



# 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, November 18, 2024

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.56 OF CITY COUNCIL (ZONING), NOVEMBER 18, 2024 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

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

#### READING AND DISPOSAL OF THE JOURNAL

A motion was made by Christopher Wyche, seconded by Rob Dorans, 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, Shayla Favor, 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

##### [2921-2024](#)

To rezone 5141 COSGRAY RD. (43016), being 264.35± acres located on the west side of Cosgray Road, 1,900± feet north of Hayden Run Road, From: PUD-6, Planned Unit Development District and L-I, Limited Institutional District, To: L-AR-12, Limited Apartment Residential District, CPD, Commercial Planned Development District, and L-I, Limited Institutional District (Rezoning #Z23-063).

A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:

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

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Postponed to 11/25/2024. The motion carried by the following vote:

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

[3047-2024](#)

To rezone 1661 E. HUDSON ST. (43211), being 0.47± acres located at the southwest corner of East Hudson Street and Billiter Boulevard, From: C-3, Commercial District, To: R-4, Residential District (Rezoning #Z24-033).

**A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:**

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

**A motion was made by Rob Dorans, seconded by Nicholas Bankston, 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, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[3059-2024](#)

To rezone 2121 VELMA AVE. (43211), being 34.32± acres located on the north side of Black and Gold Boulevard, 310± feet west of Velma Avenue , From: M, Manufacturing District and R-4, Residential District, To: CPD, Commercial Planned Development District (Rezoning #Z24-023).

**A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:**

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

**A motion was made by Rob Dorans, seconded by Nicholas Bankston, 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, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**VARIANCES**

[2923-2024](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3332.05(A)(4), Area district lot width requirements; 3332.15, R-4 area district requirements; 3333.10, AR-12 area district requirements, 3333.18, Building lines, 3333.26, Height district, 3333.35(G), Private garage, and 3333.41(h), Standards, of the Columbus City Codes; for the property located at 5141 COSGRAY RD. (43016), to allow reduced development standards for a mixed-residential development in the L-AR-12, Limited Apartment

Residential District (Council Variance #CV23-128).

**A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:**

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, 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 Postponed to 11/25/2024. The motion carried by the following vote:**

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

[3038-2024](#)

To grant a Variance from the provisions of 3356.03, C-4 permitted uses; 3312.29, Parking space; 3312.49, Required parking; 3312.56, Electric vehicle parking administrative requirements; 3372.604, Setback requirements; 3372.605(C)(D), Building design standards; and 3372.607, Landscaping and screening, of the Columbus City Codes; for the property located at 870 PARSONS AVE. (43206), to allow mixed-use development with reduced development standards in the C-4, Commercial District.

**A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:**

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

**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, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, 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, Shayla Favor, 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:**

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

[3043-2024](#)

To grant a Variance from the provisions of Sections 3332.029, SR, suburban residential district; 3370.05, Permitted uses; and 3312.49,

Required parking, of the Columbus City Codes; for the property located at 6959 LAUREL BOAT LANE (43110), to allow a Type A family child care home with reduced required parking in the L-SR, Limited Suburban Residential District (Council Variance #CV24-114).

**A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:**

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

**A motion was made by Rob Dorans, seconded by Shayla Favor, 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, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Shayla Favor, 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, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Shayla Favor, 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, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[3046-2024](#)

To grant a Variance from the provisions of Sections 3312.49, Required parking; 3332.25(B), Maximum side yard permitted; and 3332.26(C)(3), Minimum side yard permitted, of the Columbus City Codes; for the property located at 1661 E. HUDSON ST. (43211), to allow reduced development standards for single- and two-unit dwellings in the R-4, Residential District (Council Variance #CV24-090).

**A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:**

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

**A motion was made by Rob Dorans, seconded by Shayla Favor, 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, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Shayla Favor, 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, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Shayla Favor, 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, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[3058-2024](#)

To grant a Variance from the provisions of Section 3332.38(H), Private garage, of the Columbus City Codes; for the property located at 1056 BILLIE DR. (43227), to allow habitable space within a detached garage in the SR, Suburban Residential District (Council Variance #CV24-027).

**A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:**

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

**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, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, 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, Shayla Favor, 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 Amended as submitted to the Clerk. The motion carried by the following vote:**

**Affirmative:** 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Shayla Favor, 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:**

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

[3060-2024](#)

To grant a Variance from the provisions of Sections 3363.01, M-manufacturing districts; 3370.05, Permitted uses; 3309.14, Height districts; 3312.21, Landscaping and screening; 3312.49, Required

Parking; and, 3363.24, Building lines in an M-manufacturing district, of the Columbus City Codes; for the property located at 2150 INNIS RD. (43224) to allow a mixed-residential development with reduced development standards in the L-M, Limited Manufacturing District (Council Variance #CV24-100) and to declare an emergency.

**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, Shayla Favor, Melissa Green, Emmanuel Remy, 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, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

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

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

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

## **ADJOURNMENT**

**A motion was made by Nicholas Bankston, seconded by Christopher Wyche, 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, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**ADJOURNED AT 6:56 P.M.**