



Legislation Details (With Text)

**File #:** ORD-0065-2016      **Version:** 1      **Name:** M/I Homes pre-annexation agreement for Darling Road  
**Type:** Ordinance      **Status:** Lost  
**File created:** 6/10/2016      **In control:** City Council  
**On agenda:** 8/15/2016      **Final action:** 8/15/2016

**Title:** TO AUTHORIZE THE MAYOR TO ENTER INTO A PRE-ANNEXATION AGREEMENT WITH M/I HOMES OF CENTRAL OHIO, LLC FOR THE FUTURE DEVELOPMENT OF A 62.3+/- ACRE PARCEL LOCATED ON DARLING ROAD SOUTH OF HANNAH FARMS SUBDIVISION.

**Sponsors:**

**Indexes:** ANNEXATION

**Code sections:**

**Attachments:** 1. old version -City-MI Homes Pre-Annexation Agreement v7 REDLINED, 2. old version - DEV-ATT-MI Homes, 3. DEV-RPT-06.27.16, 4. DEV-RCA-MI Homes Pre-Annexation Agreement JB, 5. old version - DEV-ATT-6.27.16 -City-MI Homes Pre-Annexation Agreement MODIFIED 6-23-15 Redlined, 6. old version - DEV-ATT-MI Homes Pre-Annexation Agreement, 7. DEV-RPT-06.13.16, 8. DEV-RPT-07.11.16, 9. Darling Road Annexation Presentation to Council, 10. Darling Road Annexation Pro Forma, 11. 6.27- Darling Road Annexation Presentation to Council, 12. DEV-ATT-School Financial Impact Summary, 13. DEV-ATT-Jefferson Township Subdivision Map, 14. DEV-ATT-EMHT Letter on Darling Road, 15. 7-11-16 Powerpoint, 16. old version- City-MI Homes Pre-Annexation Agreement v7, 17. EXHIBIT A - City-MI Homes Pre-Annexation Agreement v7, 18. ORD-65-16 SIGNED, 19. MI HOMES CORRESPONDENCE

Date	Ver.	Action By	Action	Result
8/15/2016	1	City Council	Postponed Indefinitely	Pass
8/8/2016	1	Committee of the Whole	Recommended for Adoption	
8/1/2016	1	City Council	Postponed to Date Certain	Pass
7/25/2016	1	Committee of the Whole	Recommended for Adoption	
7/18/2016	1	City Council	Postponed to Date Certain	Pass
7/11/2016	1	Committee of the Whole	Recommended for Adoption	
7/5/2016	1	City Council	Introduced	
6/27/2016	1	Committee of the Whole	Recommended for Introduction/First Reading	
6/13/2016	1	Committee of the Whole	Held in Committee	

TO AUTHORIZE THE MAYOR TO ENTER INTO A PRE-ANNEXATION AGREEMENT WITH M/I HOMES OF CENTRAL OHIO, LLC FOR THE FUTURE DEVELOPMENT OF A 62.3+/- ACRE PARCEL LOCATED ON DARLING ROAD SOUTH OF HANNAH FARMS SUBDIVISION.

WHEREAS, on March 28, 2016, the Department of Planning and Development presented to City Council a proposed Residential Growth Policy; and

WHEREAS, this policy requires that all new residential annexation projects execute a pre-annexation agreement and agree to become part of a New Community Authority (NCA); and

WHEREAS, this new policy will help to ensure that all future residential annexation projects contribute to our community's quality of life and financial sustainability; and

WHEREAS, M/I Homes of Central Ohio, LLC is seeking to develop a 62.3+/- acre parcel located on Darling Road south of Hannah Farms Subdivision; and

WHEREAS, the project would allow for the future development of ninety three (93) single family residential lots; and

WHEREAS, the Department of Planning and Development evaluates multiple factors that include neighborhood consistency, community benefit, financial return and long term sustainability; and

WHEREAS, the Department has determined that the project is consistent with the surrounding land uses and the project will not be a detriment to the community, but rather add additional high quality housing stock that is needed to remain competitive in attracting residents to our local economy; and

WHEREAS, the New Community Authority allows this project to provide a sufficient financial return that will ensure that the public infrastructure is sustainable in the long run.

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

Section 1. That the Mayor is hereby authorized to enter into a Pre-Annexation Agreement with M/I HOMES OF CENTRAL OHIO, LLC, said Agreement attached hereto as EXHIBIT A, and made a part herein.

Section 2. That this Ordinance shall be in full force and effect upon passage by this Council and 30 days after signature approval by the Mayor.