

# City of Columbus

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



## **Minutes - Final**

**Monday, July 14, 2003**

**6:30 PM**

**City Council Chambers**

**Zoning Committee**

**REGULAR MEETING NO. 28 OF CITY COUNCIL (ZONING), JULY 14, 2003 AT 6:30 P.M. IN COUNCIL CHAMBERS.**

**ROLL CALL**

**EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION**

**ZONING: MENTEL, CHR. BOYCE HABASH O'SHAUGHNESSY  
SENSENBRENNER TAVARES THOMAS**

To grant a Variance from the provisions of Sections 3342.06 Aisle; 3342.09, Dumpster area; 3342.18, Parking Setback Line; 3372.521, Supplemental parking requirements; 3372.564 Parking; and 3372.567 Maximum floor area, for the property located at **1892 INDIANOLA AVENUE (43201)**, to permit a seven-unit apartment house with reduced development standards in the AR-4, Apartment Residential District (Council Variance CV02-052).

**A motion was made by Mentel, seconded by Sensenbrenner, that this matter be Approved as Amended. The motion carried by the following vote:**

To rezone **973 GALLOWAY ROAD (43119)**, being 21.86± acres located on the west side of Galloway Road at the terminus of Greenhaven Avenue, From: R, Rural District, To: L-R-2, Limited Residential District.

**A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:**

To rezone **4466 MORSE ROAD (43230)**, being 1.05± acres located on the north side of Morse Road, 398± feet east of Sleaford Avenue, **From:** L-C-2, Limited Commercial District, **To:** CPD, Commercial Planned Development District. (Rezoning #Z02-095)

**A motion was made by Mentel, seconded by Tavares, that this matter be Amended to Emergency. The motion carried by the following vote:**

To rezone **4466 MORSE ROAD (43230)**, being 1.05± acres located on the north side of Morse Road, 398± feet east of Sleaford Avenue, **From:** L-C-2, Limited Commercial District, **To:** CPD, Commercial Planned Development District. (Rezoning #Z02-095) **and to declare an emergency.**

**A motion was made by Mentel, seconded by Tavares, that this matter be Approved as Amended. The motion carried by the following vote:**

To grant a Variance from the provisions of Sections 3363.01, M, Manufacturing districts; 3309.14, Height District; 3342.08, Driveway; 3342.15, Maneuvering; 3342.19, Parking space; 3342.25, Vision clearance and 3342.28, Minimum number of parking spaces required; 3372.609(A)(B) Setback requirements, of the Columbus City Codes for property located at **1000 SOUTH FRONT STREET (43206)**, to permit residential and park uses in the M, Manufacturing District. (**Council Variance Application: CV03-003**)

**A motion was made by Mentel, seconded by Tavares, that this matter be Amended. The motion carried by the following vote:**

To grant a Variance from the provisions of Sections 3363.01, M, Manufacturing districts; 3309.14, Height District; 3342.08, Driveway; 3342.15, Maneuvering; 3342.19, Parking space; 3342.25, Vision clearance and 3342.28, Minimum number of parking spaces required; 3372.609(A)(B) Setback requirements, of the Columbus City Codes for property located at **1000 SOUTH FRONT STREET (43206)**, to permit residential and park uses in the M, Manufacturing District. (**Council Variance Application: CV03-003**)

**A motion was made by Mentel, seconded by Tavares, that this matter be Approved as Amended. The motion carried by the following vote:**

To rezone **6124 HARLEM ROAD (43054)**, being 13.12± acres located on the east side of Harlem Road, 240± feet north of State Route 161; **From:** R, Rural District, **To:** PUD-6, Planned Unit Development District.

**A motion was made by Mentel, seconded by Sensenbrenner, that this matter be Approved. The motion carried by the following vote:**

To rezone **5100 EBRIGHT ROAD (43110)**, being 333.5± acres bounded by Winchester Pike and Bachman Road to the north, US Route 33 and Bixby Road to the south, and Ebright Road to the west, **From:** R-Rural, TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts, **To:** TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, and NE, Neighborhood Edge Districts (Z03-025).

**A motion was made by Mentel, seconded by Sensenbrenner, that this matter be Approved as Amended. The motion carried by the following vote:**

To rezone **2372 GANTZ ROAD (43123)**, being 9.2± acres located on the east side of Gantz Road, 460± feet south of Willow Run Road, **From:** PUD-6, Planned Unit Development

District, **To:** R-2, Residential District (Rezoning # Z03-018).

**A motion was made by Habash, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:**

To grant a Variance from the provisions of Section 3361.03 D., Development plan, for the property located at **1920 SCHROCK ROAD (43229)**, to permit a fraternal organization in the CPD, Commercial Planned Development District. (Council Variance # CV03-012) **and to declare to an emergency.**

**A motion was made by Habash, seconded by Sensenbrenner, that this matter be Amended to Emergency. The motion carried by the following vote:**

To grant a Variance from the provisions of Section 3361.03 D., Development plan, for the property located at **1920 SCHROCK ROAD (43229)**, to permit a fraternal organization in the CPD, Commercial Planned Development District. (Council Variance # CV03-012)

**A motion was made by Habash, seconded by Sensenbrenner, that this matter be Approved as Amended. The motion carried by the following vote:**

To rezone 1552 NORTH HIGH STREET (43201), being 7.70± acres located on the east side of North High Street between East Ninth Avenue and Chittenden Avenue, and on the west side of North High Street between West Tenth Avenue and West Eleventh Avenue, From: C-4, Commercial, P-1 and P-2, Parking, AR-4, Apartment Residential, and R-4, Residential Districts, To: CPD, Commercial Planned Development District (Z03-004). Filed with companion Council Variance request CV03-004.

**A motion was made by Habash, seconded by Sensenbrenner, that this matter be Amended. The motion carried by the following vote:**

To rezone **1552 NORTH HIGH STREET (43201)**, being 7.70± acres located on the east side of North High Street between East Ninth Avenue and Chittenden Avenue, and on the west side of North High Street between West Tenth Avenue and West Eleventh Avenue, **From:** C-4, Commercial, P-1 and P-2, Parking, AR-4, Apartment Residential, and R-4, Residential Districts, **To:** CPD, Commercial Planned Development District (Z03-004). Filed with companion Council Variance request CV03-004.

**A motion was made by Habash, seconded by Sensenbrenner, that this matter be Approved as Amended. The motion carried by the following vote:**

To grant a Variance from the provisions of Section 3361.02, Permitted Uses; for the property located at **1552 NORTH HIGH STREET (43201)**, to permit ground floor dwelling units, dwelling units above ground floor dwelling units and dwelling units above certain restricted commercial uses in the CPD, Commercial Planned Development District. This application was filed as a companion Variance to rezoning application Z03-004 (Council Variance CV03-004).

**A motion was made by Habash, seconded by Sensenbrenner, that this matter be Amended. The motion carried by the following vote:**

To grant a Variance from the provisions of Section 3361.02, Permitted Uses; for the property located at **1552 NORTH HIGH STREET (43201)**, to permit ground floor dwelling units, dwelling units above ground floor dwelling units and dwelling units above certain restricted commercial uses in the CPD, Commercial Planned Development District. This application was filed as a companion Variance to rezoning application Z03-004 (Council Variance CV03-004).

**A motion was made by Habash, seconded by Sensenbrenner, that this matter be Approved as Amended. The motion carried by the following vote:**

To grant a Variance from the provisions of Sections 3363.01, M-manufacturing districts; 3327.07, Certificate required; 3342.06, Aisle; 3342.08, Driveway; 3342.11, Landscaping; 3342.15, Maneuvering; 3342.18, Parking setback line; 3342.19, Parking space; 3342.25, Vision clearance and 3342.28, Minimum number of parking spaces required, 3372.609, Setback requirements 3372.615(A), Parking and circulation, of the Columbus City Codes for property located at **224 EAST FIRST AVENUE (43203)**, being 3.25± acres located at the northeast corner of North Fourth Street and East First Avenue, to permit residential and park uses with reduced development standards in the M, Manufacturing District.

**A motion was made by Habash, seconded by Sensenbrenner, that this matter be Amended. The motion carried by the following vote:**

To grant a Variance from the provisions of Sections 3363.01, M-manufacturing districts; 3327.07, Certificate required; 3342.06, Aisle; 3342.08, Driveway; 3342.11, Landscaping; 3342.15, Maneuvering; 3342.18, Parking setback line; 3342.19, Parking space; 3342.25, Vision clearance and 3342.28, Minimum number of parking spaces required, 3372.609, Setback requirements 3372.615(A), Parking and circulation, of the Columbus City Codes for property located at **224 EAST FIRST AVENUE (43203)**, being 3.25± acres located at the northeast corner of North Fourth Street and East First Avenue, to permit residential and park uses with reduced development standards in the M, Manufacturing District.

**A motion was made by Habash, seconded by Sensenbrenner, that this matter be Approved as Amended. The motion carried by the following vote:**

To rezone **2070 BETHEL ROAD (43220)**, being 16.99± acres located at the northeast corner of Bethel and Dierker Roads, the Crown Pointe Shopping Center, **From:** CPD, Commercial Planned Development District, **To:** CPD, Commercial Planned Development District. (Rezoning # Z02-113)

**A motion was made by Habash, seconded by Sensenbrenner, that this matter be Amended. The motion carried by the following vote:**

To rezone **2070 BETHEL ROAD (43220)**, being 16.99± acres located at the northeast corner of Bethel and Dierker Roads, the Crown Pointe Shopping Center, **From:** CPD, Commercial Planned Development District, **To:** CPD, Commercial Planned Development District. (Rezoning # Z02-113)

**A motion was made by Habash, seconded by Sensenbrenner, that this matter be Approved as Amended. The motion carried by the following vote:**

To rezone **3633 SOUTH HIGH STREET (43207)**, being 1.2± acres located on the west side of South High Street, 550± feet south of Highview Blvd, in the Great Southern Shopping Center, **From:** C-4, Commercial District, **To:** CPD, Commercial Planned Development District.

**A motion was made by Habash, seconded by Sensenbrenner, that this matter be Taken from the Table. The motion carried by the following vote:**

**A motion was made by Habash, seconded by Sensenbrenner, that this matter be Approved. The motion carried by the following vote:**

**A motion was made by Habash, seconded by Sensenbrenner, to adjourn this Regular Meeting. The motion carried by the following vote:**