

AN25-013

(3.0 ac in Franklin & Norwich Township)
Status: Acceptance Ordinance (anticipated second reading 6/29/2026)
Committee: Economic Development & Small & Minority Business Committee
Parcel Number(s): 140-000570 and 140-003938
Site Address: 3531 Trabue Road

Legislation

1736-2025 Service Ordinance
XXXX-2026 Acceptance Ordinance

Principal Parties

Petitioners/Property Owners: San Remo Townhomes, LLC
Developer: San Remo Townhomes, LLC
Attorney/Agent: Laura MacGregor Comek, Esq.
Staff: Adam Frierson (process)

Key Dates

County application date: 6/18/2025
Service Ordinance approved: 6/30/2025
Approved by Franklin County: 7/29/2025
Expiration of 60 day period: 6/15/2026

Site Information

- The 3.0 acre site is an infill annexation.
- The current use is vacant. The anticipated use is multi-use residential.
- The site is located within the boundaries of the Trabue/Roberts Area Plan (2011), which recommends High Density Residential. Columbus Growth Strategy (CGS) recommends Mixed Use 1 at a portion of the site.
- The site is within the boundaries of the West Scioto Area Commission.
- The site does not require a boundary conformance.

Key Issues

- Annexation is sought for water & sewer utility access for development.
- Planning staff have conducted a preliminary review and are supportive of the proposed annexation. The proposal is consistent with CGS Guiding Principle statements stating annexation should be used to support city development policy, including the need for housing and economic development priorities (p.19). 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 zoning cases Z25-042 & CV25-086 are 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.

