

AN21-004

(4.75 ± acres in Blendon Township)

Status: Acceptance Ordinance (Submitted 6/28/21 as emergency)

Legislation

0729-2021 Service Ordinance

1652-2021 Acceptance Ordinance

Principal Parties

Petitioners/property owners:

Agoston & Anne Varsanyi et al

Attorney: David Hodge

Developer: Magnolia Trace LLC

Staff: Marc Rostan (process)

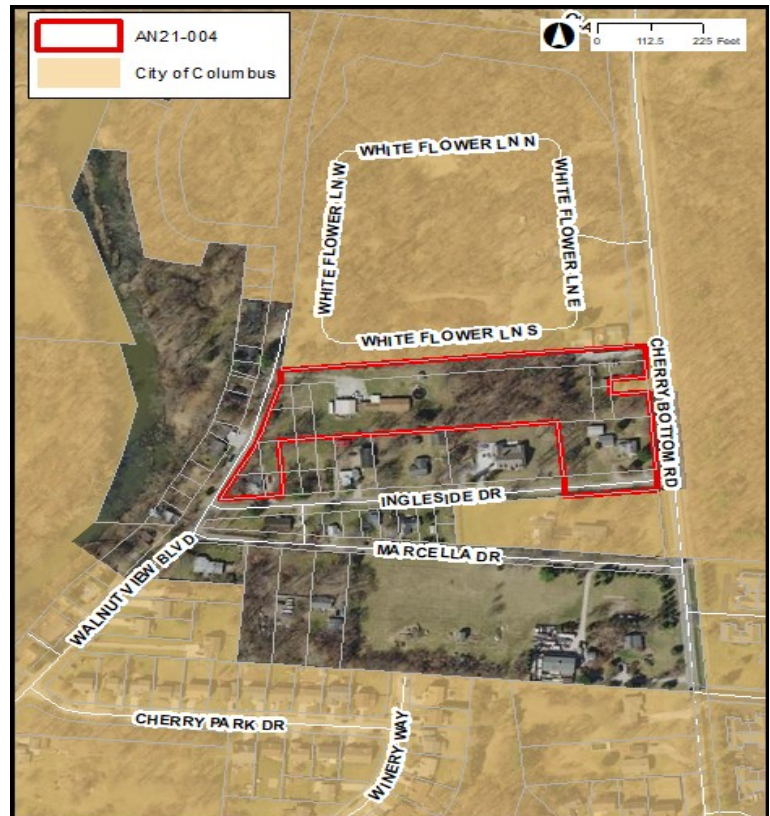
Key Dates

County Petition Date: 3/17/2021

Service Ordinance Approved: 3/29/2021

Approved by Franklin County Commissioners: 4/20/2021

Notice from County Received: 4/23/2021



Site Information

- The 4.75± acre site is an infill-type annexation.
- The current use for the site is residential and vacant. The anticipated use for the site is multifamily residential.
- The site is located within the boundaries of the Northland Plan Volume 2, which recommends Blendon District for the site.
- The site is within the boundaries of the Northland Community Council.
- The site is the subject of rezoning application Z21-022.
- The site requires a boundary conformance, pursuant to a 2021 annexation agreement with Blendon Township.

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 use recommendations of the plan.
- 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.