



City of Columbus

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

Minutes - Final Zoning Committee

Monday, June 24, 2024

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.36 (ZONING), JUNE 24, 2024 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Absent 1 - Shayla Favor

Present 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

READING AND DISPOSAL OF THE JOURNAL

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

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: DORANS, CHR. HARDIN, VICE CHR. ALL MEMBERS

REZONINGS/AMENDMENTS

[0272-2024](#)

To rezone 198 MCNAUGHTEN RD. (43213), being 24.7± acres located on the east side of McNaughten Road, 1,425± feet south of East Broad Street, From: R, Rural District, To: L-AR-12, Limited Apartment Residential District (Rezoning #Z19-043).

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

Absent: 1 - Shayla Favor

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin

Negative: 1 - Emmanuel Remy

[1706-2024](#)

To amend Ordinance #1752-90, passed April 2, 1990 (Z90-009), for property located at 3700 FISHINGER BLVD. (43026), by repealing Sections 1 and 3 and replacing with new Sections 1 and 3 to include the legal description for this specific property and modify the permissible uses of said property within the Subarea 6 CPD, Commercial Planned Development District (Rezoning Amendment #Z90-090A).

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[1709-2024](#)

To amend Ordinance #0760-2003, passed June 30, 2003 (Z02-049) by repealing Section 3 and replacing it with a new Section 3 thereby modifying the setbacks and site plan of the L-M, Limited Manufacturing District for property located at 2591 JOHNSTOWN RD. (43219) (Rezoning Amendment #Z02-049A).

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[1733-2024](#)

To rezone 3375 REFUGEE RD. (43232), being 6.0± acres located on the south side of Refugee Road, 465± feet west of Weyburn Road, From: R, Rural District, To: L-M, Limited Manufacturing District (Rezoning #Z24-005).

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

VARIANCES

[0273-2024](#)

To grant a Variance from the provisions of Section 3333.18, Building lines, of the Columbus City Codes; for the property located at 198 MCNAUGHTEN RD. (43213), to allow a reduced building line for an apartment complex in the L-AR-12, Limited Apartment Residential District (Council Variance #CV22-032).

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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:

Absent: 1 - Shayla Favor

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin

Negative: 1 - Emmanuel Remy

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:

Absent: 1 - Shayla Favor

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin

Negative: 1 - Emmanuel Remy

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

Absent: 1 - Shayla Favor

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin

Negative: 1 - Emmanuel Remy

[1700-2024](#)

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; 3312.27(3), Parking setback line; 3332.05(A)(4), Area district lot width requirements; and 3332.22(A)(2), Building lines on corner lots-Exceptions, of the Columbus City Codes; for the property located at 1418-1420 REPUBLIC AVE. (43211), to allow a two-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV24-046).

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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:

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, 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:

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, 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:

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[1727-2024](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.49, Required parking; 3321.05(B)(1), Vision clearance; 3332.05, Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.21, Building lines; and 3332.26, Minimum side yard permitted, of the Columbus City Codes; for the property located at 678 MILLER AVE. (43205), to allow a mixed-use development with reduced development standards in the R-3, Residential District (Council Variance #CV23-124).

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[1734-2024](#)

To grant a Variance from the provisions of Section 3363.41(a), Storage, of the Columbus City Codes; for the property located at 3375 REFUGEE RD. (43232), to allow a reduced outdoor storage setback in the L-M,

Limited Manufacturing District (Council Variance #CV24-010).

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[1736-2024](#)

To grant a Variance from the provisions of 3356.03, C-4 permitted uses; 3356.05(F)(1)(2), C-4 district development limitations; 3312.09, Aisle; 3312.13, Driveway; 3312.29, Parking space; 3312.49, Required parking; 3321.05(A)(1), Vision clearance; 3325.213, FAR Standards; 3325.223, Building Height Standards; and 3325.241(D), Building Design Standards; of the Columbus City Codes; for the property located at 200 E. 5TH AVE. (43201), to allow multi-unit residential development with reduced development standards in the C-4, Commercial District.

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

ADJOURNMENT

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

Absent: 1 - Shayla Favor

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

ADJOURNED AT 8:33 P.M.