



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 214-052 / 14995-0000-00796  
Date Received: 11/4/14  
Application Accepted By: SP+ET Fee: \$1140  
Comments: Assigned to Eliza Thrush, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)  
614-645-1341

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3830 BIR RUN SOUTH ROAD Zip 43123  
Is this application being annexed into the City of Columbus  Yes  No (circle one)  
*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address 16 0000 218  
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) JACKSON TOWNSHIP SEMIRURAL (SR) RESIDENTIAL (SR) Requested Zoning District(s) AR-12  
Area Commission or Civic Association: WESTLAND AREA COMMISSION

Proposed Use or reason for rezoning request: ZONING IN CITY OF COLUMBUS MULTI-FAMILY  
(continue on separate page if necessary)

Proposed Height District: 35' Acreage 13.9 ACRES BEING ANNEXED  
(Columbus City Code Section 3309.14)

### APPLICANT:

Name CONNIE J. KLEMA ATTORNEY  
Address 145 E. RICH ST 2ND FL City/State CO/ OH Zip 43215  
Phone # 614 469 9122 Fax # NA Email CKLEMA@VROHIO.COM

### PROPERTY OWNER(S):

Name THE RUSSETE CORPORATION  
Address ATTN THOMAS R. CLARK ATTY 3083 COLUMBUS ST. City/State GROVE CITY OH Zip 43123  
Phone # (614) 875 4895 Fax # (614) 875-2155 Email TCLARK@CLARKANDWAUGHLAW.COM  
 Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Connie J. Klema ATTORNEY  
Address 145 E RICH ST 2ND FL City/State CO/ OH Zip 43215  
Phone # 614 469 9122 Fax # N/A Email: CKLEMA@VROHIO.COM

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Connie J. Klema, ATTORNEY  
PROPERTY OWNER SIGNATURE Connie J. Klema on behalf of THE Russete Corporation  
ATTORNEY / AGENT SIGNATURE Connie J. Klema attorney

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-052

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME CONNIE J. KLEMA ATTORNEY  
of (1) MAILING ADDRESS 145 E RICH ST 2ND FL. COS OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 3830 BIG RUN SOUTH RD  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11/4/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS  
 Check here if listing additional property owners on a separate page.

(4) THE RUSSETTE CORPORATION  
ATTN: THOMAS R. CLARK, ATTY  
3083 COLUMBUS ST.  
GROVE CITY OH 43123

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Connie J KLEMA ATTY  
614 469 9122

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) WESTLAND AREA COMMISSION  
MIKE MCKAY  
6336 CLOVER MEADOW COURT  
GALLOWAY OH 43119

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) Connie J Kleva

Subscribed to me in my presence and before me this

4<sup>th</sup> day of November, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Gordon P. Shuler

GORDON P. SHULER, Attorney At Law

NOTARY PUBLIC - STATE OF OHIO

My Commission Expires:

MY COMMISSION HAS NO EXPIRATION DATE

**This Affidavit expires six months after date of notarization.**

SECTION 147.03 R.C.

Notary Seal Here

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Please make all checks payable to the Columbus City Treasurer

Connie J. Klema, Attorney  
P.O. Box 991  
Pataskala, Ohio 43062

The Russete Corp.  
Attn: Thomas R. Clark, Atty  
3083 Columbus Street  
Grove City, Ohio 43123

Pulte Homes of Ohio LLC  
3350 Peachtree Rd NE 1600  
Atlanta, GA 30326-1057

Security Capital  
Industrial Trust  
Prologis LLC  
60 State St., STE 1200  
Boston, MA 02109

CLPF-Capital Park 4 LP  
STE 250  
325 John H McConnell BLVD  
Columbus, Ohio 43215

Wal-Mart  
ATTN: MS 0555  
P.O. Box 8050  
Bentonville, AR 72716

Christopher & Deja Horvath  
2310 Boston Mills Dr  
Grove City, Ohio 43123

Alexandria Viola  
2316 Boston Mills Dr  
Grove City, Ohio 43123

Richard Houghton  
2322 Boston Mills Dr  
Grove City, Ohio 43123

Larry & Janet Mason  
2328 Boston Mills Dr  
Grove City, Ohio 43123

Mixila & Robert Rodgers  
2334 Boston Mills Dr  
Grove City, Ohio 43123

Diane Conrad  
2340 Boston Mills Dr  
Grove City, Ohio 43123

Dale & Lisa Peter  
2352 Boston Mills Dr.  
Grove City, Ohio 43123

Kyle & Courtney Stone  
2358 Boston Mills Dr  
Grove City, Ohio 43123

Christine Waller  
2364 Boston Mills Dr  
Grove City, Ohio 43123

Sanjay Malik, et al  
2370 Boston Mills Dr  
Grove City, Ohio 43123

Jeremy Rabell  
2376 Boston Mills Dr  
Grove City, Ohio 43123

Benjamas Chankham  
& Bobby Neubig  
3841 Snowshoe Ave  
Grove City, Ohio 43123

Terry & Mary Rader  
2346 Boston Mills Dr  
Grove City, Ohio 43123

Gary & Sandra Truman  
3853 Snowshoe Ave.  
Grove City, Ohio 43123

Paul Jacob  
3847 Snowshoe Ave.  
Grove City, Ohio 43123

214-052



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
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## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # 214-092

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Connie J. Klema, ATTORNEY  
of (COMPLETE ADDRESS) 145 E RICH ST 2ND Floor Cols OH 43215  
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. THE RUSSETE CORPORATE ATTN: THOMAS R. CLARK ATTY 3083 COLUMBIAS STREET GROVE CITY OH 43123 0 Employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Connie J. Klema  
Subscribed to me in my presence and before me this 4th day of November, in the year 2014  
SIGNATURE OF NOTARY PUBLIC Gordon P. Shuler  
GORDON P. SHULER, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission Expires: MY COMMISSION HAS NO EXPIRATION DATE  
SECTION 147.03 R. C.

**This Project Disclosure Statement expires six months after date of notarization.**

Notary Seal Here

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Please make all checks payable to the Columbus City Treasurer



# City of Columbus Zoning Plat



214-052

## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 160000218

Zoning Number: 3830

Street Name: BIG RUN SOUTH RD

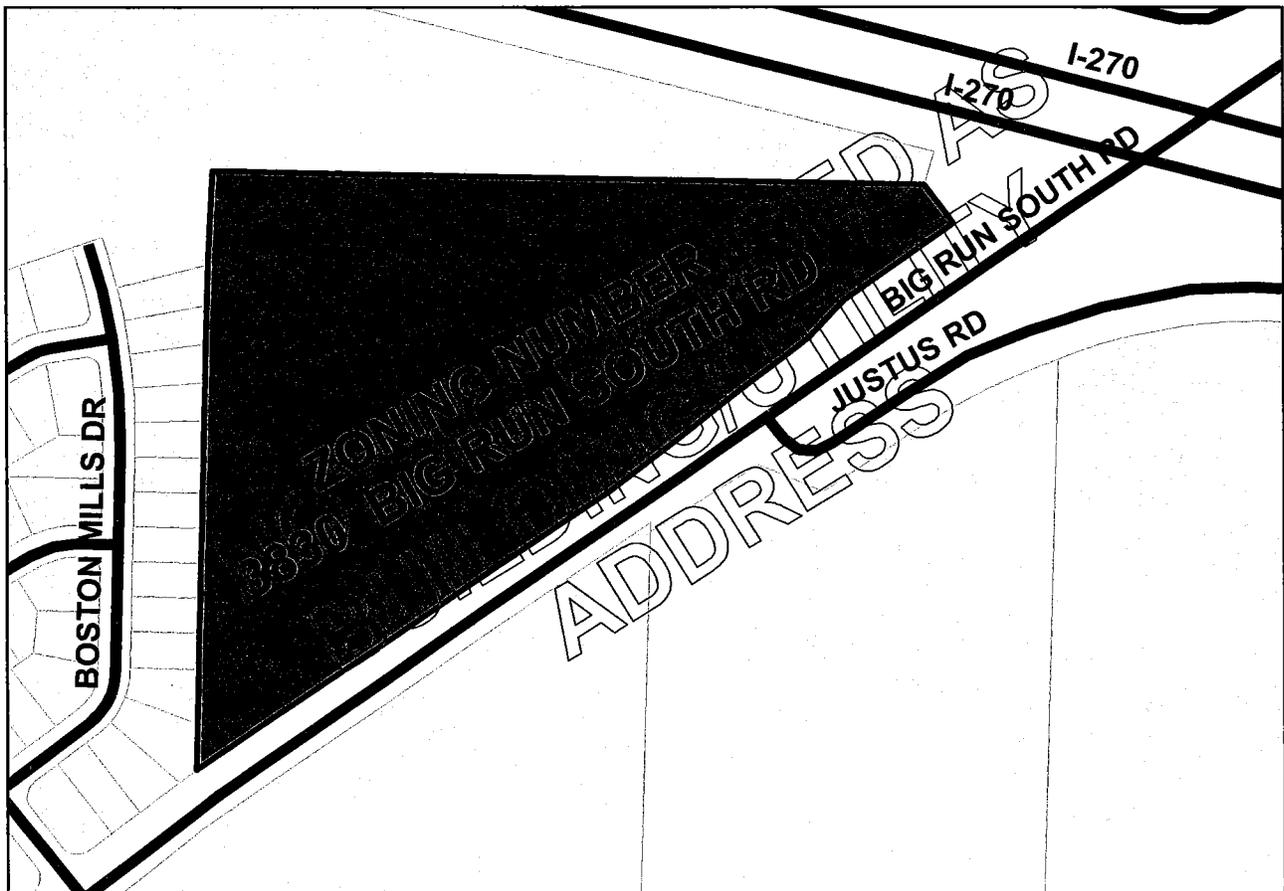
Lot Number: N/A

Subdivision: N/A

Requested By: **CONNIE KLEMA**

Issued By: *Cassandra Sampedro*

Date: **10/15/2014**



JAMES D. YOUNG, P.E., ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 300 feet



# CLARENCE E MINGO II 214-052

## FRANKLIN COUNTY AUDITOR

MAP ID: S                      DATE: 11/4/14



Disclaimer

Scale = 250

Grid North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

**Review of Petition to Annex 13.925 +/- acres from Jackson Township to the City of Columbus Case #ANX-EXP2-19-14 (ECONOMIC DEVELOPMENT & PLANNING)**

**WHEREAS**, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition filed by Connie J. Klema on August 26, 2014 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 resolution no. 2002-2014 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 resolution was passed by the City of Columbus on September 8, 2014.

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

**Review of Petition to Annex 13.925 +/- acres from Jackson Township to the City of Columbus Case #ANX-EXP2-19-14 (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

214-052

**SIGNATURE SHEET**

Resolution No. 0678-14

September 30, 2014

**REVIEW OF PETITION TO ANNEX 13.925 +/- ACRES FROM JACKSON TOWNSHIP TO THE CITY OF COLUMBUS CASE #ANX-EXP2-19-14**

**(Economic Development and Planning)**

Upon the motion of Commissioner Paula Brooks, seconded by Commissioner Marilyn Brown:

**Voting:**

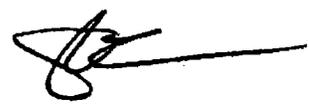
**Marilyn Brown, President  
Paula Brooks**

**Aye  
Aye**

**Board of County Commissioners  
Franklin County, Ohio**

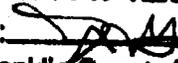
**CERTIFICATE OF CLERK**

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.



\_\_\_\_\_  
Shannon Z Cross, Clerk  
Board of County Commissioners  
Franklin County, Ohio

**CERTIFIED TRUE COPY**

By:  Date: 10/6/14  
Franklin County Economic Development  
& Planning Department



214-052

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  
13.925 +/- ACRES FROM  
JACKSON TOWNSHIP  
TO THE CITY OF COLUMBUS

**Description:**

Attached is a resolution to consider the annexation of 13.925-acres, more or less, from Jackson Township to the city of Columbus. The petition case number is ANX-EXP2-19-14.

**Agent:**

Connie J. Klema, Attorney

**Owner:**

The Russete Corporation

**Site:**

3830 Big Run Road South (160-000218)

**Additional Information:**

Approximately 2,085 feet of the site is contiguous with the city of Columbus, which constitutes 59.9 percent of the total site perimeter.

**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 a resolution 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 resolution, no. 2002-2014, was passed by the city of Columbus on September 8, 2014.

**Recommendation:**

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



214-052

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 **September 2, 2014** General Session Agenda  
for a hearing on **September 30, 2014.**

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**Case #ANX-EXP2-19-14-** An Expedited Type 2 annexation petition ANX-EXP2-19-14 was filed in our office on August 26, 2014. The petition is requesting to annex 13.9 +/- acres from Jackson Township to the City of Columbus.

**Site: 3830 Big Run Road South (160-000218)**



Commissioners  
 Marilyn Brown, President  
 Paula Brooks  
 John O'Grady

Economic Development & Planning Department  
 James Schrymer, Director

# Application for Annexation Petition

Expedite y  
 Pursuant to

214-052

**RECEIVED**  
 AUG 26 2014  
 Franklin County Planning Department  
 Franklin County, Ohio

Property Information	
Site Address 3830 BIG RUN SOUTH ROAD <sup>AKA</sup> BIG RUN ROADS	
Parcel ID(s) 160-000218-00	Total Acreage 13.925
From Township JACKSON	To Municipality COLUMBUS

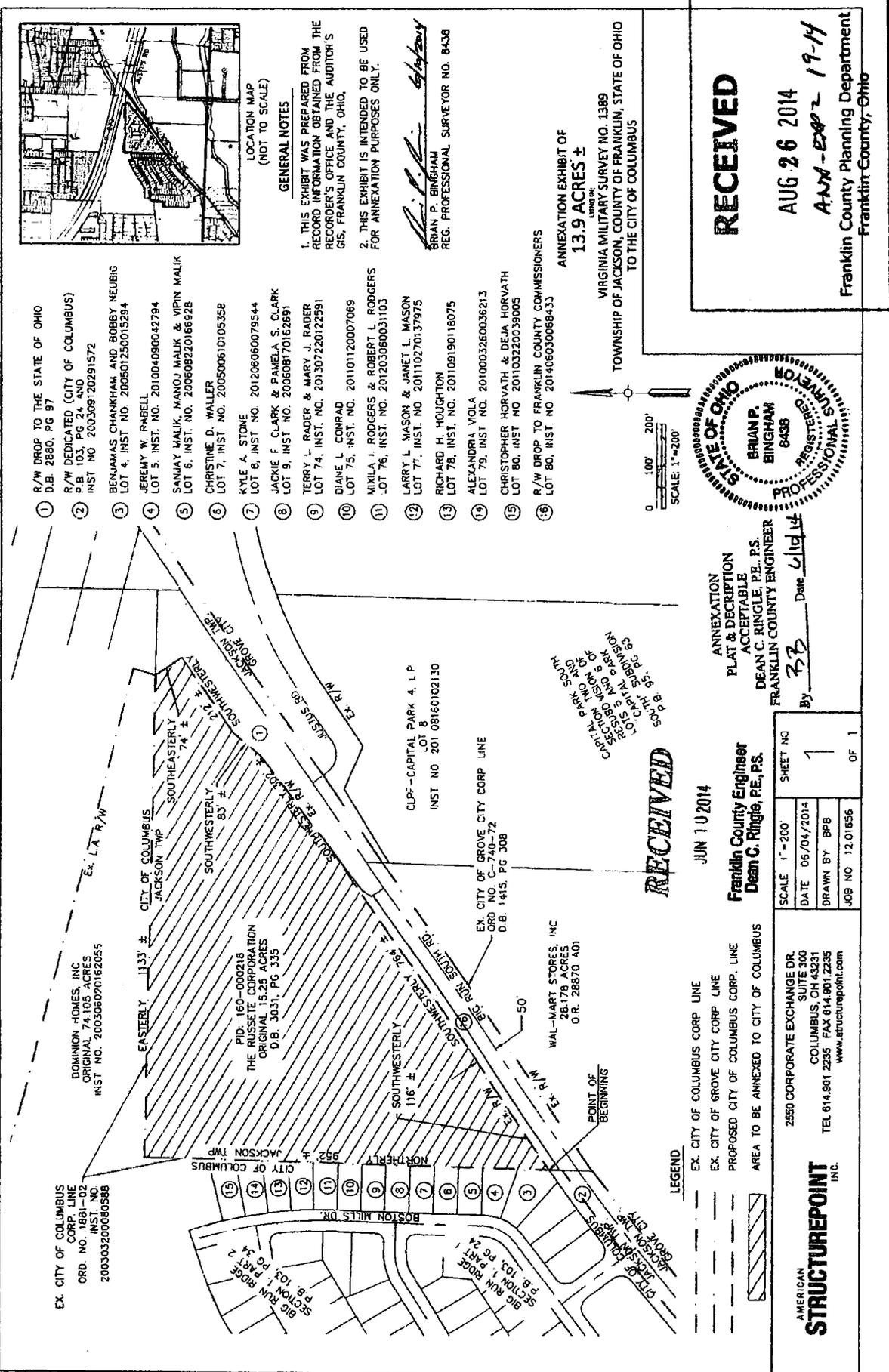
Property Owner Information	
Name THE RUSSETE CORPORATION	
Address 3830 BIG RUN ROAD S. GROVE CITY, OH 43123	
Phone # (614) 875-4895	Fax # (614) 875-2155
Email TCLARK@CLARKANDWALGHANLAW.COM	

Attorney/Agent Information	
Name DONNIE J. KLEMA, ATTORNEY	
Address 175 E RICH ST, 2ND FL COLUMBUS, OH 43215	
Phone # 614-469-9122	Fax # 614-221-1895
Email CKLEMA@FRDHO.COM	

Staff Use Only	
Case # ANX-EXP2 19-14	
Hearing date: 9/30/14	
Date filed: 8/26/14	
Fee paid 350.00	
Receipt # 1472	
Notifications deadline: 5 days 8/31/14	
Swc statement deadline: 20 days 9/15/14	

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/plot of property
<input checked="" type="checkbox"/> List of adjacent properties

Waiver of Right to Appeal			
<p>WHOEVER SIGNS THIS PETITION EXPRESSLY WAVES 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>The Russete Corp</p>			
By Elizabeth B White	Date 5/5/14	Property Owner	Date
Elizabeth B White, President			
Property Owner	Date	Property Owner	Date



- ① R/W DROP TO THE STATE OF OHIO D.B. 2880, PG 97
- ② R/W DEDICATED (CITY OF COLUMBUS) P.B. 103, PG 24 AND INST NO 200309120291572
- ③ BENJAMAS CHANKHAM AND BOBBY NEUBIG LOT 4, INST. NO. 200501250015294
- ④ JEREMY W. RABELL LOT 5, INST. NO. 201004090042794
- ⑤ SANJAY MALIK, MANOJ MALIK & VIPIN MALIK LOT 6, INST. NO. 200808220166928
- ⑥ CHRISTINE D. WALLER LOT 7, INST. NO. 200500610105358
- ⑦ KYLE A. STONE LOT 8, INST. NO. 201208060079544
- ⑧ JACKIE F. CLARK & PAMELA S. CLARK LOT 9, INST. NO. 200608170162891
- ⑨ TERRY L. RADER & MARY J. RADER LOT 10, INST. NO. 201307220122591
- ⑩ DIANE L. CONRAD LOT 11, INST. NO. 201101120007069
- ⑪ MIXILA J. RODGERS & ROBERT L. RODGERS LOT 12, INST. NO. 201203060031103
- ⑫ LARRY L. MASON & JANET L. MASON LOT 13, INST. NO. 201110270137875
- ⑬ RICHARD H. HOUGHTON LOT 14, INST. NO. 201109190118075
- ⑭ ALEXANDRIA VECIA LOT 15, INST. NO. 2010003260036213
- ⑮ CHRISTOPHER HORVATH & DEJA HORVATH LOT 16, INST. NO. 201103220039005
- ⑯ R/W DROP TO FRANKLIN COUNTY COMMISSIONERS LOT 80, INST. NO. 201406030068433

LOCATION MAP (NOT TO SCALE)

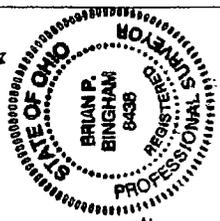
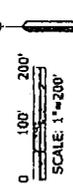
GENERAL NOTES

1. THIS EXHIBIT WAS PREPARED FROM THE RECORD INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND THE AUDITOR'S GIS, FRANKLIN COUNTY, OHIO.

2. THIS EXHIBIT IS INTENDED TO BE USED FOR ANNEXATION PURPOSES ONLY.

*Brian P. Bingham*  
 BRIAN P. BINGHAM  
 REG. PROFESSIONAL SURVEYOR NO. 8438

ANNEXATION EXHIBIT OF  
 13.9 ACRES ±  
 VIRGINIA MILITARY SURVEY NO. 1389  
 TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO  
 TO THE CITY OF COLUMBUS



ANNEXATION  
 PLAT & DESCRIPTION  
 ACCEPTABLE  
 DEAN C. RINGLE, P.E., P.S.  
 FRANKLIN COUNTY ENGINEER  
 By *DR* Date *6/14/14*

RECEIVED  
 JUN 10 2014  
 Franklin County Engineer  
 Dean C. Ringle, P.E., P.S.

SCALE	1"=200'	SHEET NO	1
DATE	06/04/2014	OF	1
DRAWN BY	BPB		
JOB NO	12.01656		

2550 CORPORATE EXCHANGE DR.  
 SUITE 300  
 COLUMBUS, OH 43231  
 TEL 614.901.2235 FAX 614.901.2235  
 www.structuredpoint.com

AMERICAN  
**STRUCTUREPOINT**  
 INC.

LEGEND

- EX. CITY OF COLUMBUS CORP. LINE
- EX. CITY OF GROVE CITY CORP. LINE
- PROPOSED CITY OF COLUMBUS CORP. LINE
- AREA TO BE ANNEXED TO CITY OF COLUMBUS

**RECEIVED**  
 AUG 26 2014  
 ANN-EXP-2 19-14  
 Franklin County Planning Department  
 Franklin County, Ohio

214-052

**RECEIVED**

JUN 10 2014

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

ANNEXATION DESCRIPTION

13.9 ACRES ±

FROM JACKSON TOWNSHIP TO CITY OF COLUMBUS

214-052  
ANNEXATION  
PLAT & DESCRIPTION  
ACCEPTABLE  
DEAN C. RINGLE, P.E., P.S.  
FRANKLIN COUNTY ENGINEER  
By BB Date 6/10/14

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey Number 1389, and being a part of an original 15.25 acre parcel described in a deed to The Russete Corporation, of record in Deed Book 3031, page 335, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being generally described for annexation purposes only as follows:

Beginning at the intersection of the existing northwest right-of-way line for Big Run South Road and the southeast corner of Lot 4, as dedicated and depicted on the Big Run Ridge, Section 1, Part 1 subdivision, of record in Plat Book 103, page 24, being on the west line of said original 15.25 acre tract, and being on an existing eastern City of Columbus corporation line, established by Ordinance Number 1881-02, of record in Instrument Number 200303200080588;

Thence Northerly along the west property line of said original 15.25 acre parcel, along the east lines of Lot numbers 4, 5, 6, 7, 8 and 9 of said Big Run Ridge, Section 1, Part 1, along the east lines of Lots 74, 75, 76, 77, 78, 79 and 80 of the Big Run Ridge, Section 1, Part 2 subdivision, of record in Plat Book 103, page 34, along the east line of an original 74.105 acre parcel described in a deed to Dominion Homes, Inc., of record in Instrument Number 200306020162055, and along the existing east corporation line for the City of Columbus, a distance of 952 feet, more or less, to the northwest corner of said original 15.25 acre parcel, being a corner of said original 74.105 acre parcel;

Thence Easterly along the north property line of said original 15.25 acre parcel, along a south line of said original 74.105 acre parcel, and along the existing south corporation line of the City of Columbus, a distance of 1,133 feet, more or less, to an existing right-of-way line for said Big Run South Road, as conveyed to the State of Ohio in a deed of record in Deed Book 2880, page 97;

Thence leaving said existing City of Columbus corporation line and along the proposed City of Columbus corporation line, across said original 15.25 acre parcel, along the following seven (7) courses:

1. Southeasterly, along an existing southwest right-of-way line for said Big Run South Road, a distance of 74 feet, more or less;
2. Southwesterly, along an existing northwest right-of-way line for said Big Run South Road, a distance of 212 feet, more or less;
3. Southwesterly, continuing along an existing northwest right-of-way line for said Big Run South Road, a distance of 83 feet, more or less;
4. Southwesterly, continuing along an existing northwest right-of-way line for said Big Run South Road, a distance of 302 feet, more or less to the existing northwest right-of-way line for said Big Run South Road as conveyed to the Franklin County Commissioners in Instrument Number 201406030068433;

5. Southwesterly, along the existing northwest right-of-way line for said Big Run South Road, a distance of 764 feet, more or less;
6. Southwesterly, continuing along the existing northwest right-of-way line for said Big Run South Road, a distance of 116 feet, more or less to the Point of Beginning for this annexation description.

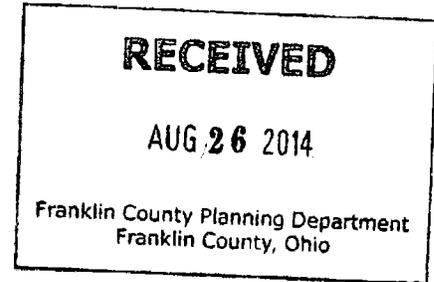
The above annexation description contains a total area of approximately 13.9 acres, more or less, within Franklin County Auditor's parcel number 160-000218.

This description was prepared based on record information obtained from the Franklin County Recorder's Office, and from the Franklin County Auditor's GIS and is intended for annexation purposes only.

  
Brian P. Bingham  
Registered Professional Surveyor No. 8438



8/10/2014  
Date



*ANX - EXP2*  
*19-14*



# City of Columbus Legislation Report

214-052

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

File Number: 2002-2014

ORIGINAL

**Emergency**

File ID: 2002-2014

Type: Ordinance

Status: Consent

Version: 1

\*Committee: Development Committee

File Name: Annexation Service AN14-008: 13.925 Acres,  
Jackson Township, Russete Corporation

File Created: 08/27/2014

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.: Jackie Yeoman 645-0663

RECEIVED

**Floor Action (Clerk's Office Only)**

SEP 08 2014

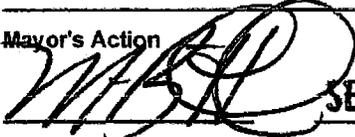
P6-C **CALLER ABSENT**

SEP 11 2014

Franklin County Planning Department  
Franklin County, OH

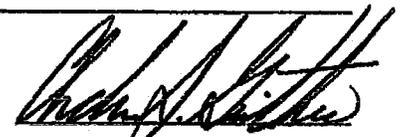
ANX-EXP2-19-14

Mayor's Action

  
SEP 10 2014  
\_\_\_\_\_  
Mayor Date

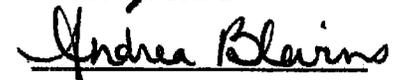
Council Action

SEP 08 2014  
\_\_\_\_\_  
Date Passed/ Adopted

  
\_\_\_\_\_  
President of Council

Veto

Date

  
\_\_\_\_\_  
City Clerk

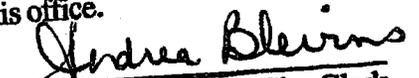
**Title:** To set forth a statement of municipal services and zoning conditions to be provided to the area contained in a proposed annexation (AN14-008) of 13.925 + acres in Jackson Township to the City of Columbus as required by the Ohio Revised Code; and to declare an emergency.

Sponsors:

Indexes:

Attachments: ORD2002-2014 AN14-008 Legal Description,  
ORD2002-2014 AN14-008 Map

I hereby certify that the above or attached is a true and correct copy of Ordinance No. 2002-2014, passed by The Council of The City of Columbus, Ohio 9/8, 2014, as shown by the records now on file in this office.

Seal   
\_\_\_\_\_  
City Clerk

**Approval History**

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Version	Date	Approver	Action
1	08/27/2014	Steven Schoeny	Approved
1	08/27/2014	ATTORNEY APPROVER	Approved
<b>Notes</b>	wsb		

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**History of Legislative File**


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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.

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**Explanation****AN14-008**

**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 Jackson 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 (AN14-008) of 13.925 ± acres in Jackson 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 Jackson Township was duly filed on behalf of the Russete Corporation on August 26, 2014; and

**WHEREAS,** a hearing on said petition is scheduled before the Board of County Commissioners of Franklin County on September 30, 2014; 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 adopted Westland 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 13.925 ± acres in Jackson 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 12" water main in Big Run Road South at the s/e corner of the site, which will require an extension by the property owner to serve the site. The connection 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 property can be served by an existing 30-inch sanitary sewer sub-trunk situated in an easement abutting the northeast property line between the right of way of I-270. The sub-trunk was built as a Capital Improvements Project. Tapping the sewer, with a private service lateral will incur front footage fees in addition to inspection and capacity fees. Permission to tap this sewer may be required, which could result in additional fees if the sewer is still privately owned.

**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 13.925 ± 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 Jackson 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 Jackson 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.

214-052

**LEGAL DESCRIPTION  
ANNEXATION AN14-008  
13.925 ± Acres in Jackson Township**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Virginia Military Survey Number 1389, and being a part of an original 15.25 acre parcel described in a deed to The Russete Corporation, of record in Deed Book 3031, page 335, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being generally described for annexation purposes only as follows:

Beginning at the intersection of the existing northwest right-of-way line for Big Run South Road and the southeast corner of Lot 4, as dedicated and depicted on the Big Run Ridge, Section 1, Part 1 subdivision, of record in Plat Book 103, page 24, being on the west line of said original 15.25 acre tract, and being on an existing eastern City of Columbus corporation line, established by Ordinance Number 1881-02, of record in Instrument Number 200303200080588;

Thence Northerly along the west property line of said original 15.25 acre parcel, along the east lines of Lot numbers 4, 5, 6, 7, 8 and 9 of said Big Run Ridge, Section 1, Part 1, along the east lines of Lots 74, 75, 76, 77, 78, 79 and 80 of the Big Run Ridge, Section 1, Part 2 subdivision, of record in Plat Book 103, page 34, along the east line of an original 74.105 acre parcel described in a deed to Dominion Homes, Inc., of record in Instrument Number 200306020162055, and along the existing east corporation line for the City of Columbus, a distance of 952 feet, more or less, to the northwest corner of said original 15.25 acre parcel, being a corner of said original 74.105 acre parcel;

Thence Easterly along the north property line of said original 15.25 acre parcel, along a south line of said original 74.105 acre parcel, and along the existing south corporation line of the City of Columbus, a distance of 1,133 feet, more or less, to an existing right-of-way line for said Big Run South Road, as conveyed to the State of Ohio in a deed of record in Deed Book 2880, page 97;

Thence leaving said existing City of Columbus corporation line and along the proposed City of Columbus corporation line, across said original 15.25 acre parcel, along the following seven (7) courses:

1. Southeasterly, along an existing southwest right-of-way line for said Big Run South Road, a distance of 74 feet, more or less;
2. Southwesterly, along an existing northwest right-of-way line for said Big Run South Road, a distance of 212 feet, more or less;
3. Southwesterly, continuing along an existing northwest right-of-way line for said Big Run South Road, a distance of 83 feet, more or less;
4. Southwesterly, continuing along an existing northwest right-of-way line for said Big Run South Road, a distance of 302 feet, more or less to the proposed northwest right-of-way line for said Big Run South Road;
5. Southwesterly, along the proposed northwest right-of-way line for said Big Run South Road, a distance of 764 feet, more or less;
6. Southwesterly, continuing along the proposed northwest right-of-way line for said Big Run South Road, a distance of 116 feet, more or less to the Point of Beginning for this annexation description.

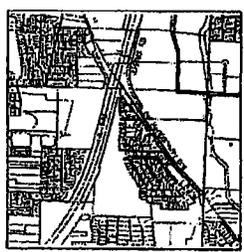
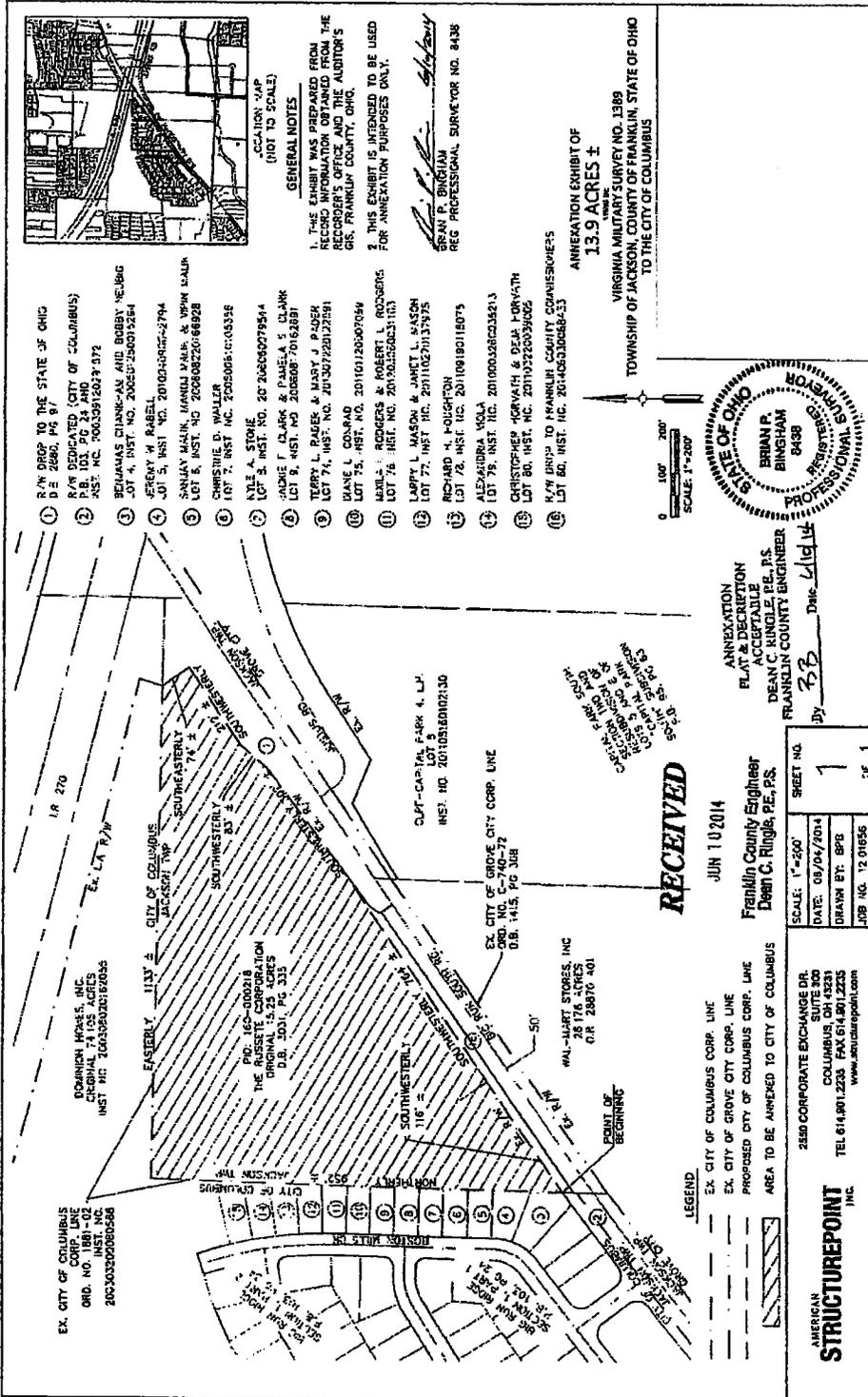
The above annexation description contains a total area of approximately 13.9 acres, more or less, within Franklin County Auditor's parcel number 160-000218.

# ANNEXATION AN14-008

## ± 13.925 Acres / Jackson Township

### The Russete Corporation

214-052



**GENERAL NOTES**

1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND THE AUDITOR'S GIS, FRANKLIN COUNTY, OHIO.
2. THIS EXHIBIT IS INTENDED TO BE USED FOR ANNEXATION PURPOSES ONLY.

*Brian P. Bingham*  
**BRIAN P. BINGHAM**  
 REG. PROFESSIONAL SURVEYOR NO. 8438

ANNEXATION EXHIBIT OF  
**13.9 ACRES ±**  
 VIRGINIA MILITARY SURVEY NO. 1389  
 TOWNSHIP OF JACKSON, COUNTY OF FRANKLIN, STATE OF OHIO  
 TO THE CITY OF COLUMBUS



1. BAY PREP TO THE STATE OF OHIO D.E. 2890, PG. 87
2. P/S DEDICATED (CITY OF COLUMBUS) P.S. 103, PD 24 AND INST. NO. 70035912013/872
3. DEANAMAS CLARK-MAN AND BOBBY HELBIG LOT 4, INST. NO. 20025/25001284
4. JERRY W. RADET LOT 5, INST. NO. 2010030802-2794
5. SANJAY MAJUM, MARIN MAJUM & VIKRAM MAJUM LOT 6, INST. NO. 200808220/88228
6. CHRISTIE D. WALLER LOT 7, INST. NO. 2005006/1043356
7. NILE A. STONE LOT 8, INST. NO. 200408027954
8. JACQUE F. CLARK & PAMELA S. CLARK LOT 9, INST. NO. 2006087/0162891
9. TERRY L. RASEL & MARY J. RASEL LOT 7A, INST. NO. 20130722012581
10. WANE L. CONRAD LOT 9A, INST. NO. 201101120007054
11. KEVIN J. REEDERS & ROBERT L. REEDERS LOT 7B, INST. NO. 201002500231103
12. LARRY L. MASON & JARRET L. MASON LOT 77, INST. NO. 20110270137975
13. RICHARD M. FOLGERTON LOT 72, INST. NO. 201109190118073
14. ALPHEA DUBA WOLA LOT 79, INST. NO. 2010003202024213
15. CHRISTOPHER HORWATH & DEJA HORWATH LOT 80, INST. NO. 20102200039006
16. R/W BRP TO FRANKLIN COUNTY COMMISSIONERS LOT 60, INST. NO. 20140530068233

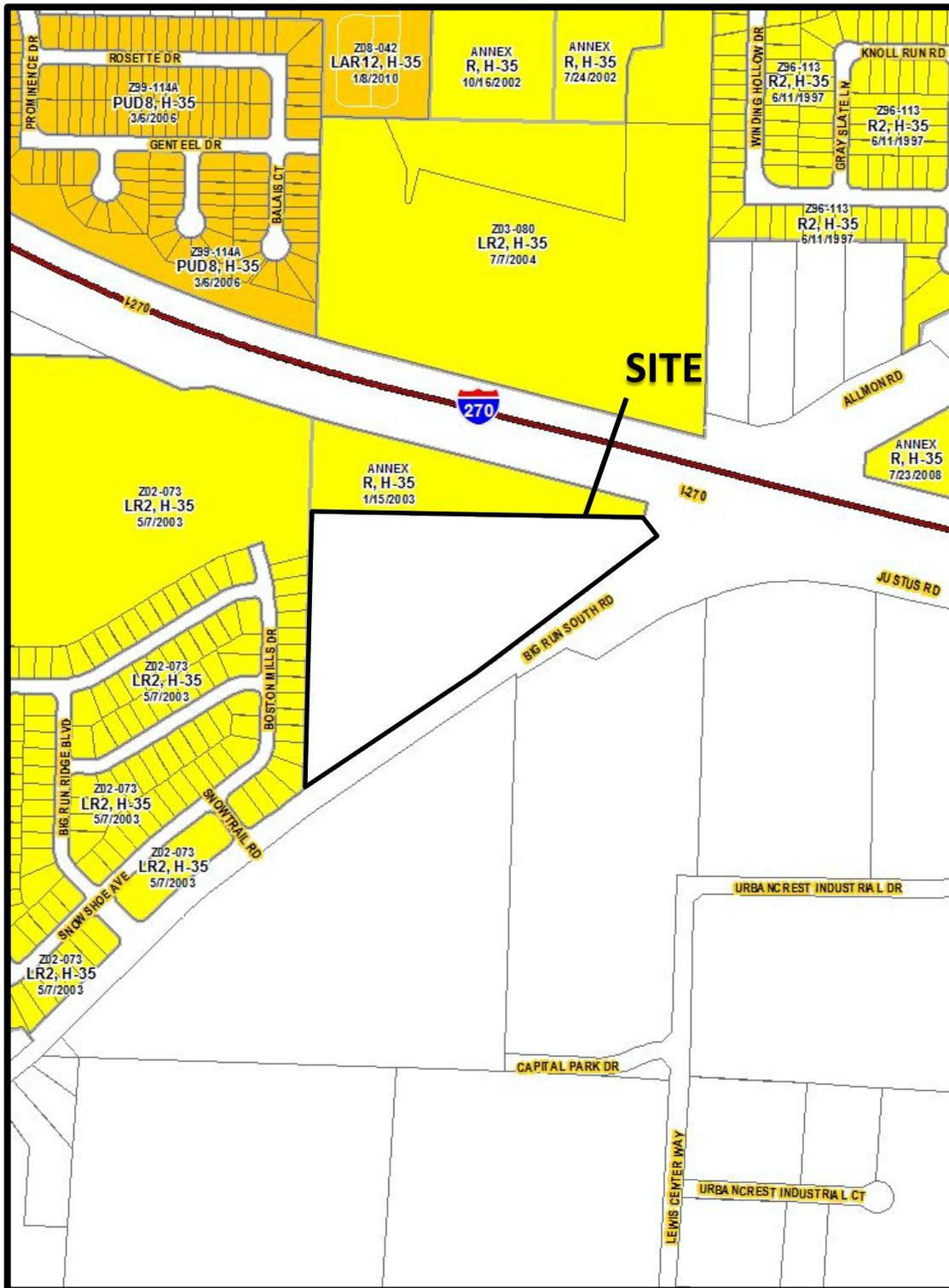
ANNEXATION  
 PLAT & DESCRIPTION  
 ACCEPTED BY DEAN C. RINGLER, P.E., P.S.  
 FRANKLIN COUNTY ENGINEER

**RECEIVED**  
 JUN 10 2014  
 Franklin County Engineer  
 Dean C. Ringler, P.E., P.S.

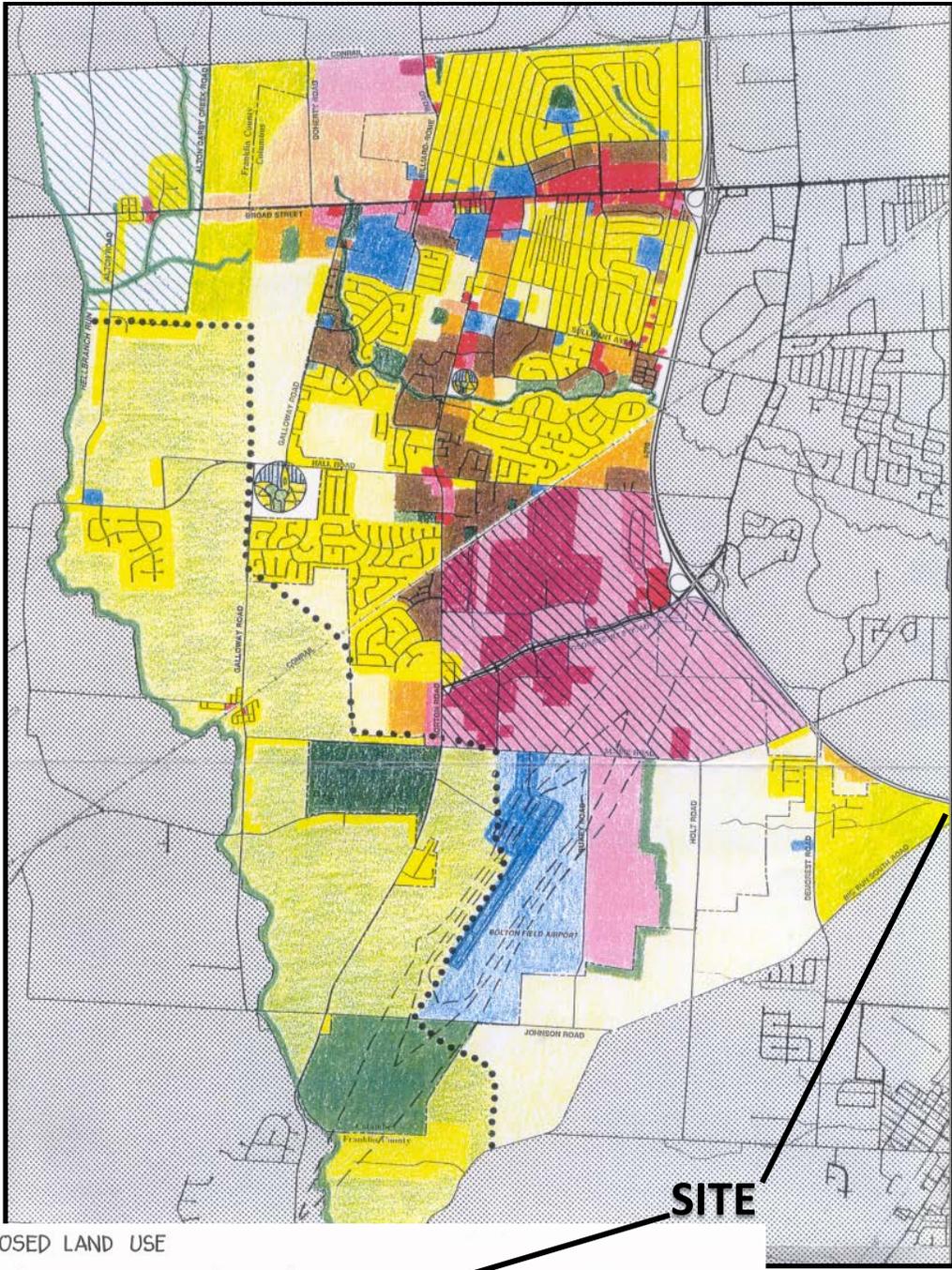
DATE: 09/04/2014  
 DRAWN BY: BPE  
 SHEET NO. 1 OF 1  
 JOB NO. 12-01656

2850 CORPORATE EXCHANGE DR.  
 COLUMBUS, OH 43233  
 TEL 614.801.2233 FAX 614.801.2233  
 www.structurepoint.com

**STRUCTUREPOINT**  
 INC.



Z14-052  
 3830 Big Run South Road  
 Approximately 13.9 acres  
 Rezoning from Semi Rural Residential (SR) in  
 Jackson Township to AR-12



**PROPOSED LAND USE**

Existing	Proposed	
Agricultural /Very low density residential	Agricultural /Very low density residential	Columbus corporate boundary
Low density residential 1-2 units per acre	Low density residential 1-2 units per acre	Sewer facilities planning area
Residential 3-5 units per acre	Residential 3-5 units per acre	Bolton Field noise contours
High density residential 6 units per acre +	High density residential 6 units per acre +	Environmental Conservation District
Commercial	Commercial	Industrial/ Office District
Office	Office	Village Center
Industrial/ Manufacturing	Industrial/ Manufacturing	<b>Z14-052</b>
Institutional	Institutional	<b>3830 Big Run South Road</b>
Open space/ Park/ Buffer	Open space/ Park/ Buffer	<b>Approximately 13.9 acres</b>

**3830 Big Run South Road**  
**Approximately 13.9 acres**  
**Rezoning from Semi Rural Residential (SR) in**  
**Jackson Township to AR-12**  
**Westland Area Plan (1994)**



Z14-052  
3830 Big Run South Road  
Approximately 13.9 acres  
Rezoning from Semi Rural Residential (SR) in  
Jackson Township to AR-12