



City of Columbus

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

Minutes - Final Zoning Committee

Monday, July 31, 2017

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO. 42 OF CITY COUNCIL (ZONING), JULY 31, 2017 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Absent 1 - Priscilla Tyson

Present 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

READING AND DISPOSAL OF THE JOURNAL

A motion was made by Stinziano, seconded by Hardin, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: PAGE, CHR. E. BROWN M. BROWN HARDIN STINZIANO TYSON KLEIN

[1491-2017](#)

To rezone 2700 MCKINLEY AVENUE (43214), being 2.85± acres located on the east side of McKinley Avenue, 1,650± feet southeast of West Fifth Avenue, From: L-M, Limited Manufacturing District, To: L-ARLD, Limited Apartment Residential District (Rezoning # Z16-081).

A motion was made by Page, seconded by Hardin, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1745-2017](#)

To grant a Variance from the provisions of Sections 3365.01, M-1, Manufacturing District; 3312.25, Maneuvering; 3312.29, Parking space; and 3312.49, Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 6480 DOUBLETREE AVENUE (43229), to allow general office uses and a federal Immigration and Customs Enforcement processing station with

reduced parking standards in the M-1, Manufacturing District (Council Variance # CV17-039).

A motion was made by Page, seconded by Hardin, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1768-2017](#)

To rezone 1086 NORTH FOURTH STREET (43201), being 2.03± acres located at the southeast corner of North Fourth Street and East Fourth Avenue, From: M-2, Manufacturing District, To: CPD, Commercial Planned Development District (Rezoning # Z16-076).

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

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1845-2017](#)

To rezone 3342 WEST HENDERSON ROAD (43220), being 3.6± acres located at the northwest corner of West Henderson Road and Chevy Chase Court, From: RR, Rural Residential District, To: L-AR-12, Limited Apartment Residential District (Rezoning # Z16-013).

A motion was made by Page, seconded by Hardin, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1846-2017](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD, and AR-1 apartment residential district use; 3312.25, Maneuvering; 3312.29, Parking space; 3333.16, Fronting; 3333.18, Building lines; and 3333.255, Perimeter yard; of the Columbus City Codes; for the property located at 3342 WEST HENDERSON ROAD (43220), to permit 16 detached single-unit dwellings with reduced development standards in the L-AR-12, Limited Apartment Residential District (Council Variance # CV16-014).

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1884-2017](#)

To rezone 2585 WALCUTT ROAD (43026), being 6.78± acres located on the west side of Walcutt Road, 135± feet south of Hilliard Oaks

Court, From: R-1, Residential District and CPD, Commercial Planned Development District, To: L-AR-1, Limited Apartment Residential District (Rezoning # Z16-011).

A motion was made by Page, seconded by Hardin, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1885-2017](#)

To grant a Variance from the provisions of Section 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 2585 WALCUTT ROAD (43026), to permit a reduced perimeter yard for an apartment complex in the L-AR-1, Limited Apartment Residential District (Council Variance # CV16-057).

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1929-2017](#)

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential district uses; 3309.14, Height districts; 3312.21(D)(1), Landscaping and screening; 3312.25, Maneuvering; 3312.27, Parking setback line; 3312.29, Parking space; 3332.15, R-4 area district requirements; 3332.21, Building lines; 3332.285, Perimeter yard; 3333.15(C), Basis of computing area; 3333.18, Building lines; 3333.24, Rear yard; and 3333.26, Height district, of the Columbus City Codes; for the property located at 1414 BROADVIEW AVENUE (43212), to permit two multi-unit residential developments with reduced development standards in the AR-3, Apartment Residential District and the R-4, Residential District, and to repeal Ordinance # 0714-2016, passed April 4, 2016, and Ordinance # 1630-2007, passed November 5, 2007 (Council Variance # CV17-012) and to declare an emergency.

A motion was made by Page, seconded by Stinziano, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1932-2017](#)

To rezone 7000 BENT TREE BOULEVARD (43235), being 16.75± acres located at the southeast corner of Bent Tree Boulevard and Sawmill Place Boulevard, From: CPD, Commercial Planned Development District, To: L-AR-2, Limited Apartment Residential District (Rezoning # Z17-008) and to declare an emergency.

A motion was made by Page, seconded by Stinziano, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1933-2017](#)

To grant a Variance from the provisions of Sections 3312.09, Aisle; 3312.13, Driveway; 3312.21(A)(B), Landscaping and screening; 3312.25, Maneuvering; 3312.27(2), Parking setback line; 3312.49, Minimum numbers of parking spaces required; 3321.07(B), Landscaping; 3333.13, AR-2 area district requirements; 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City codes; for the property located at 7000 BENT TREE BOULEVARD (43235), to permit reduced development standards for a multi-unit residential development in the L-AR-2, Limited Apartment Residential District (Council Variance # # CV17-020) and to declare an emergency.

A motion was made by Page, seconded by Stinziano, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1937-2017](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3309.148, Area districts; 3312.25, Maneuvering; 3312.49, Minimum numbers of parking spaces required; 3321.05(B), Vision clearance; 3333.15, Basis of computing area; 3333.18, Building lines; 3333.22, Maximum side yard required; 3333.23(a), Minimum side yard permitted; 3333.24, Rear yard; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 63-71 SOUTH EIGHTEENTH STREET (43205), to permit mixed-use development with reduced development standards in the ARLD, Apartment Residential District (Council Variance # CV17-024).

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1944-2017](#)

To rezone 1541 SCHROCK ROAD (43229), being 0.7± acres located at the southwest corner of Schrock and Karl Roads, From: C-5, Commercial District, To: CPD, Commercial Planned Development District (Rezoning # Z17-004).

A motion was made by Page, seconded by Hardin, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1946-2017](#)

To grant a Variance from the provisions of Sections 3332.039, R-4, residential district; 3312.13(B), Driveway; 3312.49(C), Minimum numbers of parking spaces required; 3332.05(A)(4), Area district lot width requirements; 3332.15, R-4 Area district requirements; and 3372.604(B), Setback requirements, of the Columbus City codes; for the property located at 851 NORTH FOURTH STREET (43215), to permit 1,050± square feet of ground floor commercial use and two second-story dwelling-units, with reduced development standards in the R-4, Residential District; (Council Variance # CV17-016).

A motion was made by Page, seconded by Hardin, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1947-2017](#)

To rezone 868 INGLESIDE AVENUE (43215), being 0.98± acres located on the east side of Ingleside Avenue, 70± feet north of Buttles Avenue, From: M, Manufacturing District, To: AR-2, Apartment Residential District (Rezoning # Z16-073).

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1948-2017](#)

To grant a Variance from the provisions of Sections 3333.025, AR-2 apartment residential district use; 3309.14, Height districts; 3312.49, Minimum numbers of parking spaces required; 3333.18(F), Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 868 INGLESIDE AVENUE (43215), to permit a multi-unit residential development and monopole communications tower with reduced development standards in the AR-2, Apartment Residential District (Council Variance # CV16-073).

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1953-2017](#)

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential district; 3309.14, Height districts; 3321.05(A)(1), Vision clearance; 3332.18(D), Basis of computing area; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; 3332.29, Height district; and 3372.604(A), Setback requirements, of the Columbus City codes; for the property located at 97 EAST FIFTH AVENUE (43201), to permit a mixed-use development with reduced development standards in the R-4, Residential District and C-4, Commercial District (Council Variance # CV17-032).

A motion was made by Page, seconded by Stinziano, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

A motion was made by Page, seconded by Stinziano, that this Ordinance be

Approved as Amended. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1973-2017](#)

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; 3332.05, Area district lot width requirements; Section 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 1069 SAY AVENUE (43201), to permit a single-unit dwelling (a carriage house) on the rear of a lot developed with a single-unit dwelling, with reduced development standards in the R-4, Residential District (Council variance # CV15-052) and to declare an emergency.

A motion was made by Page, seconded by Stinziano, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1974-2017](#)

To grant a Variance from the provisions of Sections 3356.03, C-4 Permitted Uses; 3312.13, Driveway; and 3312.25, Maneuvering, of the Columbus City codes, for the property located at 1021 SOUTH HIGH STREET (43206), to conform an existing single-unit dwelling with reduced development standards in the C-4, Commercial District (Council Variance # CV17-045).

A motion was made by Page, seconded by Stinziano, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

[1979-2017](#)

To rezone 6261 WRIGHT ROAD (43130), being 74.38± acres located at the southeast corner of Wright Road and Gender Road, From: NE, Neighborhood Edge, NC, Neighborhood Center, and R, Rural districts,

To: CPD, Commercial Planned Development, and PUD-8, Planned Unit Development districts (Rezoning # Z16-054).

A motion was made by Page, seconded by Hardin, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

1980-2017

To grant a Variance from the provisions of Sections 3361.02, Permitted uses, of the Columbus City Codes, for the property located at 6261 WRIGHT ROAD (43130), to permit an animal shelter with outdoor runs, cages, or structures for open air confinement of animals in the CPD, Commercial Planned Development District, subject to an approved Special Permit from the Board of Zoning Adjustment (Council Variance #CV17-044).

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

1983-2017

To grant a Variance from the provisions of Sections 3332.033, R-2, residential district; 3312.21, Landscaping and screening; 3312.27, Parking setback line; 3312.49, Minimum numbers of parking spaces required; and 3332.21(B), Building lines, of the Columbus City Codes; for the property located at 2058 MOCK ROAD (43219), to permit carry-out food sales with limited outdoor seating and storage with reduced development standards in the R-2, Residential District (Council Variance # CV17-040) and to declare an emergency.

A motion was made by Page, seconded by Stinziano, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein

ADJOURNMENT

ADJOURNED AT 7:51 PM

A motion was made by Hardin, seconded by Page, to adjourn this Regular Meeting. The motion carried by the following vote:

Absent: 1 - Priscilla Tyson

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, and Zach Klein