



City of Columbus

Office of City Clerk
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Columbus OH
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Minutes - Final Zoning Committee

Monday, February 3, 2025

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.7 OF CITY COUNCIL (ZONING), FEBRUARY 3, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Absent 1 - Otto Beatty III

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

READING AND DISPOSAL OF THE JOURNAL

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

Absent: 1 - Otto Beatty III

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

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

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

REZONINGS/AMENDMENTS

[3573-2024](#)

To rezone 4410 ROBERTS RD. (43228), being 1.16± acres located on the north side of Roberts Road; 200± feet west of Wilson Road, From: C-5, Commercial District, To: C-4, Commercial District (Rezoning #Z24-037).

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

Absent: 1 - Otto Beatty III

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

[3577-2024](#)

To rezone 3451 TRABUE RD. (43204), being 11.2± acres located on the southwest corner of Trabue Road and McKinley Avenue, From: CPD, Commercial Planned Development District, To: AR-1, Apartment Residential District (Rezoning #Z23-012).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Referred to Committee. The motion carried by the following vote:

Absent: 1 - Otto Beatty III

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

[0163-2025](#)

To rezone 1895 JETWAY BLVD. (43219), being 7.98± acres located on the west side of Jetway Boulevard; 1,500± feet north of Old Country Lane, From: L-M, Limited Manufacturing District, To: L-M, Limited Manufacturing District (Rezoning #Z24-061).

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

Absent: 1 - Otto Beatty III

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

[0193-2025](#)

To rezone 2280 OCTOBER RIDGE DR. (43223), being 1.1± acres located on the east side of October Ridge Road, 225± feet south of Harrisburg Pike, From: R-1, Residential District, To: ARLD, Apartment Residential District (Rezoning #Z24-054).

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

Absent: 1 - Otto Beatty III

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

VARIANCES

[3578-2024](#)

To grant a Variance from the provisions of Sections 3333.18, Building lines; and 3333.255, Perimeter yard; of the Columbus City Codes; for the property located at 3451 TRABUE RD. (43204), to allow reduced development standards for an apartment complex in the AR-1, Apartment Residential District (Council Variance #CV23-019).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Referred to Committee. The motion carried by the following vote:

Absent: 1 - Otto Beatty III

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

[0123-2025](#)

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 1218 E. 19TH AVE. (43211), to allow a Type A family child care home with reduced parking in the R-3, Residential District (Council Variance #CV24-134).

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

Absent: 1 - Otto Beatty III

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

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 1 - Otto Beatty III

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

A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Otto Beatty III

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

[0199-2025](#)

To grant a Variance from the provisions of Sections 3332.38(H), Private garage; 3332.26, Minimum side yard permitted; and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at 192 THURMAN AVE. (43206), to allow habitable space above a detached garage with reduced development standards in the R-2F, Residential District (Council Variance #CV24-133).

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:

Absent: 1 - Otto Beatty III

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

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

Absent: 1 - Otto Beatty III

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

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

Absent: 1 - Otto Beatty III

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

ADJOURNMENT

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

Absent: 1 - Otto Beatty III

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

ADJOURNED AT 7:39 P.M.