

## AN25-010

(14.0 ac in Mifflin Township)

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

Committee: Housing, Homelessness, and Building

## Legislation

1288-2025 Service Ordinance

XXXX-2025 Acceptance Ordinance

## Principal Parties

Petitioners/Property Owners: Mifflin Township et al.

Developer: Metro Development III LLC

Attorney/Agent: Elizabeth Seedorf, Esq.

Staff: Adam Frierson (process)

## Key Dates

County application date: 5/13/2025

Service Ordinance approved: 5/19/2025

Approved by Franklin County: 6/24/2025

Expiration of 60 day period: 9/1/2025



## Site Information

- The 14.0 acre site is an infill annexation.
- The current use is vacant or single unit residential. The anticipated use is multi-unit development.
- The site is located within the boundaries of the Northeast Area Plan (2007), which recommends Office-Light-Industrial. The planning area does not have Columbus Citywide Planning Policies (C2P2).
- The site is within the boundaries of the Northeast Area Commission.
- The site does not require a boundary conformance.

## Key Issues

- Annexation is sought for development of multi-unit apartment community.
- Planning staff have conducted a preliminary review and are supportive of the proposed annexation. Staff note the proposal is inconsistent with the Plan recommendation, but notes the proposal's location on a corridor with transit, and compatibility with existing apartment residential to the west, as mitigating factors for support of the annexation.
- 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 notes that this site has an active rezoning case being considered (Z25-024/CV25-043).

## 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.