



City of Columbus

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

Minutes - Final Zoning Committee

Monday, April 27, 2026

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.22 OF CITY COUNCIL (ZONING), APRIL 27, 2026 AT 6:30 P.M. IN COUNCIL CHAMBERS.

CALL TO ORDER 6:41 PM

ROLL CALL

Present 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

READING AND DISPOSAL OF THE JOURNAL

A motion was made by Nicholas Bankston, seconded by Melissa Green, 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, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

ADDITIONS OR CORRECTIONS TO THE JOURNAL

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

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

REZONINGS/AMENDMENTS

[0290-2026](#)

To rezone 2100 HARD RD. (43123), being 5.0± acres located on the north side of Hard Road, 150± feet west of Stoneford Drive, From: L-RR, Limited Rural Residential District, To: AR-1, Apartment Residential District (Rezoning #Z25-044).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Postponed to May 18, 2026. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

[1035-2026](#)

To rezone 7801 & 7809 OLENTANGY RIVER RD. (43235), being 5.82± acres located on the west side of Olentangy River Road, 370± feet south of Clubview Boulevard, From: R-1, Residential District, To: L-AR-12, Limited Apartment Residential District (Rezoning #Z25-038).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Postponed to May 18, 2026. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

[1136-2026](#)

To rezone 6955-6999 HARLEM RD. (43081), being 4.40± acres located on the west side of Harlem Road, 880± feet north of Central College Road, From: L-M, Limited Manufacturing District, To: AR-1, Apartment Residential District (Rezoning #Z25-054).

A motion was made by Rob Dorans, seconded by Tiara Ross, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

VARIANCES

[0291-2026](#)

To rezone 2100 HARD RD. (43123), being 5.0± acres located on the north side of Hard Road, 150± feet west of Stoneford Drive, From: L-RR, Limited Rural Residential District, To: AR-1, Apartment Residential District (Rezoning #Z25-044).

A motion was made by Rob Dorans, seconded by Tiara Ross, that this Ordinance be Postponed to May 18, 2026. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

[1036-2026](#)

To grant a Variance from the provisions of Sections 3333.02(5), AR-12, ARLD and AR-1 apartment residential district use; 3333.41(H)(I)(J), Standards, of the Columbus City codes; for the property located at 7801 & 7809 OLENTANGY RIVER RD. (43235), to allow reduced development standards for townhouses in the L-AR-12, Limited Apartment Residential District (Council Variance #CV25-073).

A motion was made by Rob Dorans, seconded by Tiara Ross, that this Ordinance be Postponed to May 18, 2026. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

[1116-2026](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.49(C), Required parking; 3332.05(A)(4), Area district lot width requirements; and 3332.13, R-3 area district requirements, of the Columbus City Codes; for the property located at 1289-1291 E. 17TH AVE. (43211), to allow a two-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV25-118).

A motion was made by Rob Dorans, seconded by Tiara Ross, 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, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Tiara Ross, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

[1137-2026](#)

To grant a Variance from the provisions of Sections 3309.14(A), Height districts; 3312.21(D), Landscaping and screening; 3332.06; R-rural area district requirements; 3333.18, Building line; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 6955-6999 HARLEM RD. (43081), to allow reduced development standards for an apartment complex in the AR-1, Apartment Residential District, and reduced lot sizes in the R, Rural District(Council Variance #CV25-099).

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, 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, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Christopher Wyche, 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, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Christopher Wyche, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

[1139-2026](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3332.18(D), Basis of computing area; and 3332.25(A)(B), Required side yard, of the Columbus City Codes; for the property located at 427 HANFORD ST. (43206), to conform a seven-unit apartment building with reduced development standards in the R-2F, Residential District (Council Variance #CV25-131).

A motion was made by Rob Dorans, seconded by Tiara Ross, 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, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Tiara Ross, 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, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Tiara Ross, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

[1143-2026](#)

To grant a Variance from the provisions of Section 3332.035, R-3 residential district, of the Columbus City Codes; for the property located at 2930-2932 MEDINA AVE. (43224), to allow a two-unit dwelling in the R-3, Residential District (Council Variance #CV25-127).

A motion was made by Rob Dorans, seconded by Christopher Wyche, 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, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Christopher Wyche, 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, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Christopher Wyche, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

ADJOURNMENT 6:52 PM

A motion was made by Nicholas Bankston, seconded by Tiara Ross, to adjourn this Regular Meeting. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin