



# City of Columbus

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

## Minutes - Final Zoning Committee

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Monday, March 24, 2025

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.15 OF CITY COUNCIL (ZONING), MARCH 24, 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

#### EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

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

#### REZONINGS/AMENDMENTS

##### [3577-2024](#)

To rezone 3451 TRABUE RD. (43204), being 11.2± acres located on the southwest corner of Trabue Road and McKinley Avenue, From: CPD, Commercial Planned Development District, To: AR-1, Apartment Residential District (Rezoning #Z23-012).

**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

##### [0703-2025](#)

To rezone 1470 N. HAGUE AVE. (43204), being 29.2± acres located on the east side of North Hague Avenue 3,200± feet south of Trabue Road, From: M-2, Manufacturing District and R, Rural District, To: L-ARLD, Limited Apartment Residential District (Rezoning #Z24-035).

**A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Waive the 2nd Reading. 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

0725-2025

To rezone 2897 JOHNSTOWN RD. (43219), being 2.3± acres located on the southeast side of Johnstown Road; 170± feet west of Bridgeway Avenue, From: R, Rural District, To: L-M, Limited Manufacturing District (Rezoning #Z24-053).

**A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Waive the 2nd Reading. 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

**VARIANCES**

3578-2024

To grant a Variance from the provisions of Sections 3333.18, Building lines and 3333.255, Perimeter yard; of the Columbus City Codes; for the property located at 3451 TRABUE RD. (43204), to allow reduced development standards for an apartment complex in the AR-1, Apartment Residential District (Council Variance #CV23-019).

**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 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

[0692-2025](#)

To grant a Variance from the provisions of Section E.20.100, Uses, of the Columbus City Codes; for the property located at 3224 S. HIGH ST. (43207), to allow external accessory storage in the CAC, Community Activity Center District (Council Variance #CV23-073).

**A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Waive the 2nd Reading. 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 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

[0701-2025](#)

To grant a Variance from the provisions of Sections 3332.03, R-1 residential district; 3332.11, R-1 area district requirements; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 2405 MCCUTCHEON RD. (43219), to allow two single-unit dwellings on one lot with reduced development standards in the R-1, Residential District (Council Variance #CV24-131).

**A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Waive the 2nd Reading. 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 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

[0704-2025](#)

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 1470 N. HAGUE AVE. (43204), to allow reduced development standards for an apartment complex in the L-ARLD, Limited Apartment Residential District (Council Variance #CV24-091).

**A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Waive the 2nd Reading. 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 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

[0715-2025](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; and 3312.49, Required parking, of the Columbus City Codes; for the property located at 295 REEB AVE. (43207), to allow a social services center with reduced parking in the R-3, Residential District (Council Variance #CV24-116).

**A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Waive the 2nd Reading. 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 Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:**

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**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 Rob Dorans, 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

[0723-2025](#)

To grant a Variance from the provisions of Sections 3332.033, R-2 residential district; 3332.19, Fronting; 3332.26, Minimum side yard permitted; 3332.29, Height district; 3332.38, Private garage; 3345.07, Contents of application for establishment of PUD; and 3345.11, Site plan requirements for showing parcels for dwelling units and multiple family unit buildings, of the Columbus City Codes; for the property located at 5526 E. DUBLIN-GRANVILLE RD. (43054), to allow an estate lot with multiple single-unit dwellings and accessory residential buildings with reduced development standards in the PUD-4, Planned Unit Development District (Council Variance CV24-154).

**A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Waive the 2nd Reading. 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 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 Emmanuel V. Remy, 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 7:47 PM**