

City of Columbus

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



Minutes - Final

Monday, July 25, 2005

6:30 PM

City Council Chambers

Zoning Committee

REGULAR MEETING NO. 46 OF CITY COUNCIL (ZONING), JULY 25, 2005 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

READING AND DISPOSAL OF THE JOURNAL

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

EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

**ZONING: MENTEL, CHR. BOYCE HABASH HUDSON
O'SHAUGHNESSY TAVARES THOMAS**

To grant a Variance from the provisions of Section 3361.02, Permitted uses, for the property located at **5132 HAYDEN RUN ROAD (43026)**, to permit multi-family residential land-use that is not located above certain commercial uses on a lot zoned in the CPD, Commercial Planned Development District **and to declare an emergency.** (Council Variance CV05-007)

A motion was made by Mentel, seconded by Tavares, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

A motion was made by Mentel, seconded by Tavares, that this matter be Amended to Emergency. The motion carried by the following vote:

A motion was made by Mentel, seconded by Tavares, that this matter be Approved as Amended. The motion carried by the following vote:

To rezone **6086 RIVERSIDE DRIVE (43017)**, being 7.55± acres located on the east side of Riverside Drive, 992± feet south of Martin Road, From: R, Rural District and CPD, Commercial Planned Development Districts, To: CPD, Commercial Planned Development and I, Institutional Districts. (Rezoning # Z05-029).

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

To amend Ordinance #1207-2004, passed on July 19, 2004 (Z04-015), for property located at **5461 NEW ALBANY ROAD EAST (43054)**, by repealing Section 3 and replacing it with a new Section 3 to amend the L-C-2, Limited Commercial District text to modify only the maximum height allowed for lighting standards (Z04-015A).

A motion was made by Mentel, seconded by Hudson, that this matter be Taken from the Table. The motion carried by the following vote:

To amend Ordinance #1207-2004, passed on July 19, 2004 (Z04-015), for property located at **5461 NEW ALBANY ROAD EAST (43054)**, by repealing Section 3 and replacing it with a new Section 3 to amend the L-C-2, Limited Commercial District text to modify only the maximum height allowed for lighting standards (Z04-015A).

A motion was made by Mentel, seconded by Hudson, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

A motion was made by Mentel, seconded by Hudson, that this matter be Approved as Amended. The motion carried by the following vote:

To rezone **2410 HILLIARD-ROME ROAD (43228)**, being ~~1.380.904~~± acres located on the east side of Hilliard-Rome Road, 400± feet north of Asics Road, **From:** R, Rural District, **To:** L-C-42, Limited Commercial District (Z04-105).

A motion was made by Mentel, seconded by Hudson, that this matter be Taken from the Table. The motion carried by the following vote:

A motion was made by Mentel, seconded by Hudson, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

To rezone **2410 HILLIARD-ROME ROAD (43228)**, being 1.38± acres located on the east side of Hilliard-Rome Road, 400± feet north of Asics Road, **From:** R, Rural District, **To:** L-C-4, Limited Commercial District (Z04-105).

A motion was made by Mentel, seconded by Hudson, that this matter be Approved as Amended. The motion carried by the following vote:

To amend Ordinance # 1193-02, passed on July 29, 2002 (CV00-051A), for the property located at **100 LIBERTY STREET (43215)**, to include an adjacent 1.76± acre tract to allow alternative parking for phased development pending resolution of ODOT's I-70/71 interchange improvement plans and to modify building material requirements as approved by the Brewery District Commission.

A motion was made by Mentel, seconded by Hudson, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

A motion was made by Mentel, seconded by Hudson, that this matter be Approved. The motion carried by the following vote:

To amend Ordinance #1856-98, passed July 27, 1998, for property located at **5233 EAST DUBLIN-GRANVILLE ROAD (43081)**, by repealing Section 3 and replacing it with a new Section 3 thereby modifying the limitation text to revise development standards for Subareas 18A, 18B, 18C, 18E, 18F, 18G and 19B. (Z98-029A).

A motion was made by Mentel, seconded by Hudson, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

To amend Ordinance #1856-98, passed July 27, 1998, for property located at **5233 EAST DUBLIN-GRANVILLE ROAD (43081)**, by repealing Section 3 and replacing it with a new Section 3 thereby modifying the limitation text to revise development standards for Subareas 18A, 18B, 18C, 18E, 18F, 18G and 19B. (Z98-029A).

A motion was made by Mentel, seconded by Hudson, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

To amend Ordinance #1856-98, passed July 27, 1998, for property located at **5233 EAST DUBLIN-GRANVILLE ROAD (43081)**, by repealing Section 3 and replacing it with a new Section 3 thereby modifying the limitation text to revise development standards for Subareas 18A, 18B, 18C, 18E, 18F, 18G and 19B. (Z98-029A).

A motion was made by Mentel, seconded by Hudson, that this matter be Approved as Amended. The motion carried by the following vote:

To amend Ordinance #1302-91, passed June 17, 1991, for property located at **5301 NORTH HAMILTON ROAD (43230)**, by amending the limitation overlay text in Section 19 applicable to Subarea 2C as it pertains to sign setbacks, loading dock screening, maximum height of light poles, and roof pitch requirements for outparcel buildings (Z90-166C).

A motion was made by Mentel, seconded by Hudson, that this matter be Waived the 2nd Reading. The motion carried by the following vote:

To amend Ordinance #1302-91, passed June 17, 1991, for property located at **5301 NORTH HAMILTON ROAD (43230)**, by amending the limitation overlay text in Section 19 applicable to Subarea 2C as it pertains to sign setbacks, loading dock screening, maximum height of light poles, and roof pitch requirements for outparcel buildings (Z90-166C).

A motion was made by Mentel, seconded by Hudson, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

A motion was made by Mentel, seconded by Hudson, that this matter be Approved as Amended. The motion carried by the following vote:

To grant a Variance from the provisions of Section 3333.10, AR-12, AR-12 Area District Requirements, of Columbus City Codes; for the property located at **5542 CHANTRY DRIVE (43232)**, to permit a 100 dwelling-unit apartment complex in the L-AR-12, Limited Apartment Residential District. (CV05-035)

A motion was made by Mentel, seconded by Tavares, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

To grant a Variance from the provisions of Section 3333.10, AR-12, AR-12 Area District Requirements, of Columbus City Codes; for the property located at **5542 CHANTRY DRIVE (43232)**, to permit a 100 dwelling-unit apartment complex in the L-AR-12, Limited Apartment Residential District. (CV05-035)

A motion was made by Mentel, seconded by Tavares, that this matter be Approved as Amended. The motion carried by the following vote:

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential district; 3332.18, Basis of computing area; 3332.21, Building lines; 3332.27, Rear yard; and 3342.28, Minimum number of parking spaces required of the Columbus City codes; for the properties located at **1088 & 1096 PERRY STREET (43201)**, to permit two existing five-unit apartment buildings on two separate parcels with reduced development standards in the R-4, Residential District (Council Variance # CV05-005).

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential district; 3332.18, Basis of computing area; 3332.21, Building lines; 3332.27, Rear yard; and 3342.28, Minimum number of parking spaces required of the Columbus City codes; for the properties located at **1104 & 1112 PERRY STREET (43201)**, to permit two existing five-unit apartment buildings on two separate parcels with reduced development standards in the R-4, Residential District (Council Variance # CV05-006).

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

To amend Ordinance No. 1675-2004 passed on November 1 2004 (Z02-107), by repealing Section 3 in its entirety and replacing it with a new Section 3 thereby modifying the limitation overlay text to relocate 60 dwelling units from the south side of Chantry Drive to the north side of Chantry Drive to allow the construction of a regional detention basin. (Rezoning #Z02-107A)

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

To amend Ordinance No. 1675-2004 passed on November 1 2004 (Z02-107), by repealing Section 3 in its entirety and replacing it with a new Section 3 thereby modifying the limitation overlay text to relocate 60 dwelling units from the south side of Chantry Drive to the north side of Chantry Drive to allow the construction of a regional detention basin. (Rezoning #Z02-107A)

A motion was made by Mentel, seconded by Tavares, that this matter be

Reconsidered. The motion carried by the following vote:

A motion was made by Mentel, seconded by Tavares, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

A motion was made by Mentel, seconded by Tavares, that this matter be Approved as Amended. The motion carried by the following vote:

To grant a Variance from the provisions of Sections 3363.01, M, Manufacturing districts, 3342.28, Minimum number of parking spaces required; and 3372.611, Design standards; of the Columbus City Codes for the property located at **803 NORTH FOURTH STREET (43215)**, to permit a maximum of forty-six apartment units with reduced development standards in the M, Manufacturing District (Council Variance # CV03-039).

A motion was made by Mentel, seconded by Hudson, that this matter be Approved. The motion carried by the following vote:

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential District Use; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, for the property located at **63 NORTH MIAMI AVENUE (43203)**, to permit a two-family dwelling and carriage house with reduced development standards on the same lot zoned in the R-2F, Residential District **and to declare an emergency.** (Council Variance CV05-011)

A motion was made by Habash, seconded by Boyce, that this matter be Amended to Emergency. The motion carried by the following vote:

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential District Use; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, for the property located at **63 NORTH MIAMI AVENUE (43203)**, to permit a two-family dwelling and carriage house with reduced development standards on the same lot zoned in the R-2F, Residential District (Council Variance CV05-011).

A motion was made by Habash, seconded by Boyce, that this matter be Approved as Amended. The motion carried by the following vote:

To rezone **3558 WEST HENDERSON ROAD (43228)**, being 2.72± acres located on the north side of West Henderson Road, 165± feet east of Brynwood Drive, **From:** R, Rural District, **To:** PUD-4, Planned Unit Development District **and to declare an emergency.**(Rezoning # Z05-019)

A motion was made by Habash, seconded by Boyce, that this matter be Amended to Emergency. The motion carried by the following vote:

To rezone **3558 WEST HENDERSON ROAD (43228)**, being 2.72± acres located on the north side of West Henderson Road, 165± feet east of Brynwood Drive, **From:** R, Rural District, **To:** PUD-4, Planned Unit Development District (Rezoning # Z05-019).

A motion was made by Habash, seconded by Boyce, that this matter be Approved as Amended. The motion carried by the following vote:

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