



City of Columbus

Agenda - Final Revised

Zoning Committee

Office of City Clerk
90 West Broad Street
Columbus OH
43215-9015
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Monday, July 26, 2021

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.40 OF CITY COUNCIL (ZONING), JULY 26, 2021 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

READING AND DISPOSAL OF THE JOURNAL

EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: TYSON, CHR. E. BROWN M. BROWN DORANS FAVOR REMY HARDIN

1766-2021

To rezone 2432 CLEVELAND AVE. (43211), being 2.28± acres located at the southeast corner of Cleveland Avenue and Myrtle Avenue, From: R-4, Residential District, C-1, Commercial District, and C-4, Commercial District, To: CPD, Commercial Planned Development District (Rezoning #Z20-055).

1897-2021

To rezone 986 CLEVELAND AVE. (43201), being 1.07± acres located at the northeast corner of Cleveland Avenue and Gibbard Avenue, From: C-4, Commercial District and R-4, Residential District, To: AR-3, Apartment Residential District and CPD, Commercial Planned Development District (Rezoning #Z20-065).

1898-2021

To grant a Variance from the provisions of Sections 3333.03, AR-3 apartment residential district use; 3312.21(A), Landscaping and screening; 3312.27(3), Parking setback line; 3312.49, Minimum numbers of parking spaces required; 3321.05(A)(1)(B)(2), Vision clearance; 3321.07(B), Landscaping; 3333.15(C), Basis of computing area; and 3333.18, Building lines, of the Columbus City Codes; for the property located at 986 CLEVELAND AVE. (43201), to permit a mixed-use development with reduced development standards in the AR-3, Apartment Residential District (Council Variance #CV20-072).

1922-2021

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3312.21(B), Landscaping and Screening; 3312.27(4), Parking setback line; and 3356.11, C-4 district setback lines, of the Columbus City Codes; for the property located at 888 E. DUBLIN-GRANVILLE RD. (43229), to permit multi-unit residential uses with reduced development standards in the C-4, Commercial District

(Council Variance #CV21-055).

1932-2021

To grant a Variance from the provisions of Sections 3363.01, Manufacturing districts; 3312.09, Aisle; and 3312.49, Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 1949-1951 PARSONS AVE. (43207), to permit a mixed-use building with reduced development standards in the M, Manufacturing District (Council Variance #CV21-023).

1940-2021

To rezone 531 W. 5TH AVE. (43201), being 19.38± acres located primarily at the southeast and southwest corners of West 5th Avenue and Perry Street, From: M, Manufacturing District, C-4, Commercial District, C-2, Commercial District, and P-1, Private Parking District, To: C-4, Commercial District, AR-1, Apartment Residential District, I, Institutional District, R-3, Residential District, and R, Rural District (Rezoning #Z21-030).

1941-2021

To grant a Variance from the provisions of Sections 3332.02, R-rural district; 3332.035, R-3 residential district; 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3356.03, C-4 permitted uses; 3309.14, Height districts; 3312.21(A), Landscaping and screening; 3312.27(4), Parking setback line; 3312.49(C), Minimum numbers of parking spaces required; 3312.53, Minimum number of loading spaces required; 3321.05(B)(1)(2), Vision clearance; 3321.09(B), Screening; 3332.05(4), Area district lot width requirements; 3332.06, R-rural area district requirements; 3332.13, R-3 area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.21(D), Building lines; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; 3332.38(G), Private garage; 3333.18, Building lines; 3333.255, Perimeter yard; 3349.04(a)(b)(c), Height, area and yard regulations; and 3356.11, C-4 district setback lines, of the Columbus City Codes; for the property located at 531 W. 5TH AVE. (43201), to permit mixed-use development with reduced development standards in the C-4, Commercial District, AR-1, Apartment Residential District, I, Institutional District, R-3, Residential District and R, Rural District (Council Variance #CV21-040).

1963-2021

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; and 3333.09, Area Requirements, of the Columbus City Codes; for the property located at 737-739 E. WHITTIER ST. (43201), to permit three two-unit dwellings with reduced lot width in the AR-1, Apartment Residential District (Council Variance #CV21-031).

1966-2021

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.49, Minimum numbers of parking spaces required; 3332.05(A), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.19, Fronting; 3332.25, Maximum side

yards required; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1150 FAIR AVE. (43205), to permit two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District (Council Variance #CV21-058).

1969-2021

To grant a Variance from the provisions of Sections 3332.033, R-2 residential district; 3312.09, Aisle; 3312.21, Landscaping and screening; 3312.25, Maneuvering; 3312.27, Parking setback line; 3312.49, Minimum numbers of parking spaces required; 3321.07, Landscaping; 3332.21, Building lines; 3332.25, Maximum side yards required; and 3332.26, Minimum side yard permitted, of the Columbus City Codes; for the property located at 636 CHASE RD. (43214), to permit a health and wellness studio with reduced development standards in the R-2, Residential District, and to repeal Ordinance #2701-98, passed November 2, 1998 (Council Variance #CV21-051).

1971-2021

To rezone 879 EAST LONG STREET (43203), being 0.17± acres located at the southeast corner of East Long Street and Australia Alley, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning #Z21-031).

1979-2021

To rezone 980 E. RICH ST. (43205), being 0.35± acres located at the northeast corner of East Rich Street and South 20th Street, From: R-3, Residential District, To: AR-3, Apartment Residential District (Rezoning #Z20-107).

1980-2021

To grant a Variance from the provisions of Sections 3312.21(A)(2),(D)(1), Landscaping and screening; and 3312.49 Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 980 E. RICH ST. (43205), to permit reduced development standards for an apartment building in the AR-3, Apartment Residential District (Council Variance #CV20-121).

1989-2021

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD, and AR-1, apartment residential district use; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 1535 N. CASSADY AVE. (43219), to permit commercial vehicular access and a reduced perimeter yard for an apartment complex in the L-AR-1, Limited Apartment Residential District and to repeal Ordinance #1262-2020, passed June 18, 2020 (Council Variance #CV21-045).

1992-2021

To rezone 793 W. STATE ST. (43222), being 1.88± acres located at the terminus of West State Street at South Souder Avenue, From: CPD, Commercial Planned Development District, To: AR-3, Apartment Residential District (Rezoning #Z20-063).

1993-2021

To grant a Variance from the provisions of Sections 3333.03, AR-3 apartment residential district use; 3312.49(C), Minimum numbers of parking spaces required; 3321.05(B)(2), Vision clearance; 3321.07(B),

Landscaping; 3333.18, Building lines; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 793 W. STATE ST. (43222), to permit outside activity on a residential access drive and reduced development standards in the AR-3, Apartment Residential District (Council Variance #CV20-069).

1995-2021

To amend Ordinance #1474-88, passed June 27, 1988 (Z88-1844), and Ordinance #1993-2014, passed September 22, 2014 (Z88-1844A), for property located at 1521 N. CASSADY AVE. (43219), by amending Section 1 of Ordinance #1474-88 to include legal descriptions for these specific properties, and by repealing Section 1 of Ordinance #1993-2014 and replacing it with new Section 3 thereby modifying the access restrictions to allow a permanent right-in/right-out point access to North Cassady Avenue (Rezoning # Z88-1844A).

1996-2021

To rezone 990 DUBLIN RD. (43215), being 39.61± acres located on the north side of Dublin Road, 1,950± feet east of Grandview Avenue, From: M, Manufacturing District, To: CPD, Commercial Planned Development District (Rezoning #Z21-021).

1997-2021

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; and 3361.02, Permitted uses, of the Columbus City Codes; for the property located at 990 DUBLIN RD. (43215), to permit ground-floor residential uses as part of a mixed-use development in the CPD, Commercial Planned Development District (Council Variance #CV21-025).

1998-2021

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential district; 3312.25, Maneuvering; 3312.29, Parking space; 3312.49(C), Minimum numbers of parking spaces required; and 3312.53, Minimum number of loading spaces required, of the Columbus City Codes; for the property located at 79 THURMAN AVE. (43206), to permit mixed commercial uses with reduced development standards in the R-2F, Residential District, and to repeal Ordinance #3207-97, passed December 15, 1997 (Council Variance #CV21-063).

1999-2021

To amend Ordinance #0726-2004, passed June 7, 2004 (Z03-080), by repealing Section 3 and replacing it with a new Section 3 thereby modifying the limitation text regarding basement requirements, site design changes, and the approved site plan in the L-R-2, Limited Residential District for property located at 3760 ALLMON RD. (43123) (Rezoning Amendment #Z03-080A).

0614-2021

To rezone 280 E. WHITTIER ST. (43206), being 2.34± acres located at the northeast corner of East Whittier Street and Jaeger Street, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning #Z20-061).

0615-2021

To grant a Variance from the provisions of Sections 3356.03, C-4

Permitted uses and 3361.02, Permitted uses; for the property located at 280 E. WHITTIER ST. (43206), to permit ground-floor residential uses as part of a mixed-use development in the CPD, Commercial Planned Development District (Council Variance #CV20-066).

1349-2021

To rezone 4465 CAUTELA DR. (43081), being 58.3± acres located west of the terminus of Cautela Drive and at the northwest corner of Central College Road and Lee Road, From: R, Rural District, To: PUD-4, Planned Unit Development District (Rezoning #Z20-099).

1392-2021

To rezone 116 N. WHEATLAND AVE. (43204), being 6.90± acres located on the east side of North Wheatland Avenue, 600± feet north of West Broad Street, From: NG, Neighborhood General District, To: CPD, Commercial Planned Development District (Rezoning #Z21-005).

1518-2021

To rezone 999 BONHAM AVE. (43211), being 10.86± acres located on the south side of Bonham Avenue at the terminus of St. Clair Avenue, From: M, Manufacturing District, To: L-AR-1, Limited Apartment Residential District (Rezoning #Z20-100).

1519-2021

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD, and AR-1, apartment residential district use; 3312.49(C), Minimum number of parking spaces required; and 3333.255, Perimeter yard; of the Columbus City Codes, for property located at 999 BONHAM AVE. (43211), to permit 4,000± square feet of commercial space and reduced development standards for a multi-unit residential development in the L-AR-1, Limited Apartment Residential District (Council Variance #CV21-113).

1790-2021

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; 3332.05(A)(4), Area district lot width requirements; 3332.15, R-4, area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.21, Building lines; 3332.26(C)(1), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 915 N. 4TH ST. (43201), to permit two single-unit dwellings on the same lot with reduced development standards in the R-4, Residential District (Council Variance #CV21-059).

TABLED 7/19/21

ADJOURNMENT