

AN25-015

(1.4 ac in Orange Township)

Status: Acceptance Ordinance (anticipated second reading 11/3/2025)

Committee: Housing, Homelessness, and Building

Legislation

1819-2025 Service Ordinance

XXXX-2025 Acceptance Ordinance

Principal Parties

Petitioners/Property Owners: 3812 Powell Road LLC

Developer: N/A

Attorney/Agent: Ice Miller LLP, Attn:Molly Gwin

Staff: Adam Frierson (process)

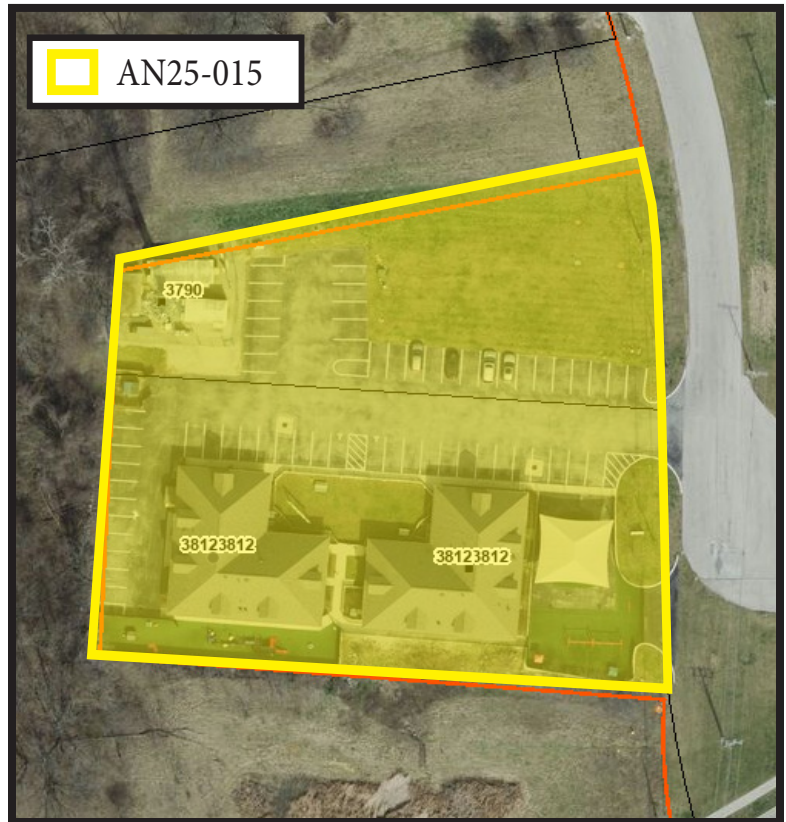
Key Dates

County application date: 6/26/2025

Service Ordinance approved: 7/14/2025

Approved by Delaware County: 7/7/2025

Expiration of 60 day period: 10/11/2025



Site Information

- The 1.4 acre site is a fringe annexation
- The current use is Vacant - previously a pre-school/day care. The anticipated use is Retail.
- The site is located within the boundaries of the Far North Area Plan (2014), which recommends Mixed Use (Regional). The planning area does not have Columbus Citywide Planning Policies (C2P2)
- 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 rezoning to C-4 commercial use.
- Planning staff have conducted a preliminary review and are supportive of the proposed annexation. It is consistent with the Plan recommendation.
- 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 rezoning case (Z25-039) is currently 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.