



City of Columbus

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

Minutes - Final Zoning Committee

Monday, December 13, 2021

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.57 OF CITY COUNCIL (ZONING), DECEMBER 13, 2021 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 Priscilla Tyson, 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

[3138-2021](#)

To rezone 50 E. 7TH AVE. (43201), being 0.83± acres located on the north side of East Seventh Avenue, 85± feet east of North Pearl Street, From: R-4, Residential District, To: AR-3, Apartment Residential District (Rezoning #Z20-113).

A motion was made by Priscilla Tyson, seconded by Elizabeth 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

[3139-2021](#)

To grant a Variance from the provisions of Sections 3325.901(A), Density; 3325.905, Maximum Lot Coverage; 3332.907(B), Parking; 3325.909(A), Building Lines; 3325.911(C), Building Separation and Size; 3325.913(A)(1)(B), Maximum Floor Area Ratio (FAR), 3325.915, Height, and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 50 E. 7TH AVE. (43201), to permit reduced development standards for a 140-unit apartment building in the AR-3, Apartment Residential District (Council Variance #CV20-127).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Adopt the findings of staff as the findings of Council . 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 Elizabeth 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

[3155-2021](#)

To grant a Variance from the provisions of Sections 3332.029, Suburban Residential District; and 3312.49, Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 1518 LILLIAN LN. (43227), to permit a Type "A" home day care facility with reduced parking in the SR, Suburban Residential District (Council Variance #CV21-120).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Adopt the findings of staff as the findings of Council . 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 Elizabeth 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

[3159-2021](#)

To rezone 7132 N. HAMILTON RD. (43081), being 23.64± acres located on the east side of North Hamilton Road, north of the terminus of Seffner Drive, From: PUD-4, Planned Unit Development District, To: PUD-6, Planned Unit Development District (Rezoning #Z21-071).

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

[3165-2021](#)

To rezone 1408 N. GRANT AVE. (43201), being 20.74± acres located generally on the east and west sides of North Grant Avenue between East 5th Avenue and East 11th Avenue, From: M, Manufacturing District, C-4, Commercial District, C-2, Commercial District, and CPD, Commercial Planned Development District, To: R-3, Residential District, ARLD, Apartment Residential District, AR-2, Apartment Residential District, AR-3, Apartment Residential District and P-1, Private Parking District (Rezoning #Z21-018).

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

[3166-2021](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3333.025, AR-2 apartment residential district use; 3312.09, Aisle; 3312.25, Maneuvering; 3312.27(3), Parking setback line; 3312.49(C), Minimum numbers of parking spaces required; 3321.05(A)(1)(B)(2), Vision clearance; 3325.905(A), Maximum Lot Coverage; 3325.907(B), Parking; 3325.911(C), Building Separation and Size; 3325.913, Maximum Floor Area Ratio (FAR); 3325.915, Height; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3333.21, Building lines; 3333.15(C), Basis of computing area; 3333.18(D)(1), Building lines; 3333.24, Rear yard; 3333.255, Perimeter yard; and 3371.02, Building lines in residential and apartment residential district, of the Columbus City Codes; for the property located at 1408 N. GRANT AVE. (43201), to permit a private park in the R-3, Residential District, a private community center in the AR-2, Apartment Residential District, and reduced development standards for a mixed residential development in the R-3, Residential District, ARLD, Apartment Residential District, AR-2, Apartment Residential District, AR-3, Apartment Residential District, and for a parking lot in the P-1, Private Parking District (Council Variance #CV21-026).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Adopt the findings of staff as the findings of Council . 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 Elizabeth 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 Elizabeth Brown, 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

[3186-2021](#)

To rezone 4910 N. HIGH ST. (43214), being 2.25± acres located at the northeast corner of North High Street and Morse Road, From: R-3, Residential District, C-3, Commercial District, and C-4 Commercial District, To: CPD, Commercial Planned Development District (Rezoning #Z21-059).

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that

this Ordinance be Tabled Indefinitely. The motion carried by the following vote:

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

[3193-2021](#)

To rezone 8350 LYRA DR. (43240), being 7.77± acres located at the southern terminus of Lyra Drive, 920± feet south of Polaris Parkway, From: L-C-4, Limited Commercial District, To: CPD, Commercial Planned Development District (Rezoning #Z21-075) and to declare an emergency.

A motion was made by Priscilla Tyson, seconded by Rob Dorans, 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

[3195-2021](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.25, Maneuvering; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.21(F), Building lines; 3332.26(B)(1)(E), Minimum side yard permitted; and 3332.28, Side or rear yard obstruction, of the Columbus City Codes, for the property located at 1200 HAMLET ST. (43201), to permit two single-unit dwellings and a two-unit dwelling with reduced development standards in the R-3, Residential District, and to repeal Ordinance #2595-2017, passed October 19, 2017 (Council Variance #CV21-101).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, to Adopt the findings of staff as the findings of Council . 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 Elizabeth 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

[3225-2021](#)

To rezone 805 E. LONG ST. (43203), being 0.86± acres located at the south east corner of East Long Street and North Garfield Avenue, From: R-2F, Residential District, To: CPD, Commercial Planned Development District (Rezoning #Z21-029).

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

Abstained: 1 - Shayla Favor

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[3226-2021](#)

To grant a Variance from the provisions of Sections 3356.03, C-4 Permitted uses; and 3361.02, CPD Permitted uses, of the Columbus City Codes; for the property located at 805 E. LONG ST. (43203), to permit ground floor residential uses in a mixed-use development in the CPD, Commercial Planned Development District (Council Variance #CV21-038).

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Adopt the findings of staff as the findings of Council . The motion carried by the following vote:

Abstained: 1 - Shayla Favor

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

Abstained: 1 - Shayla Favor

Affirmative: 6 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[3236-2021](#)

To rezone 1117 OAK ST. (43205), being 0.65± acres located at the northeast and northwest corners of Elliot Street and Oak Street, From: ARLD, Apartment Residential District, To: CPD, Commercial Planned Development District and R-2F, Residential District (Rezoning #Z19-069).

A motion was made by Priscilla Tyson, seconded by Elizabeth 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

[3237-2021](#)

To grant a Variance from the provisions of Sections 3355.03, C-3 Permitted uses; 3361.02, Permitted uses; 3321.05(B)(2), Vision clearance; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.18(D), Basis of computing area; 3332.21(D), Building lines; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1117 OAK ST. (43205), to permit ground floor residential uses within a mixed-use development in the CPD, Commercial Planned Development District, and reduced development standards for a two-unit dwelling in the R-2F,

Residential District (Council Variance #CV19-090).

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, to Adopt the findings of staff as the findings of Council . 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. The motion carried by the following vote:

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

[3238-2021](#)

To rezone 875 N. 4TH ST. (43201), being 0.57± acres located at the northwest corner of North 4th Street and East 1st Avenue, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District and R-2F, Residential District (Rezoning # Z20-078).

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

[3239-2021](#)

To grant a Variance from the provisions of Sections 3355.03, C-3 Permitted uses; 3361.02, Permitted uses; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; and 3332.26, Minimum side yard permitted, of the Columbus City Codes; for the property located at 875 N. 4TH ST. (43201), to permit ground floor residential use within a mixed-use development in the CPD, Commercial Planned Development District, and reduced development standards for a two-unit dwelling in the R-2F, Residential District, and to repeal Ordinance #3178-2017 (CV17-062), passed December 11, 2017 (Council Variance #CV20-088).

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, to Adopt the findings of staff as the findings of Council . 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. The motion carried by the following vote:

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

[3240-2021](#)

To rezone 250 TAYLOR STATION RD. (43213), being 77.09± acres located on the east side of Taylor Station Road, 1,585± feet north of East Broad Street, From: L-M, Limited Manufacturing District, To: L-C-2, Limited Commercial District, L-ARLD, Limited Apartment Residential

District, and L-M, Limited Manufacturing District (Rezoning #Z21-070).

A motion was made by Priscilla Tyson, seconded by Elizabeth 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

[3241-2021](#)

To rezone 6200 E. BROAD ST. (43213), being 7.0± acres located approximately 1,090± feet north of East Broad Street on the west side of Blossom Field Boulevard, From: L-M, Limited Manufacturing District, To: CPD, Commercial Planned Development District (Rezoning #Z21-072).

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

[1694-2021](#)

To rezone 2340 S. HIGH ST. (43207), being 1.65± acres located at the northeast corner of South High Street and Dering Avenue, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning #Z20-060) 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

[3015-2021](#)

To rezone 1205 CHESAPEAKE AVE. (43212), being 1.47± acres located on the south side of Chesapeake Avenue, 330± feet east of Northwest Boulevard, From: M-2, Manufacturing and R, Rural District, To: AR-3, Apartment Residential District (Rezoning #Z21-054).

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

[3016-2021](#)

To grant a Variance from the provisions of Sections 3309.14, Height districts; 3312.25, Maneuvering; 3312.29, Parking space; 3333.15(C), Basis of computing area; 3333.18, Building lines; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 1205 CHESAPEAKE AVE. (43212), to permit reduced development

standards for a 128-unit apartment building in the AR-3, Apartment Residential District (Council Variance #CV21-071).

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, to Adopt the findings of staff as the findings of Council . 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. 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 Shayla Favor, seconded by Priscilla Tyson, 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 8:12 P.M.