

City of Columbus

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



Minutes - Final

Monday, July 19, 2004

6:30 PM

City Council Chambers

Zoning Committee

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

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

EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

**ZONING: MENTEL, CHR. BOYCE HABASH O'SHAUGHNESSY
SENSENBRENNER TAVARES THOMAS**

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).

A motion was made by Mentel, seconded by Tavares, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

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).

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

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).

A motion was made by Mentel, seconded by Tavares, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

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).

A motion was made by Mentel, seconded by Tavares, that this matter be Approved as Amended. The motion carried by the following vote:

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).

A motion was made by Mentel, seconded by Tavares, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

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).

A motion was made by Mentel, seconded by Tavares, that this matter be Approved as Amended. The motion carried by the following vote:

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).

A motion was made by Mentel, seconded by Thomas, that this matter be Approved. The motion carried by the following vote:

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).

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

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)

A motion was made by Mentel, seconded by Tavares, that this matter be Amended to Emergency. The motion carried by the following vote:

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. (Rezoning # Z04-023)

A motion was made by Mentel, seconded by Tavares, that this matter be Approved as Amended. The motion carried by the following vote:

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).

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

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).

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

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).

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

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.

A motion was made by Mentel, seconded by Tavares, that this matter be Amended to Emergency. The motion carried by the following vote:

A motion was made by Mentel, seconded by Tavares, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

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 (Z04-015).

A motion was made by Mentel, seconded by Tavares, that this matter be Approved as Amended. The motion carried by the following vote:

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).

A motion was made by Mentel, seconded by Thomas, that this matter be Amended to Emergency. The motion carried by the following vote:

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 (Rezoning # Z04-038).

A motion was made by Mentel, seconded by Thomas, that this matter be Approved as Amended. The motion carried by the following vote:

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)

A motion was made by Mentel, seconded by Thomas, that this matter be Amended to Emergency. The motion carried by the following vote:

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. (Rezoning # Z04-031)

A motion was made by Mentel, seconded by Thomas, that this matter be Approved as Amended. The motion carried by the following vote:

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).

A motion was made by Mentel, seconded by Tavares, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

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).

A motion was made by Mentel, seconded by Tavares, that this matter be Approved as Amended. The motion carried by the following vote:

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).

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

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).

A motion was made by Mentel, seconded by O'Shaughnessy, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

Z03-082, 88 Reynoldsburg-New Albany Road (43068)

Z03-082, 88 Reynoldsburg-New Albany Road (43068)

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).

A motion was made by Mentel, seconded by O'Shaughnessy, that this matter be Approved as Amended. The motion carried by the following vote:

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)

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

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.

A motion was made by Mentel, seconded by Sensenbrenner, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

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.

A motion was made by Mentel, seconded by Sensenbrenner, that this matter be Approved as Amended. The motion carried by the following vote:

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)

A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:

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)

A motion was made by Mentel, seconded by Thomas, that this matter be Tabled Indefinitely. The motion carried by the following vote:

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)

A motion was made by Mentel, seconded by O'Shaughnessy, that this matter be Approved. The motion carried by the following vote:

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)

A motion was made by Mentel, seconded by O'Shaughnessy, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:

A motion was made by Mentel, seconded by O'Shaughnessy, that this matter be Approved as Amended. The motion carried by the following vote:

A motion was made by Mentel, seconded by Tavares, to adjourn this Regular Meeting. The motion carried by the following vote: