

AN25-027

(15.4 ac in Jefferson Township)

Status: Acceptance Ordinance (anticipated second reading 4/27/2026)

Committee: Economic Development & Small & Minority Business Committee

Parcel Number(s): 171-000125, 171-000121 & 171-000115

Site Address: 8032, 8058 & 8084 Kennedy Road

Legislation

3322-2025 Service Ordinance

XXXX-2026 Acceptance Ordinance

Principal Parties

Petitioners/Property Owners: Joseph R. and Lexie C. Blalock, Richard C. Wolf, and Bruce L., Andrea V., Robert B., and Karen L. Minto

Developer: Metro Development III LLC c/o Joe Thomas

Attorney/Agent: Elizabeth Seedorf, Esq.

Staff: Adam Frierson (process)

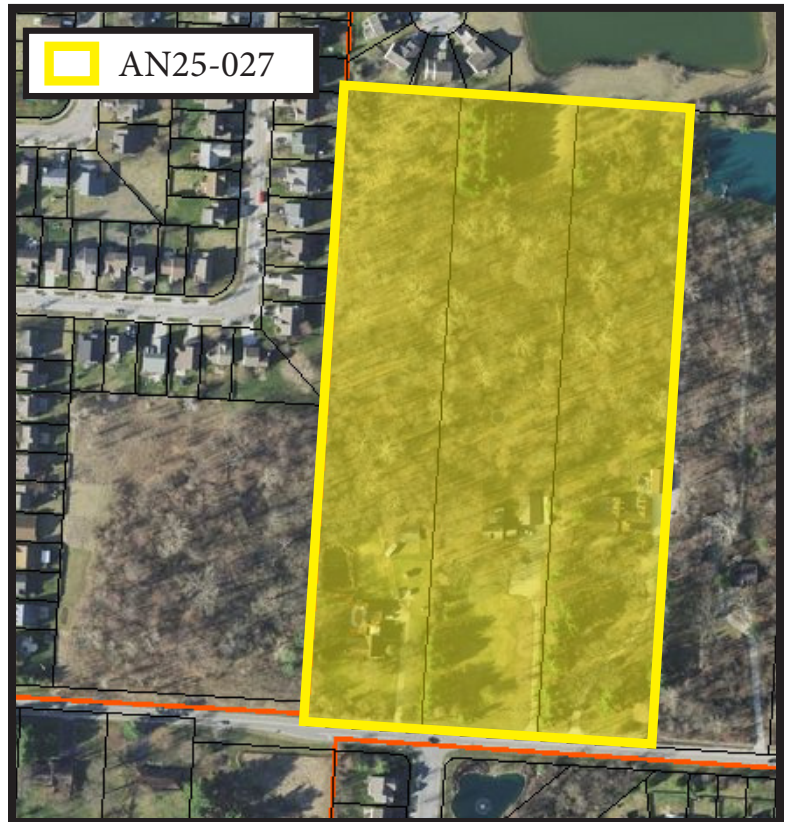
Key Dates

County application date: 12/8/2025

Service Ordinance approved: 12/15/2025

Approved by Franklin County: 1/20/2026

Expiration of 60 day period: 3/31/2026



Site Information

- The 15.4 acre site is a fringe annexation.
- The current use is Vacant and Single-Family Residential. The anticipated use is Multi-Family Development.
- The site is located within the boundaries of the Far East Land Use Plan (2018)(C2P2), which recommends Low Density Residential (4-6 du/ac). The Columbus Land Use Plan does not have a recommended land use at the site.
- The site is within the boundaries of the Far East Area Commission.
- The site does not require a boundary conformance.

Key Issues

- Annexation is sought for the Development of a Multi-Family Apartment Community.
- Planning staff have conducted a preliminary review and are supportive of the proposed annexation. Though the proposal exceeds the Far East Land Use Plan's (2018) recommendation of Low Density Residential (4-6 du/ac), staff note the Columbus Growth Strategy (CGS) Guiding Principles and Design Guidelines apply. CGS recommends annexations should be used to support city development policy, including the need for housing (p.19). Therefore, Planning is supportive of the proposed annexation.
- 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. Staff note a rezoning case (Z25-063) is active at the site.

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.