



City of Columbus

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

Minutes - Final Zoning Committee

Monday, December 15, 2025

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.62 OF CITY COUNCIL (ZONING), DECEMBER 15, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Present 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, 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 Melissa Green, seconded by Christopher Wyche, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

ADDITIONS OR CORRECTIONS TO THE JOURNAL

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

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

REZONINGS/AMENDMENTS

[3271-2025](#)

To rezone 3812 E. POWELL RD. (43035), being 1.49± acres located on the west side of East Powell Road, 320± feet east of Worthington Road, From: R, Rural District, To: L-C-4, Limited Commercial District (Rezoning #Z25-039).

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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, 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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[3331-2025](#)

To amend Ordinance #2733-2015, passed December 7, 2015 (Z14-010), for property located at 4986 AVERY RD. (43016), by repealing Sections 1 and 3 and replacing with new Sections 1 and 3 to modify commitments regarding maximum unit count and building design elements for a property in the L-AR-1, Limited Apartment Residential District (Rezoning Amendment #Z14-010A).

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

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[3346-2025](#)

To rezone 464 RATHMELL RD. (43137), being 17.1± acres located on the north side of Rathmell Road, 260± feet east of Fosterson Drive, From: R, Residential District, To: L-ARLD, Limited Apartment Residential District (Rezoning #Z25-051).

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[3355-2025](#)

To rezone 5371 BACHMAN RD. (43110), being 99.7± acres located on the south side of Bachman Road, 2,770 Feet from the intersection of Bachman and Winchester Pike, From: NG, Neighborhood General District and NE, Neighborhood Edge District, To: PUD-6, Planned Unit Development District and L-ARLD, Limited Apartment Residential District (Rezoning #Z24-016).

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

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

VARIANCES

[3274-2025](#)

To grant a Variance from the provisions of Sections 3332.039, R-4 residential district; 3312.49(C), Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.18(D), Basis of computing area; 3332.25(B), Maximum side yard required; 3332.26, Minimum side yard permitted; and 3332.27, Rear

yard, of the Columbus City Codes; for the property located at 110 CHICAGO AVE. (43222), to allow a two-unit dwelling and a single-unit dwelling on one lot with reduced development standards in the R-4, Residential District (Council Variance #CV25-013).

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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, 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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, 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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[3275-2025](#)

To grant a Variance from the provisions of Sections 3332.039, R-4 residential district; 3321.07(B), Landscaping; 3312.49(C), Required parking; 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; 3332.25(B), Maximum side yard required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 69 CHICAGO AVE. (43222), to allow two single-unit dwellings on one lot with reduced development standards in the R-4, Residential District (Council Variance #CV25-014).

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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, 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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, 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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[3347-2025](#)

To grant a Variance from the provisions of Sections 3332.26(A), Minimum side yard permitted; 3332.27, Rear yard; 3333.255, Perimeter yard; and 3333.35(G), Private garage, of the Columbus City Codes; for the property located at 464 RATHMELL RD. (43137), to allow reduced development standards for a religious facility in the R, Rural District and an apartment complex in the L-ARLD, Limited Apartment Residential District (Council Variance #CV25-097).

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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, 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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, 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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[3353-2025](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.49(C), Required parking; 3321.05(B)(2), Vision clearance; 3332.14, R-2F area district requirements; 3332.18(D), Basis of computing area; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1110 & 1112 S. WASHINGTON AVE. (43206), to allow two, two-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV25-078).

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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, 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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, 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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

ADJOURNMENT

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

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

ADJOURNED AT 7:10 P.M.