



City of Columbus

Agenda - Final Revised

Zoning Committee

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

Monday, November 19, 2018

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.60 OF CITY COUNCIL (ZONING), NOVEMBER 19, 2018 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

READING AND DISPOSAL OF THE JOURNAL

EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

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

3021-2018

To rezone 7488 LEE ROAD (43081), being 81.92± acres located on the west side of Lee Road, 1,260± feet south of East Walnut Street, From: R, Rural District, To: PUD-4, Planned Unit Development District (Rezoning #Z18-005).

3022-2018

To grant a Variance from the provisions of Sections 3356.03, Permitted uses; 3311.28(b), Requirements; 3312.21(A)(B), Landscaping and screening; 3312.29, Parking space; 3312.41, Access and circulation; 3312.49, Minimum number of parking spaces required; 3365.17(C), Location requirements; 3372.704(D), Setback requirements; and 3372.609(A), Parking and circulation, of the Columbus City Codes; for the property located at 800 EAST COOKE ROAD (43214), to permit a brewery with reduced development standards in the C-4, Commercial District (Council Variance #CV18-047).

3060-2018

To rezone 5240 WALCUTT COURT (43228), being 22.78± acres located at the terminus of Walcutt Court, 750± feet west of Walcutt Road, From: R, Rural District and L-M-2, Limited Manufacturing District, To: L-M, Limited Manufacturing District (Rezoning #Z18-040) and to declare an emergency.

3061-2018

To grant a variance from the provisions of Sections 3312.27, Parking setback line; 3312.43, Required surface for parking; and 3363.41(a), Storage, of the Columbus City Codes; for the property located at 5240 WALCUTT COURT (43228), to permit reduced development standards for an industrial development in the L-M, Limited Manufacturing District (Council Variance #CV18-055) and to declare an emergency.

- 3066-2018** To grant a Variance from the provisions of Sections 3361.02, Permitted uses; and 3370.05, Permitted uses, of the Columbus City Codes; for the property located at 3435 STELZER ROAD (43219), to permit a medical research laboratory in the CPD, Commercial Planned Development District and L-M, Limited Manufacturing District (Council Variance #CV18-077).
- 3071-2018** To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3325.231(A)(B), Setback Requirements; 3325.281, Parking and Circulation; and 3372.604(B), Setback requirements, of the Columbus City Codes; for the property located at 2725 NORTH HIGH STREET (43202), to permit a mixed-use development with ground floor residential uses and reduced development standards in the C-4, Commercial District (Council Variance #CV18-052).
- 3108-2018** To grant a Variance from the provisions of Sections 3332.037 R-2F residential district use; and 3312.49, Minimum numbers of parking spaces required, of the City of Columbus codes; for the property located at 500 EAST COLUMBUS STREET (43206), to permit a three-unit dwelling with reduced parking in the R-2F, Residential District (Council Variance # CV18-076).

PRIOR YEARS TABLED LEGISLATION TO BE DEFEATED

- 0957-2003** To rezone 2035 POLARIS PARKWAY (43240), being 1.15± acres located on the east side of Polaris Parkway, 940± feet north of Orion Place, From: L-C-4, Limited Commercial District, To: CPD, Commercial Planned Development District. (Rezoning # Z01-003)
(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)
- 0959-2003** To grant a Variance from the provisions of Section 3355.02 C-4, Commercial District; for the property located at 1630 West Mound Street (43223), to permit two apartments and a rooming house in the C-4, Commercial District. (Council Variance # CV00-052)
(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)
- 0960-2003** To rezone 4939 NORTH HIGH STREET (43214), being 0.5+ acres located at the northwest corner of North High Street and Rathbone Avenue, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District.
(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)
- 0961-2003** To rezone 88 REYNOLDSBURG-NEW ALBANY ROAD (43068) being 114.4± acres located at the southeast corner of Reynoldsburg-New Albany Road and East Broad Street, From: R, Rural District, To: L-C-4, Limited Commercial and L-AR-12, Limited Apartment Residential Districts.

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

0963-2003

To grant a Variance from the provisions of Sections 3355.02, C-4, Commercial District; 3342.26, Wheel stop device; 3342.28, Minimum number of parking spaces required for property located at 3062 WEST BROAD STREET (43204), being 0.15± acres located on the north side of West Broad Street, 43± feet west of Westmoor Avenue.

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

0965-2003

To grant a Variance from the provisions of Section 3333.02, AR-12, ARLD, AR-1, Apartment Residential District use; and Section 3333.32, Accessory building; for the property located at 1646 North Fourth Street (43201), to permit storage of antique vehicles in a 1,008 square foot storage building in the AR-4, Apartment Residential District.

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

0985-2003

To grant a Variance from the provisions of Sections 3332.035, R-3, Residential District use; 3332.13, R-3 area district requirements; 3332.21, Building lines; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; 3342.17, Parking lot screening; and 3342.28, Minimum number of parking spaces required, for the property located at 490 TAYLOR AVENUE (43203), to allow the development of 29 multi-family dwelling units and a community center with reduced development standards in the R-3, Residential District (CV02-072).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

0986-2003

To rezone 44 WILLIAMS ROAD (43207), being 0.404 acres located on the north side of Williams Road, 200± feet east of South High Street, From: R-2, Residential District, To: L-C-4, Limited Commercial District (Z02-035).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

1711-2004

To grant a Variance from the provisions of Sections 3332.035, R-3, Residential district; 3332.21, Building lines; and 3332.25, Maximum side yard required; of the Columbus City Codes for the property located at 34 CALLENDER AVENUE (43203), to permit a four-family dwelling with reduced development standards in the R-3, Residential District (Council Variance # CV04-020).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

1836-2004

To grant a Variance from the provisions of Sections 3332.029, SR, Suburban Residential District; and 3332.38(A), Private garage; of the Columbus City codes for the property located at 2618 THORNDALE AVENUE (43207), to permit a private garage as the principal use of a lot in the SR, Suburban Residential District (Council Variance # CV04-027).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

0403-2005

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District, 3332.21, Building lines; 3332.24, Minimum side yard permitted; 3332.25, Maximum side yard required; 3342.08, Driveway; 3342.18, Parking setback line; and 3342.28, Minimum number of parking spaces required; of the Columbus City codes for the property located at 1014 FREBIS AVENUE (43206), to permit a child day care center with reduced development standards on the rear of a lot developed with a single-family dwelling in the R-4, Residential District (Council Variance # CV04-012).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

0923-2005

To rezone 1971 EAST LIVINGSTON AVENUE (43209), being 0.73± acres located at the southeast corner of East Livingston Avenue and Alum Creek Drive, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning # Z04-067).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

0625-2006

To rezone 5598 OLENTANGY RIVER ROAD (43235), being 4.38± acres located east of the intersection of Olentangy River Road and Meeklyn Drive, From: R , Rural, RR, Rural Residential, LRR, Limited Rural Residential, and R-1, Residential Districts, To: L-R-1, Limited Residential District (Rezoning # Z05-031).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

1867-2006

To rezone 4770 HILTON CORPORATE DRIVE (43232), being 11.2± acres located on the north side of Hilton Corporate Drive, 150± feet east of Cloverleaf Street East From: L-M, Limited Manufacturing District To: L-AR-12, Limited Apartment Residential District (Rezoning # Z06-058)

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

1871-2006

To grant a Variance from the provisions of Sections 3333.18; Building lines; 3333.255, Perimeter yard; and 3333.26, Height district; of the Columbus City Codes for the property located at 4770 HILTON CORPORATE DRIVE (43232), to permit a maximum of one hundred twenty eight dwelling units with reduced development standards in the L-AR-12, Limited Apartment Residential District. (Council Variance # CV06-046).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

0173-2007

To grant a Variance from the provisions of Section 3333.02, AR-1, Apartment Residential District Use, of the Columbus City Codes for the property located at 4324 KARL ROAD (43224), to permit a monopole telecommunication antenna with a reduced setback in the AR - 1,

Apartment Residential District. (Council Variance #CV06-059).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

1557-2007

To grant a Variance from the provisions of Sections 3356.03, Permitted uses and 3361.02, Permitted uses for the property located at 2333 NORTH WILSON ROAD (43204), to permit ethanol storage and distribution in the CPD, Commercial Planned Development District. (CV07-033)

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

0781-2008

To grant a Variance from the provisions of Sections 3363.01, M-manufacturing districts; 3363.24, Building lines in an M-manufacturing district; 3342.15, Maneuvering; 3342.18, Parking setback line; and 3342.19, Parking space, of the Columbus City Codes; for the property located at 862 CAMDEN AVENUE (43201), to permit residential development with reduced development standards in the M, Manufacturing District. (Council Variance #CV08-002)

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

0249-2010

To rezone 3349 REFUGEE ROAD (43232), being 9.4± acres located at the southeast corner of Refugee and Schwartz Roads. From: L-C-4, Limited Commercial District, To: I, Institutional District. (Rezoning # Z09-035)

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

0786-2010

To grant a Variance from the provisions of Sections 3385.07, Activities, developments and uses in the floodway and 3312.43, Required surface for parking of the Columbus City Codes for the property located at 2233 HARDY PARKWAY STREET (43123), to permit storage of mobile equipment in the floodway on an existing gravel parking lot. (Council Variance #CV09-009).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

0257-2012

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential District; and 3312.49 Minimum number of parking spaces required; of the Columbus City Codes for the property located at 745 SOUTH THIRD STREET (43206), to permit a restaurant and office use with reduced development standards in the R-2F, Residential and to declare an emergency. (Council Variance #CV11-032).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

0345-2012

To rezone 4373 EAST LIVINGSTON AVENUE (43227), being 0.85± acres located on the south side of East Livingston Avenue, 150± feet west of South Hamilton Road, From: C-2 Commercial District, To: L-C-4, Limited Commercial District. (Rezoning # Z11-029).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

1113-2012

To rezone 812 MANSFIELD AVENUE (43219), being 0.23± acres located on the east side Mansfield Avenue, 145± feet north of Bliss Street, From: R, Rural District, To: L-M, Limited Manufacturing District. (Rezoning # Z11-023).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

2692-2012

To grant a Variance from the provisions of Section 3356.03, C-4 Permitted Uses of the Columbus City codes; for the property located at 1277 FORSYTHE AVENUE (43201), to permit first-floor residential use in the C-4, Commercial District (Council Variance # CV12-037).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

1762-2015

To rezone 2455 BILLINGSLEY ROAD (43235), being 8.0± acres located on the south side of Billingsley Road, 500± feet west of Dunsworth Drive, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning # Z15-013).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

0728-2016

To rezone 986 HILLIARD-ROME ROAD EAST (43206), being 11.75± acres located at the southeast corner of Hilliard-Rome Road East and Fisher Road, From: R, Rural District, To: L-M, Limited Manufacturing District (Rezoning # Z15-049).

(TABLED INDEFINITELY) (REQUEST TO BE DEFEATED)

ADJOURNMENT