

Review of Petition to Annex 0.783 +/- acres from Perry Township to the city of Columbus by Holly Kuhlman. Case #ANX-EXP2-21-12 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition that Holly Kuhlman filed on behalf of the Lawrence Family Revocable Trust, Jane Lawrence, Trustee on October 11, 2012 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 #2330-2012, passed on October 29, 2012 by the city of Columbus.

Review of Petition to Annex 0.783 +/- acres from Perry Township to the city of Columbus by Holly Kuhlman. Case #ANX-EXP2-21-12 (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 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 City of Columbus, Ohio.

Prepared by: R. Lee Brown

C: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0778-12

November 13, 2012

REVIEW OF PETITION TO ANNEX 0.783 +/- ACRES FROM PERRY TOWNSHIP TO THE CITY OF COLUMBUS BY HOLLY KUHLMAN. CASE #ANX-EXP2-21-12

(Economic Development and Planning)

Upon the motion of Commissioner Marilyn Brown, seconded by Commissioner John O'Grady:

Voting:

Marilyn Brown

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



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

Economic Development & Planning Department
James Schimmer, Director

RESOLUTION SUMMARY

REVIEW OF PETITION TO ANNEX
0.783 +/- ACRES FROM
PERRY TOWNSHIP
TO THE CITY OF COLUMBUS
BY HOLLY KUHLMAN

Description:

Attached is a resolution to consider the annexation of 0.783-acres, more or less, from Perry Township to the city of Columbus. The petition case number is ANX-EXP2-21-12.

Applicant/Agent:

Amy Kuhlman

Owner:

Lawrence Family Revocable Trust, Jane Lawrence, Trustee

Site:

6767 Skyline Drive (Parcel #212-000926)

Additional Information:

The site is contiguous to the city of Columbus on three (3) sides.

Analysis:

The applicant has met all statutory requirements outlined in Section 709.21 of the Ohio Revised Code. The applicant has provided proof of notification, and timeline and has provided a service ordinance from the city of Columbus stating the services that will be provided once the annexation has been approved. The city of Columbus has agreed to provide the territory proposed for annexation the services specified in the relevant service ordinance #2330-2012 passed October 29, 2012.

Recommendation:

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



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

Economic Development & Planning Department
James Schimmer, Director

MEMO JOURNALIZATION

TO: Debbie Willaman, County Clerk
Franklin County Commissioners Office

FROM: R. Lee Brown, Planning Administrator
Franklin County Economic Development & Planning Department

CC: James Schimmer, Director
Franklin County Economic Development & Planning Department

RE: Description of Expedited Type 2 annexation case to be
journalized on the **October 16, 2012** General Session Agenda
for a hearing on **November 13, 2012**.

Case #ANX-EXP2-21-12- An Expedited Type 2 annexation ANX-EXP2-21-12 was filed in our office on October 1, 2012. The petition is requesting to annex 0.783+/- acres from Perry Township to the city of Columbus. The agent Holly Kuhlman. **Site: 6767 Skyline Drive East (212-000926)**



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

RECEIVED

OCT 11 2012

Franklin County Planning Department
 Franklin County, OH



Property Information	
Site Address	6767 Skyline Dr. E Columbus Ohio 43235
Parcel ID(s)	212-000926
From Township	Perry Township
Total Acreage	.783 acres
To Municipality	City of Columbus

Property Owner Information	
Name	Lawrence Family Revocable Trust, Jane Lawrence, Trustee
Address	6767 Skyline Dr. E Columbus, Ohio 43235
Phone #	(614) 203-3763
Fax #	
Email	hollyosu@comcast.net

Attorney/Agent Information	
Name	Holly Kuhlman
Address	7242 Mill Run Circle Naples, FL 34109
Phone #	(239) 216-2646
Fax #	
Email	hollyosu@comcast.net

Staff Use Only	
Case #	AMX-EXP2 21-12
Hearing date:	11/13/12
Date filed:	10/11/12
Fee paid	250.00 (AMX-20-12)
Receipt #	241095
Notifications deadline 5 days	10/16/12
Svc statement deadline 20 days	10/31/12

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>			
<p>Jane Lawrence Trustee _____ Property Owner</p>	<p>10/11/12 _____ Date</p>	<p>_____ Property Owner</p>	<p>_____ Date</p>
<p>_____ Property Owner</p>	<p>_____ Date</p>	<p>_____ Property Owner</p>	<p>_____ Date</p>

RECEIVED

OCT -11 2512 *CRS*

0.783 ACRE PROPOSED ANNEXATION FROM PERRY TOWNSHIP

TO THE CITY OF COLUMBUS

Franklin County Planning Department
Franklin County, Ohio

Situated in the State of Ohio, County of Franklin, Township of Perry, and being all of Lot Number 8 of the Skyline Addition # 3 as recorded in Plat Book 24, page 109, also being all of that tract conveyed to the Lawrence Family Revocable Living Trust, Auditors Parcel Number 212-000926, of record in Instrument Number 200305090138592, also being a portion of the northwesterly corner of the intersection of Skyline Drive - 50' R/W and Skyline Drive East - 50' R/W and being more particularly described as follows:

Beginning at the northeast corner of said Lot Number 8, in the westerly right of way line of Skyline Drive East and also being the southeasterly corner of Lot Number 3 of Skyline Addition #2 of record in Plat Book 27, page 22;

thence Southerly approximately 282 feet, in the easterly line of said Lot 8 and said easterly line of said Lot 8 extended, the same being the westerly line of said Skyline Drive East and Skyline Drive East extended, the same further being in the existing Columbus Corporation line as established by City Ordinance Number 989-90 of record in Official Record 15206 G07, to the northerly right of way line of Skyline Drive extended, the southerly line of said Lot 8 extended and an angle point in said existing Columbus Corporation line;

thence westerly approximately 121 feet, in said Skyline Drive northerly right of way line and right of way line extended, said southerly line of Lot 8 and said southerly line of Lot 8 extended and in the existing Columbus Corporation line, to the southwesterly corner of said Lot 8, the southeasterly corner of Lot 7, an angle point in said Columbus Corporation line and in said Skyline Drive northerly right of way line;

thence northerly approximately 282 feet, in the westerly line of said Lot 8, the easterly line of said Lot 7 and in the existing Columbus Corporation line, to the northwesterly corner of said Lot 8, the northeasterly corner of said Lot 7, an angle point in the Columbus Corporation line, the southwesterly corner of Lot 3 and the southeasterly corner of Lot 4 of said Skyline Drive addition # 2;

thence easterly approximately 122 feet, in the northerly line of said Lot 8 and in the southerly line of said Lot 3, to the place of beginning containing 0.783 acres more or less.

The above description was prepared by Gary L. Elswick, Professional Surveyor #6395 from available Franklin County records. This description was not prepared from an actual field survey and is not to be used for the transfer of Real Estate. The above description is not to be used in place of an actual Boundary Survey as defined by Chapter 4733-37 of the Ohio Administrative Code

Code

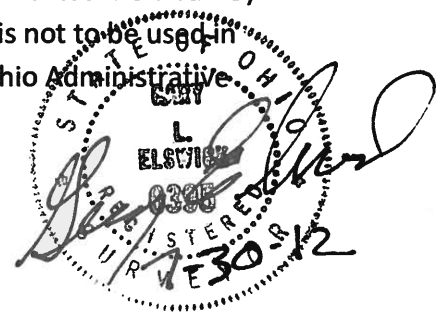
RECEIVED

JUL 31 2012

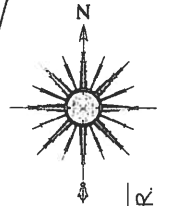
Franklin County Engineer
Dean C. Ringle, P.E., P.S.

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

By *CRS* Date *7/31/2012*

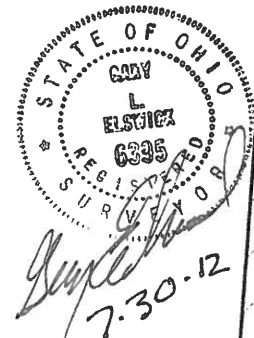
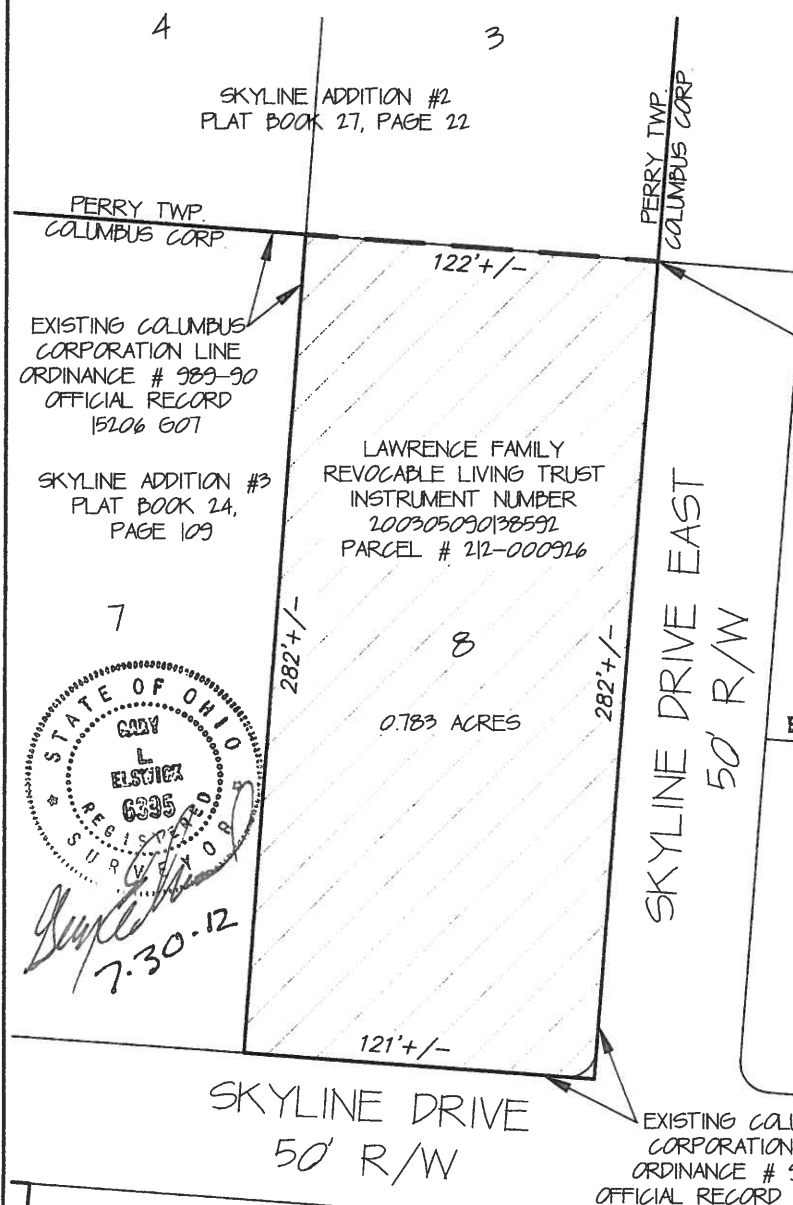
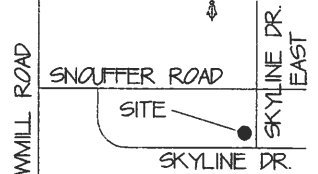


0.783 ACRE PROPOSED ANNEXATION FROM PERRY TOWNSHIP TO THE CITY OF COLUMBUS.



PROPOSED COLUMBUS CORP. LINE:
 EXISTING COLUMBUS CORP. LINE:

AREA TO BE ANNEXED:

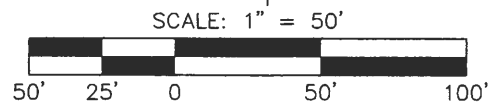


LOCATION SKETCH

PLACE OF BEGINNING
RECEIVED

JUL 31 2012
 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 B.S./AEC Date 7/31/2012

SUMMARY STATEMENT
 OF CONTIGUITY:
 TOTAL LENGTH OF
 PERIMETER: 806'
 TOTAL LENGTH OF
 CONTIGUITY: 684'
 PERCENTAGE OF
 CONTIGUITY: 85%



PROPOSED ANNEXATION OF 0.783 ACRES
 TO THE CITY OF COLUMBUS;
 UNITED STATES MILITARY LANDS,
 PERRY TOWNSHIP, FRANKLIN COUNTY, OHIO
 PREPARED BY: GARY L. ELSWICK, P.S. 6395
 RW SURVEY, LLC

RECEIVED

Franklin County Planning Department
 Franklin County, Ohio



RECEIVED

City of Columbus

OCT 31 2012

Legislation Report

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

Franklin County Planning Department
Franklin County, OH

File Number: 2330-2012

ORIGINAL

Emergency

File ID: 2330-2012

Type: Ordinance

Status: Consent

Version: 1

*Committee: Development Committee

File Name: Annexation Service AN12-015: .783 Acres, Perry
Township, Lawrence Family Revocable Living
Trust/Jane Lawrence, Trustee

File Created: 10/18/2012

Cost: \$0.00

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

Floor Action (Clerk's Office Only)

OCT 29 2012 Passed 7-0

Mayor's Action

[Signature]

Mayor

OCT 30 2012

Date

Council Action

OCT 29 2012

Date Passed/ Adopted

[Signature]

President of Council

[Signature]

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 (AN12-015) of .783 + acres in Perry
Township to the City of Columbus as required by the Ohio Revised Code; and to
declare an emergency.

Sponsors:

Indexes:

Attachments: ORD2330-2012 AN12-015 Legal Description,
ORD2330-2012 AN12-015 Map (6767 Skyline
Drive)

I hereby certify that the above or attached is
a true and correct copy of Ordinance No. 2330-2012
passed by The Council of The City of Columbus.
Ohio 10/29, 2012, as shown by the records
now on file in this office.

Seal [Signature]
City Clerk

Approval History

Version	Date	Approver	Action
1	10/18/2012	Nichole Brandon	Approved
1	10/18/2012	ATTORNEY APPROVER	Approved
Notes	jsg		

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**AN12-015**

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 (AN12-015) of .783 ± 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 on behalf of the Lawrence Family Revocable Living Trust/Jane Lawrence, Trustee on October 11, 2012; and

WHEREAS, a hearing on said petition is scheduled before the Board of County Commissioners of Franklin County on November 13, 2012; 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 parcel is located within the boundaries of the Northwest Plan, which recommends preserving existing residential areas; and

WHEREAS, upon annexation, properties will have 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 .783 ± 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 refuse collection service. 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: The site can be served by an existing 6" water main in Skyline Drive E.

Sanitary Sewer: Records indicate this property could be served by an existing 10-inch mainline situated approximately 400 feet east of the southeastern property corner; however, a significant mainline extension is required. The City has plans to extend the mainline sewer under Capital Improvement Project CIP# 650688, CC13669 and anticipates this project being completed by the end of 2013. Connection to the future sewer mainline will be done at the expense of the property owner.

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 and developers at their own cost and expense with no cost to the City.

Section 2. If this .783± 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 AN12-015
.783 ± Acres in Perry Township
Lawrence Family Revocable Trust/ Jane Lawrence, Trustee

Situated in the State of Ohio, County of Franklin, Township of Perry, and being all of Lot Number 8 of the Skyline Addition # 3 as recorded in Plat Book 24, page 109, also being all of that tract conveyed to the Lawrence Family Revocable Living Trust, Auditors Parcel Number 212-000926, of record in Instrument Number 200305090138592, also being a portion of the northwesterly corner of the intersection of Skyline Drive - 50' R/W and Skyline Drive East - 50' R/W and being more particularly described as follows: Beginning at the northeast corner of said Lot Number 8, in the westerly right of way line of Skyline Drive East and also being the southeasterly corner of Lot Number 3 of Skyline Addition #2 of record in Plat Book 27, page 22;

thence Southerly approximately 282 feet, in the easterly line of said Lot 8 and said easterly line of said Lot 8 extended, the same being the westerly line of said Skyline Drive East and Skyline Drive East extended, the same further being in the existing Columbus Corporation line as established by City Ordinance Number 989-90 of record in Official Record 15206 G07, to the northerly right of way line of Skyline Drive extended, the southerly line of said Lot 8 extended and an angle point in said existing Columbus Corporation line;

thence westerly approximately 121 feet, in said Skyline Drive northerly right of way line and right of way line extended, said southerly line of Lot 8 and said southerly line of Lot 8 extended and in the existing Columbus Corporation line, to the southwesterly corner of said Lot 8, the southeasterly corner of Lot 7, an angle point in said Columbus Corporation line and in said Skyline Drive northerly right of way line;
thence northerly approximately 282 feet, in the westerly line of said Lot 8, the easterly line of said Lot 7 and in the existing Columbus Corporation line, to the northwesterly corner of said Lot 8, the northeasterly corner of said Lot 7, an angle point in the Columbus Corporation line, the southwesterly corner of Lot 3 and the southeasterly corner of Lot 4 of said Skyline Drive addition # 2;

thence easterly approximately 122 feet, in the northerly line of said Lot 8 and in the southerly line of said Lot 3, to the place of beginning containing 0.783 acres more or less.

ANNEXATION AN12-015

± .783 Acres in Perry Township

Lawrence Family Revocable Living Trust/Jane Lawrence, Trustee

