



Legislation Details (With Text)

**File #:** RES-0003-2024      **Version:** 1      **Name:**

**Type:** Resolution      **Status:** Passed

**File created:** 1/18/2024      **In control:** City Council

**On agenda:**      **Final action:** 2/19/2024

**Title:** A RESOLUTION DETERMINING THE COMPLIANCE OF A PETITION FOR ORGANIZATION OF A NEW COMMUNITY AUTHORITY WITH OHIO REVISED CODE CHAPTER 349; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING ON THE PETITION

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. DEV-RPT 02.12.24, 2. DEV-ATT Requirement Checklist for an NCA Petition, 3. DEV-ATT Memorandum from attorney Seann McCarter outlining NCA process, 4. RES-0003-2024 EXHIBIT A - DEV-ATT Petition for Organization of a New Community Authority, 5. RES-0003-2024 EXHIBIT B - DEV-ATT Zoning Regulations for an NCA, 6. RES-0003-2024 SIGNED - Determining the Compliance of a Petition for Organization of a New Community Authority with ORC Chapter 349 and Setting Time and Place for Hearing, 7. Proof of Publication - Gahanna NCA - Columbus Dispatch Received 3.15.2024

Date	Ver.	Action By	Action	Result
2/19/2024	1	City Council	Adopted	
2/12/2024	1	Committee of the Whole	Recommended for Adoption, Consent	

**A RESOLUTION DETERMINING THE COMPLIANCE OF A PETITION FOR ORGANIZATION OF A NEW COMMUNITY AUTHORITY WITH OHIO REVISED CODE CHAPTER 349; AND SETTING A TIME AND PLACE FOR A PUBLIC HEARING ON THE PETITION**

**WHEREAS**, on November 11, 2022, City Council approved through ORD-0062-2022 a development agreement with CP Crescent LLC that outlined a Community Reinvestment Area (CRA), Tax Increment Financing (TIF) District, development standards, and a New Community Authority (NCA) program for the area known as the Crescent at Central Park, property consisting of 41.0 +/- acres adjacent to the Interstate 270 and Hamilton Road interchange; and

**WHEREAS**, on February 6, 2024, the Clerk of Council received the developer’s Petition for Organization of a New Community Authority; and

**WHEREAS**, the purpose of the New Community Authority is to encourage orderly development of a well-planned, diversified, and economically-sound new community; and

**WHEREAS**, a new community can include facilities for the conduct of industrial, commercial, residential, cultural, educational, and recreational activities designed in accordance with planning concepts for the placement of utility, open space, and other supportive facilities as authorized under Chapter 349 of the Ohio Revised Code; and

**WHEREAS**, NCAs have the power to purchase real or personal property; improve or sell real or personal property and community facilities; provide recreation, educational, health, social, vocational, and cultural activities primarily for residents of the district; collect service fees to cover community development programs; enforce collection of community development charges; issue debt and pay costs of operation and maintenance of community facilities; and

**WHEREAS**, NCAs do not have authority over zoning or subdivision regulations; provision of police or fire protection; or water supply or sewer treatment or disposal; and

**WHEREAS**, the Petition for Organization of a New Community Authority, names the NCA as the “Gahanna New Community Authority;” lists the address of the principal office of the authority; contains a map with a full and accurate description of the boundaries of the new community district with the legal descriptions of parcels within the district; states the zoning regulations for the proposed zoning area within the boundaries of the district along with amendments thereto; outlines the plan for the proposed development program; provides for a plan for the number of members of the NCA’s board of trustees that is consistent with Section 349.04 of the Ohio Revised Code; provides the developer’s management capability; and states that the development will comply with all applicable environmental laws and regulations.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:**

**Section 1.** That this Council hereby determines the Petition for Organization of a New Community Authority, the “Gahanna New Community Authority,” attached hereto as EXHIBIT A, and made a part herein, to comply with the provisions set forth within the Ohio Revised Code Chapter 349 and City of Gahanna Zoning Code as referenced in EXHIBIT B.

**Section 2.** That this Council hereby sets the time and place for public hearing on the Petition for Organization of a New Community Authority (EXHIBIT A) as March 18, 2024 at 7:00 p.m. in Council Chambers, 200 S. Hamilton Road, Gahanna, OH 43230.

**Section 3.** That the Clerk is hereby directed to give notice of the public hearing defined in Section 2 by publication once each week for three consecutive weeks in a newspaper of general circulation

within the proposed new community district.

**Section 4.** That this Resolution shall be in full force and effect at the earliest period allowed by law.