



City of Columbus

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

Minutes - Final Zoning Committee

Monday, July 27, 2020

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.32 OF CITY COUNCIL (ZONING), JULY 27, 2020 AT 6:30 P.M. IN COUNCIL CHAMBERS. (via WebEx online/virtual meeting due to COVID-19 stay at home order)

ROLL CALL

Present 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

READING AND DISPOSAL OF THE JOURNAL

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: TYSON, CHR. E. BROWN M. BROWN DORANS FAVOR REMY HARDIN

[1650-2020](#)

To rezone 261 HAMILTON AVE. (43203), being 0.63± acres located at the southwest corner of Hamilton Avenue and Mt. Vernon Avenue, From: R-2F, Residential District, To: AR-3, Apartment Residential District (Rezoning #Z19-100).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1651-2020](#)

To grant a Variance from the provisions of Sections 3309.14(A), Height districts; 3312.49, Minimum numbers of parking spaces required; 3321.05(B)(2), Vision clearance; 3333.15(c), Basis of computing area; 3333.18(B)(D), Building lines; 3333.23(d), Minimum side yard permitted; and 3333.26(a), Height district, of the Columbus City Codes; for the property located at 261 HAMILTON AVE. (43203), to permit reduced development standards for an apartment building in the AR-3, Apartment Residential District (Council Variance #CV19-137).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1655-2020](#)

To rezone 1050 N. 4TH ST. (43201), being 0.68± acres located at the southeast corner of North Fourth Street and Detroit Avenue, From: M-2, Manufacturing District, To: AR-3, Apartment Residential District (Rezoning #Z19-040).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1656-2020](#)

To grant a Variance from the provisions of Sections 3333.03, AR-3 apartment residential district use; 3333.15(C), Basis of computing area; 3333.18(F), Building lines; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 1050 N. 4TH ST. (43201), to permit up to 2,500 square feet of retail commercial or art gallery space within an apartment building with reduced development standards in the AR-3, Apartment Residential District (Council Variance #CV19-058).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1665-2020](#)

To grant a Variance from the provisions of Sections 3332.039, R-4, residential district; 3312.49, Minimum numbers of parking spaces required; 3325.801, Maximum Lot Coverage; 3325.805, Maximum Floor Area Ratio (FAR); 3332.05, Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.19, Fronting; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1382 NEIL AVE. (43201), to permit a carriage house on a lot developed with a single-unit dwelling with reduced development standards in the R-4, Residential District (Council Variance #CV20-029).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1666-2020](#)

To rezone 1836 LOCKBOURNE RD. (43207), being 3.34± acres located at the northeast corner of Lockbourne and Smith Roads, From: L-M, Limited Manufacturing District, To: AR-1, Apartment Residential District, and R-3, Residential District (Rezoning #Z20-005).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1667-2020](#)

To grant a Variance from the provisions of Sections 3309.14, Height districts; 3312.21(A)(2), Landscaping and screening; 3312.27(2), Parking setback line; 3321.05(B)(2), Vision clearance; 3332.05(A)(4), Area district lot width requirements; 3323.13, R-3 area district requirements; 3332.19, Fronting; 3332.21(B), Building lines; 3333.18(A) (C), Building lines; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 1836 LOCKBOURNE RD. (43207), to permit reduced development standards in the AR-1, Apartment Residential District and R-3, Residential District, respectively (Council Variance #CV20-011).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1668-2020](#)

To grant a Variance from the provisions of Sections 3332.039, R-4 residential district; 3312.49, Minimum numbers of parking spaces required; 3332.05, Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.19, Fronting; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1128 HARRISON AVE. (43201), to permit a two-unit dwelling and a single-unit (carriage house) dwelling on one lot with reduced development standards in the R-4, Residential District (Council Variance #CV20-012).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1672-2020](#)

To rezone 762 MT. VERNON AVE. (43203), being 0.81± acres located at the northeast corner of Mt. Vernon Avenue and Hamilton Avenue, From: R-2F, Residential District, To: AR-1, Apartment Residential District (Rezoning #Z20-042).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1673-2020](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3312.27(3), Parking

setback line; 3312.21, Landscaping and screening; 3333.12, AR-1 and AR-4 Area district requirements; 3333.22, Maximum side yard required; and 3333.23, Minimum side yard permitted, of the Columbus City Codes; for the property located at 762 MT. VERNON AVE. (43203), to permit a non-accessory parking lot and reduced development standards for an apartment building in the AR-1, Apartment Residential District (Council Variance #CV20-048).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1687-2020](#)

To grant a Variance from the provisions of Sections 3356.03, C-4 Permitted uses; 3309.14, Height districts; 3312.21, Landscaping and screening; 3312.49, Minimum numbers of parking spaces required; 3321.05(A)(B), Vision clearance; 3356.05, C-4 district development limitations; and 3372.607, Landscaping and screening, of the Columbus City Codes; for the property located at 1325 W. BROAD ST. (43222), to permit a mixed-use development with reduced development standards in the C-4, Commercial District (Council Variance #CV20-027).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1693-2020](#)

To grant a Variance from the provisions of Sections 3355.03, C-3 permitted uses; and 3372.705(F), Building design standards, of the Columbus City Codes; for the property located at 1464 CLEVELAND AVE. (43211), to permit a fresh market food pantry with reduced Urban Commercial Overlay standards in the C-3, Commercial District (Council Variance #CV20-024).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1694-2020](#)

To grant a Variance from the provisions of Sections 3332.039, R-4 residential district; 3312.13(A), Driveway; 3312.49, Minimum numbers of parking spaces required; 3332.05(A)(4), Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.21, Building lines; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the City of Columbus codes; for the property located at 1525 WESTWOOD AVE. (43212), to permit a two-unit dwelling and a rear single-unit dwelling above a garage (a carriage house) on one lot with reduced development standards, and to

conform development standards on an adjacent lot, in the R-4, Residential District (Council Variance #CV20-040).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1699-2020](#)

To rezone 5960 W. BROAD ST. (43119), being 41.55± acres located at the northwest corner of West Broad Street and Doherty Road, From: R, Rural District, To: PUD-6, Planned Unit Development District and L-AR-1, Limited Residential District (Rezoning #Z19-030) and to declare an emergency.

TABLED TO 9/14/2020

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Tabled to Certain Date. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1709-2020](#)

To amend Ordinance #2655-2018, passed October 8, 2018 (Z17-027), for property located at 7280 LEHMAN RD. (43110), by replacing Section 3 thereby modifying the PUD Plan and Text (Rezoning Amendment #Z17-027A).

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1711-2020](#)

To rezone 3225 SULLIVANT AVE. (43204), being 0.2± acres located on the south side of Sullivant Avenue, 216± feet west of South Brinker Avenue, From: AR-1, Apartment Residential District, To: CPD, Commercial Planned Development District (Rezoning #Z20-025).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1714-2020](#)

To rezone 1550 N. WILSON RD. (43204), being 4.83± acres located on the east side of North Wilson Road, 130± feet north of Newell Drive,

From: L-M-2, Limited Manufacturing District, To: L-M-2, Limited Manufacturing District (Rezoning #Z20-035).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1715-2020](#)

To grant a Variance from the provisions of Section 3367.15(d), M-2 manufacturing district special provisions, of the Columbus City Codes; for the property located at 1550 N. WILSON RD. (43204), to permit a reduced non-landscaped parking setback line for an existing industrial development in the L-M-2, Limited Manufacturing District (Council Variance #CV20-043).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[0575-2020](#)

To rezone 4407 TRABUE RD. (43228), being 25.6± acres located on the south side of Trabue Road, 800± feet west of Arlingate Lane, From: R, Rural District, To: L-ARLD, Limited Apartment Residential District (Rezoning #Z19-049).

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[0576-2020](#)

To grant a Variance from the provisions of Sections 3312.25, Maneuvering; 3312.29, Parking space; 3312.27(2), Parking setback line; 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 4407 TRABUE RD. (43228), to permit a multi-unit residential development with reduced development standards in the L-ARLD, Limited Apartment Residential District (Council Variance #CV19-103).

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1475-2020](#)

To rezone 2469 STELZER RD. (43219), being 3.97± acres located at the northwest corner of Stelzer Road and Lifestyle Boulevard, From: R-1, Residential, L-C-4, Limited Commercial, and CPD, Commercial Planned Development districts, To: CPD, Commercial Planned Development District (Rezoning #Z20-007) and to declare an emergency.

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1629-2020](#)

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3309.14(A), Height districts; 3312.29, Parking space; 3333.25, Perimeter yard; and 3356.11, C-4 district setback lines, of the Columbus City Codes; for the property located at 620 NORTON RD. (43228), to permit a multi-unit residential development containing up to 115-units with reduced development standards in the C-4, Commercial District and AR-1, Apartment Residential District (Council Variance #CV20-045).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

ADJOURNMENT

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

ADJOURNED AT 7:30PM.