



# City of Columbus

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

## Minutes - Final Zoning Committee

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Monday, April 21, 2025

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.21 OF CITY COUNCIL (ZONING), APRIL 21, 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

#### EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

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

#### REZONINGS/AMENDMENTS

##### 0706-2025

To rezone 4240 HAMILTON SQUARE BLVD. (43125), being 1.98± acres located on the northwest corner of Hamilton Square Boulevard and Lakeview Crossing, From: L-M, Limited Manufacturing District, To: L-AR-1, Limited Apartment Residential District (Rezoning #Z24-065).

**A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. 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 Emmanuel V. Remy, 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

##### 0988-2025

To rezone 2700 LOCKBOURNE RD. (43207), being 1.46± acres located on the northeast corner of Lockbourne Road and Faber Avenue, From: R-2, Residential District, To: AR-1, Apartment Residential District

(Rezoning #Z24-060).

**A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. 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, 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 Melissa Green, 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

#### 0991-2025

To rezone 550 THOMAS LN. (43214), being 7.22± acres located at the northwest corner of Olentangy River Road and Thomas Lane, From: I, Institutional District and L-I, Limited Institutional District, To: CPD, Commercial Planned Development District (Rezoning #Z24-006).

**A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. 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, 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

#### 0707-2025

To grant a Variance from the provisions of Sections 3333.255, Perimeter yard; and 3333.35(G), Private garage, of the Columbus City Codes; for

the property located at 4240 HAMILTON SQUARE BLVD. (43125), to allow reduced development standards for an apartment complex in the L-AR-1, Limited Apartment Residential District (Council Variance #CV24-149).

**A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. 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 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 Melissa Green, 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

#### 0968-2025

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.21(D), Landscaping and screening; 3312.49, Required parking; 3321.05(B)(1)(2), Vision clearance; 3325.705, Supplemental Parking Requirements; 3325.805, Maximum Floor Area Ratio (FAR); and 3325.809, Landscaped Area and Treatment, of the Columbus City Codes; for the property located at 44 E. DUNCAN ST. (43202), to allow a shared living facility for 16 occupants with reduced development standards in the R-2F, Residential District, and to repeal Ordinance #0358-2024 (CV23-137), passed February 12, 2024 and to declare an emergency. (Council Variance #CV25-004).

**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:**

**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 Melissa Green, that this Ordinance be Amended to Emergency. 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 Emmanuel V. Remy, 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

[0989-2025](#)

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 2700 LOCKBOURNE RD. (43207), to allow reduced development standards for an apartment complex in the AR-1, Apartment Residential District (Council Variance #CV24-142).

**A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. 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 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 Emmanuel V. Remy, 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

## **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 6:48 PM.**

## **RECONVENED AT 6:50 PM**

**A motion was made by Nicholas Bankston, seconded by Christopher Wyche, to Motion to Reconvene the 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

## **READING AND DISPOSAL OF THE JOURNAL**

**A motion was made by Melissa Green, seconded by Emmanuel V. Remy, 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

## **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:**

**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 6:51 PM.**