



City of Columbus

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

Minutes - Final Zoning Committee

Monday, July 29, 2019

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.41 OF CITY COUNCIL (ZONING), JULY 29, 2019 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Present 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

READING AND DISPOSAL OF THE JOURNAL

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

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

1619-2019

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; 3309.14, Height districts; 3312.21(A)(2);(D)(1), Landscaping and screening; 3312.25, Maneuvering; 3332.21(D), Building lines; 3332.26(F), Minimum side yard permitted; 3333.11, ARLD area district requirements; 3333.18(D), Building lines; and 3333.23(D), Minimum side yard permitted, of the Columbus City Codes; for the property located at 1309 OAK ST (43205), to permit multi-unit residential development with reduced development standards in the R-3, Residential District and the ARLD, Apartment Residential District (Council Variance #CV18-053).

A motion was made by Priscilla Tyson, seconded by Mitchell Brown, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1923-2019

To rezone 6159 HALL RD (43119), being 8.4± acres located on the south side of Hall Road, 210± feet west of Galloway Road, From: CPD, Commercial Planned Development District, To: L-AR-1, Limited

Apartment Residential District and CPD, Commercial Planned Development District (Rezoning # Z19-003).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1953-2019](#)

To rezone 2125 ACKLEY PLACE (43219), being 41.1± acres located at the intersection of Ackley Place and Cassady Avenue, From: R, Rural District, To: CPD, Commercial Planned Development District (Rezoning #Z18-006).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1957-2019](#)

To rezone 3445 MORSE ROAD (43231), being 6.03± acres located on the south side of Morse Road, 1,200± feet west of Sunbury Road, From: R, Rural District, To: CPD, Commercial Planned Development District (Rezoning #Z19-022) and to declare an emergency.

A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1962-2019](#)

To rezone 1137 W. BROAD ST. (43222), being 1.16± acres located at the southwest corner of West Broad Street and South Glenwood Avenue, From: M, Manufacturing District, To: AR-O, Apartment Office District (Rezoning #Z19-037).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1964-2019](#)

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)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; and 3332.26, Minimum side yard permitted, of the Columbus City Code; for the property located at

534-536 OAKWOOD AVE (43205), to permit a three-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV19-040).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1965-2019

To rezone 15 W. POPLAR AVE. (43215), being 0.19± acres located on the south side of W. Poplar Avenue, 133± feet west of Park Street, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning #Z19-024).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1969-2019

To rezone 1600 OAK ST. (43205), being 4.62± acres located at the northeast and southeast corners of Oak Street and Kelton Avenue, From: I, Institutional District and R-3, Residential District, To: CPD, Commercial Planned Development District and AR-3, Apartment Residential District (Rezoning #Z18-079) and to declare an emergency.

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1970-2019

To grant a Variance from the provisions of Sections 3361.02, Permitted uses; 3333.03, AR-3, apartment residential district use; 3303.01, Letter A (Definitions); 3311.28(b), Requirements; 3312.21(A), Landscaping and screening; 3312.49, Minimum number of parking spaces required; 3321.05(B)(2), Vision clearance; 3333.15(C), Basis of computing area; 3333.18(B), Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 1600 OAK ST. (43205), to permit a mixed-use development with reduced development standards in the CPD, Commercial Planned Development District and AR-3, Apartment Residential District and to repeal Ordinance #1310-2007 (CV07-005), passed September 24, 2007 (Council Variance #CV18-104) and to declare an emergency.

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1971-2019

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; and 3312.49(C), Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 529 S. 3RD ST. (43215), to permit retail and office uses within a residential structure with a parking reduction in the R-2F, Residential District, and to repeal ORD #2388-83, passed December 19, 1983 (Council Variance #CV19-056).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1972-2019

To grant a Variance from the provisions of Sections 3356.03, C-4 Permitted uses; 3309.14, Height districts; 3312.29, Parking space; 3312.49, Minimum numbers of parking spaces required; and 3356.11, C-4 district setback lines, of the Columbus City Codes; for the property located at 731 W. RICH ST. (43222), to permit the development of a multi-unit residential development and fitness facility with reduced development standards in the C-4, Commercial District (Council Variance #CV19-059).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1978-2019

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; 3332.05, Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.19, Fronting; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 172 BUTTLES AVE. (43201), to permit a single-unit dwelling (carriage house) on the rear of a lot developed with a two-unit dwelling, with reduced development standards in the R-4, Residential District (Council Variance # CV19-057).

A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this

Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1979-2019

To grant a Variance from the provisions of Section 3361.03(D), Development plan, for the property located at 40 HUTCHINSON AVE. (43235), to permit a roof sign subject to Graphics Commission approval in the CPD, Commercial Planned Development District (Council Variance #CV19-062).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1985-2019

To rezone 5033 TUTTLE CROSSING BLVD. (43016), being 76± acres located at the southeast corner of Tuttle Crossing Boulevard and Interstate 270, From: CPD, Commercial Planned Development District and L-R, Limited Rural District, To: CPD, Commercial Planned Development District and L-R, Limited Rural District (Rezoning #Z19-032) and to declare an emergency.

A motion was made by Priscilla Tyson, seconded by Mitchell Brown, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

A motion was made by Priscilla Tyson, seconded by Mitchell Brown, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1996-2019

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential district; 3312.27(3), Parking setback line; 3312.49, Minimum numbers of parking spaces required; 3332.05(A)(4), Area district lot width requirements; 3332.14 R-2F, Area district requirements; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.28, Side or rear yard obstruction, of the Columbus City Code; for the property located at 835-837 CHAMPION AVE (43206), to permit a three-unit dwelling with reduced development standards in the R-2F, Residential District (Council Variance #CV19-039).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1997-2019](#)

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, Area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.25(B), Maximum side yards required; 3332.26(C)(3), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City codes; for the property located at 609 DENNISON AVE. (43215), to permit a four-unit dwelling and a two-unit dwelling on one lot with reduced development standards in the R-4, Residential District (Council Variance #CV19-054).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1998-2019](#)

To grant a Variance from the provisions of Sections 3363.01, M -manufacturing districts; 3309.01, Height districts; 3312.09, Aisle; 3312.21(A), Landscaping and screening; 3312.25, Maneuvering; 3312.29, Parking space; 3312.49(A)(B), Minimum number of parking spaces required; 3312.51, Loading space; 3312.53, Minimum number of loading spaces required; and 3363.24, Building lines in an M-manufacturing district, of the Columbus City Codes; for the property located at 990 DUBLIN RD. (43215), to permit mixed-use development with reduced development standards in the M, Manufacturing District (Council Variance #CV18-004).

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[2016-2019](#)

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, Area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.25(B), Maximum side yards required; 3332.26(C)(3), Minimum side yard permitted; and 3332.27, Rear yard, of

the Columbus City codes; for the property located at 617-623 DENNISON AVE. (43215), to permit a four-unit dwelling and a two-unit carriage house on one lot with reduced development standards in the R-4, Residential District (Council Variance #CV19-052).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

ADJOURNMENT

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

ADJOURNED AT 7:41 P.M.