



City of Columbus

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Agenda - Final

Zoning Committee

Monday, December 12, 2022

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.60 OF CITY COUNCIL (ZONING), DECEMBER 12, 2022 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

READING AND DISPOSAL OF THE JOURNAL

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: DORANS, CHR. BANKSTON BARROSO DE PADILLA BROWN FAVOR REMY HARDIN

REZONINGS/AMENDMENTS

[3260-2022](#)

To rezone 1709 FRANK RD. (43223), being 10.68± acres located at the southeast corner of Frank Road and Gantz Road, From: L-M, Limited Manufacturing District, To: M-2, Manufacturing District (Rezoning #Z20-080).

[3343-2022](#)

To rezone 42 W. JENKINS AVE. (43207), being 1.61± acres located at the northwest corner of West Jenkins Avenue and South Wall Street, From: M, Manufacturing District, To: AR-2, Apartment Residential District (Rezoning #Z22-060).

[3414-2022](#)

To rezone 3670 TRABUE RD. (43204), being 4.3± acres located at the northeast corner of Trabue Road and Mapleway Drive, From: C-4 Commercial District and L-C-5, Limited Commercial District, To: AR-2, Apartment Residential District (Rezoning #Z22-022).

[3421-2022](#)

To rezone 475 HARMON AVE. (43223), being 3.05± acres located at the southeast corner of Harmon Avenue and South Souder Avenue, From: L-M, Limited Manufacturing District, To: CPD, Commercial Planned Development District (Rezoning #Z22-064).

[3455-2022](#)

To rezone 4001 BRICE RD. (43110), being 249.212± acres located at the southwest and southeast corners of Shannon Road and Brice Road, From: R, Rural District, To: PUD-6, Planned Unit Development District (Rezoning #Z21-100).

VARIANCES

- 3262-2022** To grant a Variance from the provisions of Section 3367.15(A)(D), M-2 manufacturing district special provisions; of the Columbus City Codes; for the property located at 1709 FRANK RD. (43223), to permit reduced development standards for a food manufacturing plant in the M-2, Manufacturing District (Council Variance #CV22-107).
- 3335-2022** To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3312.21(D), Parking lot screening; and 3312.49(C), Minimum number of parking spaces required, of the Columbus City Codes; for the property located at 3013-3021 N. HIGH ST. (43202), to permit a mixed-use development with reduced development standards in the C-4, Commercial District (Council Variance #CV21-062).
- 3344-2022** To grant a Variance from the provisions of Sections 3312.27, Parking setback line; 3312.49, Minimum numbers of parking spaces required; and 3333.16, Fronting, of the Columbus City Codes; for the property located at 42 W. JENKINS AVE. (43207), to permit reduced development standards for an apartment building in the AR-2, Apartment Residential District (Council Variance #CV22-081).
- 3352-2022** To grant a Variance from the provisions of Section 3332.02, R-rural district, of the Columbus City Codes; for the property located at 4955 SUNBURY RD. (43230), to permit craft classroom, workshop, and accessory retail space in the R, Rural District (Council Variance #CV22-071).
- 3410-2022** 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(A)(4), Area district lot width requirements; 3332.15, R-4 area district requirements; 3332.19, Fronting; 3332.26(C) (3), Minimum side yard permitted; and 3332.27, Rear yard; of the Columbus City Codes; for the property located at 47 CLARK PL. (43201), to permit a two-unit dwelling and a rear single-unit dwelling (carriage house) on one lot with reduced development standards in the R-4, Residential District (Council Variance #CV22-067).
- 3412-2022** To grant a Variance from the provisions of Sections 3332.037, R-2F Residential District; 3312.49, Minimum numbers of parking spaces required; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F 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 1374 S. 5TH ST. (43203), to permit a single-unit dwelling and a rear single-unit (carriage house) on the same lot with reduced development standards in the R-2F, Residential District (Council Variance

#CV22-074).

3417-2022

To grant a Variance from the provisions of Sections 3312.21(A)(2)&(D) (1), Landscaping and screening; 3312.27, Parking setback line; 3312.29, Parking space; 3312.49 Minimum numbers of parking spaces required; 3321.05(B)(2), Vision clearance; 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 3670 TRABUE RD. (43204), to permit reduced development standards for a multi-unit residential development in the AR-2, Apartment Residential District (Council Variance #CV22-029).

ADJOURNMENT