

## AN25-028

(0.2 acres in Franklin Township)

Status: Service Ordinance pending 1/26/2026 as emergency

Committee: Housing, Homelessness, & Building

## Legislation

XXXX-2026 Service Ordinance

## Principal Parties

Petitioners/Property Owners: 1429 Properties LLC

Attorney/Agent: Jackson B. Reynolds, III

Developer: N/a

Staff: Adam Frierson (process)

## Key Dates

Tentative County application date: 1/21/2026

Tentative County hearing: 2/17/2026



## Site Information

- The 0.2 acre site is an infill annexation.
- The current use is Vacant. The anticipated use is Commercial Development.
- The site is located within the boundaries of the Southwest Area Plan (2009), which recommends Low Density Residential. The planning area has Early Adoption of Columbus Citywide Planning Policies.
- The site is within the boundaries of the Southwest Area Commission.
- The site does not require a boundary conformance.

## Key Issues

- Annexation is sought for Development purposes.
- Planning staff have conducted a preliminary review and are supportive of the proposed use. Parcel is apart of the proposal to the east. Proposal is consistent with Zone In drafted land use recommendation at the site.
- 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 that parcel is to be included in adjacent rezoning application Z21-046.

## 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.