

Review of Petition to Annex 0.755 +/- acres from Jackson Township to the city of Columbus by Thomas R. Clark, Esq. Case #ANX-EXP2-02-11 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Thomas R. Clark, Esq. filed on behalf of the Randy L. Holt on January 11, 2011 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 agreed to provide to the territory proposed for annexation the services specified in the relevant service ordinance #0086-2011, passed on January 24, 2011 by the city of Columbus

Review of Petition to Annex 0.755 +/- acres from Jackson Township to the city of Columbus by Thomas R. Clark, Esq. Case #ANX-EXP2-02-11 (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 SHEET

Resolution No. 0125-11

February 22, 2011

REVIEW OF PETITION TO ANNEX 0.755 +/- ACRES FROM JACKSON TOWNSHIP TO THE CITY OF COLUMBUS BY THOMAS R. CLARK, ESQ. CASE #ANX-EXP2-02-11

(Economic Development and Planning)

Upon the motion of Commissioner John O'Grady, seconded by Commissioner Paula Brooks:

Voting:

Marilyn Brown, President	Aye
Paula Brooks	Aye
John O'Grady	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 Willaman, Clerk
Board of County Commissioners
Franklin County, Ohio



Commissioners
 John O'Grady, President
 Paula Brooks
 Marilyn Brown

Economic Development & Planning Department
 James Schimmer, Director

Application for
**Annexation
 Petition**

.xp dited Typ 2
 Pursuant to ORC §709.02j

RECEIVED

JAN 11 2011

ROB
10:10AM 2
 Department
 H

Franklin County Plannin Department
 Franklin Count

Property Information	
Site Address 1892 Dyer Road, Grove City, OH 43123	
Parcel ID(s) 160-000931	Total Acreage .755
From Township Jackson	To Municipality Columbus

Property Owner Information	
Name Randy L. Holt	
Address 2454 Martha's Wood Grove City, OH 43123	
Phone # 614-877-4155	Fax #
Email	

Attorney/Agent Information	
Name Thomas R. Clark	
Address 3083 Columbus Street Grove City, OH 43123	
Phone # 614-875-4895	Fax # 614-875-2155
Email tclark24@columbus.rr.com	

Staff Use Only
Case # <i>ANN-EXPT-02-11</i>
Hearing date: <i>2/15/11</i>
Date filed: <i>1-11-11</i>
Fee paid <i>\$250.00</i>
Receipt # <i>228198</i>
Notifications deadline: 5 days
Svc statement deadline: 20 days

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/plot of property
<input checked="" type="checkbox"/> List of adjacent properties

Waive 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>			
<i>Randy L. Holt</i>	<i>1-10-11</i>	_____	_____
Property Owner	Date	Property Owner	Date
_____	_____	_____	_____
Property Owner	Date	Property Owner	Date

ARNOLD SURVEY COMPANY

3911 BROADWAY STREET, GROVE CITY, OHIO 43123
 TELEPHONE (614) 875-7684 FAX: (614) 875-9017

LEGEND

- AREA TO BE ANNEXED 
- PROPOSED CITY OF COLUMBUS CORP. LINE 
- EXISTING CITY OF COLUMBUS CORP. LINE 



LOCATION MAP

SITUATE

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey No. 6839, and being a 0.755 acre tract of land to be Annexed out of a 0.848 acre tract from Jackson Township to the City of Columbus, Ohio, said 0.848 acre tract belonging to Randy L. Holt of record in Inst. No. 201007270095141 at the Franklin County Recorders Office, Franklin County, Ohio.

BASIS OF BEARING BEING THE CENTERLINE OF DYER ROAD, S 82°49' 00" W, AS SHOWN WITHIN OFFICIAL RECORD 201007270095141 OF RECORD AT THE FRANKLIN COUNTY RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

RECEIVED

APR 3 12 2010

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

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

By *RA* Date 9/15/2010



REGISTERED SURVEYOR NO: 6065
 ROGER P. ARNOLD

PROPOSED 0.755 ACRE ANNEXATION

ANNEXATION TO THE CITY OF COLUMBUS

SCALE: 1" = 50' APPROVED BY *R.P. ARNOLD*

DATE: Aug 20, 2010

FRANKLIN COUNTY, OHIO

TOWNSHIP OF JACKSON

DRAWING NUMBER
1044

WESTBRANCH ROAD 50'

COLUMBUS CORP. LIMITS

WILLOW CREEK WOODS SECTION 2 SUBDIVISION
 PLAT BOOK 82 PAGE 82

ZIDAN S. & CHRISTINE A.
 ELSHAHAWI
 PARCEL NO. 010-232705
 LOT 48

MATTHEW A. & WENDY N.
 SHORT
 PARCEL NO.
 010-232704
 LOT 47

JLS INVESTMENT PROPERTIES LLC
 PARCEL NO. 010-232703
 LOT 46

DAVID M. & JOLENE L.
 TAYLOR
 PARCEL NO.
 010-232702
 LOT 45

EXISTING CITY OF COLUMBUS CORPORATION LINE ORDINANCE NO. 1347-83 O.R. 1347-83. 40.52'

JACKSON TOWNSHIP

INST. NO. 201007270095141
 RANDY L. HOLT
 0.848 ACRE
 PARCEL NO.
 160-000931

0.093 ACRE
 HIGHWAY EASEMENT
 D.B. 2984 PG. 7

DYER ROAD

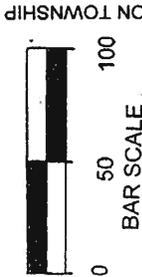
101.30'

EXISTING CITY OF COLUMBUS CORPORATION LINE
 ORDINANCE NO. 1986-74 M.R. 164-069.
 RIGHT-OF-WAY S 88° 00' 00" E

73.95'
 N 11° 10' 00" E 163.50'
 COLUMBUS CORP. LIMITS

DONALD A. & ALICE M.
 PRICE
 PARCEL NO.
 570-174550
 LOT 360
 WILLOW CREEK SEC 5

COLUMBUS CORP. LIMITS
 JACKSON TOWNSHIP



EARL B. & ANGELA
 MCGINNIS
 PARCEL NO.
 160-000355
 1.017 ACRES
 O.R. 10012 H17

PROPOSED CORPORATION LINES
 POINT OF BEGINNING
 0.755 ACRES

NOTE: THE ATTACHED PLAT WAS PREPARED FROM FRANKLIN COUNTY COURT HOUSE DOCUMENTS, AND NOT FROM AN ACTUAL SURVEY OF THE PREMISES.

RECEIVED

AUG 3 1 2010

Franklin County Engineer
Dean C. Ringle, P.E., P.S. Aug. 26, 2010

Legal Description of 0.755 Acres of land more or less for Purposes of
Annexation.

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey No. 6839, and being 0.755 acres of land out of Jackson Township to be Annexed into the City of Columbus, Ohio, and said 0.755 acres of land being entirely out of a 0.848 acre tract of land belonging to Randy L. Holt of record In Inst. No. 201007270095141 at the Franklin County Recorders Office, Franklin County, Ohio, and said 0.755 acres of land more or less being more particularly described as follows:

Beginning for reference at a point, said point being located at the centerline of Dyer Road, (variable right-of-way), said point also being located at the most southwesterly property corner of said 0.848 acre tract, said point also being located at the most southwesterly corner of a 0.093 acre Highway Easement of record in Deed Book 2984, page 7 at said Recorders Office;

Thence along a westerly property line of said 0.848 acre tract, N 02° 00' 00" E, a distance of 40.52 feet to a point, said point being located at the most northwesterly corner of said 0.093 acre easement, said point also being located at the point of beginning;

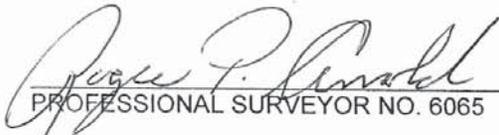
Thence continuing along said westerly property line of said 0.848 acre tract, N 02° 00' 00" E, a distance of 196.15 feet to a point, said point being located on the existing City of Columbus Corporation line as established by Ordinance No. 1988-74 and recorded in Misc. record 164 page 69'

Thence continuing along another westerly property, and also along the said City of Columbus Corporation Line, N 11° 10' 00" E, a distance of 163.50 feet to a point, said point being located at the southerly right-of-way line of Westbranch Road (50 feet wide);

Thence along said right-of-way line and also said Columbus Corporation Limits, S 88° 00' 00" E, a distance of 73.95 feet to a point, said point being located on the existing City of Columbus Corporation line as established by Ordinance no. 1347-83 and recorded in Official Record 1347-83;

Thence along the easterly property line of said 0.848 acre tract, and also along the said City of Columbus Corporation line, S 02° 00' 00" W, a distance of 341.38 feet to a point, said point being located at the most northeasterly corner of said 0.093 acre easement;

Thence along the northerly line of said easement, S 82° 49' 00" W, a distance of 101.30 feet to the point of beginning and containing 0.755 acres of land more or less.


PROFESSIONAL SURVEYOR NO. 6065

Note: The attached Legal Description was prepared from Franklin County Court House Documents, And not from an actual Survey of the Premises.

BASIS OF BEARING BEING THE CENTERLINE OF DYER ROAD, S 82° 49' 00" W,
AS SHOWN WITHIN OFFICIAL RECORD 201007270095141 OF RECORD AT THE
FRANKLIN COUNTY RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

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

By FRP Date 9/8/2010





City of Columbus Legislation Report

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

ORIGINAL

File Number: 0086-2011

Emergency

File Number: 0086-2011

File Type: Ordinance

Status: Second Reading

Version: 1

Controlling Body: Development Committee

File Name: Annexation Service AN10-004: .755 acres, Jackson Township,
Randy L. Holt

Introduced: 1/12/2011

Requester: Dev Drafter

Cost:

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.: Lori Baudro 645-6986

I hereby certify that the above or attached is a true and correct copy of Ordinance No. ~~0086-2011~~ passed by The Council of The City of Columbus, Ohio 1/24, 2011, as shown by the records now on file in this office.

Floor Action (Clerk's Office Only)

JAN 24 2011 P 70

Seal Andrea Blewins
City Clerk

Mayor's Action

JAN 25 2011

Mayor

Date

Council Action

JAN 24 2011

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 (AN10-004) of .755 ± acres in Jackson Township to the City of Columbus, as required by the Ohio Revised Code; and to declare an emergency.

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3:35 PM
JAN 28 2011

Sponsors:

Indexes:

AS Richey
Franklin County Planning Department
Franklin County, OH

Attachments: ORD0086-2011 AN10-004 Legal Description.rtf, ORD0086-2011 AN10-004 (1892 Dyer Rd Map).doc

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Dev Drafter	1/12/11	Sent for Approval	DEVELOPMENT DIRECTOR			
	Action Note:	Planning Division					
1	DEVELOPMENT DIRECTOR	1/12/11	Reviewed and Approved	Dev Drafter			
	Action Note:	nmb					
1	Dev Drafter	1/12/11	Sent to Clerk's Office for Council	City Clerk Inbox			

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

AN010-004

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 Jackson 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. Should the petition be approved by the County Commissioners, a second City ordinance accepting the annexation will be required 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 (AN10-004) of .755 ± acres in Jackson 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 Jackson Township was duly filed on behalf of Randy L. Holt on January 11, 2011; and

WHEREAS, a hearing on said petition is scheduled before the Board of County Commissioners of Franklin County on February 15, 2011; 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 subject property proposed for annexation is located within the boundaries of the adopted Southwest Area Plan and the existing and anticipated land use is consistent with Plan recommendations; 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 .755 ± acres in Jackson 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 for residential uses upon annexation of the property However, 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: The site will be served by an existing 12" water main located in Dyer road

Sewer:

Sanitary Sewer: Department of Utility records indicate that this property is currently served by an existing 8-inch sanitary sewer stubbed to the western property line

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 .755 ± 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 Jackson 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 Jackson 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
ANNEXATION AN10-004
.755 ± Acres in Jackson Township
Randy L. Holt

Legal Description of 0.755 Acres of land more or less for Purposes of Annexation.

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Thence along a westerly property line of said 0.848 acre tract, N 02° 00' 00" E, a distance of 40.52 feet to a point, said point being located at the most northwesterly corner of said 0.093 acre easement, said point also being located at the point of beginning;

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PROFESSIONAL SURVEYOR NO. 6065

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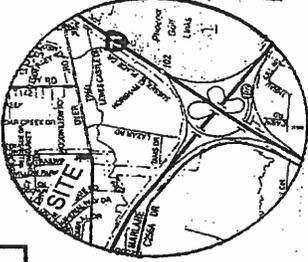
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ANNEXATION AN10-004

± .755 Acres in Jackson Township

Randy L. Holt

ARNOLD SURVEY COMPANY
 3911 BROADWAY STREET, GROVE CITY, OHIO 43123
 TELEPHONE (614) 875-7884 FAX (614) 875-8017



LOCATION MAP

LEGEND

- AREA TO BE ANNEXED
- PROPOSED CITY OF COLUMBUS CORP. LINE
- EXISTING CITY OF COLUMBUS CORP. LINE

SITUATE

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RECEIVED

APR 3 12 2010

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

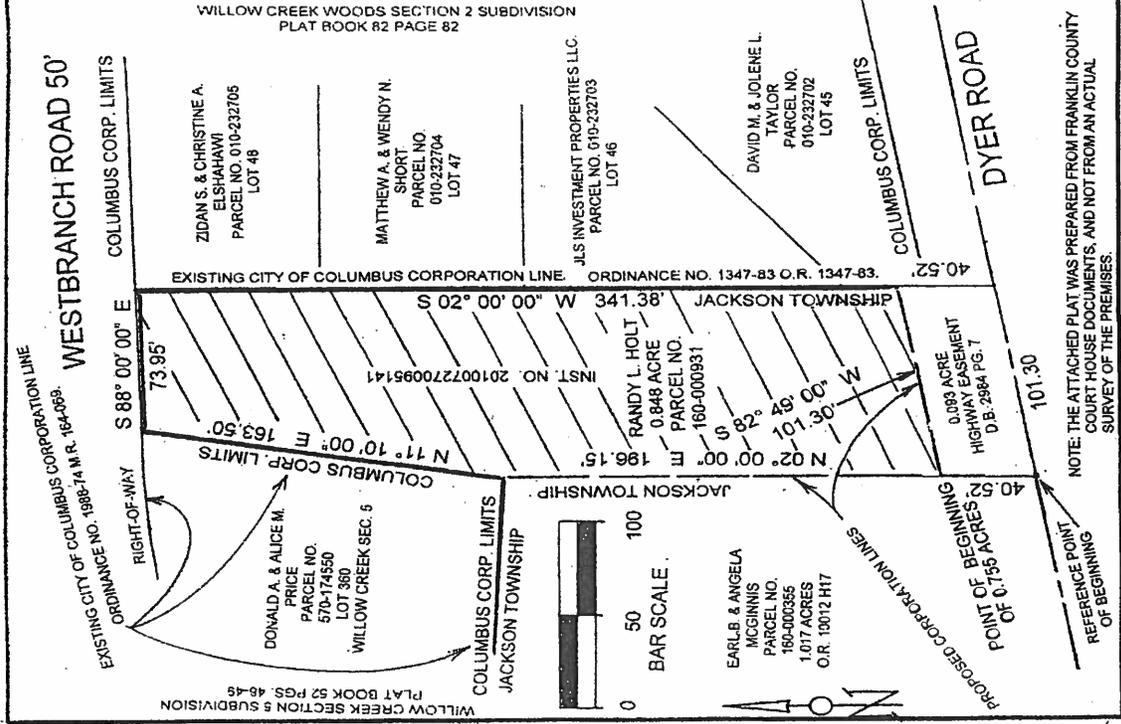
ANNEXATION
 PLAT & DESCRIPTION
 ACCEPTABLE
 DEAN C. RINGLER, P.E., P.S.
 FRANKLIN COUNTY ENGINEER

By: *RPH* Date: 3/18/2010



REGISTERED SURVEYOR NO: 6065
 ROGER P. ARNOLD

SCALE: 1" = 50'	APPROVED BY: <i>R.P. Arnold</i>
DATE: <u>APR 20, 2010</u>	FRANKLIN COUNTY, OHIO
PROPOSED 0.755 ACRE ANNEXATION	TOWNSHIP OF JACKSON
ANNEXATION TO THE CITY OF COLUMBUS	DRAWING NUMBER: 1044



ANNEXATION PLAT No. 1044-1044