



## Legislation Details (With Text)

**File #:** 1483-2023      **Version:** 1

**Type:** Ordinance      **Status:** Passed

**File created:** 5/11/2023      **In control:** Economic Development Committee

**On agenda:** 6/5/2023      **Final action:** 6/9/2023

**Title:** To accept the application (AN22-021) of QSI Properties LLC for the annexation of certain territory containing 0.48± acres in Mifflin Township.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 1483-2023 AN22-021 Briefing Sheet, 2. 1483-2023 AN22-021 Legal, 3. 1483-2023 AN22-021 Plat, 4. 1483-2023 AN22-021 Service Statement

Date	Ver.	Action By	Action	Result
6/9/2023	1	CITY CLERK	Attest	
6/8/2023	1	MAYOR	Signed	
6/5/2023	1	COUNCIL PRESIDENT	Signed	
6/5/2023	1	Columbus City Council	Approved	Pass
5/22/2023	1	Columbus City Council	Read for the First Time	

**BACKGROUND:**

This ordinance approves the acceptance of certain territory (AN22-021) by the city of Columbus. The Ohio Revised Code stipulates that to be effective, City acceptance must take place a minimum of 60 days from the receipt by the City Clerk of the approval notice from the county. If City Council does not accept the ordinance within 120 days of its first consideration, the annexation will be considered rejected. This petition was filed with Franklin County on December 28, 2022. City Council approved a service ordinance addressing the site on February 6, 2023. Franklin County approved the annexation on February 28, 2023 and the City Clerk received notice on March 16, 2023.

**FISCAL IMPACT:**

Provision of municipal services does represent cost to the City; however, the annexation of land also has the potential to create revenue to the City.

To accept the application (AN22-021) of QSI Properties LLC for the annexation of certain territory containing 0.48± acres in Mifflin Township.

**BODY:**

**WHEREAS**, a petition for the annexation of certain territory in Mifflin Township was filed on behalf of QSI Properties LLC on December 28, 2022; and

**WHEREAS**, the petition was considered and approved by the Franklin County Board of Commissioners at a hearing on February 28, 2023; and

**WHEREAS**, on March 16, 2023, the City Clerk received from Franklin County a certified copy of the resolution addressing the petition; and

**WHEREAS**, sixty days have now elapsed since receipt of the resolution in accordance with the provisions of the Ohio Revised Code; and

**WHEREAS**, it is in the best interest of the city of Columbus to accept the annexation of the territory addressed by the petition;  
**NOW, THEREFORE**,

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the annexation proposed by QSI Properties LLC in a petition filed with the Franklin County Board of Commissioners on December 28, 2022 and subsequently approved by the Board on February 28, 2023 is hereby accepted and said territory is hereby annexed to the city of Columbus. Said territory is described as follows:

Situated in the State of Ohio, County of Franklin, Township of Mifflin and being in Quarter Township 3, Township 1, Range 17, United States Military Lands, and being a portion of the 0.634 acre (Deed) parcel (APN 190-000391-00) as conveyed to QSI, Properties, LLC in Instrument Number 202206060084440, with all record references herein cited being of the Franklin Recorder's Office, Columbus, Ohio, and being more particularly described as follows for annexation purposes:

Beginning for reference at a point at the intersection of the centerline of Johnstown Road (County Road Number 377-60 feet in width) and the centerline (north) of Cassady Avenue (County Road Number 96- variable width), and at the southeasterly corner of said 0.634 acre parcel;

Thence North 04°03'00" East, along said centerline of Cassady Avenue and the easterly line of said 0.634 acre parcel, a distance of approximately 3.2 feet to a point;

Thence North 85°57'00" West, leaving said centerline of Cassady Avenue and said easterly line of the 0.634 acre parcel, and crossing a portion of said Cassady Avenue and said 0.634 acre parcel, a distance of approximately 40.0 feet to a point at the intersection of a northerly line of the City of Columbus Corporation Line (Ordinance Number 1046-59, Miscellaneous Record Volume 117, Page 475) and an easterly line of the City of Columbus Corporation Line (Ordinance Number 3183-90, Official Record Volume 16576, Page F07), and at the true point of beginning of the annexation area herein described;

Thence South 50°15'00" West, continuing across a portion of said Cassady Avenue and said 0.634 acre parcel, and along the northerly right-of-way line of said Johnstown Road and said northerly line of the City of Columbus Corporation Line (Ordinance Number 1046-59, Miscellaneous Record Volume 117, Page 475), a distance of approximately 131.2 feet to a point on the westerly line of said 0.634 acre parcel, and on the easterly line of the 1.467 acre (Deed) parcel (APN 190-004923-00) as conveyed to Neal T. Hartfield Limited in Instrument Number 200108300201163;

Thence North 39°45'00" West, leaving said northerly right-of-way line of Johnstown Road and said northerly line of the City of Columbus Corporation Line (Ordinance Number 1046-59, Miscellaneous Record Volume 117, Page 475), and along the westerly line of said 0.634 acre parcel and said easterly line of the 1.467 acre parcel, a distance of approximately 211.1 feet to a point at the northwesterly corner of said 0.634 acre parcel and the northeasterly corner of said 1.467 acre parcel, and on the southerly line of the 0.934 acre parcel as conveyed to Strategic Property Concepts 3, LLC in Instrument Number 201808130108287, and said point also being on a southerly line of the City of Columbus Corporation Line (Ordinance Number 1607-72, Miscellaneous Record Volume 158, Page 88);

Thence South 85°03'22" East, along the northerly line of said 0.634 acre parcel and a portion of said southerly line of the 0.934 acre parcel, and along said southerly line of the City of Columbus Corporation Line (Ordinance Number 1607-72, Miscellaneous Record Volume 158, Page 88), and crossing a portion of said Cassady Avenue, a distance of approximately 240.9 feet to a point on said westerly line of the City of Columbus Corporation Line (Ordinance Number 3183-90, Official Record Volume 16576, Page F07);

Thence South 04°03'00" West, leaving said northerly line of said 0.634 acre parcel, and crossing a portion of said 0.634 acre parcel and said Cassady Avenue along said westerly line of the City of Columbus Corporation Line (Ordinance Number 3183-90, Official Record Volume 16576, Page F07), a distance of approximately 57.8 feet to the true point of beginning of the annexation area herein described, containing  
0.48 acres, more or less.

The bearing system, as described herein, is based upon the centerline of Johnstown Road, being South 50°15'00" West, as

indicated in the description of the 0.634 acre (Deed) parcel as conveyed to QSI Properties, LLC in Instrument Number 202206060084440, Franklin County Recorder's Office, Columbus, Ohio

The total length of the annexation perimeter for this annexation area is 641 feet, of which 430 feet are contiguous with the existing City of Columbus Corporation Lines, being 67% contiguous. This annexation does not create any islands of township property.

**SECTION 2.** That the City Clerk is hereby authorized and directed to make three copies of this ordinance to each of which shall be attached a copy of the map accompanying the petition for annexation, a copy of the transcript of proceedings of the Board of County Commissioners relating thereto, and a certificate as to the correctness thereof, the City Clerk shall then forthwith deliver one copy to the County Auditor, one copy to the Board of Elections thereof and do such other things as may be required by law.

**SECTION 3.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.