

## AN21-004

(4.75± acres in Blendon Township)

Status: Service Ordinance pending 3/29/2021 as emergency

Committee: Economic Development

## Legislation

0729-2021 Service Ordinance

## Principal Parties

Petitioners/property owners: Agoston & Anne Varsanyi et al

Attorney/Agent: David Hodge

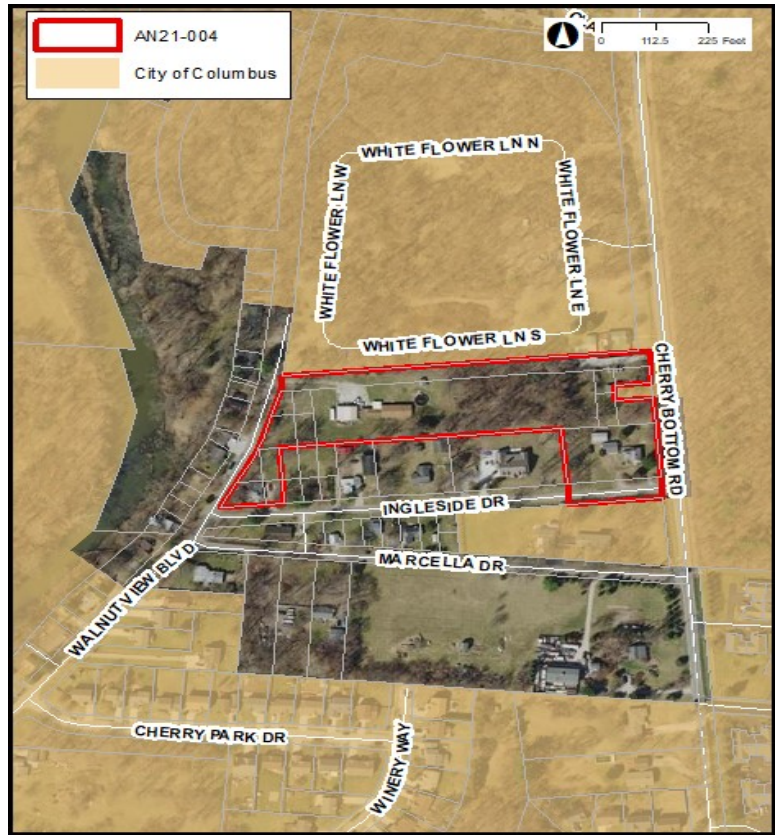
Developer: Magnolia Trace LLC

Staff: Marc Rostan (process)

## Key Dates

County Application Date: 3/17/2021

Tentative County Hearing: 4/13/2021



## Site Information

- The 4.75± acre site is an infill-type annexation.
- The current use is single-family residential and vacant. The anticipated use is multifamily residential. The project is proposed as a second phase of multifamily adjacent to the site from the north, approved in Z18-048 (ord #3380-2018)
- The site is located within the boundaries of the Northland Plan Volume II, which recommends “Blendon District”
- The site is within the boundaries of the Northland Community Council
- 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 use recommendations of the plan 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.