

1830

Resolution No. 0707-23

September 18, 2023

Review of petition to annex 22.7 +/- acres from Prairie Township to the City of Columbus Case #ANX-30-23 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, an Expedited Type 2 annexation was filed on behalf of the petitioners by Thomas L. Hart with the Franklin County Economic Development and Planning Department on July 24, 2023, and

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition on August 1, 2023, 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. 2230-2023 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 August 8, 2023.

COLUMBUS CITY CLERK

2023 OCT -9 AM 10:40

Resolution No. 0707-23

September 18, 2023

**Review of petition to annex 22.7 +/- acres from Prairie Township
to the City of Columbus Case #ANX-30-23
(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

SIGNATURE SHEET FOLLOWS

SIGNATURE SHEET

Resolution No. 707-23

September 18, 2023

REVIEW OF PETITION TO ANNEX 22.7 +/- ACRES FROM PRAIRIE TOWNSHIP TO THE CITY OF COLUMBUS CASE #ANX-30-23.

(EDP - Economic Development and Planning)

Upon the motion of Commissioner Erica C. Crawley, seconded by Commissioner John O'Grady:

Voting:

John O'Grady, President
Kevin L. Boyce
Erica C. Crawley

Aye
Absent
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.



Lauren Graessle, Clerk
Board of County Commissioners
Franklin County, Ohio



RESOLUTION SUMMARY

Review of petition to annex 22.7 +/- acres from Prairie Township to the City of Columbus Case #ANX-30-23

Description:

Attached is a resolution to consider an Expedited Type 2 annexation of 22.7-acres, more or less, from Prairie Township to the City of Columbus. The petition case number is ANX-30-23.

Owner:

Anaya Communities, LLC

Site:

Galloway Road (PID #240-000192)

Agent:

Mamadou T. Bah

Additional Information:

The total perimeter of the site is approximately 4,485 feet; approximately 3,907 feet, or 87 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. 2230-2023 was passed by the City of Columbus on August 8, 2023.

Recommendation:

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



**MEMO
JOURNALIZATION**

TO: Brittany Razek, County Clerk
Franklin County Commissioners Office

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

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

RE: Description of Expedited Type 2 annexation case to be journalized on the **August 1, 2023** General Session Agenda for consideration on **August 29, 2023**.

Case #ANX-30-23 - An Expedited Type 2 annexation petition, ANX-30-23, was filed with the Franklin County Economic Development and Planning Department on July 24, 2023. The petition is requesting to annex 22.7-acres from Prairie Township to the City of Columbus. The petition will be considered by the Board of Commissioners on August 29, 2023.

Site: Galloway Road (PID #240-000192)

Application for
Annexation Petition
 Expedited Type 2
 Pursuant to ORC §709.023

RECEIVED
 JUL 24 2023
 Franklin County Planning Department
 Franklin County, OH

Property Information

Site Address: Galloway Road (no current address)

Parcel ID(s): 240-000192-00 Total Acreage: 22.2 +/-

From Township: Prairie To Municipality: Columbus

Property Owner Information *In the event of multiple owners, please attach separate sheet

Name: Anaya Communities, LLC

Address: 416 Evergreen Terrace
Columbus OH 43228

Phone # 614-989-8621 Fax # N/A

Email: Cordero@kw.com

Attorney/Authorized Agent Information

Name: Thomas L Hart

Address: 5029 Cemetery Rd.
Hilliard, OH 43026

Phone # 614-441-5174 Fax # 614-594-7170

Email: Tom@painterandassociates.com

Staff Use Only

Case # ANX-30-23

Hearing Date: 8/29/23

Date Filed: 7/24/23

Fee Paid: \$356.00 From ANX-27-23

Receipt #: 23-02532

Received By: Matt Brown

Notification Deadline (5 days):
7/31/23

Svc Statement Deadline (20 days):
8/14/23

Document Submission

- The following documents must accompany this application on letter-sized 8 1/2" x 11" paper:
- Legal description of the property
 - Fee Payment (checks only)
 - Map/plot of property
 - List of adjacent properties

Petitioners Signature

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.

[Signature] 6-28-23 _____ Date
 Property Owner Date Property Owner

[Signature] 7-24-23 _____ Date
 Attorney or Authorized Agent Date Attorney or Authorized Agent

Thomas L. Hart

**EXPEDITED TYPE II PETITION FOR ANNEXATION (SECTION 709.023)
TO THE CITY OF COLUMBUS OF 22.7 ACRES, MORE OF LESS,
FROM PRAIRIE TOWNSHIP**

**TO THE BOARD OF COUNTY COMMISSIONERS
OF Franklin COUNTY, OHIO**

The undersigned, petitioner in the premises, and being the SOLE OWNER OF REAL ESTATE in the territory described, consisting of 22.7 acres, more or less, with a total length of the annexation perimeter of 4,485 feet, more or less, in the Township of Prairie, which area is contiguous along 3,907 feet, or 87% is contiguous to the City of Columbus, do hereby pray that said territory be annexed to the City of Columbus, according to the statutes of the State of Ohio and that no island of unincorporated area will be created by the annexation.

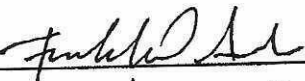
A full and accurate description and a plat of said territory so prayed to be annexed are attached hereto as Exhibits "A" and "B" and made part hereof.

In support of said Petition, the petitioner states that they are the SOLE OWNER OF THE REAL ESTATE within the territory so prayed to be annexed.

Thomas L. Hart, whose address is Painter & Associates, LLC, 5029 Cemetery Road, Hilliard, OH 43026, is hereby appointed agent for the undersigned Petitioner, as required by Section 709.02 of the Revised Code of Ohio. Said agent is hereby authorized to make any amendment and/or deletion which in his absolute and complete discretion as necessary or proper under the circumstances then existing, and in particular to make such amendment in order to correct any discrepancy or mistake noted by the Franklin County Engineer in his examination of an amended plat and description to the Board of Commissioners on, before, or after the date set for hearing on this Petition.

"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 THE 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."

ANAYA COMMUNITIES, LLC,
an Ohio limited liability company

By: 
Francisco Anaya - Owner
Print name, title

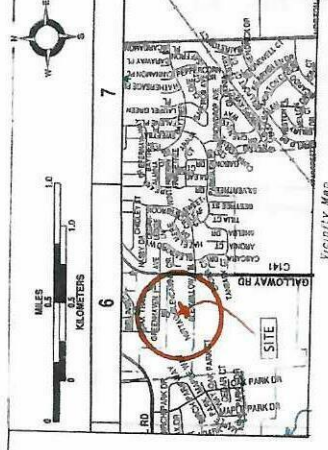
DATE: 6/27/23

Address:
416 Evergreen Terrace
Columbus, OH 43228

RECEIVED
JUL 24 2023
Franklin County Planning Department
Franklin County, OH
ANX-30-23

PROPOSED ANNEXATION
OF ± 22.7 ACRES
FROM: PRAIRIE TOWNSHIP
TO: THE CITY OF COLUMBUS

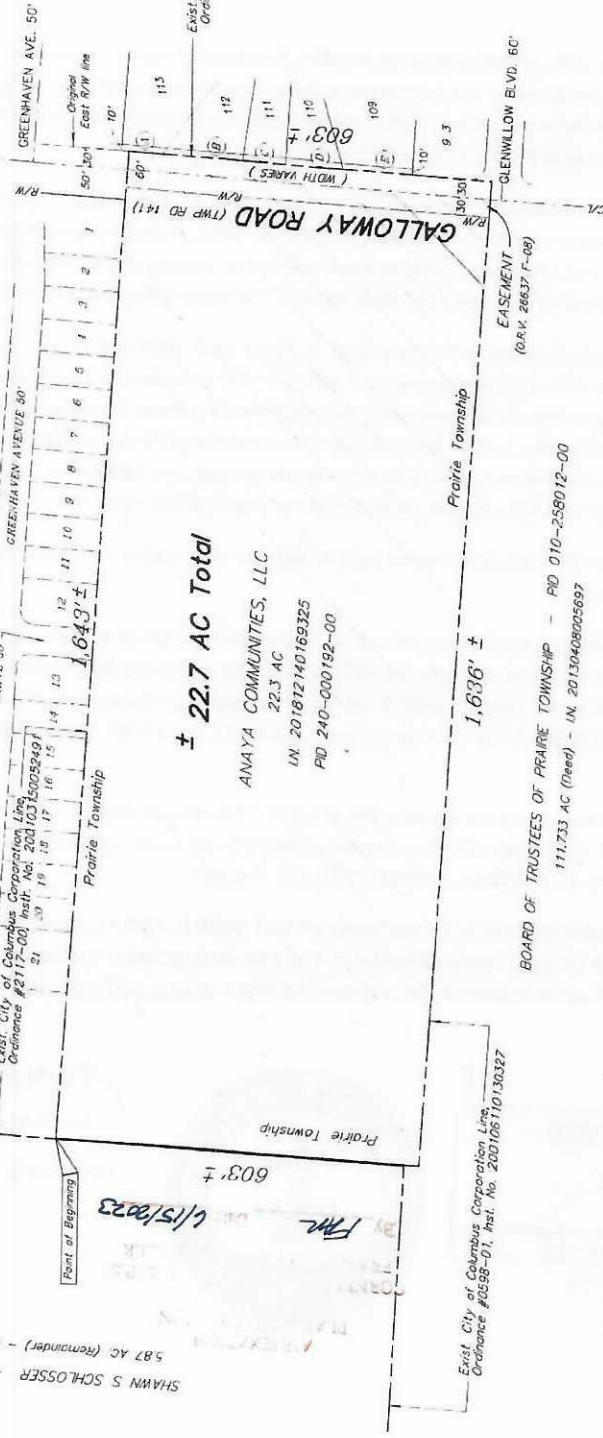
RECEIVED
JUN 15 2023
Franklin County Engineer
Conrad R. Robertson, P.E., P.S.



Scale 1" = 200'
MILES 0 0.5 1.0 2.0
KILOMETERS 0 0.5 1.0 2.0

SHAWN S. SCHLOSSER - PD 240-000036-00
5.87 AC (Remainder) - IN 20130220048212)

GREAT OAK SECTION 1 PB 109, PG. 50



± 22.7 AC Total
ANAYA COMMUNITIES, LLC
22.3 AC
IN. 201812140169325
PD 240-000192-00

BOARD OF TRUSTEES OF PRAIRIE TOWNSHIP - PD 010-258012-00
111,733 AC (Reed) - IN. 20130408005697

| LOT | OWNER | PID | OWNER | PID | OWNER | PID |
|-----|--------------------------|---------------|-------|-------------------------------|---------------|---------------|
| 1 | MORSE, PAMEL J | 010-281347-00 | 117 | FRANKLIN COUNTY COMMISSIONERS | 116-WD | 570-181950-00 |
| 2 | MORRAL, KAYLA | 010-281348-00 | 118 | FRANKLIN COUNTY COMMISSIONERS | 115-WD | 570-181949-00 |
| 3 | HUFF, JACOB TR | 010-281349-00 | 119 | FRANKLIN COUNTY COMMISSIONERS | 114-WD | 570-181948-00 |
| 4 | NICHOLS, DEBEX C | 010-281350-00 | 120 | FRANKLIN COUNTY COMMISSIONERS | 113-WD | 570-181947-00 |
| 5 | BADALAS, ADA LUS | 010-281351-00 | 121 | FRANKLIN COUNTY COMMISSIONERS | 112-WD | 570-181946-00 |
| 6 | STEWART, LEE VERN | 010-281352-00 | 93 | LEVISA, RYAN ARTHUR | 570-181930-00 | |
| 7 | OLYMPIUS BOPHOWER I, LLC | 010-281353-00 | | | | |
| 8 | PAH SFP PROPCO I LP | 010-281354-00 | | | | |
| 9 | YEE, BIN Y | 010-281355-00 | | | | |
| 10 | SEALY, TALISHA | 010-281356-00 | | | | |
| 11 | DAZ, LUAN | 010-281357-00 | | | | |



Matthew Farley 6/15/23
Plat prepared from records of the Franklin County
Engineer, Auditor and Recorder's Office.
Matthew Farley 6/15/23
Matthew D. Farley, Professional Surveyor No. 7566

Exh B

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JUL 04 2023
Franklin County Planning Department
Franklin County, OH
ANX-27-23

LAUREL GREENE
SECTION NO. 2
P.B. 55, PG. 74

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

Situated in the State of Ohio, County of Franklin
Township of Prairie Virginia Military Survey No. 1473

Exist. City of Columbus Corporation Line,
Ordinance #1263-71; Misc. Rec. 154, Pg. 109

Exist. City of Columbus Corporation Line,
Ordinance #0588-01, Inst. No. 200106110130327

Total perimeter of annexation is 4,485 feet, of which 3,907 feet is contiguous
with existing City of Columbus Corporation Lines, leaving 578 contiguous.

RECEIVED

JUN 15 2023

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

Eyk A.

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

By: *CR* Date: 6/15/2023

RECEIVED
JUL 24 2023
Franklin County Planning Department
Franklin County, OH

ANX-36-23

LEGAL DESCRIPTION OF APPROXIMATELY 22.7 ACRES

TO BE ANNEXED FROM PRAIRIE TOWNSHIP

TO THE CITY OF COLUMBUS

Situated in the State of Ohio, County of Franklin, Township of Prairie, in Virginia Military Survey No. 1473, being all of the 22.3 acre tract conveyed to Anaya Communities, LLC (Auditor's Parcel No. 240-000192) by Instrument Number 201812140169325, all references being to the Franklin County Recorder's Office, and being more particularly described as follows:

Beginning at the Southwest corner of Great Oak Section 1 (Plat Book 109, Page 50), northwest corner of said 22.3 acre tract, east line of the Shawn S. Schlosser tract, in the line common to Virginia Military Survey Nos. 1473 and 13071, and being an angle point in an existing City of Columbus Corporation Line established by Ordinance Number 2117-00 of record in Instrument Number 200103150052491;

Thence, easterly along the north line of said 22.3 acre tract, south line of said Great Oak Section 1 and existing corporation line, approximately 1,643 feet to the intersection of said line with the original easterly right-of-way line of Galloway Road, (County Road 141) being the westerly line of Lot 113 of Laurel Greene, Section No. 2, (Plat Book 55, Page 74), west line of Parcel No. 116-WD conveyed to the Franklin County Commissioners, and in an existing City of Columbus Corporation Line established by Ordinance Number 1263-71, of record in Miscellaneous Record 154, Page 109;

Thence, southerly, along said original right-of-way line and existing corporation line, approximately 603 feet to a point;

Thence, westerly, across Galloway Road, along the southerly line of said 22.3 acres and the northerly line of the Board of Trustees of Prairie Township tract and an existing City of Columbus Corporation Line established by Ordinance Number 0598-01 of record in Instrument Number 200106110130327, approximately 1,636 feet to the southwest corner of said 22.3 acre tract and an angle point in said corporation line;

Thence, northerly, along the westerly line of said 22.3 acre tract, part of said corporation line, east line of said Board of Trustees of Prairie Township and Schlosser tracts, approximately 603 feet to the place of beginning, CONTAINING APPROXIMATELY 22.7 ACRES.

THE ABOVE DESCRIPTION WAS PREPARED BY MATTHEW D. FARLEY, PROFESSIONAL SURVEYOR NO. 7566 IN MAY OF 2023 FROM RECORDS OF THE FRANKLIN COUNTY ENGINEER, AUDITOR AND RECORDER'S OFFICES FOR ANNEXATION PURPOSES ONLY, AND IS NOT INTENDED FOR FEE SIMPLE TRANSFER.

MB
RECEIVED
JUL 07 2023
Franklin County Planning Department
Franklin County, OH
ANX-27-23



Matthew D. Farley
Matthew D. Farley 6-12-23
Professional Surveyor No. 7566



City of Columbus

Legislation Report

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

File Number: 2230-2023

ORIGINAL

Emergency

File ID: 2230-2023

Type: Ordinance

Status: Consent

Version: 1

*Committee: Economic Development Committee

File Name: AN23-016 (Galloway Rd) Service Ordinance

File Created: 07/14/2023

Auditor Cert #:

Final Action:

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.: HUNTER RAYFIELD 5-2565

Floor Action (Clerk's Office Only)

JUL 31 2023 PASSED 7-0

Mayor's Action

Council Action

Mayor

Date

Date Passed/ Adopted

President of Council

Veto

Date

ACTING

City Clerk

Title:

To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN23-016) of 22.7± Acres in Prairie Township to the city of Columbus as required by the Ohio Revised Code; and to declare an emergency.

Sponsors:

Attachments: 2230-2023 AN23-016 Briefing Sheet, 2230-2023 AN23-016 Legal, 2230-2023 AN23-016 Plat

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 2230-2023 passed by The Council of The City of Columbus, Ohio JUL 31, 20 22, as shown by the records now on file in this office.



Seal: Judith Dickey ACTING City Clerk

Approval History

| Version | Seq # | Action Date | Approver | Action | Due Date |
|---------------|-------|-------------|----------------------|----------------|-----------|
| 1 | 1 | 7/14/2023 | DEVELOPMENT DIRECTOR | Approved | 7/18/2023 |
| 1 | 2 | 7/17/2023 | ATTORNEY APPROVER | Approved | 7/18/2023 |
| Notes: | | | | | |
| 1 | 3 | 7/17/2023 | Niyah Walters - FYI | Notified - FYI | |

History of Legislative File

| Ver. | Acting Body: | Date: | Action: | Sent To: | Due Date: | Return Date: | Result: |
|------|-----------------------|------------|---------|----------|-----------|--------------|---------|
| 1 | Columbus City Council | 07/31/2023 | | | | | |

ODI: Following the review and approval, when required, the Office of Diversity and Inclusion 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

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 Prairie 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 (AN23-016) of 22.7± Acres in Prairie 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 Prairie Township was duly filed on behalf of Francisco Anaya, Anaya Communities, LLC on July 6th, 2023; and

WHEREAS, a hearing on said petition is tentatively scheduled before the Board of County Commissioners of Franklin County on August 2, 2023; and

WHEREAS, the Ohio Revised Code requires that before said hearing the Municipal Legislative

- Authority shall adopt a statement indicating what services, if any, the municipal corporation will provide to the territory proposed for annexation upon annexation; and

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

WHEREAS, properties proposed for annexation are within the Big Darby Accord Watershed Master Plan (2006); 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 22.7± acres in Prairie Township upon the annexation of said area to the city of Columbus:

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 16" water main located in Galloway Road, the connection to which will be made 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: DOSD has no objection regarding this annexation. The parcel is tributary to 8", 10" and 15" sanitary sewer RP17181, the connection to which will be made the owner's expense.

Storm: 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 expense with no cost to the city.

Section 2. If this 22.7± 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 Prairie 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 Prairie 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.

AN23-016

(22.7 acres in Prairie Township)

Status: Service Ordinance pending 7/31/2023 as emergency

Committee: Economic Development

Legislation

XXXX-2023 Service Ordinance

Principal Parties

Petitioners/Property Owners: Francisco Anaya, Anaya Communities, LLC

Attorney/Agent: Thomas L. Hart

Developer: Anaya Communities, LLC

Staff: Hunter Rayfield (process)

Key Dates

County application date: 7/06/2023

Tentative County hearing: 8/02/2023



Site Information

- The 22.7 acre site is an infill annexation.
- The current use is Agriculture. The anticipated use is Residential.
- The site is located within the boundaries of the Big Darby Accord Watershed Master Plan (2006), which recommends Suburban High Density (3-5 du/ac) and Tier 1 Conservation. The planning area has does not have Columbus Citywide Planning Policies.
- The site is within the boundaries of the Westland Area Commission.
- The site does not require a boundary conformance.

Key Issues

- Annexation is sought for sewer and water services, other city services and Columbus zoning.
- Planning staff have conducted a preliminary review and are supportive of the proposed annexation. It is consistent with the plan recommendation.
- Annexation does not guarantee a zoning application will be approved. Zoning requests require a separate application process through the Department of Building and Zoning Services.

Legislative Information

- The applicant must provide a statement of municipal services to the county for their consideration within 20 days.
- The annexation is tentatively scheduled for consideration at a Franklin County Commissioner hearing.
- The Ohio Revised Code stipulates that once an annexation has been approved by the county, it must be accepted by the receiving municipality in order for the annexation process to be completed. The acceptance process involves a second city ordinance that may be acted upon a minimum of 60 days from the date the City Clerk receives record of the commissioner's action and a maximum of 120 days of City Council's first consideration of the second city ordinance.

RECEIVED

JUN 15 2023

Franklin County Engineer
Cornell R. Robertson, P.E., P.S.

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
CORNELL R. ROBERTSON, P.E., P.S.
FRANKLIN COUNTY ENGINEER

CR Date 6/15/2023

**LEGAL DESCRIPTION OF APPROXIMATELY 22.7 ACRES
TO BE ANNEXED FROM PRAIRIE TOWNSHIP
TO THE CITY OF COLUMBUS**

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Beginning at the Southwest corner of Great Oak Section 1 (Plat Book 109, Page 50), northwest corner of said 22.3 acre tract, east line of the Shawn S. Schlosser tract, in the line common to Virginia Military Survey Nos. 1473 and 13071, and being an angle point in an existing City of Columbus Corporation Line established by Ordinance Number 2117-00 of record in Instrument Number 200103150052491;

Thence, easterly along the north line of said 22.3 acre tract, south line of said Great Oak Section 1 and existing corporation line, approximately 1,643 feet to the intersection of said line with the original easterly right-of-way line of Galloway Road, (County Road 141) being the westerly line of Lot 113 of Laurel Greene, Section No. 2, (Plat Book 55, Page 74), west line of Parcel No. 116-WD conveyed to the Franklin County Commissioners, and in an existing City of Columbus Corporation Line established by Ordinance Number 1263-71, of record in Miscellaneous Record 154, Page 109;

Thence, southerly, along said original right-of-way line and existing corporation line, approximately 603 feet to a point;

Thence, westerly, across Galloway Road, along the southerly line of said 22.3 acres and the northerly line of the Board of Trustees of Prairie Township tract and an existing City of Columbus Corporation Line established by Ordinance Number 0598-01 of record in Instrument Number 200106110130327, approximately 1,636 feet to the southwest corner of said 22.3 acre tract and an angle point in said corporation line;

Thence, northerly, along the westerly line of said 22.3 acre tract, part of said corporation line, east line of said Board of Trustees of Prairie Township and Schlosser tracts, approximately 603 feet to the place of beginning, CONTAINING APPROXIMATELY 22.7 ACRES.

THE ABOVE DESCRIPTION WAS PREPARED BY MATTHEW D. FARLEY, PROFESSIONAL SURVEYOR NO. 7566 IN MAY OF 2023 FROM RECORDS OF THE FRANKLIN COUNTY ENGINEER, AUDITOR AND RECORDER'S OFFICES FOR ANNEXATION PURPOSES ONLY, AND IS NOT INTENDED FOR FEE SIMPLE TRANSFER.



Matthew D. Farley
Matthew D. Farley 6-12-23
Professional Surveyor No. 7566

PROPOSED ANNEXATION
OF ±22.7 ACRES
FROM: PRAIRIE TOWNSHIP
TO: THE CITY OF COLUMBUS



RECEIVED

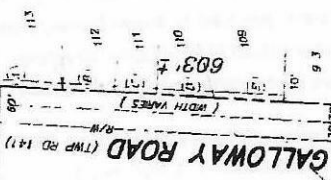
JUN 15 2023

Franklin County Engineer
Conrad R. Robinson, P.E., P.A.

GREAT OAK SECTION 1 P.B. 109, P.G. 50

GREENHAVEN AVE. 50'

Original East R/W line



± 22.7 AC Total

ANAYA COMMUNITIES, LLC
22.3 AC
IN. 201812140169325
PD 240-000192-00

Prairie Township

1.636' ±

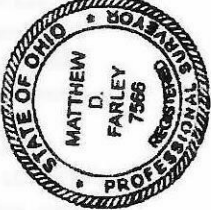
BOARD OF TRUSTEES OF PRAIRIE TOWNSHIP - PID 010-258012-00
111.713 AC (Deed) - IN. 20110408005897

Exst. City of Columbus Corporation Line
Ordinance #0598-01, Inst. No. 202106110110327

SHAWN S SCHLOSSER - PD 240-000056-00
5.87 AC. (Remainder) - IN. 201303220048212)

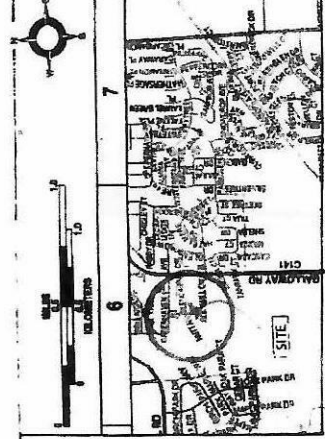
| LOT | OWNER | PID | LOT | OWNER | PID |
|-----|-----------------------|---------------|-----|---------------------|---------------|
| 1 | MERCY, PAMEL J | 010-281344-00 | 12 | LANURDA, VICTORIA | 010-281348-00 |
| 2 | MORAN, MARY A | 010-281346-00 | 13 | JONES, GARY W | 010-281339-00 |
| 3 | HEFF, JACOB TP | 010-281340-00 | 14 | DUSTMAN, SILEVEN J | 010-281350-00 |
| 4 | MICHAELS, BUCKLE E | 010-281350-00 | 15 | WALKER, MARY T | 010-281351-00 |
| 5 | BARBARE, JUDY LEE | 010-281351-00 | 16 | ORDAN, MEGAN W | 010-281352-00 |
| 6 | STEWART, LIT WEND | 010-281352-00 | 17 | HERRY, JANEY LOUI | 010-281353-00 |
| 7 | OLYMPIUS BROWNER I LL | 010-281353-00 | 18 | OLYMPIUS, WILLIAM W | 010-281354-00 |
| 8 | FAN SFP PHOENIX I LL | 010-281354-00 | 19 | CHAM, SOPHIA | 010-281355-00 |
| 9 | LEE, BIN Y | 010-281355-00 | 20 | BURPHY, RYHET A | 010-281356-00 |
| 10 | SEALF, TALDIA | 010-281356-00 | 21 | ANTHONY, AMBER | 010-281357-00 |
| 11 | DAZ, LELIAN | 010-281357-00 | | | |

| LOT | OWNER | PID |
|-----|-------------------------------|---------------|
| 113 | FRANKLIN COUNTY COMMISSIONERS | 116-WP |
| 117 | FRANKLIN COUNTY COMMISSIONERS | 115-WP |
| 111 | FRANKLIN COUNTY COMMISSIONERS | 114-WP |
| 110 | FRANKLIN COUNTY COMMISSIONERS | 113-WP |
| 103 | FRANKLIN COUNTY COMMISSIONERS | 112-WP |
| 91 | ELWEGY PAVAN ARTHAR | 570-181910-00 |



Matthew Farley 6/12/23
Matthew Farley 6/12/23
Prepared from records of the Franklin County
Engineer, Auditor and Recorder's Office
Matthew D. Farley, Professional Surveyor No. 7566

Total perimeter of annexation is 4,465 feet, of which 1,897 feet is contiguous with existing City of Columbus Corporation Lines, having 87% contiguous



Situated in the State of Ohio County of Franklin
Township of Prairie, Virginia Military Survey No. 1477

Exst. City of Columbus Corporation Line
Ordinance #1263-71, Misc. Rec. 154, Pg. 109

LAUREL GRELINE
SECTION NO. 2
P.B. 55, P.G. 74

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

August 30, 2023

BY CERTIFIED MAIL RETURN RECEIPT REQUESTED

Franklin County Commissioners
373 S. High Street, 26th Flr.
Columbus, OH 43215

**Re Type 2 Annexation Petition, ORC §709.023, 22.7 acres,
Galloway Road, Parcel No. 240-000192**

Dear Clerk:

Enclosed is our Affidavit of Service of Annexation Petition on Prairie Township and the City of Columbus, and the adjacent property owners listed in the Annexation Petition filed with your office on July 24, 2023.

Please let me know if you need anything further to complete your file for the Commissioners' upcoming hearing on this matter. Thank you.

Sincerely,



Lizabeth A. Russell-Pickard
Paralegal

Enclosures

RECEIVED

09/07/2023

Franklin County Economic Development
& Planning Department
Franklin County, OH

ANX-30-23

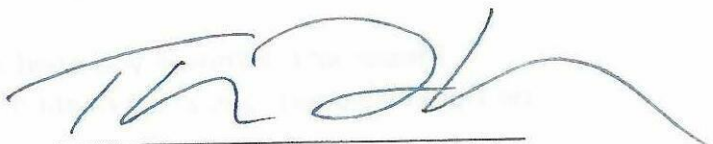
AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN, ss.

Now comes Thomas L. Hart, being of lawful age and being first duly sworn and cautioned, hereby states the following:

1. My name is Thomas L. Hart, and I have personal knowledge of the facts presented in this Affidavit.
2. I am the agent for the annexation petition that was filed with the Franklin County Commissioners on July 24, 2023 on behalf of the property owners.
3. On July 25, 2023, I mailed a copy of the annexation petition filed with the Franklin County Commissioners to the City of Columbus and Prairie Township by certified mail return receipt requested, and copies of the signed receipts are attached.
4. On July 25, 2023, I mailed a notice of the filing of the annexation petition and a full and complete copy of the annexation petition and attachments by regular mail to all landowners in the annexation area and adjacent landowners, which included those on the attached Exhibit.

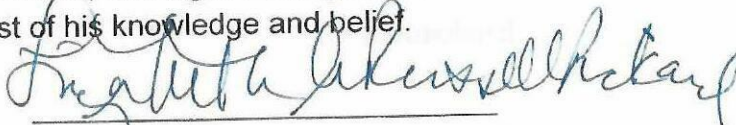
FURTHER AFFIANT SAYETH NOT.



THOMAS L. HART

STATE OF OHIO
COUNTY OF FRANKLIN, ss.

Thomas L. Hart appeared before me this 30 day of August, 2023, who is known to me or satisfactorily proven to be the same, and signed the statements made in the foregoing Affidavit as being true to the best of his knowledge and belief.



Notary Public



LIZABETH A RUSSELL-PICKARD
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
05-19-2027
Recorded in
Franklin County

USPS Tracking®

[FAQs >](#)

City of Columbus

Tracking Number:

[Remove X](#)

9589071052700453046607

[Copy](#)

[Add to Informed Delivery \(https://informedelivery.usps.com/\)](https://informedelivery.usps.com/)

Latest Update

Your item was picked up at a postal facility at 9:50 am on July 26, 2023 in COLUMBUS, OH 43216.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Postal Facility

COLUMBUS, OH 43216

July 26, 2023, 9:50 am

[See All Tracking History](#)

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

[Text & Email Updates](#) 

[USPS Tracking Plus®](#) 

[Product Information](#) 

[See Less ^](#)

Track Another Package

Enter tracking or barcode numbers

Feedback

Ernie Twp.

Remove X

Tracking Number:

9589071052700453046614

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

- Delivered
- Out for Delivery
- Preparing for Delivery

Moving Through Network

In Transit to Next Facility, Arriving Late

July 30, 2023

Departed USPS Regional Facility

COLUMBUS OH DISTRIBUTION CENTER

July 26, 2023, 3:02 am

See All Tracking History

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



EXHIBIT C - ADJACENT PARCEL OWNERS

1. Parcel No. 010-258012-00
1503 Galloway Road
Board of Trustees of Prairie Township
23 Maple Drive
Galloway, OH 43119
2. Parcel No. 240-000036-00
Shawn & Nicole Schlosser
6588 Old Hall Road
Galloway, OH 43119
3. Parcel No. 010-281398-00
Drayson Drive
Great Oak Homeowners Association Inc.
P. O. Box 26366
Charlotte, NC 28221
4. Parcel No. 010-281367-00
Amber Anthony
6393 Greenhaven Ave.
Galloway, OH 43119
5. Parcel No. 010-281366-00
Renee & Matthew Murphy
6387 Greenhaven Ave.
Galloway, OH 43119
6. Parcel No. 010-281365-00
Sophia Phan & Keanan Horn
6381 Greenhaven Ave.
Galloway, OH 43119
7. Parcel No. 010-281364-00
Volodymyr Opatskyy
6375 Greenhaven Ave.
Galloway, OH 43119
8. Parcel No. 010-281363-00

Bun & Ming Yee
6315 Greenhaven Ave.
Galloway, OH 43119

17. Parcel No. 010-281354-00
6309 Greenhaven Ave.
FKH SFR Propco I LP
1850 Parkway Pl., Ste. 900
Marietta, GA 30067
18. Parcel No. 010-281353-00
6303 Greenhaven Ave.
Olympus Borrower 1 LLC
P. O. Box 4090
Scottsdale, AZ 85261
19. Parcel No. 010-281352-00
Lee Vern Stewart
6297 Greenhaven Ave.
Galloway, OH 43119
20. Parcel No. 010-281351-00
Ada Luz Barajas
6291 Greenhaven Ave.
Galloway, OH 43119
21. Parcel No. 010-281350-00
Derek Nichols
6285 Greenhaven Ave.
Galloway, OH 43119
22. Parcel No. 010-281349-00
6279 Greenhaven Ave.
Jacob Huff, Trustee
7516 Cutters Edge Ct.
Dublin, OH 43016
23. Parcel No. 010-281348-00
6273 Greenhaven Ave.
Kayla & Thomas Moskal Jr.

31. Parcel No. 570-181930-00
6272 Glenwillow Blvd.
Ryan Levisay
1541 Tall Meadows Dr.
Columbus, OH 43222

32. Parcel No. 570-182041-00
Charles & Kelly Canterbury
6277 Glenwillow Blvd.
Galloway, OH 423119

Brown, Matthew L.

From: James Jewell <jjewell@prairietownship.org>
Sent: Friday, September 8, 2023 9:06 AM
To: Dana Scott; Brown, Matthew L.
Subject: RE: Annexation notification

Good morning,

We did receive the notification.

Thank you,

James Jewell | Township Administrator
Prairie Township | 23 Maple Drive | Columbus, Ohio 43228
O 614.982.2181 | C 614.580.5461
jjewell@prairietownship.org
www.prairietownship.org



From: Dana Scott <DScott@Prairietownship.org>
Sent: Friday, September 8, 2023 7:58 AM
To: Brown, Matthew L. <mybrown@franklincountyohio.gov>; James Jewell <jjewell@prairietownship.org>
Subject: RE: Annexation notification

I haven't seen it. Thanks, Dana

Dana Scott
Commercial Building and Zoning Director
Prairie Township Zoning
& Commercial Building Department
25 Maple Drive
Columbus, OH 43228
Main 614-982-2190
Direct 614-982-2191
dscott@prairietownship.org



From: Brown, Matthew L. <mybrown@franklincountyohio.gov>
Sent: Thursday, September 7, 2023 5:35 PM
To: Dana Scott <DScott@Prairietownship.org>; James Jewell <jjewell@prairietownship.org>
Subject: Annexation notification

James and Dana,
Did Prairie Township receive a certified mail notice of an annexation filing for 22.7 acres located on Galloway Road by Painter and Associates? The annexation was filed with the County on July 24 and the agent for the petitioner indicated that they mailed the notice on July 25 but the USPS website does not show the mailing having been delivered. Thanks for your help!

Matt Brown
Planning Administrator

Franklin County
Economic Development & Planning Department
The Lazarus Building
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215
Email: mybrown@franklincountyohio.gov
<http://development.franklincountyohio.gov/>



Caution

This email originated from an email address that is outside of the county network. Do not click links or open attachments unless you recognize the sender and know the content is safe.