

AN25-008

(14.07 ac in Jackson Township)

Status: Acceptance Ordinance (anticipated second reading 9/15/2025)

Committee: Housing, Homelessness, and Building

Legislation

1210-2025 Service Ordinance

XXXX-2025 Acceptance Ordinance

Principal Parties

Petitioners/Property Owners: Hank W & Patricia Schreck and James E & Karen L Ruggles

Developer: Metro Development

Attorney/Agent: Jackson B. Reynolds, III

Staff: Adam Frierson (process)

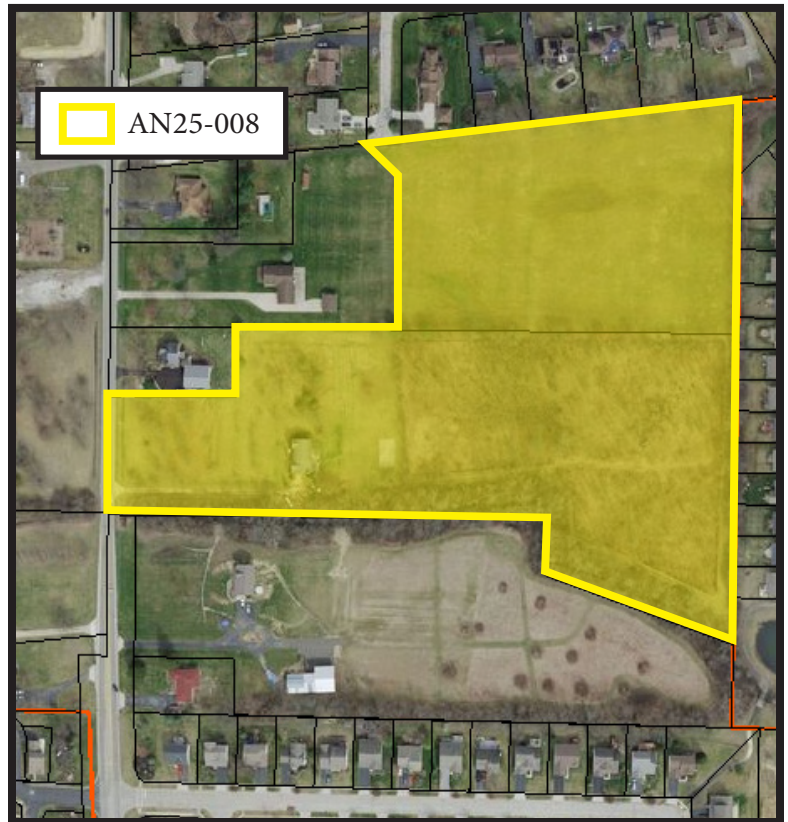
Key Dates

County application date: 5/7/2025

Service Ordinance approved: 5/12/2025

Approved by Franklin County: 6/17/2025

Expiration of 60 day period: 9/8/2025



Site Information

- The 14.07 acre site is an infill annexation.
- The current use is single unit homes. The anticipated use is multi-unit residential.
- The site is located within the boundaries of the Westland Area Plan (1994), which recommends Low Density Residential. The planning area has Early Adoption of Columbus Citywide Planning Policies (C2P2).
- The site is within the boundaries of the Westland Area Commission.
- The site does not require a boundary conformance.

Key Issues

- Annexation is sought for central water and sewer service.
- Planning staff have conducted a preliminary review and are supportive of the proposed annexation. While inconsistent with the Plan recommendation, staff recognize existing medium density residential to the south, and a high level of site and architectural design, consistent with C2P2 guidelines, as mitigating factors for support of annexation. Staff notes that this site has an active zoning case being considered (Z25-012/CV25-025).
- 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 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.