



## Legislation Text

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**File #:** 1404-2018, **Version:** 1

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**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 Blendon 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.

To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN18-001) of 74.89± Acres in Blendon Township to the city of Columbus as required by the Ohio Revised Code and to declare an emergency.

**WHEREAS,** a petition for the annexation of certain territory in Blendon Township was duly filed on behalf of Daryl and Teresa Vesner, et al. on May 22, 2018; and

**WHEREAS,** a hearing on said petition is scheduled before the Board of County Commissioners of Franklin County on June 26, 2018; 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,** 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 74.89± acres in Blendon 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:** The Division of Refuse has no objection to this request. If a single-family home community is developed, they would qualify for city refuse collection service as long as all Title 13 Code requirements are met.

**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:** Central water service is available from the Del-Co Water Company to the site. Water service is conditioned upon obtaining plan approval and requires payment of all required fees, and does require financial participation by the developer.

**Sewer:** Records indicate this property is capable of being served by a future extension of an existing 72-inch diameter trunk sewer (RP-13835) currently situated in an easement approximately 5,700 feet south of 4739 Walnut Street property on the north side of Central College Road approximately 1,800 feet east of the Ulry/Lee Road intersections.

It has been agreed upon by DOSD to allow development of these parcels to be served by a temporary private pump station and force-main that can outlet to an existing 18-inch diameter sewer constructed as part of Upper Albany West Section 8 subdivision. This temporary 18 inch (RP-17191) gravity sewer outlet is located at the south property line of 7568 Lee Road (City of Columbus owned parcel) and the intersection of Dajana Drive in the Upper Albany West Sec 8 Subdivision.

The temporary private pump station and force-main outlet must be abandoned and permanent gravity connection made to the Big Walnut Trunk Sewer extension tributary manhole/ shaft at such time it becomes available for use. The developer's engineer is responsible to ensure the permanent gravity sewer system is designed to accommodate our minimum standards and requirements for future gravity connection to the trunk sewer. In addition, the developer shall ensure gravity sewers are extended "through" their property being developed so as to provide adequately sized sewers for all abutting offsite properties that are part of the tributary area to said future trunk extension which is being completed under Capital Improvements Project funds.

All sewers intended to serve the future development on a temporary and permanent basis shall be designed and installed at the developer's expense.

Sewer info: Temporary outlet: RP-17191 (18 inch sewer in Upper Albany West Sec 8 Subdvn) Permanent outlet: future CIP project extending existing 72-inch RP-13835 (Big Walnut Trunk Sewer)

All storm sewers necessary for development/redevelopment of the area shall be designed in accordance with design policy and zoning codes in effect at the time of development.

All sanitary and storm sewers required shall be constructed privately by the owners/developers at their own expense with no cost to the city.

**Section 2.** If this 74.89± 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 Blendon 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 Blendon 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.