

Review of Petition to Annex 1.8 +/- acres from Perry Township to the City of Columbus Case #ANX-EXP2-14-15 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Saber W. Jumaah, on May 19, 2015, 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. 1407-2015 agreeing to provide to the territory proposed for annexation certain services and adopting a statement regarding possible incompatible land uses and zoning buffer. The respective ordinance was passed by the City of Columbus on June 1, 2015.

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

Review of Petition to Annex 1.8 +/- acres from Perry Township to the City of Columbus Case #ANX-EXP2-14-15 (ECONOMIC DEVELOPMENT & PLANNING)

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: D. Anthony Hray

C: Economic Development & Planning Department



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

Economic Development & Planning Department
James Schimmer, Director

RESOLUTION SUMMARY

REVIEW OF PETITION TO ANNEX
1.8 +/- ACRES FROM
PERRY TOWNSHIP
TO THE CITY OF COLUMBUS

Description:

Attached is a resolution to consider the annexation of 1.8-acres, more or less, from Perry Township to the city of Columbus. The petition case number is ANX-EXP2-14-15.

Applicant/Owner:

Saber W. Jumaah

Site:

2958 Snouffer Road (212-000514) and adjacent portion of the right-of-way of Snouffer Road

Additional Information:

The total perimeter of the site is 2,010 feet; 1,513 feet or 75 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. The respective ordinance, no. 1407-2015, was passed by the city of Columbus on June 1, 2015.

Recommendation:

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



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

Economic Development & Planning Department
James Schimmer, Director

MEMO JOURNALIZATION

TO: Shannon Zee Cross, County Clerk
Franklin County Commissioners Office

FROM: D. Anthony Hray, Planner
Franklin County Economic Development & Planning Department

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

RE: Description of Expedited Type 2 annexation case to be
journalized on the **May 26, 2015** General Session Agenda for a
hearing on **June 23, 2015**.

Case #ANX-EXP2-14-15 - An Expedited Type 2 annexation petition ANX-EXP2-14-15 was filed in our office on May 19, 2015. The petition is requesting to annex 1.8 +/- acres from Perry Township to the City of Columbus.

Site: 2958 Snouffer Road (212-000514) and adjacent right-of-way

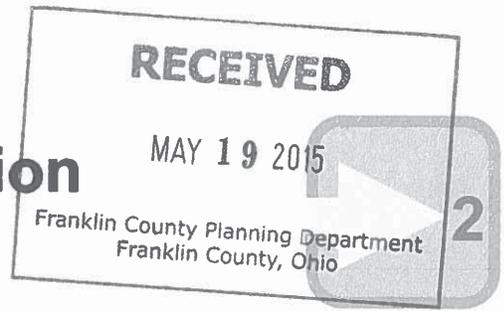


Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schlimmer, Director

Application for
**Annexation
 Petition**

Expedited Type 2
 Pursuant to ORC §709.023



Property Information	
Site Address 2958 snouffer rd, Columbus, OH 43235	
Parcel ID(s) 212-000514	Total Acreage 1.197 Ac
From Township PERRY	To Municipality City of Columbus

Property Owner Information	
Name Saber W. Jumaah	
Address 2958 snouffer rd, Columbus, OH 43235	
Phone # 614-596-4090	Fax #
Email BIRDYALI@yahoo.com	

Attorney/Agent Information	
Name	
Address	
Phone #	Fax #
Email	

Staff Use Only	
Case #	ANX-EXP2 14-15
Hearing date:	6/23/15
Date filed:	5/19/15
Fee paid	250.00
Receipt #	685516
Notifications deadline: 5 days	5/24/15
Svc statement deadline: 20 days	6/9/15

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>			
Saber Jumaah	05-19-2015	_____	_____
Property Owner	Date	Property Owner	Date
_____	_____	_____	_____
Property Owner	Date	Property Owner	Date

APR 20 2015

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 BB Date 4/20/15

DESCRIPTION OF 1.8 ACRES LOCATED IN PERRY TOWNSHIP
TO BE ANNEXED TO THE CITY OF COLUMBUS

Situated in the State of Ohio, County of Franklin, Township of Perry, Quarter Township 1, Township 2, Range 19, United States Military District, and being all the residuum of that 1.197 acre tract conveyed to Saber Wadi Jumaah of record in Instrument Number 201501230009551 (APN 212-000514), all of a that 0.126 acre tract conveyed to the City of Columbus, Ohio of record in Instrument Number 201504170049392, part of that 0.839 acre tract conveyed to the City of Columbus, Ohio of record in Instrument Number 201309040149696 and part of the right-of-way for Snouffer Road, and described as follows:

Beginning at the northeast corner of said Jumaah tract, the same being the northwest corner of that tract 1.854 acre tract conveyed to Autumn Chase Columbus North Ltd. (APN 590-200923) and in the south line of that 16.5 acre tract conveyed to Edward L. Herrmann, Bishop (APN 610-138856), being in an existing City of Columbus Corporation Line (Case No. 18-77, Ord. No. 200-78, M.R. 169, Pg. 413);

Thence **Southerly**, along the east line of said Jumaah tract, being an existing City of Columbus Corporation Line (Case No. 36-84, Ord. No. 582-85, O.R. 5752E15), **about 448 feet** to a corner in said existing City of Columbus Corporation Line (Case No. 36-84, Ord. No. 582-85, O.R. 5752E15) and being in a west line of said 0.839 acre tract;

Thence **Easterly**, across said 0.839 acre tract, along said existing City of Columbus Corporation Line (Case No. 36-84, Ord. No. 582-85, O.R. 5752E15), **about 382 feet** to an existing City of Columbus Corporation Line (Case No. 96-01, Ord. No. 634-02, I.N. 200208300215306);

Thence **Southerly**, along said existing City of Columbus Corporation Line (Case No. 96-01, Ord. No. 634-02, I.N. 200208300215306), **about 65 feet** to the south right-of-way line for said Snouffer Road, being an existing City of Columbus Corporation Line (Case No. 41-93, Ord. No. 6-94, O.R. 25644D06);

Thence **Westerly**, along said south right-of-way line, being said existing City of Columbus Corporation Line (Case No. 41-93, Ord. No. 6-94, O.R. 25644D06), **about 189 feet** to an existing City of Columbus Corporation Line (Case No. COC 440, Ord. No. 2059-73 M.R. 161, Pg. 602);

Thence **Northerly**, along said existing City of Columbus Corporation Line (Case No. COC 440, Ord. No. 2059-73 M.R. 161, Pg. 602), **about 15 feet** to a corner thereof;

Thence **Westerly**, along said existing City of Columbus Corporation Line (Case No. COC 440, Ord. No. 2059-73 M.R. 161, Pg. 602), **about 302 feet** to the intersection of said corporation line with the southerly extension of the current west line for said Jumaah tract;

Thence **Northerly**, along said southerly extension, along the west line of said 0.126 acre tract and along the current west line for said Jumaah tract, **about 499 feet** to the current northwest corner of said Jumaah tract, being in said existing City of Columbus Corporation Line (Case No. 18-77, Ord. No. 200-78, M.R. 169, Pg. 413);

Thence **Easterly**, along the north line of said Jumaah tract, being said existing City of Columbus Corporation Line (Case No. 18-77, Ord. No. 200-78, M.R. 169, Pg. 413), **about 110 feet** to the **Point of Beginning**. Containing approximately 1.8 acres of land, more or less. The above description was written by Advanced Civil Design, Inc. on January 16, 2015. A drawing of the above description has been prepared and is a part hereof.

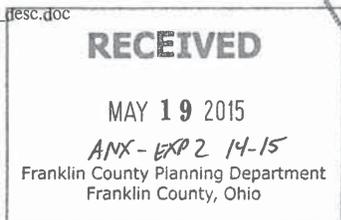
The total length of the annexation perimeter is about **2010 feet**, of which **about 1513 feet** are contiguous with existing City of Columbus Corporation Lines, being **about 75% contiguous**. This annexation does not create any islands of township property.

This description was written for annexation purposes only and was not intended to be used in the transfer of lands.

ADVANCED CIVIL DESIGN, INC.

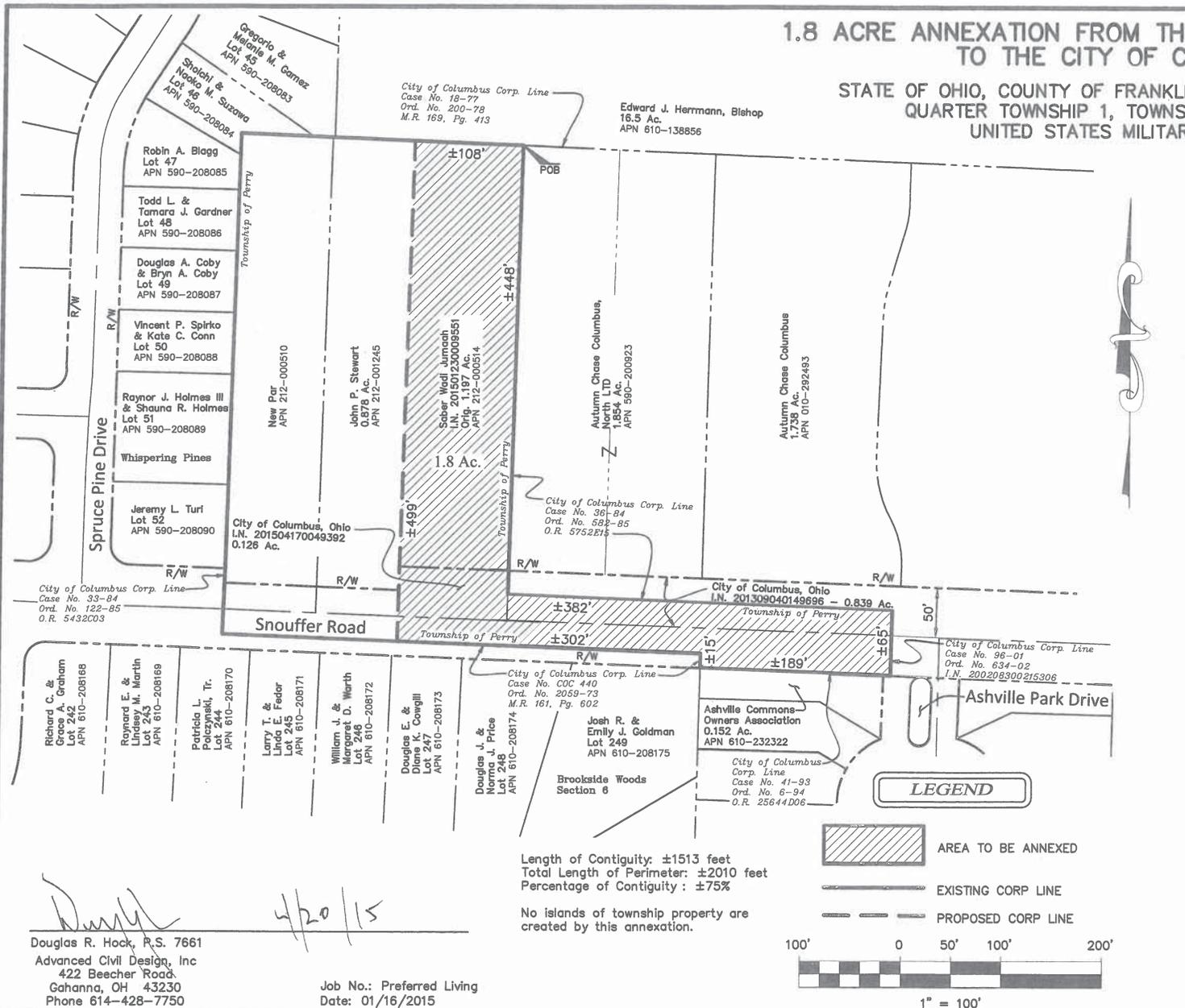
Douglas R. Hock 4/20/15
Douglas R. Hock, P.S. 7661 Date:

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1.8 ACRE ANNEXATION FROM THE TOWNSHIP OF PERRY TO THE CITY OF COLUMBUS

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PERRY
 QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 19
 UNITED STATES MILITARY DISTRICT

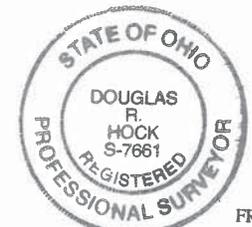


Vicinity Map: NTS

RECEIVED
 MAY 19 2015
 Franklin County Planning Department
 Franklin County, Ohio

RECEIVED
 APR 20 2015
 Franklin County Engineer
 Dean C. Ringle, P.E., P.S.

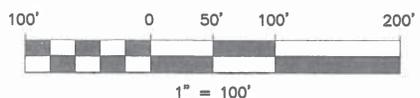
ANK-EXP 2
 14-15



ANNEXATION
 PLAT & DESCRIPTION
 ACCEPTABLE
 DEAN C. RINGLE, P.E., P.S.
 FRANKLIN COUNTY ENGINEER
 By *DR* Date 4/20/15

LEGEND

- AREA TO BE ANNEXED
- EXISTING CORP LINE
- PROPOSED CORP LINE



Length of Contiguity: ±1513 feet
 Total Length of Perimeter: ±2010 feet
 Percentage of Contiguity: ±75%

No islands of township property are created by this annexation.

Douglas R. Hock, P.S. 7661
 Advanced Civil Design, Inc
 422 Beecher Road
 Gahanna, OH 43230
 Phone 614-428-7750

Job No.: Preferred Living
 Date: 01/16/2015

Z:\14-0001-683\DWG\PRODUCTION DRAWINGS\SURVEY\0001-683 annex rev2.dwg Layout1 Apr 20, 2015 - 12:27:06pm dbikhram



ANX-EXP2-14-15

Petition requesting to annex 1.8+/- acres from Perry Township to the City of Columbus.

1.8+/- acres
Perry Township

 2958 Snouffer Road

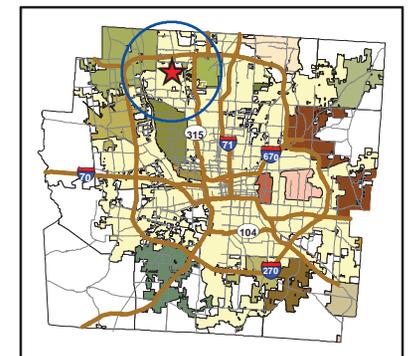
 Parcels

 Streets

Corporate Boundaries

 Columbus

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



Approval History

Version	Date	Approver	Action
1	05/20/2015	Steven Schoeny	Approved
1	05/20/2015	ATTORNEY APPROVER	Approved
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**AN15-006**

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 Perry 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 (AN15-006) of 1.8 ± acres in Perry 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 Perry Township was duly filed by Saber Jumaah on May 19, 2015; and

WHEREAS, a hearing on said petition is scheduled before the Board of County Commissioners of Franklin County on June 23, 2015 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 Northwest Area Plan; 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 1.8 ± acres in Perry 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 24-inch water main located in Snouffer 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 can be served by an existing 8-inch sanitary sewer situated in an easement at the southeast property corner. A mainline extension will be required to the west property line of the parcel. An engineered sanitary CC plan will be required to be reviewed and approved prior to construction. The CC plan and mainline extension will be at the owner's expense.

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 1.8 ± 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 Perry 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 Perry 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 AN15-006
1.8 ± Acres in Perry Township

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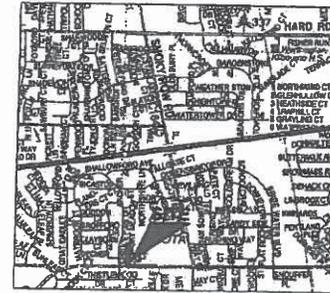
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The total length of the annexation perimeter is about 2010 feet, of which about 1513 feet are contiguous with existing City of Columbus Corporation Lines, being about 75% contiguous. This annexation does not create any islands of township property.

1.8 ACRE ANNEXATION FROM THE TOWNSHIP OF PERRY
TO THE CITY OF COLUMBUS

STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF PERRY
QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 19
UNITED STATES MILITARY DISTRICT

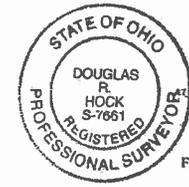


Vicinity Map: NTS

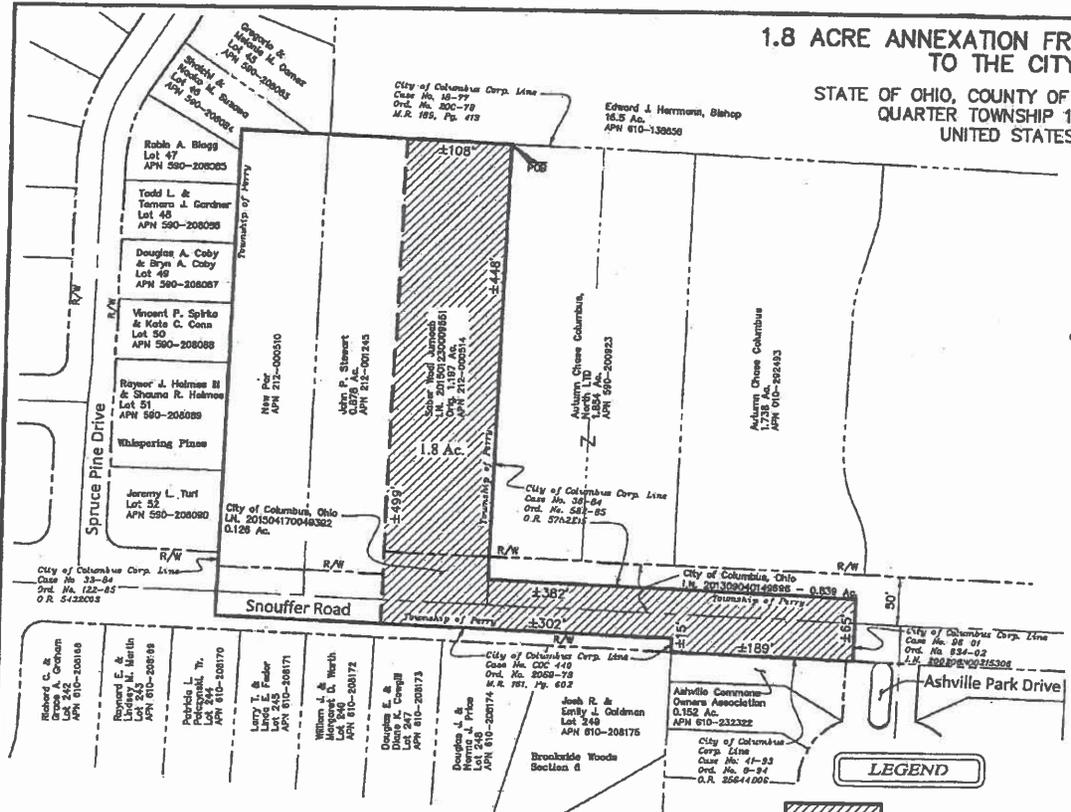
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APR 20 2015

DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

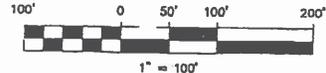


ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By *DR* Date 4/20/15



LEGEND

- AREA TO BE ANNEXED
- EXISTING CORP LINE
- PROPOSED CORP LINE



Length of Contiguity: ±1513 feet
Total Length of Perimeter: ±2010 feet
Percentage of Contiguity: ±75%

No islands of township property are created by this annexation.

Douglas R. Hock
Douglas R. Hock, P.E. 7661
Advanced Civil Design, Inc.
422 Beecher Road
Cahoonna, OH 43230
Phone 614-428-7750

Job No.: Preferred Living
Date: 01/16/2015

4/20/15

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ANNEXATION AN15-006
± 1.8 Acres / Perry Township
Sabar Jumaah
(2958 Snouffer Road)