

AN25-013

(3.0 acres in Franklin Township)

Status: Service Ordinance pending 6/23/2025 as emergency

Committee: Housing, Homelessness, & Building

Legislation

XXXX-2025 Service Ordinance

Principal Parties

Petitioners/Property Owners: San Remo Townhomes, LLC

Attorney/Agent: Laura MacGregor Comek, Esq.

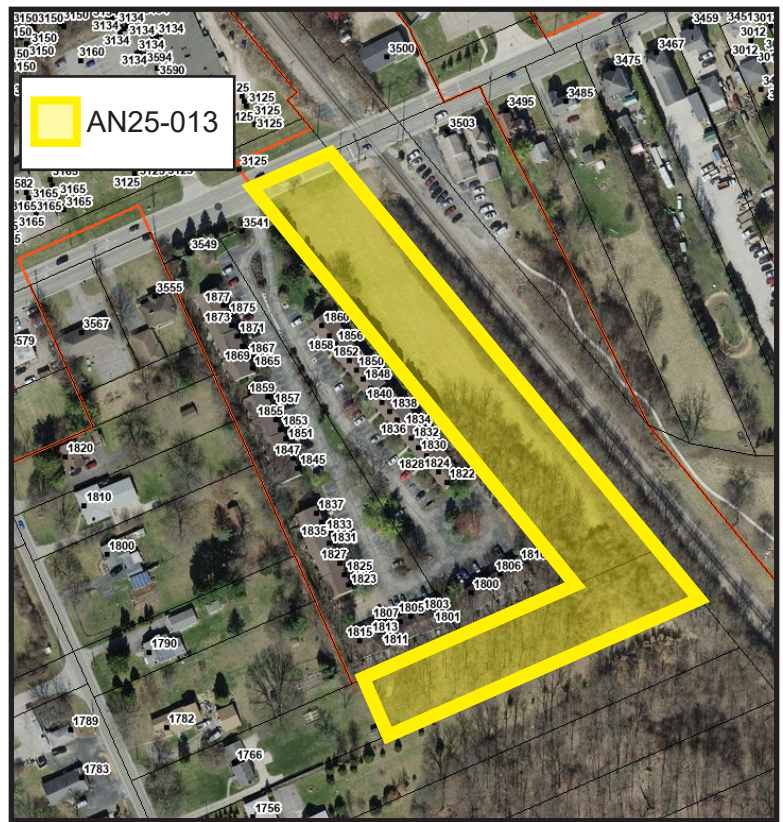
Developer: San Remo Townhomes, LLC

Staff: Hunter Rayfield (process)

Key Dates

Tentative County application date: 6/11/2025

Tentative County hearing: 7/8/2025



Site Information

- The 3.0 acre site is an infill annexation.
- The current use is vacant. The anticipated use is multi-unit residential.
- The site is located within the boundaries of the Trabue/Roberts Area Plan (2011), which recommends High Density Residential. The planning area has Early Adoption of Columbus Citywide Planning Policies (C2P2).
- The site is within the boundaries of the West Scioto Area Commission.
- The site does not require a boundary conformance.

Key Issues

- Annexation is sought for water & sewer utility access for development.
- 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.