

## AN21-005

(80.85± acres in Prairie Township)

Status: Acceptance Ordinance (Tentative 2nd reading  
7/12/2021)

### Legislation

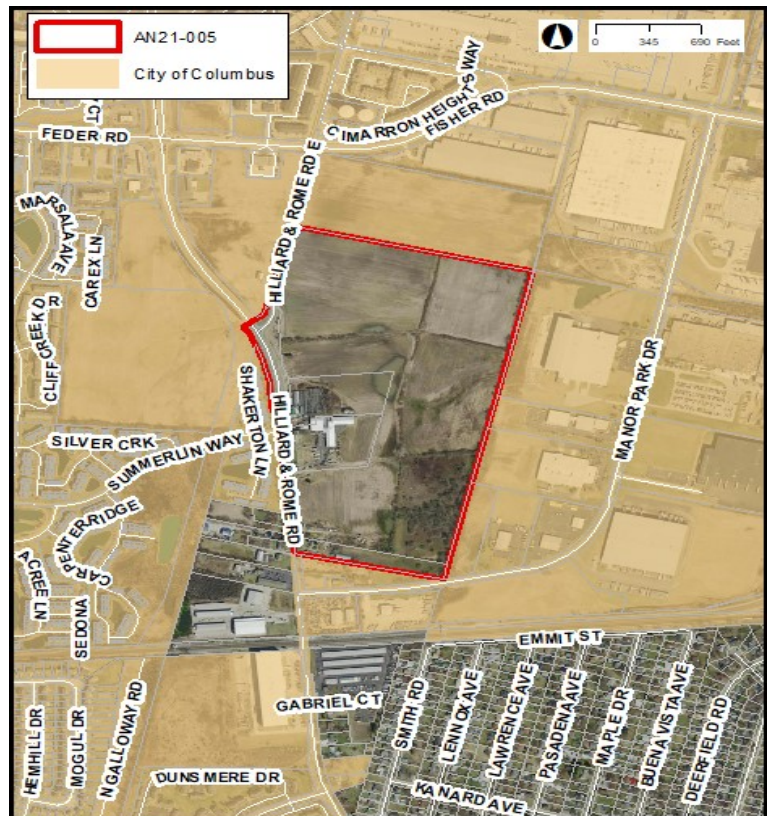
0790-2021 Service Ordinance  
1650-2021 Acceptance Ordinance

### Principal Parties

Petitioners/property owners:  
LJKJ Rome Hilliard LLC et al  
Attorney: Craig Moncrief  
Developer: TPA Ventures LLC  
Staff: Marc Rostan (process)

### Key Dates

County Petition Date: 3/24/2021  
Service Ordinance Approved: 4/5/2021  
Approved by Franklin County Commissioners: 4/27/2021  
Notice from County Received: 4/28/2021



### Site Information

- The 80.85± acre site is an infill-type annexation.
- The current use for the site is commercial and vacant. The anticipated use for the site is warehouse and light industrial.
- The site is located within the boundaries of the Trabue Roberts Area Plan, which recommends Employment Center for the site.
- The site is subject of rezoning application Z21-037.
- The site is within the boundaries of the Far West Side Area Commission.
- The site does not require a boundary conformance.

### Key Issues

- Annexation is sought to obtain city services to facilitate future development.
- Planning staff have conducted a preliminary review and are supportive of the proposed use. It is consistent with the plan recommendation 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 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 complete. City acceptance must take place a minimum of 60 days after the Clerk receives notice of County approval. Should action not be taken by the City within 120 days of the first consideration of an acceptance ordinance, the annexation does not take place.