

AN23-009

(6.4 acres in Jackson Township)

Status: Service Ordinance pending 4/17/2023 as emergency

Committee: Economic Development

Legislation

XXXX-2023 Service Ordinance

Principal Parties

Petitioners/Property Owners: Bible Truth Tabernacle

Attorney/Agent: Jackson B. Reynolds, III

Developer: Metro Development LLC

Staff: Hunter Rayfield (process)

Key Dates

County application date: 4/05/2023

Tentative County hearing: 5/09/2023



Site Information

- The 6.4 acre site is an infill annexation.
- The current use is single family residential. The anticipated use is multi family development.
- The site is located within the boundaries of the Westland Area Plan, which recommends Industrial/Manufacturing. The planning area has early adoption of Columbus Citywide Planning Policies.
- 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 development purposes.
- Planning staff have conducted a preliminary review and despite inconsistency with the recommended land use, the proposal is in a residential area and generally compatible with the surrounding development pattern.
- 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 applicant must provide a statement of municipal services to the county for their consideration within 20 days.
- The annexation is tentatively scheduled for consideration at a Franklin County Commissioner hearing.
- 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.