

AN25-019

(1.9 ac in Mifflin Township)

Status: Acceptance Ordinance (anticipated second reading 1/26/2026)

Committee: Housing, Homelessness, and Building

Legislation

2300-2025 Service Ordinance

XXXX-2025 Acceptance Ordinance

Principal Parties

Petitioners/Property Owners: Central Ohio Investment Properties LLC

Developer: Central Ohio Investment Properties LLC

Attorney/Agent: Laura MacGregor Comek, ESQ

Staff: Adam Frierson (process)

Key Dates

County application date: 8/27/2025

Service Ordinance approved: 9/8/2025

Approved by Franklin County: 10/7/2025

Expiration of 60 day period: 12/16/2025



Site Information

- The 1.9 acre site is an infill annexation.
- The current use is Truck Parts Sales. The anticipated use is the same with improvements.
- The site is located within the boundaries of the Northeast Area Plan (2007), which recommends Office-Commercial-Light Industrial. The planning area has early adoption of 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 to connect to sewer and water that is already in place.
- Planning staff have conducted a preliminary review and are supportive of the proposed annexation. The existing use 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 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.