

AN25-025

(15.3 ac in Franklin Township)

Status: Acceptance Ordinance (anticipated second reading 3/23/2026)

Committee: Economic Development & Small & Minority Business Committee

Legislation

2927-2025 Service Ordinance

XXXX-2026 Acceptance Ordinance

Principal Parties

Petitioners/Property Owners: David and Kristy Clark, Joseph Sofio, Eric Steinmann, and Bradley A. Wilkinson

Developer: Metropolitan Holdings

Attorney/Agent: Jackson B. Reynolds III

Staff: Adam Frierson (process)

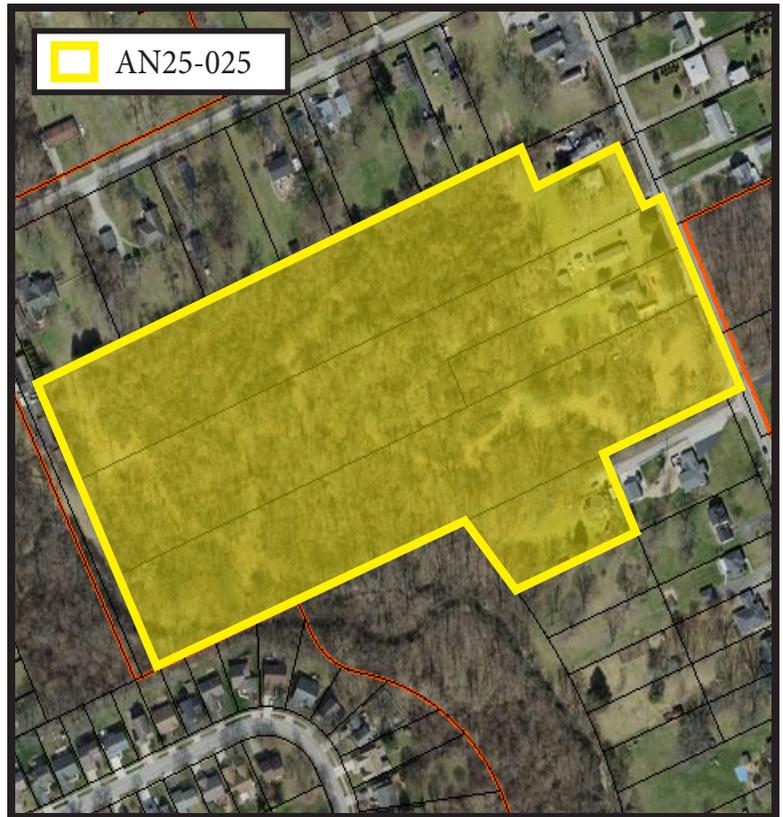
Key Dates

County application date: 10/29/2025

Service Ordinance approved: 11/3/2025

Approved by Franklin County: 12/9/2025

Expiration of 60 day period: 3/9/2026



Site Information

- The 15.3 acre site is an infill annexation.
- The current use is Vacant Land & Single Family Residential Homes. The anticipated use is Multi-family Housing.
- The site is located within the boundaries of the Trabue/Roberts Area Plan (2011), which recommends Very Low Density Residential.
- The site is within the boundaries of the West Scioto Area Commission.
- The site does not require a boundary conformance.

Key Issues

- Annexation is sought to connect to City Utilities and for Future Development purposes.
- Planning staff have conducted a preliminary review and are supportive of the proposed annexation. Although the Trabue Roberts Area Plan (2011) recommends Very Low Density Residential land uses at the site, the Plan recommends that future redevelopment of the area should be at density levels compatible and consistent with existing surrounding residential density patterns. (p.39) Staff recognize existing multiunit residential development proposed to the north and east of the site as mitigating factors for support of the annexation.
- 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 notes that rezoning case Z25-068/CV25-124 is active at the site.

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 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.