



City of Columbus

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

Minutes - Final Zoning Committee

Monday, October 20, 2025

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO. 50 OF CITY COUNCIL (ZONING), MONDAY, OCTOBER 20, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Present 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

READING AND DISPOSAL OF THE JOURNAL

A motion was made by Rob Dorans, seconded by Melissa Green, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: DORANS, CHR. HARDIN, VICE CHR. ALL MEMBERS

REZONINGS/AMENDMENTS

[2288-2025](#)

To rezone 2410 DEMOREST RD. (43123), being 14.07± acres located on the east side of Demorest Road, 800± feet north of Black Pine Drive, From: R, Rural District, To: L-AR-1, Limited Apartment Residential District (Rezoning #Z25-012).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

2684-2025

To amend Ordinance #1750-02, passed December 2, 2002 (Z02-050), for property located at 1988 HILLIARD & ROME RD. (43026), by repealing Sections 1 and 3 and replacing with new Sections 1 and 3 to modify commitments regarding building setback line for a property in the L-C-4, Limited Commercial District (Rezoning Amendment #Z02-050A).

A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Approved. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

2694-2025

To rezone 1156 OAKLAND PARK AVE. (43224), being 9.07± acres located at the northeast corner of Oakland Park Avenue and Atwood Terrace, From: CPD, Commercial Planned Development District, C-1, Commercial District, and R-3, Residential District, To: CPD, Commercial Planned Development District (Rezoning #Z25-022).

A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Approved. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

VARIANCES

2289-2025

To grant a Variance from the provisions of Section 3333.35(G), Private garage, of the Columbus City Codes; for the property located at 2410 DEMOREST RD. (43123), to allow increased garage height for an apartment complex in the L-AR-1, Limited Apartment Residential District

(Council Variance #CV25-025).

A motion was made by Rob Dorans, seconded by Melissa Green, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Melissa Green, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

2660-2025

To grant a Variance from the provisions of Sections 3363.01, M-manufacturing districts; and 3309.14, Height districts, of the Columbus City codes; for the property located at 2025 S. HIGH ST. (43207), to allow multi-unit residential development with increased building height in the M, Manufacturing District (Council Variance #CV22-104).

A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Melissa Green, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Melissa Green, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Approved. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

2693-2025

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.49(C), Required parking; and 3332.05(A)(4), Area district lot width requirements, of the Columbus City Codes; for the property located at 1097-1099 E. 18TH AVE. (43211), to allow a two-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV25-076).

A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Melissa Green, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Melissa Green, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Approved. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

[2695-2025](#)

To grant a Variance from the provisions of Sections 3361.02, Permitted uses; and 3363.41, Storage, of the Columbus City Codes; for the property located at 1156 OAKLAND PARK AVE. (43224), to allow storage uses associated with a plant nursery/garden center in the CPD, Commercial Planned Development District (Council Variance #CV25-040).

A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Melissa Green, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Melissa Green, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Approved. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

[2696-2025](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.49, Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting; 3332.25, Maximum side yard required; 3332.26(C), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus

City Codes; for the property located at 285 E. MOLER ST. (43207), to allow two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV25-062).

A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Melissa Green, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Melissa Green, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Approved. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

2701-2025

To grant a Variance from the provisions of Sections 3332.039, R-4, residential district; and 3312.49(C), Required parking, of the Columbus City Codes; for the property located at 2948 E. 7TH AVE. (43219), to allow a Type A family child care home with reduced parking in the R-4, Residential District (Council Variance # CV25-069).

A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Melissa Green, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Melissa Green, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Approved. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

[2702-2025](#)

To grant a Variance from the provisions of Section 3356.03, C-4 permitted uses, of the Columbus City Codes; for the property located at 229 E. 11TH AVE. (43201), to allow a rooming house in the C-4, Commercial District (Council Variance #CV23-142).

A motion was made by Rob Dorans, seconded by Christopher Wyche, to Waive the 2nd Reading. The motion carried by the following vote:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Melissa Green, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Melissa Green, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Approved. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

ADJOURNMENT

A motion was made by Melissa Green, seconded by Christopher Wyche, to adjourn this Regular Meeting. The motion carried by the following vote:

Absent@vote: 1 - Shannon Hardin

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Christopher Wyche

ADJOURNED AT 8:08 PM