



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090

Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager 

Date: September 7, 2017

Initiated By: Jennifer D. Readler, Law Director
Paul Hammersmith, P.E., Director of Engineering/City Engineer
Claudia Husak, AICP, Senior Planner

Re: Ordinance 63-17 – Accepting the Annexation of 2.9 Acres, More or Less, from Washington Township, Franklin County to the City of Dublin, Ohio. (Petitioners: Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier)

Summary

On April 26, 2017, Aaron Underhill/David Hodge, Attorney/Agent for Petitioners, Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier, filed an annexation petition with the Franklin County Commissioners. The petition is for 2.9 acres, more or less, and includes no right-of-way.

The petition was filed as an Expedited Type II annexation petition. Under this process the City must first, within twenty days after the petition is filed, adopt an ordinance or resolution relating to municipal services. Second, within twenty days after the petition is filed, the City must adopt an ordinance or resolution relating to land uses and zoning buffers, if the territory proposed to be annexed is currently subject to either county or township zoning. City Council passed Resolution Nos. 39-17 and 40-17, which were prepared for these purposes, on May 8, 2017.

The Franklin County Commissioners granted the annexation on May 30, 2017, finding that all the Ohio Revised Code requirements were met, including the criteria in R.C. 709.023.

Upon annexation, properties are typically automatically zoned R, Rural District, under the Zoning Code of the City of Dublin. However, the site is located in the Innovation District, and pursuant to Code Section 153.004(D) it will automatically be zoned to the appropriate Innovation District (ID-4) per the adopted Economic Advancement Zone Plan.

Recommendation

This Property is within the proposed annexation areas of the Community Plan and is located in the exclusive Dublin Service Area as defined in the water and sewer agreements with the City of Columbus. Staff therefore recommends approval of Ordinance No. 63-17 at the second reading/public hearing on September 25, 2017.

RECORD OF ORDINANCES

Ordinance No. 63-17

Passed _____, 20____

AN ORDINANCE ACCEPTING AN ANNEXATION OF 2.9 ACRES, MORE OR LESS, FROM WASHINGTON TOWNSHIP, FRANKLIN COUNTY TO THE CITY OF DUBLIN (PETITIONERS WALTER LEE SHIER, MARY ANN SORDEN, ROBERT E. SHIER AND MARK A. SHIER)

WHEREAS, an Expedited Type II annexation petition for 2.9 acres, more or less, from Washington Township, Franklin County to the City of Dublin was filed in the offices of the Franklin County Commissioners on April 26, 2017, by Aaron Underhill/David Hodge, Attorney/Agent for Petitioners, Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier ("the Property"); and

WHEREAS, the Franklin County Commissioners approved the annexation petition on May 30, 2017; and

WHEREAS, the area proposed for annexation lies within Dublin's Exclusive Water and Sewer Service extension area, as provided under the agreements with the City of Columbus.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring that:

Section 1. The petition for the annexation of 2.9 acres, more or less to the City of Dublin is hereby accepted.

Section 2. Because the site is located in the Innovation District, and pursuant to Code Section 153.004(D), this Property is hereby automatically zoned to the appropriate Innovation District zone, ID-4, Research Mixed Use District, per the adopted Economic Advancement Zone Plan.

Section 3. This Ordinance shall take effect and be in force from and after the earliest date allowed by law.

Passed this _____ day of _____, 2017

Mayor - Presiding Officer

ATTEST:

Clerk of Council

RECORD OF RESOLUTIONS

Resolution No. 39-17

Passed _____, 20____

A RESOLUTION ADOPTING A STATEMENT OF SERVICES FOR A PROPOSED ANNEXATION OF 2.9 ACRES, MORE OR LESS, FROM WASHINGTON TOWNSHIP, FRANKLIN COUNTY TO THE CITY OF DUBLIN.

WHEREAS, an Expedited Type II annexation petition for 2.9 acres, more or less, from Washington Township, Franklin County to the City of Dublin was filed in the offices of the Franklin County Commissioners on April 26, 2017, by Aaron Underhill/David Hodge, Attorney/Agent for Petitioners, Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier ("the Property"); and

WHEREAS, Section 709.023(C) of the Ohio Revised Code requires that, prior to the hearing of the annexation petition, the Municipal Authority shall adopt a statement indicating what services the Municipal Corporation will provide to the territory proposed for annexation and an approximate date by which it will provide services to the territory proposed for annexation upon annexation; and

WHEREAS, the area proposed for annexation lies within Dublin's Exclusive Water and Sewer Service extension area, as provided under the agreements with the City of Columbus.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Dublin, State of Ohio, 7 of the elected members concurring that:

Section 1. The City of Dublin will provide the following municipal services for the Property (the 2.9 acres, more or less in Washington Township, Franklin County) immediately upon the annexation of the area to the City of Dublin, Ohio, which is expected to be approximately September 1, 2017.

- **Police Protection**

The City of Dublin has five police districts and deploys a minimum of five cruisers per shift. The Property is located approximately 3.0 driving miles from the Justice Center, the Division of Police headquarters. The City of Dublin provides twenty-four hour police and communications services and has mutual aid agreements with other jurisdictions. The Property will be fully served with these services at the same or similar level now being provided to other areas of the City.

- **Fire Protection and Emergency Medical Service (EMS)**

The Washington Township Fire Department provides fire protection to this area of Dublin. Dublin will ensure that the Property will be provided with fire protection and EMS services at the same or similar level now being provided to other areas of the City by either Washington Township or a comparable fire and EMS department upon annexation.

- **Solid Waste Collection**

The City of Dublin provides residential solid waste collection at no additional fee. The Property will be served with solid waste services at the same or similar level now being provided to other areas of the City.

- **Water Distribution**

The Property is located within the Exclusive Dublin Expansion Area of the Water Service Agreement with the City of Columbus. Service to the area will be provided by constructing new public mains that will connect into existing water mains located along Cosgray Road.

- **Sanitary Sewer (Wastewater) Collection**

The Property is located within the Exclusive Dublin Expansion Area within the Sanitary Service Agreement with the City of Columbus. This site will be served

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

Resolution No. 39-17

Passed Page 2 of 2, 20

by constructing a new sanitary sewer that will extend westward to the site from existing mains that are located near the intersection of Eiterman Road and Shier Rings.

- **Stormwater Management and Floodplain**

The site will be required to meet the requirement of the Dublin Stormwater Management Code and the Ohio EPA. This will be met via the construction of new public storm sewer, storm structures and stormwater management features, such as wet ponds. No existing floodplain exists on this site.

- **Roadway Maintenance and Improvements**

A traffic impact study will be completed for this annexation area in conjunction with the City of Dublin rezoning process. The City of Dublin will work with the Franklin County Engineer to implement recommendations of this study and determine financial contributions.

Section 2. The City has Water and Sanitary Sewer Service Agreements with the City of Columbus, and the subject property is within the Dublin Exclusive Service area of both agreements. Conditioned upon the ability of the City of Columbus to provide water supply and to provide sufficient sanitary sewerage disposal capacity, sufficient public water distribution and sanitary sewer collection systems exist in this area to serve this property at the current time.

Section 3. This resolution shall be effective immediately upon passage, as provided under Section 4.04(a) of the Revised Charter.

Passed this 8th day of May, 2017



Mayor - Presiding Officer

ATTEST:



Clerk of Council



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager 

Date: May 4, 2017

Initiated By: Jennifer D. Readler, Law Director
Paul Hammersmith, P.E., Director of Engineering/City Engineer
Claudia Husak, AICP, Senior Planner

Re: Resolution 39-17 - Adopting a Statement of Services for a Proposed Annexation of 2.9 Acres, More or Less, from Washington Township, Franklin County to the City of Dublin, Ohio. (Petitioners: Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier)

Resolution 40-17 - Adopting a Statement Regarding Possible Incompatible Land Uses and Zoning Buffer for a Proposed Annexation of 2.9 Acres, More or Less, from Washington Township, Franklin County to the City of Dublin, Ohio as Required by Section 709.023(C) of the Ohio Revised Code (Petitioners: Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier)

Summary

On April 26, 2017, Aaron Underhill/David Hodge, Attorney/Agent for Petitioners, Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier, filed an annexation petition with the Franklin County Commissioners. The petition is for 2.9 acres, more or less.

The petition was filed as an Expedited Type II annexation petition. Under this process the City must first, within 20 days after the petition is filed, adopt an ordinance or resolution relating to municipal services.

Second, within 20 days after the petition is filed, the City must adopt an ordinance or resolution relating to land uses and zoning buffers, if the territory proposed to be annexed is currently subject to either county or township zoning. Resolution Nos. 39-17 and 40-17 have been prepared for these purposes and for Council consideration.

The Franklin County Commissioners will grant the proposed annexation, without a hearing, if neither the municipality nor the township object to the annexation by ordinance or resolution within 25 days of the petition being filed. If neither the municipality nor the township object, the commissioners must grant the proposed annexation without hearing, if certain criteria in R.C. 709.023 have been established.

This proposed annexation is for 2.9 acres, more or less, and includes no right-of-way.

Background

Zoning and Community Plan

Upon annexation, properties are typically automatically zoned R, Rural District, under the Zoning Code of the City of Dublin. However, the site is located in the Innovation District, and pursuant to Code Section 153.004(D) it will automatically be zoned to the appropriate Innovation District (ID-4) per the adopted Economic Advancement Zone Plan. This would allow multi-family uses up to 10 units per acre as well as office, and research and development use. A rezoning application will need to be filed for any development outside of these parameters.

Planning and Engineering staff have been working with Kaufman Development on a proposal for a residential community, including 130 single-family units 202 multi-family units, community spaces, and amenities on 64 acres (including this site). The proposal has been informally reviewed twice by the Planning and Zoning Commission and was generally viewed favorably. At their April 20, 2017 meeting, Commissioners encouraged the applicant to place an emphasis on sustainable development that is innovative and forward-thinking, in accordance with the intent of the District.

The City is working on an update to the West Innovation District as a significant amount of development activity has required the City to take a coordinated approach to an update of the plan for the West Innovation District, including impacts on land use, development character, road infrastructure and other planning recommendations. The plan update was shared with City Council at a work session in October of 2016 and was briefly reviewed at the Joint City Council and Planning and Zoning Commission work session on April 17, 2017. This proposal is ahead of the planning work by the City, and staff will need to identify the appropriate zoning process in the future.

Service Assessment

- **Police Protection**

The City of Dublin has five police districts and deploys a minimum of five cruisers per shift. The Property is located approximately 3.0 driving miles from the Justice Center, the Division of Police headquarters. The City of Dublin provides 24-hour police and communications services and has mutual aid agreements with other jurisdictions. The Property will be fully served with these services at the same or similar level now being provided to other areas of the City.

- **Fire Protection and Emergency Medical Service (EMS)**

The Washington Township Fire Department provides fire protection to this area of Dublin. Dublin will ensure that the Property will be provided with fire protection and EMS services at the same or similar level now being provided to other areas of the City by either Washington Township or a comparable fire and EMS department upon annexation.

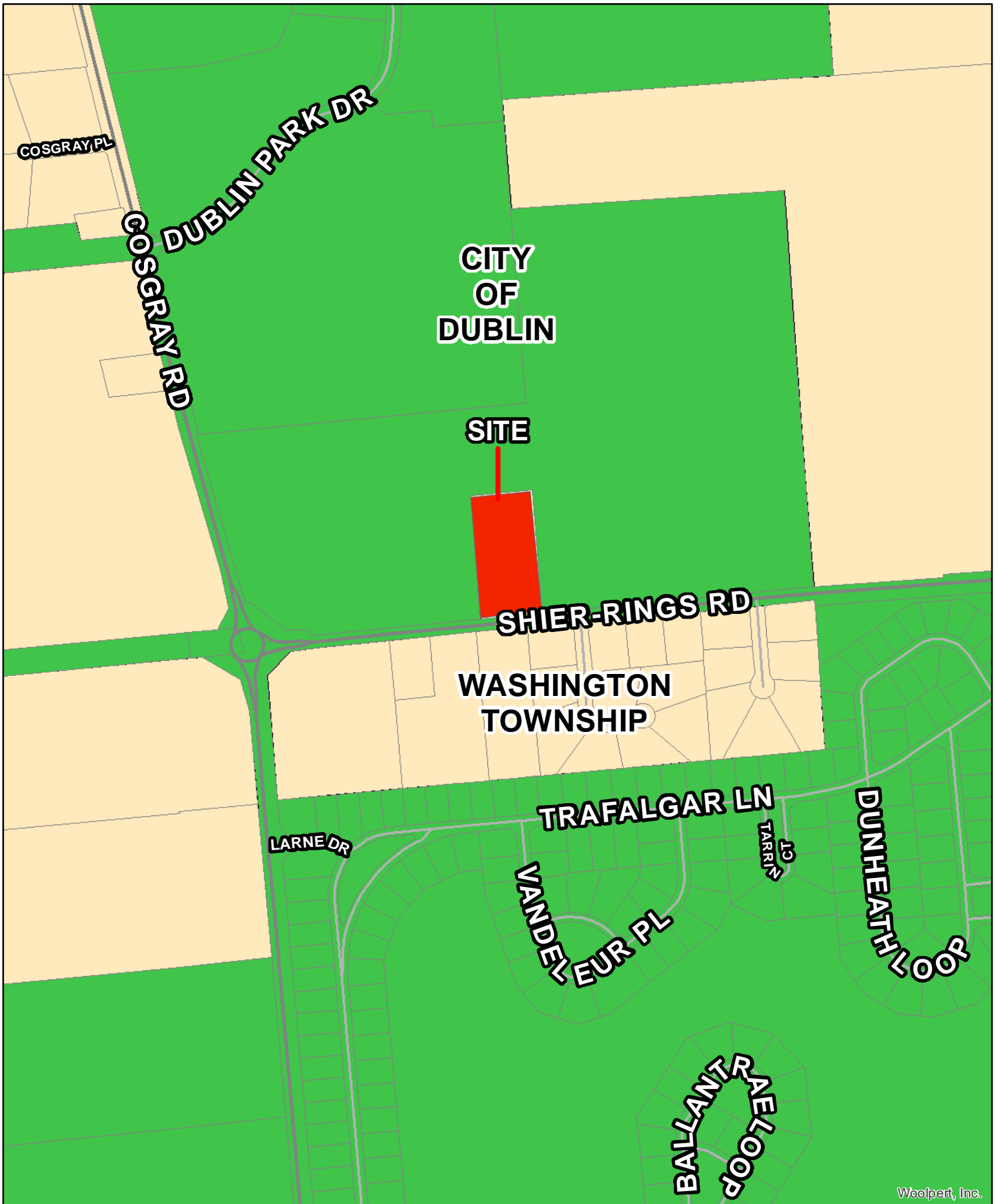
- **Solid Waste Collection**

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- **Water Distribution**
The Property is located within the Exclusive Dublin Expansion Area of the Water Service Agreement with the City of Columbus. Service to the area will be provided by constructing new public mains that will connect into existing water mains located along Cosgray Road.
- **Sanitary Sewer (Wastewater) Collection**
The Property is located within the Exclusive Dublin Expansion Area within the Sanitary Service Agreement with the City of Columbus. This site will be served by constructing a new sanitary sewer that will extend westward to the site from existing mains that are located near the intersection of Eiterman Road and Shier Rings.
- **Stormwater Management and Floodplain**
The site will be required to meet the requirement of the Dublin Stormwater Management Code and the Ohio EPA. This will be met via the construction of new public storm sewer, storm structures and stormwater management features, such as wet ponds. No existing floodplain exists on this site.
- **Roadway Maintenance and Improvements**
A traffic impact study will be completed for this annexation area in conjunction with the City of Dublin rezoning process. The City of Dublin will work with the Franklin County Engineer to implement recommendations of this study and determine financial contributions.

Recommendation

This Property is within the proposed annexation areas of the Community Plan and is located in the exclusive Dublin Service Area as defined in the water and sewer agreements with the City of Columbus. Approval of Resolution 39-17 regarding the Statement of Services and Resolution 40-17 Regarding Incompatible Land Uses are recommended. Upon City Council's approval, these approved Resolutions will be forwarded to the Franklin County Commissioners for their required hearing.

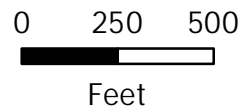


Woolpert, Inc.



City of Dublin

Annexation of 2.87 Acres
 Washington Township to the City of Dublin
 7026 Shier Rings Road

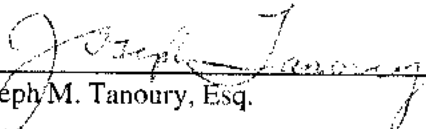


NOTICE OF FILING EXPEDITED TYPE II ANNEXATION PETITION

TO: COUNCIL CLERK OF THE CITY OF DUBLIN, OHIO


In accordance with the provisions of Section 709.023 of the Ohio Revised Code, you are hereby notified that, on **April 26, 2017**, the undersigned, an attorney at the law firm of Underhill & Hodge LLC, Agent for the Petitioners, filed an Annexation Petition in the Office of the Board of County Commissioners of Franklin County, Ohio. Said Petition prays for annexation to the City of Dublin, Ohio, of 2.90± acres in Washington Township, Ohio. A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

Dated: April 28, 2017



Joseph M. Tanoury, Esq.

RECEIPT OF THE AFOREMENTIONED DOCUMENTS IS HEREBY ACKNOWLEDGED THIS
28th day of April, 2017.



Acting CLERK



Application for Annexation Petition

RECEIVED
199 28 211 2

Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimms, Director

Property Information	
Site Address 7026 Shier-Rings Road, Dublin, Ohio 43016	
Parcel ID(s) 272-000134	Total Acreage 2.9 +/-
From Township Washington	To Municipality City of Dublin

Staff Use Only	
Case # ANX-07-17	
Hearing date 5/30/17	
Date filed 4/26/17	
Fee paid \$250.00	
Receipt # 17-01255	
Notifications deadline 5 days 5/1/17	
Svc statement deadline: 20 days 5/16/17	

Property Owner Information	
Name Walter L. Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier	
Address 7026 Shier-Rings Road Dublin, Ohio 43016	
Phone #	Fax #
Email	

Document Submission	
The following documents must accompany this application on letter-sized 8 1/2" x 11" paper	
<input checked="" type="checkbox"/>	Legal description of property
<input checked="" type="checkbox"/>	Map/plat of property
<input checked="" type="checkbox"/>	List of adjacent properties

Attorney/Agent Information	
Name Aaron L. Underhill, Esq., Underhill & Hodge LLC	
Address 8000 Walton Parkway, Suite 260 New Albany, Ohio 43054	
Phone # 614.335.9320	Fax # 614.335.9329
Email aaron@uhlfirm.com	

Waiver of Right to Appeal			
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.			
By: <u>Aaron L. Underhill</u>	<u>4/25/17</u>	Property Owner	Date
By: <u>Aaron L. Underhill</u>	<u>4/25/17</u>	Property Owner	Date

EXPEDITED TYPE II PETITION
FOR ANNEXATION (SECTION 709.023) TO THE CITY OF DUBLIN
OF ± 2.9 ACRES MORE OR LESS IN THE TOWNSHIP OF WASHINGTON

TO THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, OHIO:

The undersigned, petitioners in the premises, and being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of ±2.9 acres, more or less, with a total perimeter boundary of 1,496 feet, more or less, in the Township of Washington, which perimeter is 100% contiguous with the municipal boundary of the City of Dublin, do hereby request that said territory be annexed to the City of Dublin according to the statutes of the State of Ohio, and specifically the expedited procedure specified in Ohio Revised Code Section 709.023, and that no island of unincorporated area will be created by this annexation.

A full and accurate description and plat of the requested annexation territory are attached hereto and made part hereof.

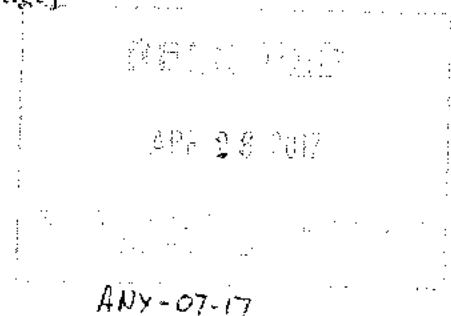
In support of said Petition, your petitioners state that there are within the territory to be annexed FOUR (4) OWNERS OF REAL ESTATE.

Aaron L. Underhill and David L. Hodge, whose address is 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054, are hereby appointed Agents for the undersigned Petitioner(s), as required by Section 709.02 of the Ohio Revised Code. Each of said agents are hereby individually authorized to make any amendment, deletion, and/or supplementation which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to do so in order to correct any discrepancy or mistake noted by the Delaware County Engineer in his examination of the Petition and/or Plat. Said amendment shall be made by the presentation of an amended plat and description to the Board of County 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 THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

[Petition signatures on following page]

Page 1 of 5



NAME

DATE

ADDRESS

Mary A. Sorden
Mary A. Sorden

4/16/2017

5472 Pleasant Lane
Cincinnati, OH 43014

APR 20 2017
ANX-07-17

NAME

DATE

ADDRESS

Robert E. Shier
Robert E. Shier

4/10/17

7169 Butler Ave Princeton, Ohio

SEARCHED
SERIALIZED
INDEXED
APR 10 2017
FBI - CLEVELAND
ANX-07-17

NAME

Mark A. Shier

DATE

4/16/2017

ADDRESS

Tongue River Kings Rd

ANX-07-17

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

By AR Date 3/2/17

RECEIVED

MAR 02 2017

ANNEXATION DESCRIPTION
2.9 +/- ACRES

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

FROM: WASHINGTON TOWNSHIP

TO: CITY OF DUBLIN

Situated in the State of Ohio, County of Franklin, Township of Washington, located in Virginia Military Survey Number 6748, being all of the remainder of that 3.000 acre tract conveyed to Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier by deeds of record in Official Record 34787J16 and Instrument 200808190126446 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING at the intersection of the northerly right-of-way line of Shier-Rings Road with the easterly line of said 3.000 acre tract, being the common corner of the remainder of said 3.000 acre tract, the remainder of that 64.219 acre tract conveyed to S.R. Associates by deed of record in Official Record 12935A01, that 0.629 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201206220089839, and that 0.144 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201207060097096, being an angle point in the existing City of Dublin Corporation line as established by Ordinance Number 62-02, of record in Instrument Number 200205290131857, and in the northerly City of Dublin Corporation line as established by Ordinance Number 12-13, of record in Instrument Number 201305160081017;

thence South 84° 26' 15" West, with the line common to the remainder of said 3.000 acre tract and said 0.144 acre tract, with said existing Corporation Line (12-13), a distance of 250.00 feet to a point, being the common corner of the remainder of said 3.000 acre tract, said 0.144 acre tract, that 1.503 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201206220089839, and the remainder of said 64.219 acre tract;

thence with said existing Corporation Line (62-02), the line common to said 3.000 and 64.219 acre tracts, the following courses and distances:

North 05° 34' 42" West, a distance of 497.70 feet to a point;

North 84° 26' 15" East, a distance of 250.00 feet to a point; and

South 05° 34' 42" East, a distance of 497.70 feet to the POINT OF BEGINNING, containing approximately 2.9 acres of land.

THIS DESCRIPTION IS FOR ANNEXATION PURPOSES ONLY AND IS NOT TO BE USED FOR DEED TRANSFER.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King

3/2/17

Heather L. King
Registered Surveyor No. 8307

**Property to be Annexed and
Adjacent Property Owners**

PARCEL TO BE ANNEXED:	Walter L. Shier Mary A. Sorden Robert E. Shier and Mark A. Shier 7026 Shier Rings Road Dublin, Ohio 43017 PN: 272-000134
ADJACENT PARCELS:	Michael and Sharon Ramsey 6111 Holliday Lane Dublin, Ohio 43016 PN: 272-000374
Beatrice Brogan 7025 Shier Rings Road Dublin, Ohio 43016 PN: 272-000291	Ima Moore 7055 Shier Rings Road Dublin, Ohio 43016 PN: 272-000292
SR Associates 5510 Ashford Road Dublin, Ohio 43017 PN: 274-000660	

ANx-07-17

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

Resolution No. 40-17

Passed _____, 20____

**A RESOLUTION ADOPTING A STATEMENT REGARDING
POSSIBLE INCOMPATIBLE LAND USES AND ZONING BUFFER
FOR A PROPOSED ANNEXATION OF 2.9 ACRES, MORE OR
LESS, FROM WASHINGTON TOWNSHIP, FRANKLIN COUNTY
TO THE CITY OF DUBLIN, OHIO AS REQUIRED BY SECTION
709.023(C) OF THE OHIO REVISED CODE.**

WHEREAS, an Expedited Type II annexation petition for 2.9 acres, more or less, from Washington Township, Franklin County to the City of Dublin was filed in the offices of the Franklin County Commissioners on April 26, 2017, by Aaron Underhill/David Hodge, Attorney/Agent for Petitioners, Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier ("the Property"); and

WHEREAS, the Expedited II method of annexation, pursuant to Section 709.023(C) of the Ohio Revised Code, requires that within 20 days of the petition being filed, the municipality to which annexation is proposed must adopt an ordinance or resolution relating to land uses and buffers if the territory proposed to be annexed is currently subject to either county zoning pursuant to Chapter 303 of the Ohio Revised Code or township zoning pursuant to Chapter 519 of the Ohio Revised Code; and

WHEREAS, the territory proposed for annexation is currently subject to township zoning pursuant to Chapter 519 of the Ohio Revised Code; and

WHEREAS, pursuant to Section 709.023(C) of the Ohio Revised Code, this resolution must state that should (a) the territory be annexed and (b) subsequently becomes subject to municipal zoning, and (c) the municipal zoning permits uses in the annexed territory that the municipal corporation determines are clearly incompatible with the uses permitted under current county or township zoning in the adjacent land remaining in the township from which the territory was annexed, then the Dublin 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 the township; and

WHEREAS, pursuant to Section 709.023(C) of the Ohio Revised Code, "buffer" includes open space, landscaping, fences, walls, and other structured elements; streets and street rights-of-way; and bicycle and pedestrian paths and sidewalks; and

WHEREAS, the Dublin Codified Ordinances requires that upon annexation, the annexed territory be automatically rezoned ID-4 (Research Mixed Use) District subject to regulations and procedures contained in the City of Dublin Zoning Code and amendments; and

WHEREAS, the territory proposed for annexation is surrounded on all sides by property in the City of Dublin.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Dublin, State of Ohio, 7 of the elected members concurring that:

Section 1. The City of Dublin adopts the following statement for the 2.9 acres, more or less, in Washington Township, Franklin County:

Should the territory (a) be annexed and (b) subsequently become subject to zoning pursuant to the Dublin Codified Ordinances, and (c) the municipal zoning permits uses in the annexed territory that Dublin City Council determines are clearly incompatible with the uses permitted under current county or township zoning in the adjacent land remaining in the township from which the territory was annexed, then the Dublin 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

RECORD OF RESOLUTIONS

Dayton Legal Blank, Inc., Form No. 30045

Resolution No. 40-17

Passed Page 2 of 2, 20

within the township should land adjacent to the territory be determined to be unincorporated territory.

Section 2. This resolution shall be effective immediately upon its passage as provided under Section 4.04(a) of the Revised Charter.

Passed this 8th day of May, 2017.



Mayor - Presiding Officer

ATTEST:



Clerk of Council



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Dana L. McDaniel, City Manager 

Date: May 4, 2017

Initiated By: Jennifer D. Readler, Law Director
Paul Hammersmith, P.E., Director of Engineering/City Engineer
Claudia Husak, AICP, Senior Planner

Re: Resolution 39-17 - Adopting a Statement of Services for a Proposed Annexation of 2.9 Acres, More or Less, from Washington Township, Franklin County to the City of Dublin, Ohio. (Petitioners: Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier)

Resolution 40-17 - Adopting a Statement Regarding Possible Incompatible Land Uses and Zoning Buffer for a Proposed Annexation of 2.9 Acres, More or Less, from Washington Township, Franklin County to the City of Dublin, Ohio as Required by Section 709.023(C) of the Ohio Revised Code (Petitioners: Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier)

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This proposed annexation is for 2.9 acres, more or less, and includes no right-of-way.

Background

Zoning and Community Plan

Upon annexation, properties are typically automatically zoned R, Rural District, under the Zoning Code of the City of Dublin. However, the site is located in the Innovation District, and pursuant to Code Section 153.004(D) it will automatically be zoned to the appropriate Innovation District (ID-4) per the adopted Economic Advancement Zone Plan. This would allow multi-family uses up to 10 units per acre as well as office, and research and development use. A rezoning application will need to be filed for any development outside of these parameters.

Planning and Engineering staff have been working with Kaufman Development on a proposal for a residential community, including 130 single-family units 202 multi-family units, community spaces, and amenities on 64 acres (including this site). The proposal has been informally reviewed twice by the Planning and Zoning Commission and was generally viewed favorably. At their April 20, 2017 meeting, Commissioners encouraged the applicant to place an emphasis on sustainable development that is innovative and forward-thinking, in accordance with the intent of the District.

The City is working on an update to the West Innovation District as a significant amount of development activity has required the City to take a coordinated approach to an update of the plan for the West Innovation District, including impacts on land use, development character, road infrastructure and other planning recommendations. The plan update was shared with City Council at a work session in October of 2016 and was briefly reviewed at the Joint City Council and Planning and Zoning Commission work session on April 17, 2017. This proposal is ahead of the planning work by the City, and staff will need to identify the appropriate zoning process in the future.

Service Assessment

- **Police Protection**

The City of Dublin has five police districts and deploys a minimum of five cruisers per shift. The Property is located approximately 3.0 driving miles from the Justice Center, the Division of Police headquarters. The City of Dublin provides 24-hour police and communications services and has mutual aid agreements with other jurisdictions. The Property will be fully served with these services at the same or similar level now being provided to other areas of the City.

- **Fire Protection and Emergency Medical Service (EMS)**

The Washington Township Fire Department provides fire protection to this area of Dublin. Dublin will ensure that the Property will be provided with fire protection and EMS services at the same or similar level now being provided to other areas of the City by either Washington Township or a comparable fire and EMS department upon annexation.

- **Solid Waste Collection**

The City of Dublin provides residential solid waste collection at no additional fee. The Property will be served with solid waste services at the same or similar level now being provided to other areas of the City.

- **Water Distribution**

The Property is located within the Exclusive Dublin Expansion Area of the Water Service Agreement with the City of Columbus. Service to the area will be provided by constructing new public mains that will connect into existing water mains located along Cosgray Road.

- **Sanitary Sewer (Wastewater) Collection**

The Property is located within the Exclusive Dublin Expansion Area within the Sanitary Service Agreement with the City of Columbus. This site will be served by constructing a new sanitary sewer that will extend westward to the site from existing mains that are located near the intersection of Eiterman Road and Shier Rings.

- **Stormwater Management and Floodplain**

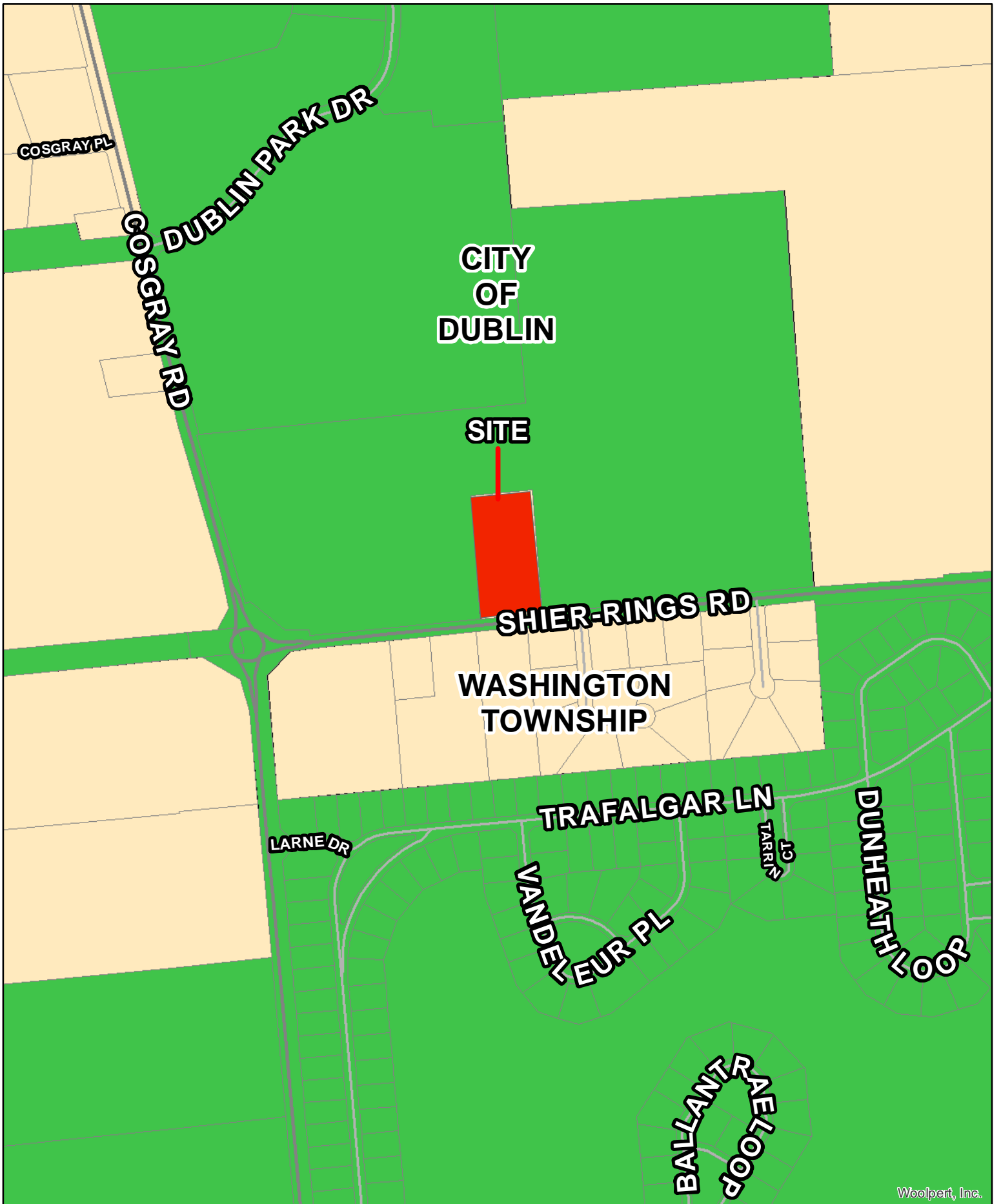
The site will be required to meet the requirement of the Dublin Stormwater Management Code and the Ohio EPA. This will be met via the construction of new public storm sewer, storm structures and stormwater management features, such as wet ponds. No existing floodplain exists on this site.

- **Roadway Maintenance and Improvements**

A traffic impact study will be completed for this annexation area in conjunction with the City of Dublin rezoning process. The City of Dublin will work with the Franklin County Engineer to implement recommendations of this study and determine financial contributions.

Recommendation

This Property is within the proposed annexation areas of the Community Plan and is located in the exclusive Dublin Service Area as defined in the water and sewer agreements with the City of Columbus. Approval of Resolution 39-17 regarding the Statement of Services and Resolution 40-17 Regarding Incompatible Land Uses are recommended. Upon City Council's approval, these approved Resolutions will be forwarded to the Franklin County Commissioners for their required hearing.

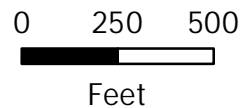


Woolpert, Inc.



City of Dublin

Annexation of 2.87 Acres
 Washington Township to the City of Dublin
 7026 Shier Rings Road

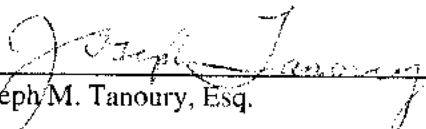


NOTICE OF FILING EXPEDITED TYPE II ANNEXATION PETITION

TO: COUNCIL CLERK OF THE CITY OF DUBLIN, OHIO


In accordance with the provisions of Section 709.023 of the Ohio Revised Code, you are hereby notified that, on **April 26, 2017**, the undersigned, an attorney at the law firm of Underhill & Hodge LLC, Agent for the Petitioners, filed an Annexation Petition in the Office of the Board of County Commissioners of Franklin County, Ohio. Said Petition prays for annexation to the City of Dublin, Ohio, of 2.90± acres in Washington Township, Ohio. A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

Dated: April 28, 2017



Joseph M. Tanoury, Esq.

RECEIPT OF THE AFOREMENTIONED DOCUMENTS IS HEREBY ACKNOWLEDGED THIS
28th day of April, 2017.



Acting CLERK



Application for Annexation Petition

RECEIVED
199 26 217 2

Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimmsler, Director

Property Information	
Site Address 7026 Shier-Rings Road, Dublin, Ohio 43016	
Parcel ID(s) 272-000134	Total Acreage 2.9 +/-
From Township Washington	To Municipality City of Dublin

Staff Use Only	
Case # ANX-07-17	
Hearing date 5/30/17	
Date filed 4/26/17	
Fee paid \$250.00	
Receipt # 17-01255	
Notifications deadline 5 days 5/1/17	
Svc statement deadline: 20 days 5/16/17	

Property Owner Information	
Name Walter L. Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier	
Address 7026 Shier-Rings Road Dublin, Ohio 43016	
Phone #	Fax #
Email	

Document Submission	
The following documents must accompany this application on letter-sized 8 1/2" x 11" paper	
<input checked="" type="checkbox"/>	Legal description of property
<input checked="" type="checkbox"/>	Map/plat of property
<input checked="" type="checkbox"/>	List of adjacent properties

Attorney/Agent Information	
Name Aaron L. Underhill, Esq., Underhill & Hodge LLC	
Address 8000 Walton Parkway, Suite 260 New Albany, Ohio 43054	
Phone # 614.335.9320	Fax # 614.335.9329
Email aaron@uhlfirm.com	

Waiver of Right to Appeal			
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.			
By: <u>Aaron L. Underhill</u>	<u>4/25/17</u>	Property Owner	Date
By: <u>Aaron L. Underhill</u>	<u>4/25/17</u>	Property Owner	Date

EXPEDITED TYPE II PETITION
FOR ANNEXATION (SECTION 709.023) TO THE CITY OF DUBLIN
OF ± 2.9 ACRES MORE OR LESS IN THE TOWNSHIP OF WASHINGTON

TO THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, OHIO:

The undersigned, petitioners in the premises, and being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of ±2.9 acres, more or less, with a total perimeter boundary of 1,496 feet, more or less, in the Township of Washington, which perimeter is 100% contiguous with the municipal boundary of the City of Dublin, do hereby request that said territory be annexed to the City of Dublin according to the statutes of the State of Ohio, and specifically the expedited procedure specified in Ohio Revised Code Section 709.023, and that no island of unincorporated area will be created by this annexation.

A full and accurate description and plat of the requested annexation territory are attached hereto and made part hereof.

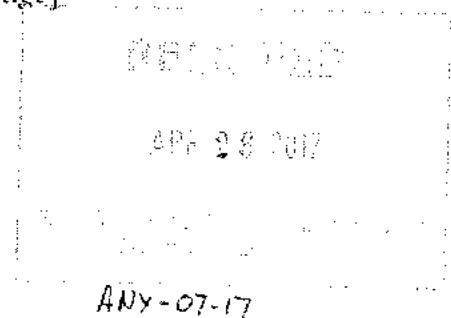
In support of said Petition, your petitioners state that there are within the territory to be annexed FOUR (4) OWNERS OF REAL ESTATE.

Aaron L. Underhill and David L. Hodge, whose address is 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054, are hereby appointed Agents for the undersigned Petitioner(s), as required by Section 709.02 of the Ohio Revised Code. Each of said agents are hereby individually authorized to make any amendment, deletion, and/or supplementation which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to do so in order to correct any discrepancy or mistake noted by the Delaware County Engineer in his examination of the Petition and/or Plat. Said amendment shall be made by the presentation of an amended plat and description to the Board of County 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 THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

[Petition signatures on following page]

Page 1 of 5



NAME

DATE

ADDRESS

Mary A. Sorden
Mary A. Sorden

4/16/2017

5472 Pleasant Lane
Cincinnati, OH 43014

APR 20 2017
ANX-07-17

NAME

DATE

ADDRESS

Robert E. Shier
Robert E. Shier

4/13/17

7169 Butler Ave Princeton, Ohio

SEARCHED
SERIALIZED
INDEXED
FILED
APR 13 2017
FBI - CINCINNATI
ANX-07-17

NAME

Mark A. Shier

DATE

4/16/2017

ADDRESS

Tongue River Kings Rd

ANX-07-17

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

By AR Date 3/2/17

RECEIVED

MAR 02 2017

ANNEXATION DESCRIPTION
2.9 +/- ACRES

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

FROM: WASHINGTON TOWNSHIP
TO: CITY OF DUBLIN

Situated in the State of Ohio, County of Franklin, Township of Washington, located in Virginia Military Survey Number 6748, being all of the remainder of that 3.000 acre tract conveyed to Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier by deeds of record in Official Record 34787J16 and Instrument 200808190126446 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING at the intersection of the northerly right-of-way line of Shier-Rings Road with the easterly line of said 3.000 acre tract, being the common corner of the remainder of said 3.000 acre tract, the remainder of that 64.219 acre tract conveyed to S.R. Associates by deed of record in Official Record 12935A01, that 0.629 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201206220089839, and that 0.144 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201207060097096, being an angle point in the existing City of Dublin Corporation line as established by Ordinance Number 62-02, of record in Instrument Number 200205290131857, and in the northerly City of Dublin Corporation line as established by Ordinance Number 12-13, of record in Instrument Number 201305160081017;

thence South 84° 26' 15" West, with the line common to the remainder of said 3.000 acre tract and said 0.144 acre tract, with said existing Corporation Line (12-13), a distance of 250.00 feet to a point, being the common corner of the remainder of said 3.000 acre tract, said 0.144 acre tract, that 1.503 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201206220089839, and the remainder of said 64.219 acre tract;

thence with said existing Corporation Line (62-02), the line common to said 3.000 and 64.219 acre tracts, the following courses and distances:

North 05° 34' 42" West, a distance of 497.70 feet to a point;

North 84° 26' 15" East, a distance of 250.00 feet to a point; and

South 05° 34' 42" East, a distance of 497.70 feet to the POINT OF BEGINNING, containing approximately 2.9 acres of land.

THIS DESCRIPTION IS FOR ANNEXATION PURPOSES ONLY AND IS NOT TO BE USED FOR DEED TRANSFER.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 3/2/17
Heather L. King
Registered Surveyor No. 8307

**Property to be Annexed and
Adjacent Property Owners**

PARCEL TO BE ANNEXED:	Walter L. Shier Mary A. Sorden Robert E. Shier and Mark A. Shier 7026 Shier Rings Road Dublin, Ohio 43017 PN: 272-000134
ADJACENT PARCELS:	Michael and Sharon Ramsey 6111 Holliday Lane Dublin, Ohio 43016 PN: 272-000374
Beatrice Brogan 7025 Shier Rings Road Dublin, Ohio 43016 PN: 272-000291	Ima Moore 7055 Shier Rings Road Dublin, Ohio 43016 PN: 272-000292
SR Associates 5510 Ashford Road Dublin, Ohio 43017 PN: 274-000660	

ANx-07-17

Review of Petition to Annex 2.9 +/- acres from Washington Township to the City of Dublin Case #ANX-07-17 (ECONOMIC DEVELOPMENT & PLANNING)

WHEREAS, the Commissioners of Franklin County, State of Ohio, proceeded to journalize the petition, filed by Aaron L. Underhill, Esq., on May 2, 2017, 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. 39-17 agreeing to provide to the territory proposed for annexation certain services and Ordinance No. 40-17 adopting a statement regarding possible incompatible land uses and zoning buffer. The ordinances were passed by the City of Dublin on May 8, 2017.



Review of Petition to Annex 2.9 +/- acres from Washington Township to the City of Dublin Case #ANX-07-17 (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 Dublin, 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 Dublin, Ohio.

Prepared by: Matt Brown

C: Economic Development & Planning Department

SIGNATURE SHEET

Resolution No. 0394-17

May 30, 2017

REVIEW OF PETITION TO ANNEX 2.9+/- ACRES FROM WASHINGTON TOWNSHIP TO THE CITY OF DUBLIN CASE #ANX-07-17.

(Economic Development and Planning)

Upon the motion of Commissioner Marilyn Brown, seconded by Commissioner Kevin Boyce:

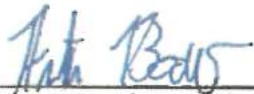
Voting:

John O'Grady, President	Aye
Marilyn Brown	Aye
Kevin Boyce	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.



Antwan Booker, Clerk
Board of County Commissioners
Franklin County, Ohio



Commissioner John O'Grady · Commissioner Marilyn Brown · Commissioner Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

RESOLUTION SUMMARY

Review of Petition to Annex 2.9+/- acres from Washington Township to the City of Dublin Case #ANX-07-17

Description:

Attached is a resolution to consider an Expedited Type 2 annexation of 2.9-acres, more or less, from Washington Township to the City of Dublin. The petition case number is ANX-07-17.

Owner:

Walter L. Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier

Agent:

Aaron L. Underhill, Esq.

Site:

7026 Shier-Rings Road (PID# 272-000134)

Additional Information:

The total perimeter of the site is approximately 1,496 feet; approximately 1,496 feet, or 100% percent, of which is contiguous to the City of Dublin.

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 ordinances from the City of Dublin 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. 39-17 and 40-17 were passed by the City of Dublin on May 8, 2017.

Recommendation:

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



Commissioner John O'Grady · Commissioner Marilyn Brown · Commissioner Kevin L. Boyce
President

Economic Development & Planning Department
James Schimmer, Director

MEMO JOURNALIZATION

TO: Antwan Booker, County Clerk
Franklin County Commissioners Office

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

CC: James Schimmer, Director
Jenny Snapp, Assistant Director, Building, Planning and Zoning
Franklin County Economic Development & Planning Department

RE: Description of Expedited Type 2 annexation case to be
journalized on the **May 2, 2017** General Session Agenda for
consideration on **May 30, 2017**.

Case #ANX-07-17 - An Expedited Type 2 annexation petition ANX-07-17 was filed with the Franklin County Economic Development and Planning Department on April 26, 2017. The petition is requesting to annex 2.9 +/- acres from Washington Township to the City of Dublin. The petition will be considered by the Board of Commissioners on May 30, 2017.

Site: 7026 Shier-Rings Road (PID# 272-000134)



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Annexation Petition

Expedited Type 2
 Pursuant to ORC §709.023



Property Information	
Site Address	7026 Shier-Rings Road, Dublin, Ohio 43016
Parcel ID(s)	272-000134
Total Acreage	2.9 +/-
From Township	Washington
To Municipality	City of Dublin

Property Owner Information	
Name	Walter L. Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier
Address	7026 Shier-Rings Road Dublin, Ohio 43016
Phone #	
Fax #	
Email	

Attorney/Agent Information	
Name	Aaron L. Underhill, Esq., Underhill & Hodge LLC
Address	8000 Walton Parkway, Suite 260 New Albany, Ohio 43054
Phone #	614.335.9320
Fax #	614.335.9329
Email	aaron@uhlfirm.com

Staff Use Only
Case #
ANX-07-17
Hearing date:
5/30/17
Date filed:
4/26/17
Fee paid
\$250.00
Receipt #
17-01255
Notifications deadline:
5 days 5/1/17
Svc statement deadline:
20 days 5/16/17

Document Submission
The following documents must accompany this application on letter-sized 8 1/2" x 11" paper:
<input checked="" type="checkbox"/> Legal description of property
<input checked="" type="checkbox"/> Map/plat of property
<input checked="" type="checkbox"/> List of adjacent properties

Waiver of Right to Appeal			
<p>WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.</p>			
By: <u>Aaron L. Underhill</u>	<u>4/25/17</u>	Property Owner	Date
AGENT			
By: <u>Aaron L. Underhill</u>	<u>4/25/17</u>	Property Owner	Date
AGENT			

EXPEDITED TYPE II PETITION
FOR ANNEXATION (SECTION 709.023) TO THE CITY OF DUBLIN
OF ± 2.9 ACRES MORE OR LESS IN THE TOWNSHIP OF WASHINGTON

TO THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, OHIO:

The undersigned, petitioners in the premises, and being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of ±2.9 acres, more or less, with a total perimeter boundary of 1,496 feet, more or less, in the Township of Washington, which perimeter is 100% contiguous with the municipal boundary of the City of Dublin, do hereby request that said territory be annexed to the City of Dublin according to the statutes of the State of Ohio, and specifically the expedited procedure specified in Ohio Revised Code Section 709.023, and that no island of unincorporated area will be created by this annexation.

A full and accurate description and plat of the requested annexation territory are attached hereto and made part hereof.

In support of said Petition, your petitioners state that there are within the territory to be annexed FOUR (4) OWNERS OF REAL ESTATE.

Aaron L. Underhill and David L. Hodge, whose address is 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054, are hereby appointed Agents for the undersigned Petitioner(s), as required by Section 709.02 of the Ohio Revised Code. Each of said agents are hereby individually authorized to make any amendment, deletion, and/or supplementation which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to do so in order to correct any discrepancy or mistake noted by the Delaware County Engineer in his examination of the Petition and/or Plat. Said amendment shall be made by the presentation of an amended plat and description to the Board of County 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 THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

[Petition signatures on following page]



ANY-07-17

<u>NAME</u>	<u>DATE</u>	<u>ADDRESS</u>
<u>Walter L Shier</u> Walter L Shier	<u>4-17-17</u>	<u>339 Desoto St</u> <u>Nokomis, FL 34275</u>

NAME

DATE

ADDRESS

Mary A. Sorden
Mary A. Sorden

4/16/2017

5472 Pleasant Lane
Akron, OH 43016

NAME

Robert E. Shier
Robert E. Shier

DATE

4/16/17

ADDRESS

7169 Butler Ave Plain City Ohio

NAME

Mark A. Shier

DATE

4/16/2017

ADDRESS

7026 Shier Ridge Rd

4/16/2017

**PROPOSED ANNEXATION OF 2.9± ACRES
 TO CITY OF DUBLIN FROM WASHINGTON TOWNSHIP**

VIRGINIA MILITARY SURVEY 6748

TOWNSHIP OF WASHINGTON, COUNTY OF FRANKLIN, STATE OF OHIO

Date: February 24, 2017

Job No: 2016-1547

Scale: 1" = 100'

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

RECEIVED

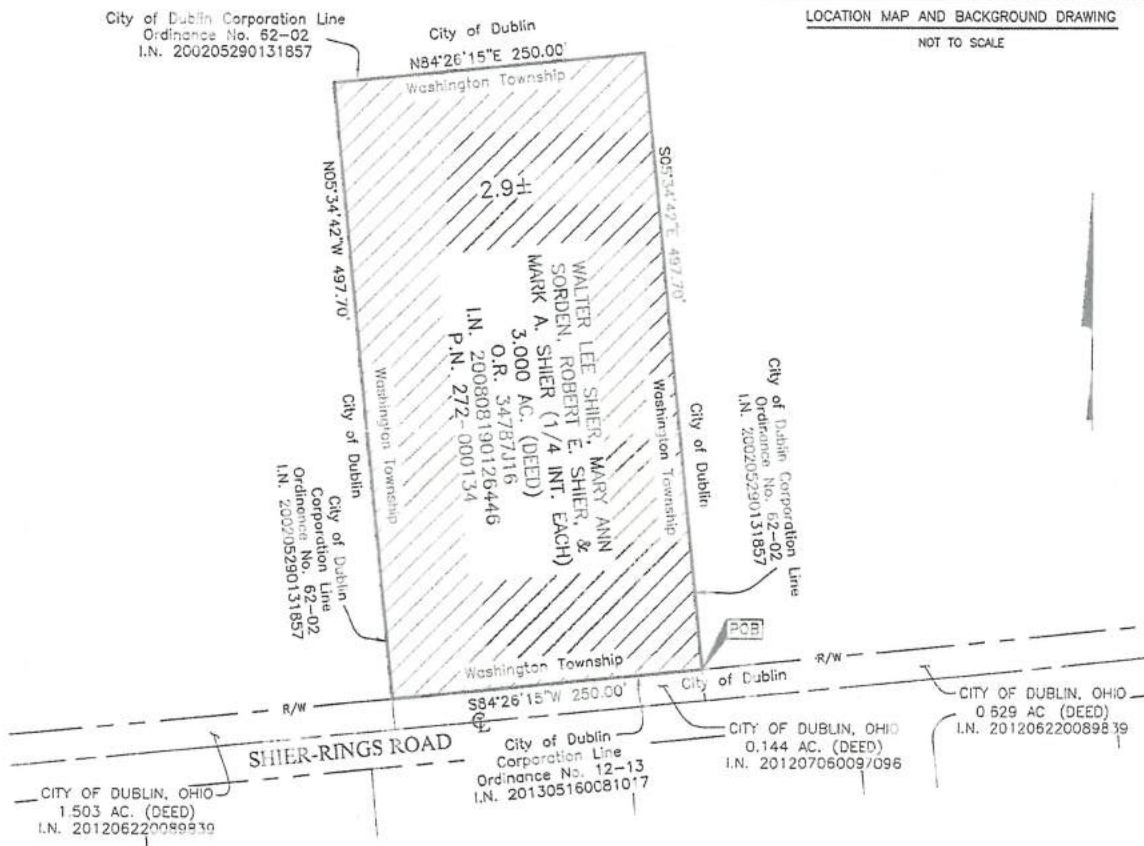
MAR 02 2017

By EM Date 3/2/17
 Franklin County Engineer
 Dean C. Ringle, P.E., P.S.



S.R. ASSOCIATES
 64.219 AC. (DEED)
 O.R. 12935A01
 P.N. 274-000660

City of Dublin Corporation Line
 Ordinance No. 62-02
 I.N. 200205290131857



AREA TO BE ANNEXED

EXISTING CITY OF DUBLIN CORPORATION LINE

Contiguity Note:
 Total perimeter of annexation area is 1496 feet, of which 1496 feet is contiguous with the City of Dublin by Ordinance Numbers 62-02 and 12-13, giving 100% perimeter contiguity.

Note:
 This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.



By Heather L. King Date 3/2/17
 Heather L. King
 Professional Surveyor No. 8307

J:\2016\1547\DWG\ASSETS\EXHIBITS\20161547-VS-ANNX-01.DWG plotted by KING, HEATHER on 3/27/2017 10:39:47 AM last saved by KING on 3/27/2017 10:30:53 AM

By DR Date 3/2/17

RECEIVED

MAR 02 2017

ANNEXATION DESCRIPTION
2.9 +/- ACRES

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

FROM: WASHINGTON TOWNSHIP

TO: CITY OF DUBLIN

Situated in the State of Ohio, County of Franklin, Township of Washington, located in Virginia Military Survey Number 6748, being all of the remainder of that 3.000 acre tract conveyed to Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier by deeds of record in Official Record 34787J16 and Instrument 200808190126446 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING at the intersection of the northerly right-of-way line of Shier-Rings Road with the easterly line of said 3.000 acre tract, being the common corner of the remainder of said 3.000 acre tract, the remainder of that 64.219 acre tract conveyed to S.R. Associates by deed of record in Official Record 12935A01, that 0.629 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201206220089839, and that 0.144 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201207060097096, being an angle point in the existing City of Dublin Corporation line as established by Ordinance Number 62-02, of record in Instrument Number 200205290131857, and in the northerly City of Dublin Corporation line as established by Ordinance Number 12-13, of record in Instrument Number 201305160081017;

thence South 84° 26' 15" West, with the line common to the remainder of said 3.000 acre tract and said 0.144 acre tract, with said existing Corporation Line (12-13), a distance of 250.00 feet to a point, being the common corner of the remainder of said 3.000 acre tract, said 0.144 acre tract, that 1.503 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201206220089839, and the remainder of said 64.219 acre tract;

thence with said existing Corporation Line (62-02), the line common to said 3.000 and 64.219 acre tracts, the following courses and distances:

North 05° 34' 42" West, a distance of 497.70 feet to a point;

North 84° 26' 15" East, a distance of 250.00 feet to a point; and

South 05° 34' 42" East, a distance of 497.70 feet to the POINT OF BEGINNING, containing approximately 2.9 acres of land.

THIS DESCRIPTION IS FOR ANNEXATION PURPOSES ONLY AND IS NOT TO BE USED FOR DEED TRANSFER.



HLK: iep
2_9 ac 20161547-VS-ANNX-01.docx

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 3/2/17

Heather L. King
Registered Surveyor No. 8307



ANX-07-17

RECORD OF RESOLUTIONS

Dayton Legal Board, Inc., Form No. 010-02

Resolution No. 39-17 Passed 30

A RESOLUTION ADOPTING A STATEMENT OF SERVICES FOR A PROPOSED ANNEXATION OF 2.9 ACRES, MORE OR LESS, FROM WASHINGTON TOWNSHIP, FRANKLIN COUNTY TO THE CITY OF DUBLIN.

WHEREAS, an Expedited Type II annexation petition for 2.9 acres, more or less, from Washington Township, Franklin County to the City of Dublin was filed in the offices of the Franklin County Commissioners on April 26, 2017, by Aaron Underhill/David Hodge, Attorney/Agent for Petitioners, Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier ("the Property"); and

WHEREAS, Section 709.023(C) of the Ohio Revised Code requires that, prior to the hearing of the annexation petition, the Municipal Authority shall adopt a statement indicating what services the Municipal Corporation will provide to the territory proposed for annexation and an approximate date by which it will provide services to the territory proposed for annexation upon annexation; and

WHEREAS, the area proposed for annexation lies within Dublin's Exclusive Water and Sewer Service extension area, as provided under the agreements with the City of Columbus.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Dublin, State of Ohio, 7 of the elected members concurring that:

Section 1. The City of Dublin will provide the following municipal services for the Property (the 2.9 acres, more or less in Washington Township, Franklin County) immediately upon the annexation of the area to the City of Dublin, Ohio, which is expected to be approximately September 1, 2017.

- **Police Protection**
The City of Dublin has five police districts and deploys a minimum of five cruisers per shift. The Property is located approximately 3.0 driving miles from the Justice Center, the Division of Police headquarters. The City of Dublin provides twenty-four hour police and communications services and has mutual aid agreements with other jurisdictions. The Property will be fully served with these services at the same or similar level now being provided to other areas of the City.
- **Fire Protection and Emergency Medical Service (EMS)**
The Washington Township Fire Department provides fire protection to this area of Dublin. Dublin will ensure that the Property will be provided with fire protection and EMS services at the same or similar level now being provided to other areas of the City by either Washington Township or a comparable fire and EMS department upon annexation.
- **Solid Waste Collection**
The City of Dublin provides residential solid waste collection at no additional fee. The Property will be served with solid waste services at the same or similar level now being provided to other areas of the City.
- **Water Distribution**
The Property is located within the Exclusive Dublin Expansion Area of the Water Service Agreement with the City of Columbus. Service to the area will be provided by constructing new public mains that will connect into existing water mains located along Cosgray Road.
- **Sanitary Sewer (Wastewater) Collection**
The Property is located within the Exclusive Dublin Expansion Area within the Sanitary Service Agreement with the City of Columbus. This site will be served

RECEIVED
MAY 10 2017
Franklin County Planning Department
Franklin County, OH
ANX-07-17

Justith K. Beal Acting
1, Anne C. Clarke, Clerk of Council, hereby certify that the foregoing is a true copy of Ordinance/Resolution No. 39-17 duly adopted by the Council of the City of Dublin, Ohio, on the 8th Day of May, 2017.
Justith K. Beal
Clerk of Council, Dublin Ohio

RECORD OF RESOLUTIONS

Dayton Leg. & Exec. Sec., Form No. 22425

Resolution No. 39-17

Passed Page 2 of 2

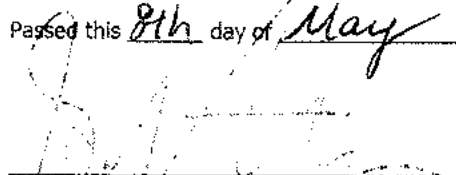
by constructing a new sanitary sewer that will extend westward to the site from existing mains that are located near the intersection of Eiterman Road and Shier Rings.

- **Stormwater Management and Floodplain**
The site will be required to meet the requirement of the Dublin Stormwater Management Code and the City's EPA. This will be met via the construction of new public storm sewer, storm structures and stormwater management features, such as wet ponds. No existing floodplain exists on this site.
- **Roadway Maintenance and Improvements**
A traffic impact study will be completed for this annexation area in conjunction with the City of Dublin rezoning process. The City of Dublin will work with the Franklin County Engineer to implement recommendations of this study and determine financial contributions.

Section 2. The City has Water and Sanitary Sewer Service Agreements with the City of Columbus, and the subject property is within the Dublin Exclusive Service area of both agreements. Conditioned upon the ability of the City of Columbus to provide water supply and to provide sufficient sanitary sewerage disposal capacity, sufficient public water distribution and sanitary sewer collection systems exist in this area to serve this property at the current time.

Section 3. This resolution shall be effective immediately upon passage, as provided under Section 4.04(a) of the Revised Charter.

Passed this 8th day of May, 2017



Mayor - Presiding Officer

ATTEST:



Clerk of Council

EXHIBIT D



Aaron L. Underhill
2000 Walton Parkway, Suite 260
New Albany, Ohio 43054
P: 614.335.9321
F: 614.335.9329
aaron@uhlawfirm.com

April 28, 2017

Dear Property Owner,

You are being notified that an annexation petition has been filed with the Franklin County Board of County Commissioners. The area to be annexed either abuts your property or is across the street from the petition area. The attached map and legal description identifies the annexation area. The annexation petition, which is also included, indicates that all of the owners have signed the petition and therefore the annexation process will comply with Section 709.023 of the Ohio Revised Code and as such the County Commissioners will rule on the petition within 30 to 45 days after the filing of the annexation petition.

If you have any questions about the annexation petition, please feel free to contact me at 614.335.9320.

Sincerely,


Aaron L. Underhill

Enclosures

EXHIBIT C

DATE	DESCRIPTION	R	M
11/11	CASH		
7			
61			
5500000			
11/11			

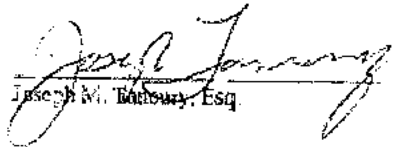
EXHIBIT B

NOTICE OF FILING EXP. OF AN ANNEXATION PETITION

TO: FISCAL OFFICER OF WASHINGTON TOWNSHIP, OHIO

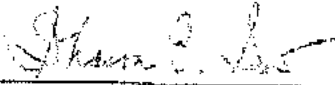
In accordance with the provisions of Section 709.023 of the Ohio Revised Code, you are hereby notified that, on April 26, 2017, the undersigned, an attorney at the law firm of Underhill & Hodge LLC, Agent for the Petitioners, filed an Annexation Petition in the Office of the Board of County Commissioners of Franklin County, Ohio. Said Petition prays for annexation to the City of Dublin, Ohio, of 2.90± acres in Washington Township, Ohio. A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

Dated: April 28, 2017



Joseph M. Edouard, Esq.

RECEIPT OF THE AFOREMENTIONED DOCUMENTS IS HEREBY ACKNOWLEDGED THIS
28th day of April, 2017.



FISCAL OFFICER
ADMINISTRATIVE SERVICES

EXHIBIT A

PLANNED COMMUNITY DEVELOPMENT DISTRICT

PLANNED COMMUNITY DEVELOPMENT DISTRICT

In accordance with the provisions of the Florida Planning and Zoning Act, you are hereby notified that, on 8/1/12, the undersigned has submitted an application for a rezoning of the property located at 12345 Main Street, Jacksonville, Florida, to the Board of County Commissioners for consideration. The application prays for annexation to the City of Jacksonville in the City of Jacksonville. We hereby certify that a copy of said petition, with all attachments, is attached hereto and made a part hereof.

Date: 8/1/12

[Handwritten Signature]

PLANNED COMMUNITY DEVELOPMENT DISTRICT
12345 Main Street, Jacksonville, Florida 32202

[Handwritten Signature]

AFFIDAVIT OF NOTICE TO TOWNSHIP, MUNICIPALITY, AND SURROUNDING PROPERTY OWNERS OF ANNEXATION PETITION FILING

STATE OF OHIO }
COUNTY OF FRANKLIN } SS:

Aaron L. Underhill, being first duly sworn, deposes and says that he is an attorney at the law firm of Underhill & Hodge LLC, being the agent for the petitioners in that certain Annexation Petition wherein it is prayed that 2.90± acres, more or less, in Washington Township, be annexed to the City of Dublin, Ohio. Said Annexation Petition was filed in accordance with the provisions of Section 709.023 (an "Expedited Type II" annexation) of the Ohio Revised Code with the Franklin County Board of County Commissioners on April 26, 2017.

A copy of the Annexation Petition, petition attachments, map and legal description was served personally on the Council Clerk of Dublin on April 28, 2017. Said personal service on the Dublin City Council Clerk occurred within five (5) days from the date the annexation petition was filed, in accordance with Section 709.023(B) of the Ohio Revised Code. Attached hereto as Exhibit A is the City's acknowledgement of receipt of said annexation materials.

A copy of the Annexation Petition, petition attachments, map and legal description was served personally on the Township Clerk of Washington Township on April 28, 2017. Said personal service on the Washington Township Clerk occurred within five (5) days from the date the annexation petition was filed, in accordance with Section 709.023(B) of the Ohio Revised Code. Attached hereto as Exhibit B is the Township's acknowledgement of receipt of said annexation materials.

On April 28, 2017, a copy of the Annexation Petition, petition attachments, map and legal description were sent by U.S. Mail to all property owners adjacent to and directly across the street from the territory proposed to be annexed. Said mailing occurred within five (5) days from the date the Annexation Petition was filed, in accordance with Section 709.023(B) of the Ohio Revised Code. Attached hereto as Exhibit C is a true and accurate list of the property owners adjacent to and directly across the street from the territory proposed to be annexed who were mailed, via U.S. Mail, the letter and materials attached hereto as Exhibit D.

Further Affiant Sayeth Naught.



Name: Aaron L. Underhill

Sworn to before me and signed in my presence; a Notary Public in and for said State and County on this 1st day of May, 2017.



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021


Notary Public



AWX-07-17

**Property to be Annulled and
Adjacent Property Owners**

PARCELS TO BE ANNULLED:	Walter L. Viter Minister of Defense Robert L. Jell and Linda A. Jell 7026 Shier Kings Road Dublin, Ohio 43017 PN: 272-000155
ADJACENT PARCELS:	Michael and Rose Ramsey 6111 Holly Lane Dublin, Ohio 43016 PN: 274-000004
Patricia Brogan 7024 Shier Kings Road Dublin, Ohio 43016 PN: 272-000001	Lou Moore 7055 Shier Kings Road Dublin, Ohio 43016 PN: 272-000002
SP Associates 5570 Ashland Road Dublin, Ohio 43017 PN: 274-000060	

APX-07-17



PROPOSED ANNEXATION OF 2.9± ACRES
TO CITY OF DUBLIN FROM WASHINGTON TOWNSHIP
VIRGINIA MILITARY SURVEY 6748
TOWNSHIP OF WASHINGTON, COUNTY OF FRANKLIN, STATE OF OHIO

Job No: 2016-1547

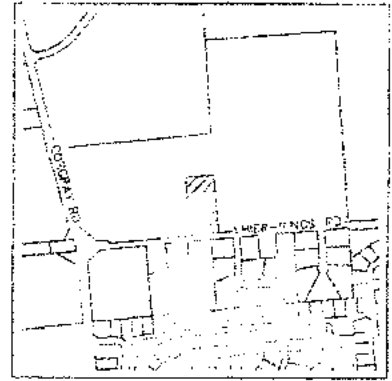
Scale: 1" = 100'

ANNEXATION
OF 2.9± ACRES
FROM WASHINGTON TOWNSHIP
TO THE CITY OF DUBLIN

RECEIVED

MAR 02 2017

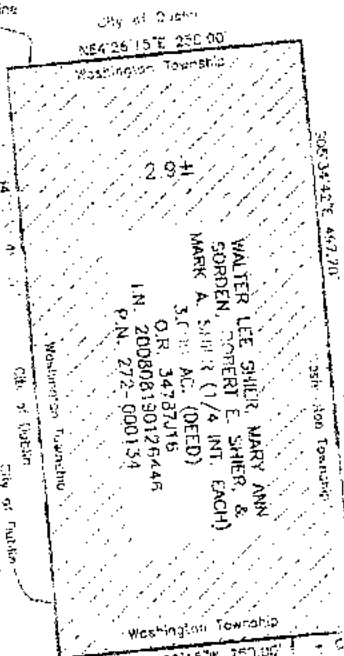
Franklin County Engineer
Dawn C. Ringle, PE, RS



LOCATION MAP AND BACKGROUND DRAWING
NOT TO SCALE

City of Dublin
2016-1547
3/2/17

City of Dublin Corporation Line
Ordinance No. 02-02
I.N. 200208290131857



City of Dublin Corporation Line
Ordinance No. 02-02
I.N. 200208290131857

City of Dublin
Ordinance No. 02-02
I.N. 200208290131857

City of Dublin Corporation Line
Ordinance No. 12-13
I.N. 201208140081017

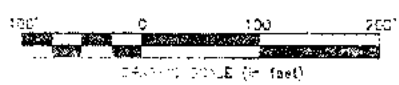
SHER-RINGS ROAD

AREA TO BE ANNEXED

EXISTING CITY OF DUBLIN CORPORATION LINE

Contiguity Note:
Total perimeter of annexation area is 1496 feet, of which 1496 feet is contiguous with the City of Dublin by Ordinance Numbers 02-02 and 12-13, giving 100% perimeter contiguity.

Note:
This annexation does not create islands of unincorporated areas within the limits of the area to be annexed.



By: *Heather J. King*
Heather J. King
Professional Surveyor No. 8107

Date: 3/2/17

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

By DR Date 3/2/17

RECEIVED

MAR 02 2017

ANNEXATION DESCRIPTION
2.9 +/- ACRES

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

FROM: WASHINGTON TOWNSHIP

TO: CITY OF DUBLIN

Situated in the State of Ohio, County of Franklin, Township of Washington, located in Virginia Military Survey Number 6748, being all of the remainder of that 3.000 acre tract conveyed to Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier by deeds of record in Official Record 34787J16 and Instrument 200808190126446 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING at the intersection of the northerly right-of-way line of Shier-Rings Road with the easterly line of said 3.000 acre tract, being the common corner of the remainder of said 3.000 acre tract, the remainder of that 64.219 acre tract conveyed to S.R. Associates by deed of record in Official Record 12935A01, that 0.629 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201206220089839, and that 0.144 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201207060097096, being an angle point in the existing City of Dublin Corporation line as established by Ordinance Number 62-02, of record in Instrument Number 200205290131857, and in the northerly City of Dublin Corporation line as established by Ordinance Number 12-13, of record in Instrument Number 201305160081017;

thence South 84° 26' 15" West, with the line common to the remainder of said 3.000 acre tract and said 0.144 acre tract, with said existing Corporation Line (12-13), a distance of 250.00 feet to a point, being the common corner of the remainder of said 3.000 acre tract, said 0.144 acre tract, that 1.503 acre tract conveyed to City of Dublin, Ohio by deed of record in Instrument Number 201206220089839, and the remainder of said 64.219 acre tract;

thence with said existing Corporation Line (62-02), the line common to said 3.000 and 64.219 acre tracts, the following courses and distances:

North 05° 34' 42" West, a distance of 497.70 feet to a point;

North 84° 26' 15" East, a distance of 250.00 feet to a point; and

South 05° 34' 42" East, a distance of 497.70 feet to the POINT OF BEGINNING, containing approximately 2.9 acres of land.

THIS DESCRIPTION IS FOR ANNEXATION PURPOSES ONLY AND IS NOT TO BE USED FOR DEED TRANSFER.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 3/2/17
Heather L. King
Registered Surveyor No. 8307

NAME

Mark A. Shier

DATE

4/16/2017

ADDRESS

Tone Shier Kings Rd

[Faint, illegible text]
 [Faint, illegible text]
 [Faint, illegible text]
 [Faint, illegible text]
 [Faint, illegible text]
 ANY-07-17

NAME

DATE

ADDRESS

Robert E. Shier
Robert E. Shier

4/16/17

7167 South Ave. Rain, Ky Ohio

APR-07-17

NAME

DATE

ADDRESS

Mary A. Sorden
Mary A. Sorden

4/16/2017

5472 Pleasant Lane
Richwood, OH 43016

APR 28 2017
ANX-07-17

NAME	DATE	ADDRESS
<u>Walter L. Shier</u> Walter L. Shier	4-17-17	<u>339 Desoto St</u> <u>Alhambra, FL 34275</u>

APR 28 2017

AMX-07-17

EXPEDITED TYPE II PETITION
FOR ANNEXATION (SECTION 709.023) TO THE CITY OF DUBLIN
OF ± 2.9 ACRES MORE OR LESS IN THE TOWNSHIP OF WASHINGTON

TO THE BOARD OF COUNTY COMMISSIONERS
OF FRANKLIN COUNTY, OHIO:

The undersigned, petitioners in the premises, and being ALL OF THE OWNERS OF REAL ESTATE in the territory hereinafter described, consisting of ±2.9 acres, more or less, with a total perimeter boundary of 1,496 feet, more or less, in the Township of Washington, which perimeter is 100% contiguous with the municipal boundary of the City of Dublin, do hereby request that said territory be annexed to the City of Dublin according to the statutes of the State of Ohio, and specifically the expedited procedure specified in Ohio Revised Code Section 709.023, and that no island of unincorporated area will be created by this annexation.

A full and accurate description and plat of the requested annexation territory are attached hereto and made part hereof.

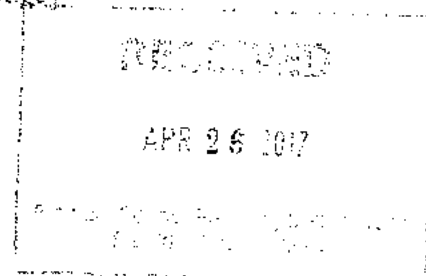
In support of said Petition, your petitioners state that there are within the territory to be annexed FOUR (4) OWNERS OF REAL ESTATE.

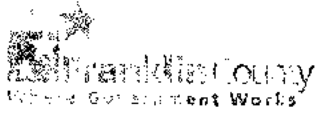
Aaron L. Underhill and David L. Hodge, whose address is 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054, are hereby appointed Agents for the undersigned Petitioner(s), as required by Section 709.02 of the Ohio Revised Code. Each of said agents are hereby individually authorized to make any amendment, deletion, and/or supplementation which in his absolute and complete discretion is necessary or proper under the circumstances then existing, and in particular to do so in order to correct any discrepancy or mistake noted by the Delaware County Engineer in his examination of the Petition and/or Plat. Said amendment shall be made by the presentation of an amended plat and description to the Board of County 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 THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR SAID SPECIAL ANNEXATION PROCEDURE.

[Petition signatures on following page].

Page 1 of 5





Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Annexation Petition

Submitted To: _____

APR 26 2017 2:00 PM

Property Information	
Site Address: 7226 Shier Rings Road, Dublin, Ohio 43016	
Parcel ID #: 372-000134	Total Acreage: 2.9 +/-
County: Washington	Township: City of Dublin

Property Owner Information	
Name: Walter L. Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier	
Address: 7026 Shier Rings Road Dublin, Ohio 43015	
Phone #	Fax #
Email	

Attorney/Agent Information	
Name: Aaron L. Underhill Esq., Underhill & Hodges LLC	
Address: 8000 Wilson Parkway, Suite 200 New Albany, Ohio 43054	
Phone # 614.336.9320	Fax # 614.336.9329
Email: aaron@uhlawfirm.com	

Staff Use Only
Case # ANN-07-17
Hearing date 5/30/17
Case file # 4/26/17
Parcel # 3250.00
Parcel # 17-01255
Notification deadline 5 days 5/1/17
Submission deadline 23 days 5/16/17

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(s) of property
<input checked="" type="checkbox"/> List of adjacent properties

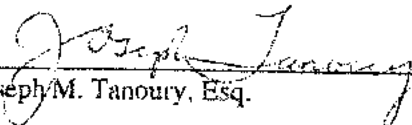
Waiver of Right to Appeal			
<p>WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.</p>			
By: <u>Aaron L. Underhill</u>	<u>4/25/17</u>	Property Owner	Date
Property Owner: <u>AGENT</u>	Date	Property Owner	Date
By: <u>Aaron L. Underhill</u>	<u>4/25/17</u>	Property Owner	Date
Property Owner: <u>AGENT</u>	Date	Property Owner	Date

NOTICE OF FILING EXPEDITED TYPE II ANNEXATION PETITION

TO: COUNCIL CLERK OF THE CITY OF DUBLIN, OHIO

In accordance with the provisions of Section 709.023 of the Ohio Revised Code, you are hereby notified that, on April 26, 2017, the undersigned, an attorney at the law firm of Underhill & Hodge LLC, Agent for the Petitioners, filed an Annexation Petition in the Office of the Board of County Commissioners of Franklin County, Ohio. Said Petition prays for annexation to the City of Dublin, Ohio, of 2.90± acres in Washington Township, Ohio. A copy of said Petition, with description and plat, is attached hereto and made a part hereof.

Dated: April 28, 2017

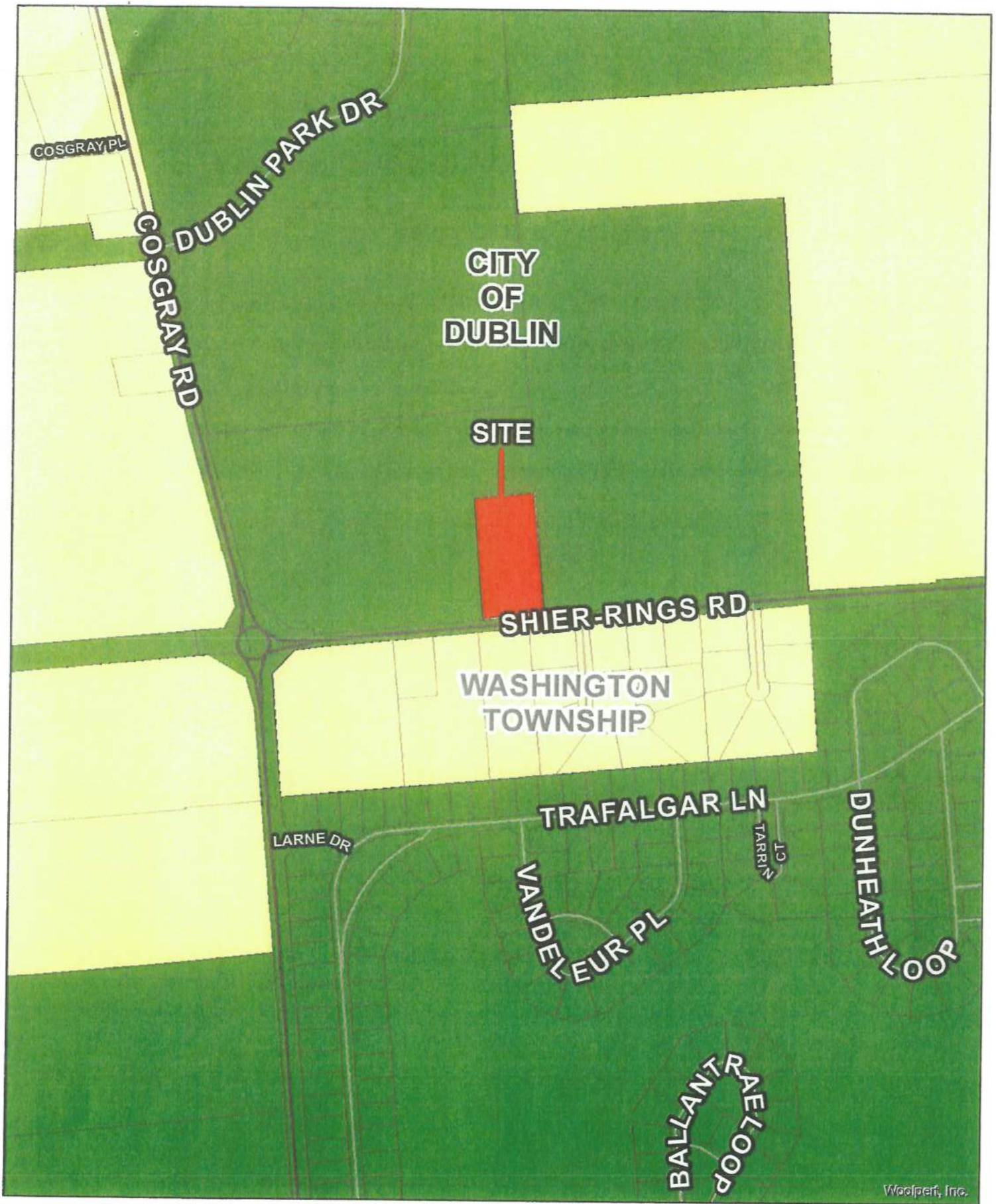


Joseph M. Tanoury, Esq.

RECEIPT OF THE AFOREMENTIONED DOCUMENTS IS HEREBY ACKNOWLEDGED THIS
26th day of April, 2017.



Acting CLERK



Woolpert, Inc.



Annexation of 2.87 Acres
 Washington Township to the City of Dublin
 7026 Shier Rings Road



- **Water Distribution**

The Property is located within the Exclusive Dublin Expansion Area of the Water Service Agreement with the City of Columbus. Service to the area will be provided by constructing new public mains that will connect into existing water mains located along Cosgray Road.

- **Sanitary Sewer (Wastewater) Collection**

The Property is located within the Exclusive Dublin Expansion Area within the Sanitary Service Agreement with the City of Columbus. This site will be served by constructing a new sanitary sewer that will extend westward to the site from existing mains that are located near the intersection of Eiterman Road and Shier Rings.

- **Stormwater Management and Floodplain**

The site will be required to meet the requirement of the Dublin Stormwater Management Code and the Ohio EPA. This will be met via the construction of new public storm sewer, storm structures and stormwater management features, such as wet ponds. No existing floodplain exists on this site.

- **Roadway Maintenance and Improvements**

A traffic impact study will be completed for this annexation area in conjunction with the City of Dublin rezoning process. The City of Dublin will work with the Franklin County Engineer to implement recommendations of this study and determine financial contributions.

Recommendation

This Property is within the proposed annexation areas of the Community Plan and is located in the exclusive Dublin Service Area as defined in the water and sewer agreements with the City of Columbus. Approval of Resolution 39-17 regarding the Statement of Services and Resolution 40-17 Regarding Incompatible Land Uses are recommended. Upon City Council's approval, these approved Resolutions will be forwarded to the Franklin County Commissioners for their required hearing.

Background

Zoning and Community Plan

Upon annexation, properties are typically automatically zoned R, Rural District, under the Zoning Code of the City of Dublin. However, the site is located in the Innovation District, and pursuant to Code Section 153.004(D) it will automatically be zoned to the appropriate Innovation District (ID-4) per the adopted Economic Advancement Zone Plan. This would allow multi-family uses up to 10 units per acre as well as office, and research and development use. A rezoning application will need to be filed for any development outside of these parameters.

Planning and Engineering staff have been working with Kaufman Development on a proposal for a residential community, including 130 single-family units 202 multi-family units, community spaces, and amenities on 64 acres (including this site). The proposal has been informally reviewed twice by the Planning and Zoning Commission and was generally viewed favorably. At their April 20, 2017 meeting, Commissioners encouraged the applicant to place an emphasis on sustainable development that is innovative and forward-thinking, in accordance with the intent of the District.

The City is working on an update to the West Innovation District as a significant amount of development activity has required the City to take a coordinated approach to an update of the plan for the West Innovation District, including impacts on land use, development character, road infrastructure and other planning recommendations. The plan update was shared with City Council at a work session in October of 2016 and was briefly reviewed at the Joint City Council and Planning and Zoning Commission work session on April 17, 2017. This proposal is ahead of the planning work by the City, and staff will need to identify the appropriate zoning process in the future.

Service Assessment

- **Police Protection**

The City of Dublin has five police districts and deploys a minimum of five cruisers per shift. The Property is located approximately 3.0 driving miles from the Justice Center, the Division of Police headquarters. The City of Dublin provides 24-hour police and communications services and has mutual aid agreements with other jurisdictions. The Property will be fully served with these services at the same or similar level now being provided to other areas of the City.

- **Fire Protection and Emergency Medical Service (EMS)**

The Washington Township Fire Department provides fire protection to this area of Dublin. Dublin will ensure that the Property will be provided with fire protection and EMS services at the same or similar level now being provided to other areas of the City by either Washington Township or a comparable fire and EMS department upon annexation.

- **Solid Waste Collection**


The City of Dublin provides residential solid waste collection at no additional fee. The Property will be served with solid waste services at the same or similar level now being provided to other areas of the City.



City of Dublin

Office of the City Manager
5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager 
Date: May 4, 2017
Initiated By: Jennifer D. Readler, Law Director
Paul Hammersmith, P.E., Director of Engineering/City Engineer
Claudia Husak, AICP, Senior Planner

Re: Resolution 39-17 - Adopting a Statement of Services for a Proposed Annexation of 2.9 Acres, More or Less, from Washington Township, Franklin County to the City of Dublin, Ohio. (Petitioners: Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier)

Resolution 40-17 - Adopting a Statement Regarding Possible Incompatible Land Uses and Zoning Buffer for a Proposed Annexation of 2.9 Acres, More or Less, from Washington Township, Franklin County to the City of Dublin, Ohio as Required by Section 709.023(C) of the Ohio Revised Code (Petitioners: Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier)

Summary

On April 26, 2017, Aaron Underhill/David Hodge, Attorney/Agent for Petitioners, Walter Lee Shier, Mary Ann Sorden, Robert E. Shier and Mark A. Shier, filed an annexation petition with the Franklin County Commissioners. The petition is for 2.9 acres, more or less.

The petition was filed as an Expedited Type II annexation petition. Under this process the City must first, within 20 days after the petition is filed, adopt an ordinance or resolution relating to municipal services.

Second, within 20 days after the petition is filed, the City must adopt an ordinance or resolution relating to land uses and zoning buffers, if the territory proposed to be annexed is currently subject to either county or township zoning. Resolution Nos. 39-17 and 40-17 have been prepared for these purposes and for Council consideration.

The Franklin County Commissioners will grant the proposed annexation, without a hearing, if neither the municipality nor the township object to the annexation by ordinance or resolution within 25 days of the petition being filed. If neither the municipality nor the township object, the commissioners must grant the proposed annexation without hearing, if certain criteria in R.C. 709.023 have been established.

This proposed annexation is for 2.9 acres, more or less, and includes no right-of-way.

RECORD OF RESOLUTIONS

2017 Local Blue Book, Form No. 30345

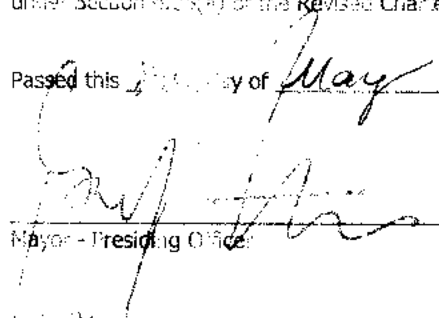
Resolution No. 40-17


Page 2 of 2

within the township should land adjacent to the territory be determined to be unincorporated territory.

Section 2. This resolution shall be effective immediately upon its passage as provided under Section 5.03(4) of the Revised Charter.

Passed this 21 day of May, 2017.


Mayor - Presiding Officer


Clerk of Council