

AN22-001

(27.56 acres in Madison Township)

Status: Service Ordinance pending 2/28/2022 as emergency

Committee: Economic Development

Legislation

0552-2022 Service Ordinance

Principal Parties

Petitioners/Property Owners: Strait Real Estate

Attorney/Agent: Tom Hart

Developer: Strait and Lamp Lumber Company

Staff: Marc Rostan (process)

Key Dates

County application date: 2/16/2022

Tentative County hearing: 3/15/2022



Site Information

- The 27.56 acre site is an infill annexation.
- The current use is a lumber production facility and vacant. The anticipated use is an expansion of a lumber and truss plant.
- The site is located within the boundaries of the South East Land Use Plan, which recommends Industrial & Warehouse and Employment Center for the site. The planning area has full adoption of Columbus Citywide Planning Policies.
- The site is within the boundaries of the Greater South East Area Commission.
- The site does not require a boundary conformance.

Key Issues

- Annexation is sought to obtain city services to facilitate future development of an industrial use.
- Planning staff have conducted a preliminary review and are supportive of the proposed use. 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 Commissioners 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.