

AN21-018

(0.57 acres in Madison Township)

Status: Service Ordinance pending 12/6/2021 as emergency

Committee: Economic Development

Legislation

3168-2021 Service Ordinance

Principal Parties

Petitioners/Property Owners: 4526 Gender LLC

Attorney/Agent: Dave Perry, Donald A. Plank

Developer: O'Brien Company

Staff: Marc Rostan (process)

Key Dates

County application date: 11/24/2021

Tentative County hearing: 12/21/2021



Site Information

- The 0.57 acre (0.0009 sq mi) site is an infill annexation.
- The current use is a single family home. The home will be demolished and redeveloped into a multifamily residential use with neighboring parcels to the north and east that are already in the city.
- The site is located within the boundaries of the South East Land Use Plan, which recommends Very Low Density Residential. 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.
- Planning staff have conducted a preliminary review and are supportive of the proposed use. The plan recommendation includes departure language for higher intensity proposals with a high level of design and sensitivity, conceptual plans of which have been generally supported by staff.
- 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.