



# 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, December 11, 2017

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.60 OF CITY COUNCIL (ZONING), DECEMBER 11, 2017 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

**Present** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

#### READING AND DISPOSAL OF THE JOURNAL

**A motion was made by Tyson, seconded by Stinziano, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

#### ZONING: PAGE, CHR. E. BROWN M. BROWN HARDIN STINZIANO TYSON KLEIN

##### [3116-2017](#)

To rezone 3241 MCKINLEY AVENUE (43204), being 28.7± acres located on the west side of McKinley Avenue, 180± feet south of Trabue Road, From: M-2, Manufacturing and R, Rural districts, To: CPD, Commercial Planned Development and L-AR-1, Limited Apartment Residential districts (Rezoning # Z16-080).

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved as Amended. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

##### [3117-2017](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3312.09, Aisle; 3312.13, Driveway; 3312.21(B)(3), Landscaping and screening; 3312.25, Maneuvering; 3312.27, Parking setback line; 3312.49,

Minimum numbers of parking spaces required; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 3241 MCKINLEY AVENUE (43204), to permit commercial vehicular access and reduced development standards for a multi-unit residential development in the L-AR-1, Limited Apartment Residential District (Council Variance # CV17-050).

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved as Amended. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[3124-2017](#)

To rezone 4820 BIG RUN SOUTH ROAD (43123), being 13.4± acres located at the northwest corner of Big Run South Road and Holt Road, From: CPD, Commercial Planned Development District To: L-ARLD, Limited Apartment Residential District (Rezoning # Z14-055).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[3164-2017](#)

To rezone 1299 OLENTANGY RIVER ROAD (43212), being 3.0± acres located on the west side of Olentangy River Road, 350± feet south of West Fifth Avenue, From: M, Manufacturing District, To: CPD, Commercial Planned Development District (Rezoning # Z14-037).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[3171-2017](#)

To amend Ordinance # 1979-2017, passed July 31, 2017 (Z16-054), by repealing Section 3 and replacing it with a new Section 3 thereby modifying the CPD Text regarding building design standards for property located at 6261 WRIGHT ROAD (43130) (Rezoning Amendment # Z16-054A).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[3177-2017](#)

To rezone 875 NORTH FOURTH STREET (43201), being 0.55± acres located at the northwest corner of North Fourth Street and East 1st

Avenue, From: M, Manufacturing District, To: CPD, Commercial Planned Development District (Rezoning # Z17-036).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[3178-2017](#)

To grant a Variance from the provisions of Sections 3356.03, Permitted uses; and 3361.02, Permitted uses, of the Columbus City Codes; for the property located at 875 NORTH FOURTH STREET (43201), to permit one ground floor residential unit in the CPD, Commercial Planned Development District (Council Variance # CV17-062).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[3182-2017](#)

To rezone 2855 OLENTANGY RIVER ROAD (43202), being 12.4± acres located on the west side of Olentangy River Road, 206± feet south of Harley Drive, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning # Z17-007).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[3184-2017](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3309.14, Height districts; 3312.21(D), Landscaping and screening; 3312.49, Minimum numbers of parking spaces required; 3321.05(B)(2), Vision clearance; 3332.21(D)(E), Building lines; 3332.25, Maximum side yards required; and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at 1112 OAK STREET (43205), to permit a multi-unit residential development with reduced development standards in the R-3, Residential District (Council Variance # CV17-063).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[3185-2017](#)

To rezone 7490 SAWMILL ROAD (43016), being 1.33± acres located on the east side of Sawmill Road, 490± feet north of Hard Road, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning # Z17-024).

**A motion was made by M. Brown, seconded by Stinziano, that this Ordinance be Approved. The motion carried by the following vote:**

**Absent:** 1 - Jaiza Page

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Michael Stinziano, Priscilla Tyson, and Zach Klein

[3210-2017](#)

To rezone 6395 ABBIE TRAILS DRIVE (43110), being 17.04± acres located at the southeast corner of Abbie Trails Drive and Gender Road, From: CPD, Commercial Planned Development District, To: L-M, Limited Manufacturing District and CPD, Commercial Planned Development District (Rezoning # Z17-017).

**A motion was made by Stinziano, seconded by M. Brown, that this Ordinance be Approved. The motion carried by the following vote:**

**Absent:** 1 - Jaiza Page

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Michael Stinziano, Priscilla Tyson, and Zach Klein

[2974-2015](#)

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; and 3312.49(C), Minimum numbers of parking spaces required, for the property located at 4480 WINCHESTER PIKE (43232), to permit interim outside storage of yard waste and a parking space reduction for a retail mulch and landscaping business in the C-4, Commercial District (Council Variance # CV15-044).

**A motion was made by Tyson, seconded by Stinziano, that this Ordinance be Approved. The motion carried by the following vote:**

**Absent:** 1 - Jaiza Page

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Michael Stinziano, Priscilla Tyson, and Zach Klein

[3168-2017](#)

To rezone 2455 BILLINGSLEY ROAD (43235), being 8.0± acres located on the south side of Billingsley Road, 500± feet west of Dunsworth Drive, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning # Z15-013).

**A motion was made by Hardin, seconded by M. Brown, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:**

**Absent:** 1 - Jaiza Page

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Hardin, seconded by M. Brown, that this Ordinance be Approved as Amended. The motion carried by the following vote:**

**Absent:** 1 - Jaiza Page

**Affirmative:** 4 - Mitchell Brown, Shannon Hardin, Priscilla Tyson, and Zach Klein

**Negative:** 2 - Elizabeth Brown, and Michael Stinziano

[2852-2017](#)

To rezone 2539 GANTZ ROAD (43123), being 4.80± acres located on the west side of Gantz Road, 1,000± feet north of Dyer Road, From: R, Rural District, To: L-M, Limited Manufacturing District (Rezoning # Z17-022).

**A motion was made by Tyson, seconded by Stinziano, that this Ordinance be Taken from the Table. The motion carried by the following vote:**

**Absent:** 1 - Jaiza Page

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Tyson, seconded by Stinziano, that this Ordinance be Tabled Indefinitely. The motion carried by the following vote:**

**Absent:** 1 - Jaiza Page

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Michael Stinziano, Priscilla Tyson, and Zach Klein

**ADJOURNMENT**

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

**Absent:** 1 - Jaiza Page

**Affirmative:** 6 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Michael Stinziano, Priscilla Tyson, and Zach Klein

**ADJOURNED AT 8:06 P.M.**