

AN25-026

(46.8 ac in Hamilton Township)

Status: Acceptance Ordinance (anticipated second reading 4/20/2026)

Committee: Economic Development & Small & Minority Business Committee

Legislation

3099-2025 Service Ordinance

XXXX-2026 Acceptance Ordinance

Principal Parties

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

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

Attorney/Agent: Yazan S. Ashrawi

Staff: Adam Frierson (process)

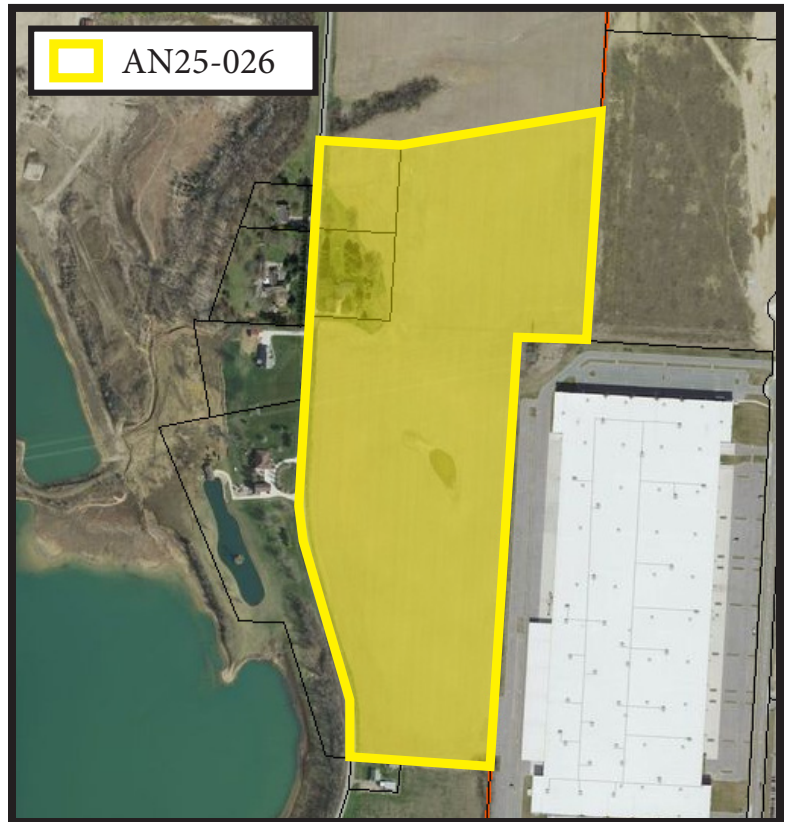
Key Dates

County application date: 12/8/2025

Service Ordinance approved: 12/8/2025

Approved by Franklin County: 1/20/2026

Expiration of 60 day period: 3/31/2026



Site Information

- The 46.8 acre site is a fringe annexation.
- The current use is Residential/Agricultural. The anticipated use is Manufacturing.
- Columbus Growth Strategy (CGS) recommends Industrial & Warehouse at the site.
- The site is not within the boundaries of an Area Commission.
- The site does not require a boundary conformance.

Key Issues

- Annexation is sought for development purposes consistent with other properties in the area and to connect to City Services.
- Planning staff have conducted a preliminary review and are supportive of the proposed annexation. Staff note the proposed use is consistent with the CGS recommended land use 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. Staff note a rezoning case (Z26-002) is active at the site.

Legislative Information

- 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.