAR Date 3/16/16

Civil & Environmental Consultants, Inc.

CEC**DESCRIPTION OF****25 ACRES +/- TO BE ANNEXED FROM BLENDON TOWNSHIP
TO CITY OF COLUMBUS**

Situated in the State of Ohio, County of Franklin, Township of Blendon, being in Section 1, Township 2, Range 17, United States Military Lands, and being a portion of that 55 acres lying described in deed to McCorkle Soaring Eagles, LLC (PID: 110-000023-00), of record in Instrument 200504220075702, in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING, at a common corner of the existing City of Columbus Corporation Line (Ord. No. 0433-05- Instrument Number 200506220121135), and the existing City of Columbus Corporation Line (Ord. No. 0351-2015 - Instrument Number 201503300038706), also being at a corner of a tract of land owned by Frank P. and Pamela W. Cruz, of record in Instrument Number 201104290056047 said point being located on the westerly right of way line of Urly Road;

Thence, **SOUTHEASTERLY**, a distance of 109 feet, more or less, with the said Existing City of Columbus Corporation Line (Ord. No. 0351-2015) and the west right of way line of Urly Road, to a point;

Thence, **SOUTHEASTERLY**, a distance of 705 feet, more or less, continuing, with the said Existing City of Columbus Corporation Line (Ord. No. 0351-2015) and the west right of way line of Urly Road, to a point on the south line of said 55 acres and at the northeast corner of a tract of land owned by Daniel R. and Amy M. Moore, of record in Instrument 201311050185927;

Thence **WESTERLY**, a distance of 1,600 feet, more or less, with the proposed City of Columbus Corporation Line, also the north line of the Daniel R. and Amy M. Moore tract, to a point at a common corner of said 55 acres and said Daniel R. and Amy M. Moore tract of land, also being in the east line of a tract of land owned by Teresa L. Haines, of record in Instrument Number 199611130227705;

Thence **NORTHERLY**, a distance of 754 feet, more or less, continuing with the a proposed City of Columbus Corporation Line, and the east line of the said Teresa L. Haines tract of land, also with the east line of a tract of land owned by Galina Grimcher (PID 110-003056), to a point at a common corner of the said 55 acres and the tract of land owned by C. Alice and Roy E. Buckley, of record in Instrument Number 200010160209546;

Thence, **EASTERLY**, a distance of 1,300 feet, more or less, continuing with the proposed City of Columbus Corporation Line, and the south line of the said C. Alice and Roy E. Buckley tract of land, the south line of the tract of land owned by William E. and Gail E. Lewis, the south line of the tract of land owned by Theodore F. Morris Jr. and Phylis A. Walker, of record in Instrument Number 199212220250000, and the south line of the tract of land owned by Frank P. and Pamela W. Cruz, of record in Instrument Number 201104290056047, to the **POINT OF BEGINNING**. Containing 25 acres, more or less.

This annexation description is a general description of the location of the property to be annexed and is not a boundary survey as defined in the O.A.C. Chapter 4733.37. The above description is for annexation purposes only and not intended to be used for the transfer of real property.

The above annexation contains a perimeter of 815 of lineal feet that is contiguous with the existing Corporation Line of the City of Columbus, and a total perimeter of 4,469 lineal feet to be annexed, and 18.2% of the perimeter length is contiguous to the City of Columbus Corporation Line.



Date Prepared: March 15, 2016
File Name: 160335901-DESC-ANNEX.docx

CIVIL & ENVIRONMENTAL CONSULTANTSMark Alan SmithMark Alan Smith, P.S.
Registered Surveyor No. 82323/15/2016

Date

RECEIVEDAUX-EXP2-20-16
JUN 28 2016

Page 1 of 1

Exh A

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MAR 16 2016

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

**DESCRIPTION OF
30 ACRES +/- (AREA NO. 2) TO BE ANNEXED
FROM BLENDON TOWNSHIP
TO CITY OF COLUMBUS**

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By DR Date 3/16/16

Situated in the State of Ohio, County of Franklin, Township of Blendon, being in Section 1, Township 2, Range 17, United States Military Lands, and being a portion of that 55 acres described in deed to McCorkle Soaring Eagles, LLC (PID: 110-000023-00), of record in Instrument 200504220075702, in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING, at a point on the existing City of Columbus Corporation Line (Ord. No. 0433-05-Instrument Number 200506220121135), same being at the common corner of the existing City of Columbus Corporation Line (Ord. No. 0351-2015 - Instrument Number 201503300038706) and the tract of land owned by Murphy Development Company/Asherton Grove, LLC, of record in Instrument Number 201207120099727, said point being located on the easterly right of way line of Urly Road;

Thence EASTERLY, a distance of 1,772 feet, more or less, passing an angle point of an existing City of Columbus Corporation Line (Ord. No. 0731-01-Instrument Number 200106270145526) at a distance of 1216 feet, more or less, with the said Existing City of Columbus Corporation Line (Ord. No. 0433-05) and the south lines of said Murphy Development Company/Asherton Grove, LLC tract of land, a tract of land owned by Richard K. Cady tract of land, of record in Instrument Number 201504070043890, a tract of land owned by David F. and Pamela L. Markley, of record in Instrument Number 201503120030427, a tract of land owned by Nancy M. Kemp, of record in Instrument Number 196906180012625, and the tract of land owned by the City of Columbus Ohio (PID 010-058168-00), to a point an angle point of said existing City of Columbus Corporation Line (Ord. No. 0731-01);

Thence SOUTHERLY, a distance of 846 feet, more or less, continuing with the existing City of Columbus Corporation Line (Ord. No. 0731-01), and the west line of the said tract of land owned by City of Columbus Ohio to a point in the north line a tract of land owned by the City of Columbus Ohio (PID 010-058169);

Thence WESTERLY, a distance of 1,179 feet, more or less, continuing with the existing City of Columbus Corporation Line (Ord. No. 0731-01), and the north line of the said tract of land owned by the City of Columbus Ohio to a point at the southeast corner of 0.89 acre tract owned by Robert H. and Anita M. Miller;

Thence NORTHERLY, a distance of 133 feet, more or less, with the proposed City of Columbus Corporation Line and the east line of the said 0.89 acres tract owned by Robert H. and Anita M. Miller to a point;

Thence WESTERLY, a distance of 320 feet, more or less, continuing with the proposed City of Columbus Corporation Line, and the north line of the said 0.89 acre tract owned by Robert H. and Anita M. Miller to a point in the Existing City of Columbus Corporation Line (Ord. No. 0351-2015), and the easterly Right of Way line of Urly Road;

Thence NORTHWESTERLY, a distance of 681 feet, more or less, with the said existing City of Columbus Corporation Line (Ord. No. 0351-2015), and the easterly right of way line of the said Urly Road, to a point;

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JUN 28 2016

ANX-EXPZ-20-16

Franklin County Planning Department
Franklin County, Ohio

Date Prepared: March 15, 2016
File Name: 160925SV02-DESC-ANNEX.docx

Page 1 of 2

Thence NORTHWESTERLY, a distance of 80 feet, more or less, continuing, with the said existing City of Columbus Corporation Line (Ord. No. 0351-2015), and the easterly right of way line of the said Urly Road, to the **POINT OF BEGINNING**. Containing 30 acres, more or less.

This annexation description is a general description of the location of the property to be annexed and is not a boundary survey as defined in the O.A.C. Chapter 4733.37. The above description is for annexation purposes only and not intended to be used for the transfer of real property.

The above annexation contains a perimeter of 4,561 of lineal feet that is contiguous with the existing Corporation Line of the City of Columbus, and a total perimeter of 5,014 lineal feet to be annexed, and 91.0% of the perimeter length is contiguous to the existing City of Columbus Corporation Line



CIVIL & ENVIRONMENTAL CONSULTANTS

Mark Alan Smith

Mark Alan Smith, P.S.
Registered Surveyor No. 8232

4/15/2016

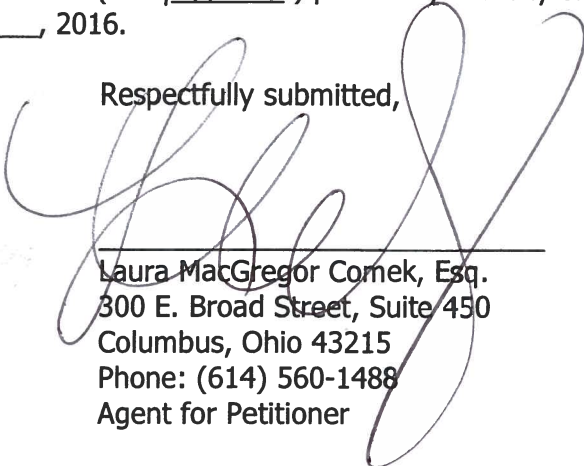
Date

**PROOF OF SERVICE ORDINANCE: BY CITY OF COLUMBUS
RE: PETITION FOR ANNEXATION OF 55+/- ACRES FROM BLENDON
TOWNSHIP TO THE CITY OF COLUMBUS**

To: Franklin County Commissioners c/o Matt Brown
150 S. Front Street, FSL Suite 10
Columbus, Ohio 43215

Now comes the undersigned Agent for the Petitioner, and hereby submits its Proof of Service Ordinance By City of Columbus Re: Petition for Annexation of 55+/- acres From Blendon Township to the City of Columbus. Attached hereto is a copy of the municipal services ordinance (Ord. 847-2016) passed by the City of Columbus, Ohio on July 11, 2016.

Respectfully submitted,

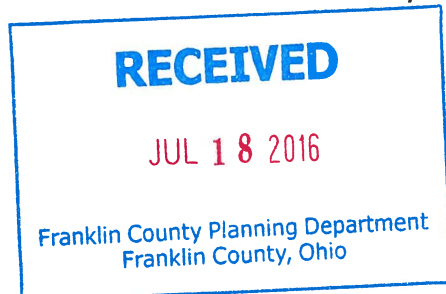


Laura MacGregor Comek, Esq.
300 E. Broad Street, Suite 450
Columbus, Ohio 43215
Phone: (614) 560-1488
Agent for Petitioner

RECEIPT OF THE AFOREMENTIONED DOCUMENTS IS HEREBY ACKNOWLEDGED THIS
18th DAY OF July, 2016.



Franklin County Commissioners c/o Matt Brown



ANX-EXA2-20-16



City of Columbus

Legislation Report

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

ORIGINAL

File Number: 1847-2016

Emergency

File ID: 1847-2016

Type: Ordinance

Status: Consent

Version: 1

*Committee: Economic Development Committee

File Name: Annexation Service AN16-004: 55 Acres, Blendon
Township, McCorkle Soaring Eagles LLC

File Created: 06/29/2016

Final Action:

Auditor Cert #:

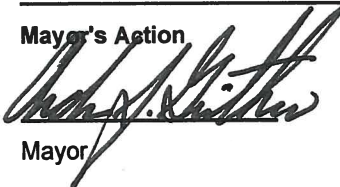
Auditor: When assigned an Auditor Certificate Number I, the City Auditor, hereby certify that there is in the treasury, or anticipate to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within Ordinance.

Contact Name/No.: Jackie Yeoman 645-0663

Floor Action (Clerk's Office Only)

JUL 11 2016 P 7-0

Mayor's Action



Mayor

JUL 14 2016

Date

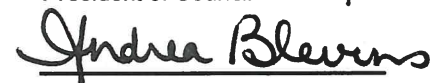
Council Action

JUL 11 2016

Date Passed/ Adopted



President of Council



City Clerk

Veto

Date

Title: To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN16-004) of 55 + acres in Blendon Township to the city of Columbus as required by the Ohio Revised Code; and to declare an emergency.

Sponsors:

Attachments: ORD1847-2016 AN16-004 Legal Description,
ORD1847-2016 AN16-004 Plat

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 1847-16 passed by The Council of The City of Columbus, Ohio 7/11, 2016, as shown by the records now on file in this office.

Seal


City Clerk

RECEIVED
AUX-EXPZ-20-16
JUL 18 2016

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/29/2016	DEVELOPMENT DIRECTOR	Approved	7/1/2016
1	2	6/30/2016	ATTORNEY APPROVER	Approved	7/1/2016
Notes: wsb					

History of Legislative File

Ver.	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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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**AN16-004**

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 Blendon Township. This ordinance is required by the Ohio Revised Code (ORC) as enacted by the General Assembly of the State of Ohio. An annexation petition has been filed with Franklin County for this property. A service ordinance must be passed before the annexation meeting takes place before the Board of County Commissioners of Franklin County. Information regarding municipal services that would be available, should the subject site be annexed, has been compiled and is reflected in this ordinance. If the petition is approved by the County Commissioners, a second City ordinance accepting the annexation will be necessary to complete the process. The time frames specified in the ORC require that this legislation be filed as emergency.

FISCAL IMPACT: The statement of municipal services and zoning conditions for a proposed annexation area has no fiscal impact. While provision of the stated services does represent cost to the City, 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 (AN16-004) of 55 ± acres in Blendon 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 Blendon Township was duly filed on behalf of McCorkle Soaring Eagles LLC on June 28, 2016; and

WHEREAS, a hearing on said petition is scheduled before the Board of County Commissioners of Franklin County on August 2, 2016; 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 adopt an ordinance stating zoning buffering conditions; and

WHEREAS, the property is located within the boundaries of the adopted Northland Area Plan Vol II; and

WHEREAS, the proposed annexation site is located within the City's Northeast Pay-As-We-Grow (PAWG) area and is subject to the provisions of this program; 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 55 ± acres in Blendon 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: Single family homes would qualify for city provided 90-gallon front curb or 300-gallon alley refuse service, the method of which to be determined by Division of Refuse Collection management. Any other development would require compliance with Title 13 requirements; Commercial/business uses are required to provide their own refuse collection.

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: This site will be served by an existing 16-inch water main located in Ulry Road, the connection to which will be made at the owner's expense.

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

Sanitary: This site is tributary to an existing 72" sanitary trunk sewer, RP-13835. The trunk sewer flows through the property from the northeast to the southwest and continues on both sides of Ulry Road.

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

SECTION 2. If this 55 \pm 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 Blendon 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 Blendon 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.

Annexation AN16-004
Legal Description (Area #1)
25 ± Acres in Blendon Township

Situated in the State of Ohio, County of Franklin, Township of Blendon, being in Section 1, Township 2, Range 17, United States Military Lands, and being a portion of that 55 acres lying described in deed to McCorkle Soaring Eagles, LLC (PID: 110-000023-00), of record in Instrument 200504220075702, in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING, at a common corner of the existing City of Columbus Corporation Line (Ord. No. 0433-05- Instrument Number 200506220121135), and the existing City of Columbus Corporation Line (Ord. No. 0351-2015 - Instrument Number 201503300038706), also being at a corner of a tract of land owned by Frank P. and Pamela W. Cruz, of record in Instrument Number 201104290056047 said point being located on the westerly right of way line of Urly Road;

Thence, **SOUTHEASTERLY**, a distance of 109 feet, more or less, with the said Existing City of Columbus Corporation Line (Ord. No. 0351-2015) and the west right of way line of Urly Road, to a point;

Thence, **SOUTHEASTERLY**, a distance of 705 feet, more or less, continuing, with the said Existing City of Columbus Corporation Line (Ord. No. 0351-2015) and the west right of way line of Urly Road, to a point on the south line of said 55 acres and at the northeast corner of a tract of land owned by Daniel R. and Amy M. Moore, of record in Instrument 201311050185927;

Thence **WESTERLY**, a distance of 1,600 feet, more or less, with the proposed City of Columbus Corporation Line, also the north line of the Daniel R. and Amy M. Moore tract, to a point at a common corner of said 55 acres and said Daniel R. and Amy M. Moore tract of land, also being in the east line of a tract of land owned by Teresa L. Haines, of record in Instrument Number 199611130227705;

Thence **NORTHERLY**, a distance of 754 feet, more or less, continuing with the a proposed City of Columbus Corporation Line, and the east line of the said Teresa L. Haines tract of land, also with the east line of a tract of land owned by Galina Grimcher (PID 110-003056), to a point at a common corner of the said 55 acres and the tract of land owned by C. Alice and Roy E. Buckley, of record in Instrument Number 200010160209546;

Thence, **EASTERLY**, a distance of 1,300 feet, more or less, continuing with the proposed City of Columbus Corporation Line, and the south line of the said C. Alice and Roy E. Buckley tract of land, the south line of the tract of land owned by William E. and Gail E. Lewis, the south line of the tract of land owned by Theodore F. Morris Jr. and Phylis A. Walker, of record in Instrument Number 199212220250000, and the south line of the tract of land owned by Frank P. and Pamela W. Cruz, of record in Instrument Number 201104290056047, to the **POINT OF BEGINNING**. Containing 25 acres, more or less.

This annexation description is a general description of the location of the property to be annexed and is not a boundary survey as defined in the O.A.C. Chapter 4733.37. The above description is for annexation purposes only and not intended to be used for the transfer of real property.

The above annexation contains a perimeter of 815 of lineal feet that is contiguous with the existing Corporation Line of the City of Columbus, and a total perimeter of 4,469 lineal feet to be annexed, and 18.2% of the perimeter length is contiguous to the City of Columbus Corporation Line.

**Annexation AN16-004
Legal Description (Area #2)
30 ± Acres in Blendon Township**

Situated in the State of Ohio, County of Franklin, Township of Blendon, being in Section 1, Township 2, Range 17, United States Military Lands, and being a portion of that 55 acres described in deed to McCorkle Soaring Eagles, LLC (PID: 110-000023-00), of record in Instrument 200504220075702, in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING, at a point on the existing City of Columbus Corporation Line (Ord. No. 0433-05-Instrument Number 200506220121135), same being at the common corner of the existing City of Columbus Corporation Line (Ord. No. 0351-2015 - Instrument Number 201503300038706) and the tract of land owned by Murphy Development Company/Asherton Grove, LLC, of record in Instrument Number 201207120099727, said point being located on the easterly right of way line of Urly Road;

Thence **EASTERLY**, a distance of 1,772 feet, more or less, passing an angle point of an existing City of Columbus Corporation Line (Ord. No. 0731-01-Instrument Number 200106270145526) at a distance of 1216 feet, more or less, with the said Existing City of Columbus Corporation Line (Ord. No. 0433-05) and the south lines of said Murphy Development Company/Asherton Grove, LLC tract of land, a tract of land owned by Richard K. Cady tract of land, of record in Instrument Number 201504070043890, a tract of land owned by David F. and Pamela L. Markley, of record in Instrument Number 201503120030427, a tract of land owned by Nancy M. Kemp, of record in Instrument Number 196906180012625, and the tract of land owned by the City of Columbus Ohio (PID 010-058168-00), to a point an angle point of said existing City of Columbus Corporation Line (Ord. No. 0731-01);

Thence **SOUTHERLY**, a distance of 846 feet, more or less, continuing with the existing City of Columbus Corporation Line (Ord. No. 0731-01), and the west line of the said tract of land owned by City of Columbus Ohio to a point in the north line a tract of land owned by the City of Columbus Ohio (PID 010-058169);

Thence WESTERLY, a distance of 1,179 feet, more or less, continuing with the existing City of Columbus Corporation Line (Ord. No. 0731-01), and the north line of the said tract of land owned by the City of Columbus Ohio to a point at the southeast corner of 0.89 acre tract owned by Robert H. and Anita M. Miller;

Thence NORTHERLY, a distance of 133 feet, more or less, with the proposed City of Columbus Corporation Line and the east line of the said 0.89 acres tract owned by Robert H. and Anita M. Miller to a point;

Thence WESTERLY, a distance of 320 feet, more or less, continuing with the proposed City of Columbus Corporation Line, and the north line of the said 0.89 acre tract owned by Robert H. and Anita M. Miller to a point in the Existing City of Columbus Corporation Line (Ord. No. 0351-2015), and the easterly Right of Way line of Urly Road;

Thence NORTHWESTERLY, a distance of 681 feet, more or less, with the said existing City of Columbus Corporation Line (Ord. No. 0351-2015), and the easterly right of way line of the said Urly Road, to a point;

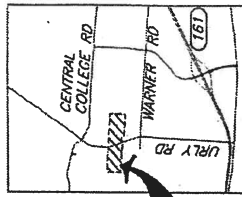
Thence NORTHWESTERLY, a distance of 80 feet, more or less, continuing, with the said existing City of Columbus Corporation Line (Ord. No. 0351-2015), and the easterly right of way line of the said Urly Road, to the **POINT OF BEGINNING**. Containing 30 acres, more or less.

This annexation description is a general description of the location of the property to be annexed and is not a boundary survey as defined in the O.A.C. Chapter 4733.37. The above description is for annexation purposes only and not intended to be used for the transfer of real property.

The above annexation contains a perimeter of 4,561 of lineal feet that is contiguous with the existing Corporation Line of the City of Columbus, and a total perimeter of 5,014 lineal feet to be annexed, and 91.0% of the perimeter length is contiguous to the existing City of Columbus Corporation Line

ANNEXATION AN16-004 + 55 Acres / Blendon Township McCorkle Soaring Eagles LLC (Ulry Road)

ANNEXATION OF 25± ACRES AND 30± ACRES TO THE CITY OF COLUMBUS FROM BLENDON TOWNSHIP, FRANKLIN COUNTY, OHIO
STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF BLENDON, SECTION 1, TOWNSHIP 2, RANGE 17, UNITED STATES MILITARY LANDS



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

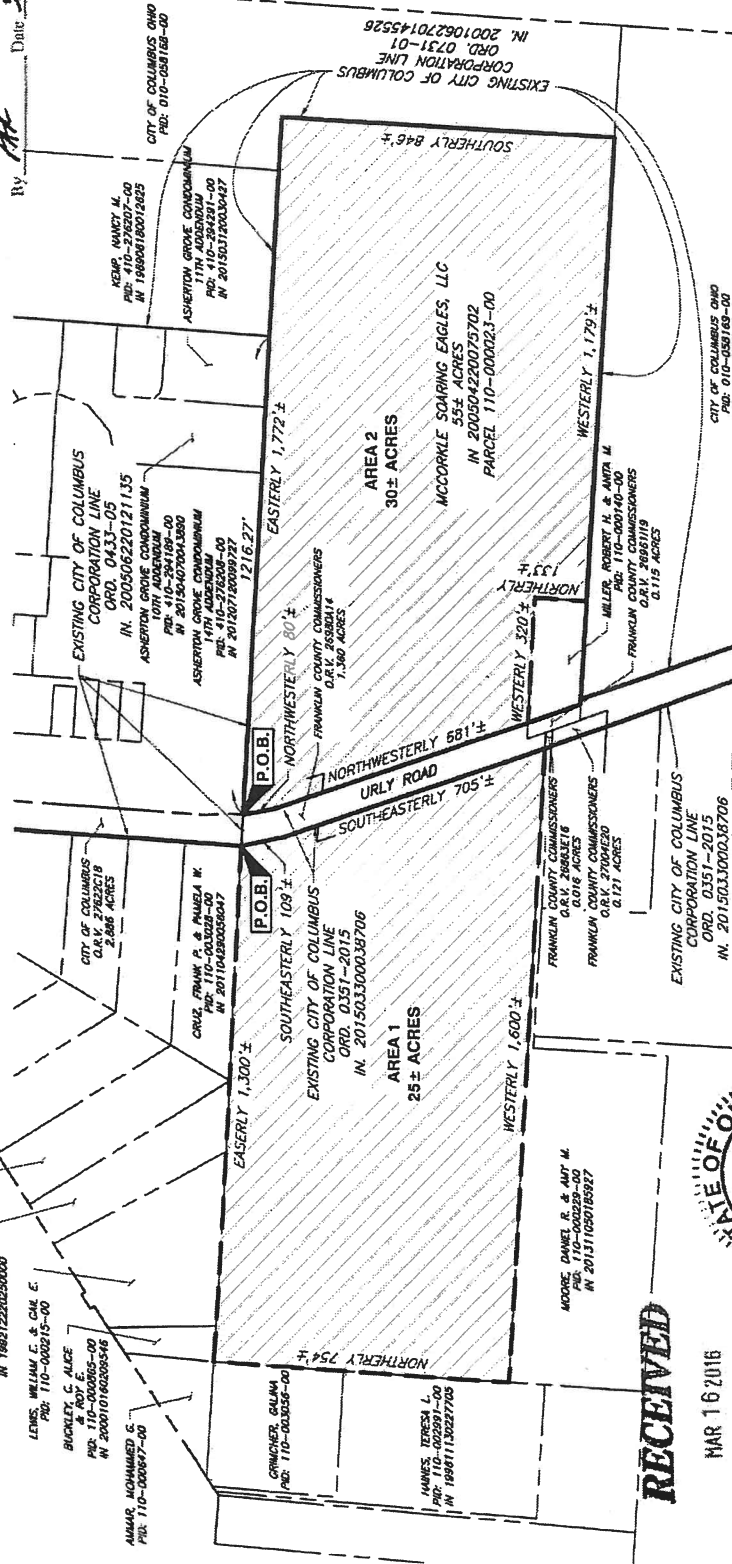
By *Mark Smith* Date *3/15/2016*
SITE

CONTIGUITY CALCULATION

AREA 1:
815 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EX. CORPORATION LINE OF THE CITY OF COLUMBUS. A TOTAL OF 4,489 LINEAL FEET OF ANNEXED PERIMETER.
18.2% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EX. CITY OF COLUMBUS CORPORATION LINE. NO ISLANDS ARE CREATED BY THIS ANNEXATION.

AREA 2:
4,561 LINEAL FEET OF PERIMETER IS CONTIGUOUS WITH THE EX. CORPORATION LINE OF THE CITY OF COLUMBUS. A TOTAL OF 5,014 LINEAL FEET OF ANNEXED PERIMETER.
90.9% OF THE PERIMETER OF THE ANNEXED AREA IS CONTIGUOUS TO THE EX. CITY OF COLUMBUS CORPORATION LINE. NO ISLANDS ARE CREATED BY THIS ANNEXATION.

PROPERTY TO BE ANNEXED
P.L.D.: 110-000023-00
55± ACRES
MCCORKLE SOARING EAGLES, LLC
IN: 200504220075702



Civil & Environmental Consultants, Inc.
250 Old West Wilson Bridge Road, Ste 250 · Worthington, Ohio 43085
614-540-8633 · 888-598-6808
www.cedinc.com

DRAWN BY: DJR CHECKED BY: MAS
DATE: MARCH 2015 DWG SCALE: 1"=300'

ANNEXATION OF 55± ACRES
ULRY ROAD
BLENDON TOWNSHIP, OHIO

ANNEXATION PLAT

APPROVED BY: JAM DRAWING NO.: 160-925
PROJECT NO.: 1 OF 1

LEGEND

EXISTING CORPORATION LINE
PROPOSED CORPORATION LINE
AREA TO BE ANNEXED FROM BLENDON TOWNSHIP TO THE CITY OF COLUMBUS

THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733-37.

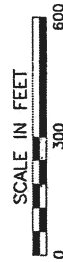


MAR 16 2016

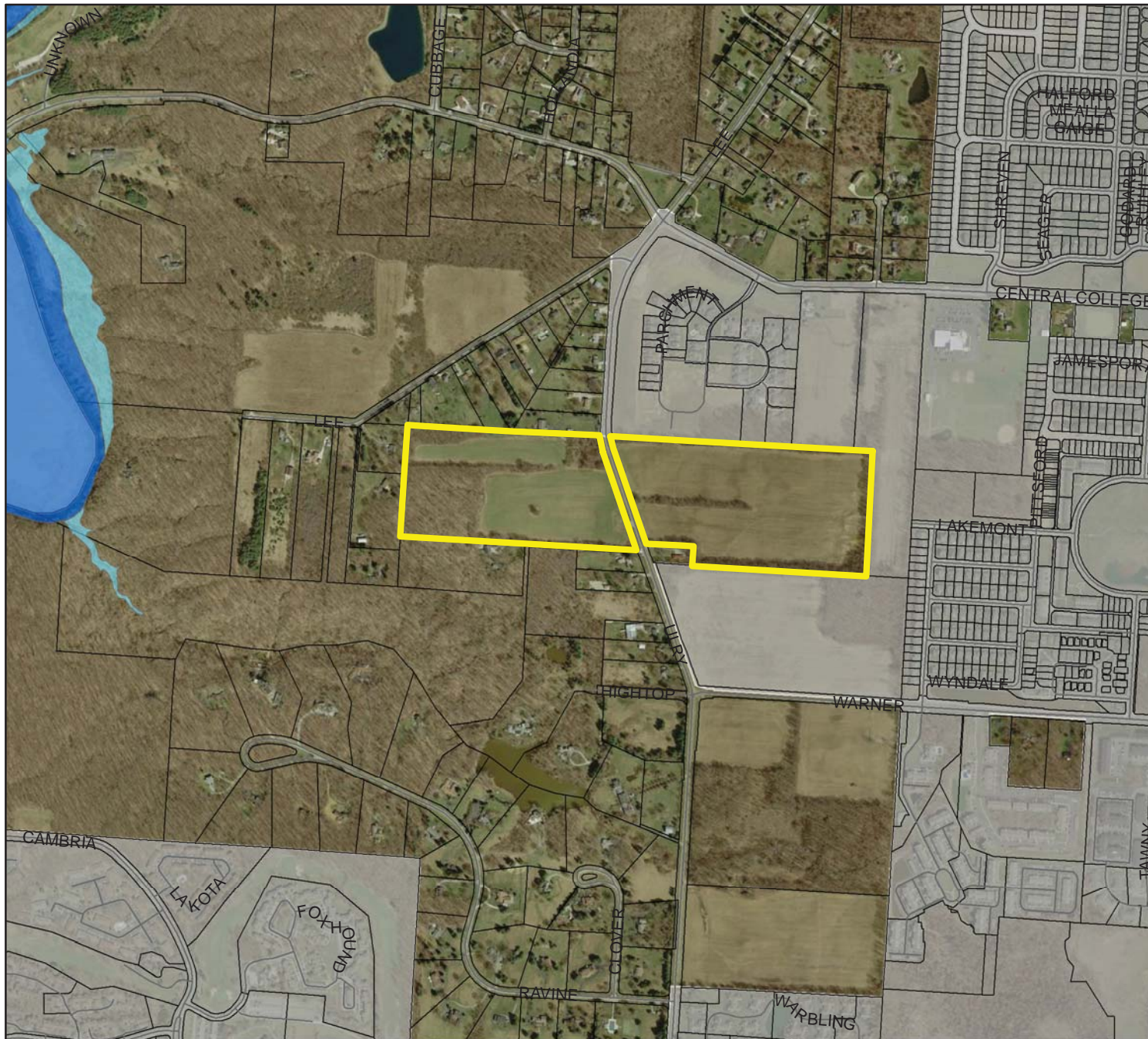
Franklin County Engineer
Dean C. Ringle, P.E., P.S.



NORTH








Mark Smith
MARK ALAN SMITH, P.S.
PROFESSIONAL SURVEYOR 8232




ANX-EXP2-20-16

Petition to annex 55.0+/-
acres from Blenden
Township to the City of
Columbus.

55.0+/- acres
Blenden Township

-  Annexation Area
-  Parcels
-  Streets
-  Floodway Fringe
-  Floodway

Corporate Boundaries

-  City of Columbus

Note: Boundary shown
is approximate area to
be annexed. See
petition plat for exact
area.

