



# City of Columbus

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

## Agenda - Final

### Zoning Committee

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Monday, July 19, 2004

6:30 PM

City Council Chambers

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#### REGULAR MEETING NO. 43 OF CITY COUNCIL (ZONING), JULY 19, 2004 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

#### READING AND DISPOSAL OF THE JOURNAL

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

#### ZONING: MENDEL, CHR. BOYCE HABASH O'SHAUGHNESSY SENSENBRENNER TAVARES THOMAS

##### 1035-2004

To rezone 88 SOUTH REYNOLDSBURG-NEW ALBANY ROAD (43068), being 104.9 + acres located on the east side of Reynoldsburg-New Albany Road, 350+ feet south of East Broad Street and on the south side of East Broad Street, 900+ feet east of Reynoldsburg-New Albany Road; From: R, Rural, To: CPD, Commercial Planned Development District, PUD-6, Planned Unit Development District and L-R-2, Limited Residential District. (Rezoning # Z03-082).

##### 1152-2004

To rezone 118 MORSE ROAD (43214), being 2.5± acres located 485± feet north of Morse Road, 184± feet east of Arbor Village Drive, From: R-4, Residential District, To: CPD, Commercial Planned Development District (Z04-007).

##### 1160-2004

To rezone 6525 TUSSING ROAD (43068), being 0.92± acres located at the southeast corner of Tussing Road and Freedom Trail, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Z04-028).

##### 1164-2004

To rezone 2136 BETHEL ROAD (43220), being 2.41± acres located at the northwest corner of Bethel and Dierker Roads, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District and to declare an emergency. (Rezoning

# Z04-023)

**1167-2004**

To rezone 1480 WORTHINGTON WOODS BOULEVARD (43085), being 0.47± acres located on the west side of Worthington Woods Boulevard, 575± feet south of Park Road, From: C-4, Commercial District, To: CPD, Commercial Planned Development District (Z03-037).

**1194-2004**

To rezone 7000 EAST BROAD STREET (43213), being 12.15± acres located on the north side of East Broad Street, 475± feet west of Reynoldsburg-New Albany Road, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Z03-113).

**1201-2004**

To rezone 1558 SOUTH JAMES ROAD (43209), being 1.1± acres located at the southeast corner of South James and Scottwood Roads, From: SR, Suburban Residential District, To: PUD-8, Planned Unit Development District (Rezoning # Z04-037).

**1207-2004**

To rezone 5461 NEW ALBANY ROAD EAST (43054), being 47.74± acres located to the north and west of the intersection of New Albany Road East and New Albany Road, From: L-AR-O, Limited Apartment Residential-Office and L-C-4, Limited Commercial Districts, To: L-C-2 and L-C-4, Limited Commercial Districts and to declare an emergency (Z04-015). AMENDED BY ORDINANCE 0892-2005 PASSED 07/25/05.

**1228-2004**

To rezone 4950 NORTH HAMILTON ROAD (43230), being 1.69± acres located at the southeast corner of North Hamilton Road and Chestnut Hill Drive, From: L-C-4, Limited Commercial District, To: CPD, Commercial Planned Development District and to declare an emergency (Rezoning # Z04-038).

**1230-2004**

To rezone 595 LAZELLE ROAD (43081), being 9.81± acres located at the southwest corner of Lazelle Road and Worthington Crossing Drive, From: R, Rural District To: L-AR-12, Limited Apartment Residential District and to declare an emergency. (Rezoning # Z04-031)

**1232-2004**

To rezone 2615 BRICE ROAD (43068), being 1.02± acres located at

the southwest corner of Brice Road and Scarborough Boulevard, From: CPD, Commercial Planned Development and C-4, Commercial Districts, To: CPD, Commercial Planned Development District. (Rezoning # Z04-008).

**1283-2004**

To rezone 807 KINNEAR ROAD (43212), being 3.75± acres located on the south side of Kinnear Road, 120± feet east of Rhonda Avenue, From: R, Rural District, To: L-M, Limited Manufacturing District (Rezoning # Z03-099).

**1236-2004**

To grant a Variance from the provisions of Section 3332.035, R-3, Residential District of Columbus City Codes for the property located at 1640 MOUND STREET (43205) to permit a temporary halfway house in the R-3, Residential District. (Council Variance # CV04-019)

**1344-2004**

To grant Variances from the provisions of Sections 3355.03, C-3 Permitted Uses, 3356.03, C-4 Permitted Uses, 3361.02, Permitted Uses, 3363.01 M, Manufacturing Districts, 3355.09, C-3 district setback lines, 3356.11, C-4 District setback lines, 3361.10, Building lines in planned or regional commercial districts, 3363.24, Building lines in an M, Manufacturing District, 3342.18, Parking setback line and 3342.28, Minimum number of parking spaces required, of the Columbus City Codes for the property located at 995 PERRY STREET (43215) to permit single, two-family and multi-family residential uses, a community center and parkland in the C-3 and C-4, Commercial Districts, CPD, Commercial Planned Development District and M, Manufacturing Districts.

**1218-2004**

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD, and AR-1, apartment residential district use; 3333.15, Basis of computing area; 3333.22, Maximum side yard required; 3333.24, Rear yard; 3342.28, Minimum number of parking spaces required; and 3372.609, Setback requirements; of the Columbus City Codes for the property located at 966 EAST MAIN STREET (43205), to permit an office and religious facility with reduced development standards in the ARLD, Apartment Residential District. (Council Variance # CV03-050)

**1202-2004**

To rezone 2888 BETHEL ROAD (43220), being 1.39± acres located on the north side of Bethel Road, 480± feet west of Sawmill Road, From: C-4, Commercial District, To: CPD, Commercial Planned Development District. (Rezoning # Z04-009)

**1023-2004** To rezone 2283 SUNBURY ROAD (43219), being 45.2± acres located on the west side of Sunbury Road, 1275± feet south of Agler Road, From: R, Rural District, To: PUD-6, Planned Unit Development District. (Rezoning # Z03-108)

**1112-2004** To rezone 6787 LOCKBOURNE ROAD (43137), being 143.24± acres located on the west side of Lockbourne Road, 1550± feet south of London-Groveport Road, From: R, Rural District, To: PUD-4, Planned Unit Development District. (Rezoning # Z03-062)

**1227-2004** To rezone 5152 COSGRAY ROAD (43016), being 73.8± acres located on the east side of Cosgray Road, 1900± feet north of Hayden Run Road, From: R, Rural District, To: NC, Neighborhood Center, NG, Neighborhood General and NE, Neighborhood Edge Districts (Z02-097).

**1266-2004** To rezone 5138 COSGRAY ROAD (43002), being 259.3± acres located at the northeast corner of Cosgray Road and Hayden Run Road, and extending east to the Conrail railroad right-of-way, From: R, Rural District, To: NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge, and CPD, Commercial Planned Development Districts (Z02-075).

**1388-2004** To rezone 6222 HAYDEN RUN ROAD (43026), being 115.93± acres located on the north and south sides of Hayden Run Road, at the terminus of Leppert Road, From: R, Rural District, To: TC, Town Center, NC, Neighborhood Center, NG, Neighborhood General, NE, Neighborhood Edge and PUD-4, Planned Unit Development Districts (Z03-020).

**1112-2004** To rezone 6787 LOCKBOURNE ROAD (43137), being 143.24± acres located on the west side of Lockbourne Road, 1550± feet south of London-Groveport Road, From: R, Rural District, To: PUD-4, Planned Unit Development District. (Rezoning # Z03-062)

*PLEASE NOTE THAT THE ZONING AGENDA FOR NEXT MONDAY, JULY 26, 2004 WILL BEGIN AT 5:30 P.M. (INSTEAD OF THE CUSTOMARY 6:30 P.M.)*