



City of Columbus

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

Minutes - Final Zoning Committee

Monday, July 28, 2025

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.41 OF CITY COUNCIL (ZONING), JULY 28, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Present 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, 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 Emmanuel V. Remy, seconded by Nicholas Bankston, 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, Otto Beatty III, 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

[1858-2025](#)

To rezone 531 W. 5TH AVE. (43201), being 9.91± acres located primarily at the southwest corner of West Fifth Avenue and Perry Street, From: C-4, Commercial District, R, Rural District, and AR-1, Apartment Residential District, To: C-4, Commercial District, R, Rural District, and AR-3, Residential District (Rezoning #Z25-001).

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

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

[1979-2025](#)

To rezone 4970 LINDORA DR. (43232), being 0.92± acres located at the southeast corner of Lindora Drive and Carbondale Drive, From: C-4, Commercial District, To: L-AR-1, Limited Apartment Residential District

(Rezoning #Z24-024).

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Postponed to 9/8/25. The motion carried by the following vote:

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

2034-2025

To rezone 7642 HAYDEN RUN RD. (43026), being 142.5± acres located on the north side of Hayden Run Road, southwest of the Heritage Trail, 4,000± feet west of Cosgray Road, From: R, Rural District, To: L-AR-1, Limited Apartment Residential District and CPD, Commercial Planned Development District (Rezoning #Z24-038).

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

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

2044-2025

To rezone 753 HARMON AVE. (43223), being 1.59± acres located at the southwest corner of Harmon Avenue and Griggs Avenue, From: C-4, Commercial District, To: M, Manufacturing District (Rezoning #Z24-020).

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

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

VARIANCES

1859-2025

To grant a Variance from the provisions of Sections 3332.02, R-rural district; 3332.035, R-3 residential district; 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3356.03, C-4 permitted uses; 3309.14, Height districts; 3312.21(A), Landscaping and screening; 3312.21(D)(1), Landscaping and screening; 3312.27(4), Parking setback line; 3312.49(C), Required parking; 3312.53, Minimum number of loading spaces required; 3321.05(B)(1)(2), Vision clearance; 3321.09(B), Screening; 3332.05(4), Area district lot width requirements; 3332.06, R-rural area district requirements; 3332.13, R-3 area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.21(D), Building lines; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; 3332.38(G), Private garage; 3333.16, Fronting; 3333.18, Building lines; 3333.24, Rear yard; 3333.255, Perimeter yard; 3349.04(a)(b)(c), Height, area and yard regulations; and 3356.11, C-4 district setback lines, of the Columbus City Codes; for the property located at 531 W. 5TH AVE.

(43201), to allow mixed-use development with reduced development standards in the C-4, Commercial District, AR-1, Apartment Residential District, AR-3, Apartment Residential District; I, Institutional District, R-3, Residential District and R, Rural District, and to revoke Ordinance #1941-2021 (CV21-040), passed July 26, 2021 (Council Variance #CV25-001).

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

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

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

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Approved as Amended. The motion carried by the following vote:

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

1980-2025

To grant a Variance from the provisions of Sections 3312.21(A), Landscaping and screening; and 3312.27, Parking setback line, of the Columbus City Codes; for the property located at 4970 LINDORA DR. (43232), to allow reduced parking lot landscaping and parking setback for an apartment building in the L-AR-1, Apartment Residential District (Council Variance #CV24-075).

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Postponed to 9/8/25. The motion carried by the following vote:

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

2031-2025

To amend Ordinance #1827-2024, passed July 1, 2024 (CV24-026), for property located at 1479 N. HIGH ST. (43201), to repeal Sections 1 and 2 and replace with new Sections 1 and 2 to update the parking space

reduction variance for a proposed multi-unit residential development (Council Variance #CV24-026A).

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

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

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

2035-2025

To grant a Variance from the provisions of Sections 3333.02(5), AR-12, ARLD and AR-1 apartment residential district use; 3312.49, Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.18, Basis of computing area; 3332.19, Fronting; 3332.21, Building lines; 3332.25, Maximum side yards required; 3332.26(C)(2), Minimum side yard permitted; 3332.27, Rear yard; 3332.38(G), Private garage; 3333.18, Building lines; 3333.35, Private garage; and 3333.41(h), Standards, of the Columbus City Codes; for the property located at 7642 HAYDEN RUN RD. (43026), to allow reduced development standards for a mixed-residential development in the L-AR-1, Limited Apartment Residential District (Council Variance #CV24-097).

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

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

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

2045-2025

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; 3312.49, Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.25(B), Maximum side yards required; 3332.27, Rear yard; and 3332.38(F)(1), Private garage, of the Columbus City Codes; for the property located at 1252 ATCHESON ST. (43203), to allow two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District (Council Variance #CV25-039).

A motion was made by Rob Dorans, seconded by Melissa Green, 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, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, 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:

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

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

ADJOURNMENT

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

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

ADJOURNED AT 8:07 PM