

AN21-003

(5.2 ± acres in Mifflin Township)

Status: Service Ordinance pending 3/8/2021 as emergency

Committee: Economic Development

Legislation

0510-2021 Service Ordinance

Principal Parties

Petitioners/property owners: Tucker Bear Capital LLC

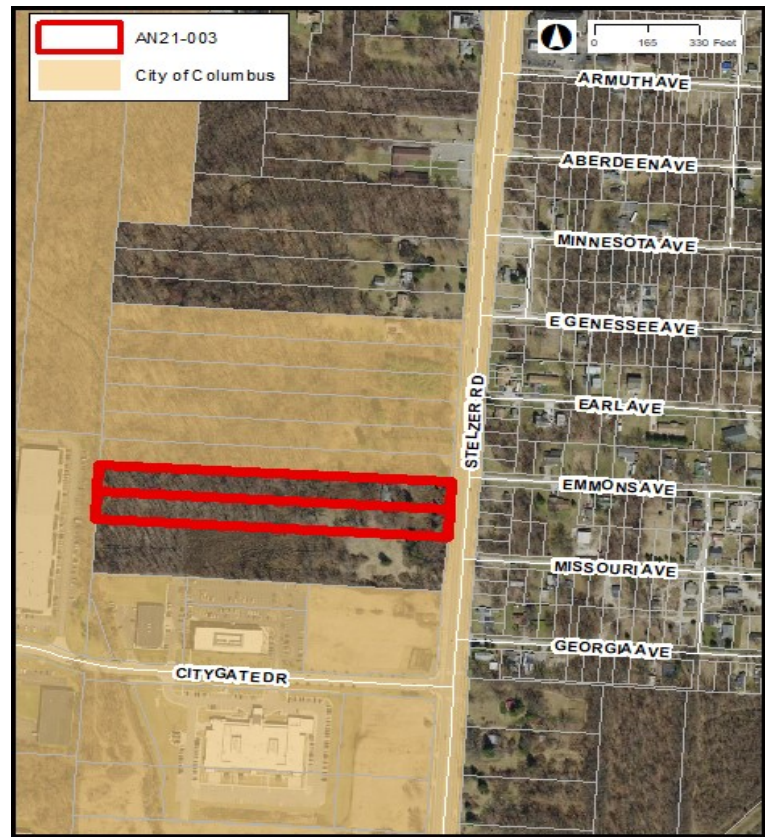
Attorney/Agent: Jon Stevenson

Staff: Marc Rostan (process)

Key Dates

County Application Date: 2/24/2021

Tentative County Hearing: 3/23/2021



Site Information

- The 5.2± acre site is an infill-type annexation at 2051-2065 Stelzer Rd.
- The current use is vacant and residential. The anticipated use is a warehouse with accessory office and retail showroom.
- The site is located within the boundaries of the Northeast Area Plan and Port Columbus Joint Economic Development Strategy, which recommend 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

- The site is being annexed concurrent with parcels to the north in AN21-002, 2155-2589 Stelzer Rd.
- 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.

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.