

AN25-026

(48.7 acres in Hamilton Township)

Status: Service Ordinance pending 12/8/2025 as emergency

Committee: Housing, Homelessness, & Building

Legislation

XXXX-2025 Service Ordinance

Principal Parties

Petitioners/Property Owners: TCG OCP Rohr Management LLC, c/o David Pizzotti

Attorney/Agent: Yazan S. Ashrawi

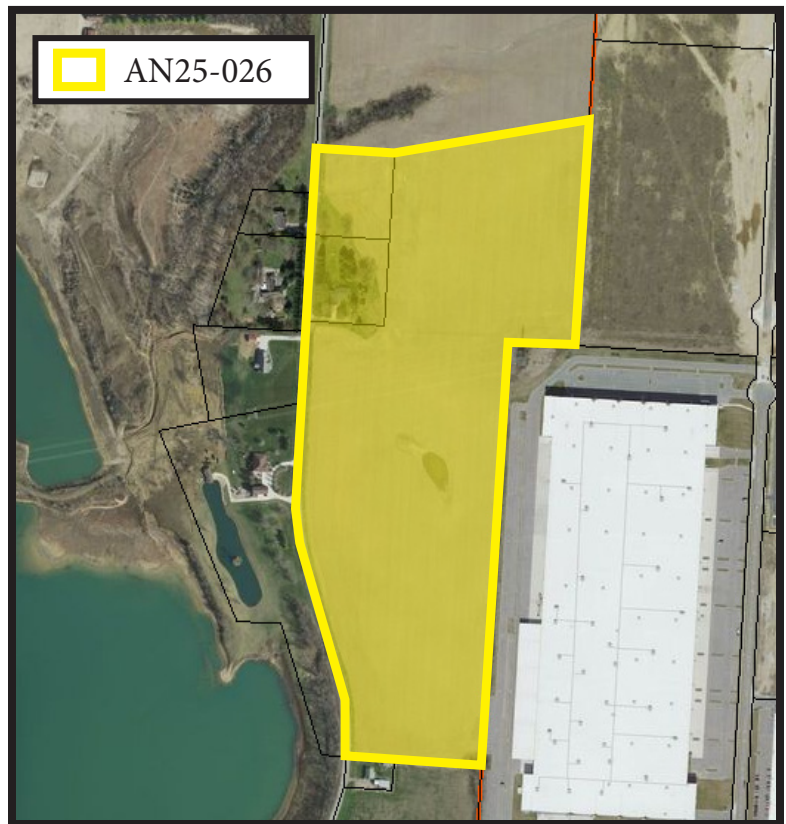
Developer: TCG OCP Rohr Management LLC, c/o David Pizzotti

Staff: Adam Frierson (process)

Key Dates

Tentative County application date: 12/1/2025

Tentative County hearing: 1/6/2026



Site Information

- The 48.7 acre site is a fringe annexation.
- The current use is Residential and Agricultural. The anticipated use is Limited Manufacturing.
- The site is located within the boundaries of the South Central Accord (1997), which recommends Low-Density Residential. The planning area has Early Adoption of Columbus Citywide Planning Policies (C2P2).
- The site is not within the boundaries of the an Area Commission.
- The site does require a boundary conformance.

Key Issues

- Annexation is sought to connect to City Services and for development purposes consistent with properties in the area.
- Planning staff have conducted a preliminary review and are supportive of the proposed annexation. The Department of Development is supportive of the future development at the site.
- Annexation does not guarantee a zoning application will be approved. Zoning requests require a separate application process through the Department of Building and Zoning Services.

Legislative Information

- The applicant must provide a statement of municipal services to the county for their consideration within 20 days.
- The annexation is tentatively scheduled for consideration at a Franklin County Commissioner hearing.
- The Ohio Revised Code stipulates that once an annexation has been approved by the county, it must be accepted by the receiving municipality in order for the annexation process to be completed. The acceptance process involves a second city ordinance that may be acted upon a minimum of 60 days from the date the City Clerk receives record of the commissioner's action and a maximum of 120 days of City Council's first consideration of the second city ordinance.