

## AN21-003

(5.2 ± acres in Mifflin Township)

Status: Acceptance Ordinance (Tentative 2nd reading  
9/20/2021)

### Legislation

0510-2021 Service Ordinance

2215-2021 Acceptance Ordinance

### Principal Parties

Petitioners/property owners:

Tucker Bear Capital LLC

Attorney: Jon Stevenson

Staff: Marc Rostan (process)

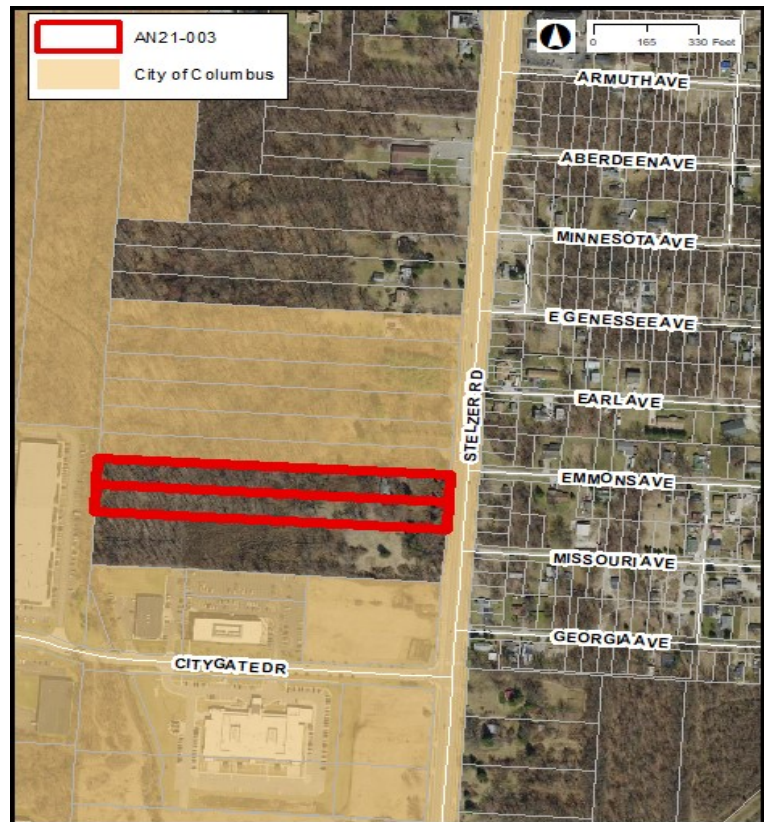
### Key Dates

County Petition Date: 2/23/2021

Service Ordinance Approved: 3/8/2021

Approved by Franklin County Commissioners: 4/27/2021

Notice from County Received: 6/2/2021



### Site Information

- The 5.2± acre site is an infill-type annexation.
- The current use for the site is vacant. The anticipated use for the site is light industrial with accessory office and retail.
- The site is located within the boundaries of the Northeast Area Plan and Port Columbus Joint Economic Development Strategy, which recommends Office-Light Industrial and Office, respectively.
- 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 obtain city services to facilitate future development.
- Planning staff have conducted a preliminary review and are supportive of the proposed use. It is consistent with the plan recommendations and has the opportunity to generate revenue for the city.
- 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.
- The site is the subject of rezoning application Z21-049.

### 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 complete. City acceptance must take place a minimum of 60 days after the Clerk receives notice of County approval. Should action not be taken by the City within 120 days of the first consideration of an acceptance ordinance, the annexation does not take place.