

AN25-027

(15.4 acres in Jefferson Township)

Status: Service Ordinance pending 12/15/2025 as emergency

Committee: Housing, Homelessness, & Building

Legislation

XXXX-2025 Service 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

Attorney/Agent: Elizabeth Seedorf, Esq.

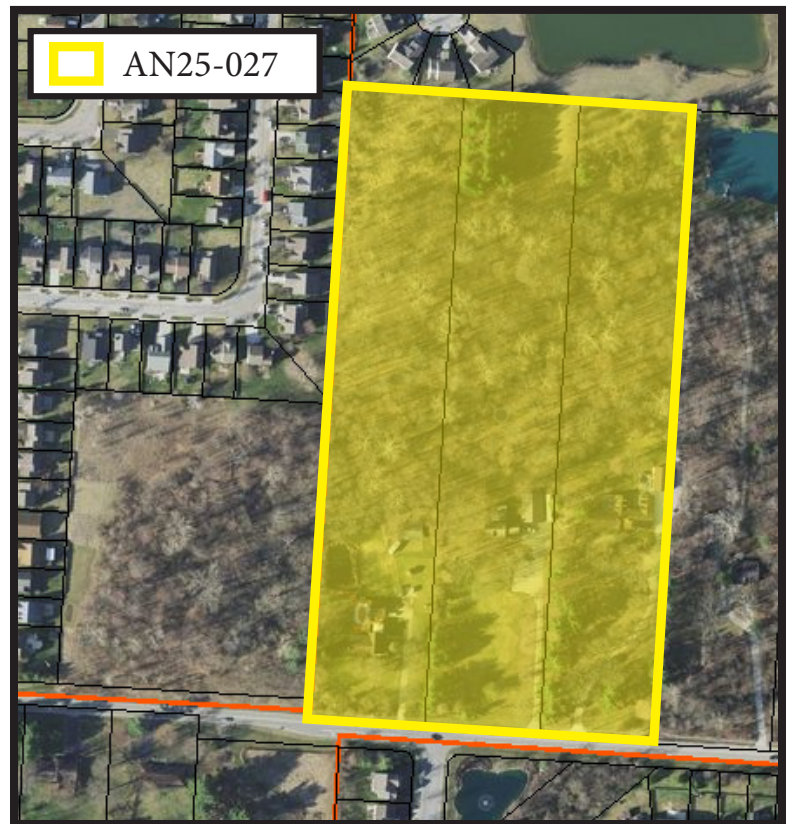
Developer: Metro Development III LLC c/o Joe Thomas

Staff: Adam Frierson (process)

Key Dates

Tentative County application date: 12/11/2025

Tentative County hearing: 1/13/2026



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 (C2P2)(2018), which recommends Low Density Residential. The planning area has complete adoption of Columbus Citywide Planning Policies (C2P2).
- 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. The Department of Development is supportive of Annexation 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.

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.