



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH
43215-9015
columbuscitycouncil.org

Minutes - Final Zoning Committee

Monday, July 31, 2023

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.41 OF CITY COUNCIL (ZONING), JULY 31, 2023 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Present 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

READING AND DISPOSAL OF THE JOURNAL

A motion was made by Emmanuel V. Remy, seconded by Rob Dorans, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: DORANS, CHR. BANKSTON BARROSO DE PADILLA BROWN FAVOR REMY HARDIN

REZONINGS/AMENDMENTS

[2188-2023](#)

To rezone 210 WINNER AVE. (43203), being 3.12± acres located at the northeast corner of Hawthorne Avenue and Winner Avenue, From: ARLD, Apartment Residential District and I, Institutional District, To: CPD, Commercial Planned Development District and to declare an emergency.(Rezoning #Z23-019).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Shayla Favor, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[2210-2023](#)

To rezone 4300 ALKIRE RD. (43228), being 6.38± acres located on the north side of Alkire Road, 400± feet west side of Demorest Road, From: R, Rural District, To: L-AR-1, Limited Apartment Residential District (Rezoning #Z23-024).

A motion was made by Rob Dorans, seconded by Shayla Favor, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[2215-2023](#)

To rezone 5200 WINCHESTER PIKE (43110), being 27.56± acres located on the north side of Winchester Pike, 1,650± feet east of Shannon Road, From: R, Rural District, To: L-M, Limited Manufacturing District (Rezoning #Z23-004).

A motion was made by Rob Dorans, seconded by Shayla Favor, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

VARIANCES

[2183-2023](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential district; 3312.25, Maneuvering; 3312.21(D)(1), Landscaping and screening; 3321.05(B)(2), Vision clearance; 3332.05, Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.21, Building lines; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; and 3332.28(E), Private garage, of the Columbus City Codes; for the property located at 133 THURMAN AVE. (43206), to permit a non-accessory parking lot, vehicular access, and reduced development standards for single-unit dwellings in the R-2F, Residential District (Council Variance #CV21-096).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[2203-2023](#)

To grant a Variance from the provisions of Sections 3332.039, R-4 residential district; 3312.13, Driveway; 3312.25, Maneuvering; 3312.29, Parking space; 3312.49(C), Minimum numbers of parking spaces required; 3332.05, Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.18(C), Basis of computing area; 3332.21, Building lines; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted, of the Columbus City Codes; for the property located at 172-180 N. CENTRAL AVE. (43222), to permit a mixed use development with reduced development standards in the R-4, Residential District (Council Variance #CV23-048).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Shayla Favor, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Shayla Favor, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[2211-2023](#)

To grant a Variance from the provisions of Sections 3333.18, Building lines; 3333.255, Perimeter yard; and 3333.35(G), Private garage, of the Columbus City Codes; for the property located at 4300 ALKIRE RD. (43228), to permit reduced development standards for an apartment complex in the L-AR-1, Limited Apartment Residential District (Council Variance #CV23-036).

A motion was made by Rob Dorans, seconded by Shayla Favor, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Shayla Favor, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Shayla Favor, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[2216-2023](#)

To grant a Variance from the provisions of Sections 3311.28(b), More objectionable uses; 3312.27(2), Parking setback line; 3312.43, Required surface for parking; 3321.01, Dumpster area; 3363.24, Building lines in an M-manufacturing district; and 3363.41(a), Storage; for the property located at 5200 WINCHESTER PIKE (43110), to permit reduced development standards for manufacturing uses in the L-M, Limited Manufacturing District (Council Variance #CV23-010).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[2217-2023](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; and 3312.49(C), Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 803 BARNETT RD. (43227), to permit a non-assembly catering service business with a reduction in the minimum numbers of parking spaces required in the R-3, Residential District (Council Variance #CV23-021).

A motion was made by Rob Dorans, seconded by Shayla Favor, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Shayla Favor, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Shayla Favor, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[2218-2023](#)

To grant a Variance from the provisions of Section 3333.02, AR-12, ARLD and AR-1 apartment residential district use, of the Columbus City Codes; for the property located at 1291 OAK ST. (43205), to permit commercial office uses in the ARLD, Apartment Residential District (Council Variance #CV23-039).

A motion was made by Rob Dorans, seconded by Shayla Favor, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Shayla Favor, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Shayla Favor, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[2221-2023](#)

To grant a Variance from the provisions of Section 3363.01, Manufacturing districts, of the Columbus City Codes; for the property located at 1728 MARYLAND AVE. (43203), to permit a multi-unit residential development in the M, Manufacturing District (Council Variance #CV23-049).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Abstained: 1 - Shayla Favor

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Abstained: 1 - Shayla Favor

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Approved. The motion carried by the following vote:

Abstained: 1 - Shayla Favor

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

ADJOURNMENT

A motion was made by Emmanuel V. Remy, seconded by Rob Dorans, to adjourn this Regular Meeting. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

ADJOURNED AT 6:47 P.M.