



City of Columbus

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

Minutes - Final Zoning Committee

Monday, March 31, 2025

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.17 OF CITY COUNCIL (ZONING), MARCH 31, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Absent 1 - Shannon Hardin

Present 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

READING AND DISPOSAL OF THE JOURNAL

A motion was made by Melissa Green, seconded by Nicholas Bankston, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

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

REZONINGS/AMENDMENTS

[0763-2025](#)

To rezone 3775 TRABUE RD. (43206), being 18.3± acres located on the south side of Trabue Road 2,260± feet northeast of Wilson Road, From: R, Rural District, To: AR-1, Apartment Residential District and C-3, Commercial District (Rezoning #Z24-028).

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

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

VARIANCES

0741-2025

To grant a Variance from the provisions of Sections 3332.029, SR, suburban residential district; and 3312.49, Required parking, of the Columbus City Codes; for the property located at 5012 SUGAR PLUM ST. (43230), to allow a Type A family child care home with reduced parking in the SR, Suburban Residential District (Council Variance #CV24-143).

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:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

0746-2025

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; and 3312.49, Required parking, of the Columbus City Codes; for the property located at 337 LINWOOD AVE. (43205), to allow a Type A family child care home with reduced parking in the R-3, Residential District (Council Variance #CV24-145).

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla,

to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

[0750-2025](#)

To grant a Variance from the provisions of Section 3332.03, R-1 residential district, of the Columbus City Codes; for the property located at 1243 MANOR DR. (43232), to allow a two-unit dwelling in the R-1, Residential District (Council Variance #CV24-156).

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

[0753-2025](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; and 3332.05(A)(4), Area district lot width requirements, of the Columbus City Codes; for the property located at 247-249 MIDLAND AVE. (43223), to allow a two-unit dwelling with a reduced lot width in the R-3, Residential District (Council Variance #CV25-002).

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

[0764-2025](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD, and AR-1, apartment residential district use; 3309.14(A), Height districts; 3312.27, Parking setback line; 3312.49(C), Required parking; 3333.18, Building lines; 3333.255, Perimeter yard; and 3355.09, C-3 District setback lines, of the Columbus City Codes; for the property located at 3775 TRABUE RD. (43206), to allow vehicular commercial access and reduced development standards in the AR-1, Apartment Residential District (Council Variance #CV24-084).

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

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:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Lourdes Barroso De Padilla, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

ADJOURNMENT

A motion was made by Melissa Green, seconded by Christopher Wyche, to adjourn this Regular Meeting. The motion carried by the following vote:

Absent: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

ADJOURNED AT 7:03 PM.