



Legislation Details (With Text)

File #: ORD-0054-2016 **Version:** 1 **Name:** Shull Road Pre-Annexation Agreement

Type: Ordinance **Status:** Passed

File created: 5/6/2016 **In control:** City Council

On agenda: 5/16/2016 **Final action:** 6/6/2016

Title: TO AUTHORIZE THE MAYOR TO ENTER INTO A PRE-ANNEXATION AGREEMENT WITH CANINI & ASSOCIATES LTD. LLC FOR THE FUTURE DEVELOPMENT OF A 13 ACRE PARCEL LOCATED ON SHULL ROAD SOUTH OF BROOKHOUSE LANE, NORTH OF HEADLEY ROAD.

Sponsors:

Indexes:

Code sections:

Attachments: 1. EXHIBIT A - Gahanna-Canini Pre Annexation Agreement for Shull Road FINAL 2, 2. DEV-RPT-05.09.16, 3. DEV-RCA-Canini Pre-Annexation JB, 4. ORD-54-16 SIGNED, 5. PRE-ANNEXATION AGREEMENT SIGNED

Date	Ver.	Action By	Action	Result
6/6/2016	1	City Council	Adopted	Pass
5/16/2016	1	City Council	Introduced	
5/9/2016	1	Committee of the Whole	Recommended for Introduction/First Reading	

TO AUTHORIZE THE MAYOR TO ENTER INTO A PRE-ANNEXATION AGREEMENT WITH CANINI & ASSOCIATES LTD. LLC FOR THE FUTURE DEVELOPMENT OF A 13 ACRE PARCEL LOCATED ON SHULL ROAD SOUTH OF BROOKHOUSE LANE, NORTH OF HEADLEY ROAD.

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, the Department of Planning and Development have been negotiating a pre-annexation agreement with Canini & Associates for the future development of a 13 acre parcel located on Shull Road, south of Brookhouse Lane, north of Headley Road; and

WHEREAS, the project would allow for the future development of ten (10) 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; and

WHEREAS, the Director of Development recommends City Council authorize the City to move forward with this agreement.

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 CANINI & ASSOCIATES LTC. 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.