

AN25-015

(1.4 acres in Orange Township)

Status: Service Ordinance pending 7/14/2025 as emergency

Committee: Housing, Homelessness, & Building

Legislation

XXXX-2025 Service Ordinance

Principal Parties

Petitioners/Property Owners: 3812 POWELL ROAD LLC

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

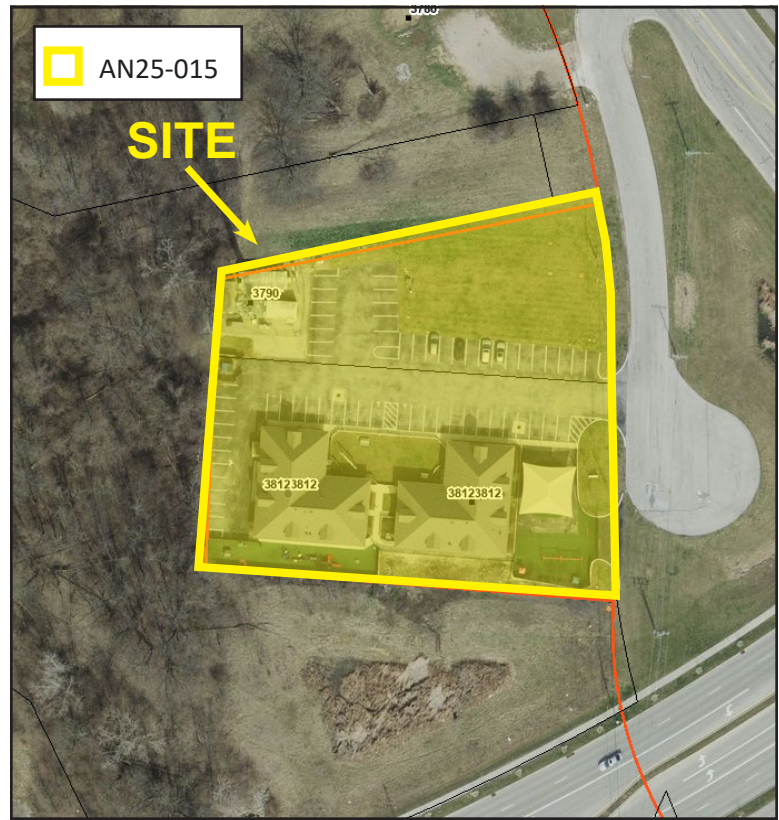
Developer: N/A

Staff: Hunter Rayfield (process)

Key Dates

Tentative County application date: 7/2/2025

Tentative County hearing: 7/28/2025



Site Information

- The 1.4 acre site is an 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.

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.