

**AN25-019**

(1.9 acres in Mifflin Township)

Status: Service Ordinance pending 9/8/2025 as emergency

Committee: Housing, Homelessness, & Building

## Legislation

XXXX-2025 Service Ordinance

## Principal Parties

Petitioners/Property Owners: Central Ohio Investment Properties LLC

Attorney/Agent: Laura MacGregor Comek, ESQ

Developer: Central Ohio Investment Properties LLC

Staff: Adam Frierson (process)

## Key Dates

Tentative County application date: 8/27/2025

Tentative County hearing: 9/30/2025



## Site Information

- The 1.9 acre site is an infill annexation.
- The current use is Truck Parts Sales. The anticipated use is the same with improvements.
- The site is located within the boundaries of the Northeast Area Plan (2007), which recommends Office-Commercial-Light Industrial. The planning area has early adoption of Columbus Citywide Planning Policies (C2P2).
- The site is within the boundaries of the Northeast Area Commission.
- The site does not require a boundary conformance.

## Key Issues

- Annexation is sought to connect to sewer and water that is already in place.
- Planning staff have conducted a preliminary review and are supportive of the proposed annexation. The existing use is consistent with the Plan recommendation.
- 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.