

AN21-016

(3.80 ac/0.006 sq mi in Mifflin Township)

Status: Service Ordinance pending 9/27/2021 as emergency

Committee: Economic Development

Legislation

2401-2021 Service Ordinance

Principal Parties

Petitioners/Property Owners: NIAM Stelzer Rd LLC

Attorney/Agent: David Hodge

Developer: SP Group

Staff: Marc Rostan (process)

Key Dates

County application date: 9/15/2021

Tentative County hearing: 10/12/2021



Site Information

- The 3.80 acre (0.006 square mile) site is an infill annexation
- The current use is vacant. The anticipated use is a distribution center.
- The site is located within the boundaries of the Northeast Area Plan and Port Columbus Joint Economic Development Strategy, which recommends Office-Light Industrial and Office, respectively.
- The site is within the boundaries of the Northeast Area Commission
- The site does not require a boundary conformance

Key Issues

- Annexation is sought to obtain city services.
- Planning staff have conducted a preliminary review and are supportive of the proposed use. It is generally consistent with the plan recommendations and has the opportunity to generate revenue for the city.
- 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.