



# 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, September 20, 2021

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO. 40 OF CITY COUNCIL (ZONING), SEPTEMBER 20, 2021 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### 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 Shayla Favor, seconded by Priscilla Tyson, 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

##### [2189-2021](#)

To rezone 1218-1222 E. LONG ST. (43203), being 0.20± acres located on the north side of East Long Street, 42± feet west of North Champion Avenue, From: R-2F, Residential District, To: AR-3, Apartment Residential District (Rezoning #Z21-013).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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

##### [2190-2021](#)

To grant a Variance from the provisions of Sections 3333.03, AR-3 apartment residential district use; 3309.14, Height districts; 3312.13(B), Driveway; 3312.49, Minimum numbers of parking spaces required; 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 1218-1222 E. LONG ST. (43203), to permit a mixed-use development with reduced development standards in the AR-3, Apartment Residential District (Council Variance #CV21-017).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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

[2191-2021](#)

To grant a Variance from the provisions of Sections 3365.01, M-1, Manufacturing district; and 3389.07, Impound lot, junk yard or salvage yard, of the Columbus City Codes, for the property located at 4645 GROVES RD. (43232), to permit an impound lot in the M-1, Manufacturing District, subject to a Special Permit from the Columbus Board of Zoning Adjustment (Council Variance CV21-053).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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

[2202-2021](#)

To rezone 2299 RIVER OAKS DRIVE (43228), being 19.09± acres located at the northeast corner of River Oaks Drive and Dublin Road, From: L-AR-12, Limited Apartment Residential District, To: L-ARLD, Limited Apartment Residential District (Rezoning #Z21-039) and to declare an emergency.

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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 Shayla Favor, 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

[2204-2021](#)

To rezone 338 SOUTH OHIO AVE. (43205), being 0.11± acres located at the northeast corner of South Ohio Avenue and East Cherry Street, From: L-C-4, Limited Commercial District, To: R-3, Residential District (Rezoning #Z21-033).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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

[2205-2021](#)

To grant a Variance from the provisions of Section 3363.01, M, Manufacturing District, of the Columbus City codes, for the property located at 108 S. GLENWOOD AVE. (43222), to conform an existing single-unit dwelling in the M, Manufacturing District (Council Variance

#CV21-061) and to declare an emergency.

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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 Shayla Favor, 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

[2207-2021](#)

To rezone 411 S. 17TH ST. (43205), being 0.24± acres located at the southwest corner of South 17th Street and Engler Street, From: R-2F, Residential District, To: I, Institutional District (Rezoning #Z21-010).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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

[2208-2021](#)

To rezone 2450 SOBECK RD. (43232), being 5.75± acres located at the terminus of Sobeck Road, From: L-I, Limited Institutional District, To: M-1, Manufacturing District (Rezoning #Z21-032).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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

[2209-2021](#)

To rezone 573 E. HUDSON ST. (43211), being 1.65± acres located at the southwest corner of East Hudson Street and Interstate 71, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning #Z21-043).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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

[2225-2021](#)

To grant a Variance from the provisions of Section 3356.03, C-4, permitted uses; for the property located at 2573 INDIANOLA AVE. (43202), to permit a single-unit dwelling in the C-4, Commercial District (Council Variance #CV21-069).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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

[2226-2021](#)

To rezone 933 LOEW ST. (43201), being 0.32± acres located on the west side of Loew Street, 300± feet north of Gibbard Avenue, From: R-4, Residential District, To: L-M, Limited Manufacturing District (Rezoning #Z210-045).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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 Shayla Favor, 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 Shayla Favor, 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

[2227-2021](#)

To rezone 3590 TWIN CREEKS DR. (43204), being 6.0± acres located at the northeast corner of Twin Creeks Drive and Wilson Road, From: C-4, Commercial District, C-2, Commercial District, and L-C-2, Limited Commercial District, To: L-M, Limited Manufacturing District (Rezoning #Z21-038).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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 Shayla Favor, 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

[2228-2021](#)

To grant a Variance from the provisions of Sections 3311.28(b), Requirements; 3312.25, Maneuvering; 3312.27(2), Parking setback line; and 3312.29, Parking space, of the Columbus City Codes; for the property located at 3590 TWIN CREEKS DR. (43204), to permit reduced development standards in the L-M, Limited Manufacturing District (Council Variance #CV21-052).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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

[2241-2021](#)

To rezone 920 POLARIS PKWY. (43240), being 2.79± acres located at the northeast corner of Polaris Parkway and Antares Avenue, From: L-C-4, Limited Commercial District, To: CPD, Commercial Planned Development District (Rezoning #Z21-035).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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

[2252-2021](#)

To rezone 1599 ALUM CREEK DRIVE (43209), being 12.94± acres located on the west side of Alum Creek Drive, 240± feet north of Frebis Avenue, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning #Z21-048).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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

[2270-2021](#)

To rezone 1646 FAIRWOOD AVE. (43206), being 0.64± acres located on the east side of Fairwood Avenue, 160± feet south of Frebis Avenue, From: R-2, Residential District and C-3, Commercial District, To: L-C-4, Limited Commercial District (Rezoning #Z21-024) and to declare an emergency.

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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 Shayla Favor, 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

[2271-2021](#)

To grant a Variance from the provisions of Sections 3312.21(A), Landscaping and screening; and 3321.09, Screening, of the Columbus City Codes; for the property located at 1646 FAIRWOOD AVE. (43206), to permit no parking lot shade trees nor screening along the abutting residential zoning district in the L-C-4, Limited Commercial District (Council variance #CV21-044) and to declare an emergency.

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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 Shayla Favor, 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

[2335-2021](#)

To rezone 3756 AGLER RD. (43219), being 3.89± acres located on the north side of Agler Road, 414± feet east of Stelzer Road, From: R, Rural District, To: M-2, Manufacturing District (Rezoning #Z21-034).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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

[2336-2021](#)

To grant a Variance from the provisions of Sections 3311.28(a), Requirements; 3312.21(A), Landscaping and screening; 3312.49, Minimum numbers of parking spaces required; 3367.15(A)(D), M-2 manufacturing district special provisions; and 3367.29 (B)(3), Storage, of the Columbus City Codes; for the property located at 3756 AGLER RD. (43219), to permit reduced development standards for an industrial development in the M-2, Manufacturing District (Council Variance #CV21-046).

**A motion was made by Priscilla Tyson, seconded by Shayla Favor, 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 Rob Dorans, 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 7:00 P.M.**