

AN19-016

(3.54 ± acres in Mifflin Township)

Status: Service Ordinance pending 2/3/20 as emergency

Legislation

0271-2020 Service Ordinance

Principal Parties

Petitioners/property owners: New Salem Missionary Baptist Church

Attorney: Jack Reynolds

Developer: Metro Development, LLC

Staff: Marc Rostan (process)

Key Dates

County Application Date: 1/22/2020

Tentative County Hearing: 2/18/2020

Site Information

- This 3.54± acre site is an infill-type annexation.
- The parcels are currently undeveloped and located between 2494 and 2530 Stelzer Rd. The proposed use is multi-family residential.
- The site is located within the boundaries of the Northeast Area Plan, which recommends Institutional for the site.
- The site is within the boundaries of the Northeast Area Commission.

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. Although inconsistent with the plan recommendation, staff recognize the location's presence on a transit corridor and proximity to jobs make the use supportable.
- This annexation is conditioned on the transfer of \$25,000 from the Franklin County Engineer's Office to the City of Columbus, Department of Public Service to construct a traffic signal at Stelzer Rd and Lifestyle Blvd. Said transfer will be legislated separately from this annexation. (Per a 2005 zoning ordinance)
- 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.

