



City of Columbus

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

Minutes - Final Zoning Committee

Monday, June 22, 2026

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO. 32 OF CITY COUNCIL (ZONING), JUNE 22, 2026 AT 6:30 P.M. IN COUNCIL CHAMBERS.

CALL TO ORDER 7:23 PM

ROLL CALL

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

READING AND DISPOSAL OF THE JOURNAL

A motion was made by Christopher Wyche, 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, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

ADDITIONS OR CORRECTIONS TO THE JOURNAL

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

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

REZONINGS/AMENDMENTS

[0377-2026](#)

To rezone 824 KINNEAR RD. (43212), being 7.7± acres located on the north side of Kinnear Road, 900± feet west of Olentangy River Road, From: R, Rural District, To: AR-3, Apartment Residential District (Rezoning #Z22-050).

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

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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:

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

[0824-2026](#)

To rezone 8032 KENNEDY RD. (43004), being 15.15± acres located on the north side of Kennedy Road, 550± feet east of Chaser Street, From: R, Rural District, To: L-AR-1, Limited Apartment Residential District (Rezoning #Z25-063).

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

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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:

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

[1284-2026](#)

To rezone 1695 DEWEY AVE. (43219), being 2.29± acres located on the south side of Dewey Avenue; at the southern terminus of Key West Avenue, From: M, Manufacturing District and R-1, Residential District, To: L-M, Limited Manufacturing District (Rezoning #Z26-006).

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

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

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, that this Ordinance be Postponed to June 29, 2026. The motion carried by the following vote:

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

[1716-2026](#)

To rezone 181 BUSINESS CENTER DR. (43004), being 2.76± acres located at the northwest corner of Business Center Drive and North Brice Road, From: M-2, Manufacturing District, To: CPD, Commercial Planned Development District (Rezoning #Z26-001).

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

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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:

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

[1768-2026](#)

To rezone 7500 LONG RD. (43110), being 2.25± acres located on the north side of Long Road; 150± feet east of Winding Path Drive, From: R, Rural District, To: L-ARLD, Limited Apartment Residential District (Rezoning #Z25-065).

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

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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:

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

[1772-2026](#)

To rezone 2500 AIRPORT DR. (43219), being 5.5± acres located on the north side of Airport Drive, 900± east of North Nelson Road, From: R-1, Residential District, To: CPD, Commercial Planned Development District (Rezoning #Z25-030).

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

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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:

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

[1805-2026](#)

To rezone 274 E. 1ST AVE. (43201), being 6.94± acres located at the northeast corner of East 1st Avenue and North 6th Street, From: M, Manufacturing District, To: UCT, Urban Center District (Rezoning #Z26-009).

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

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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:

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

VARIANCES

[0378-2026](#)

To grant a Variance from the provisions of Sections 3312.21(B), Landscaping and screening; 3312.27(1), Parking setback line; 3312.49(C), Required parking; 3333.15, Basis of computing area; 3333.18, Building lines; 3333.24, Rear yard; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 824 KINNEAR RD. (43212), to allow reduced developments standards for a multi-unit residential development in the AR-3, Apartment Residential District (Council Variance #CV22-062).

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

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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:

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

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:

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

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:

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

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:

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

[1764-2026](#)

To grant a Variance from the provisions of Section 3332.039, R-4 residential district, of the Columbus City Codes; for the property located at 89 WEST PARK AVE. (43222), to allow a non-profit organization with associated retail, office, and assembly space in the R-4, Residential District (Council Variance #CV25-133).

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

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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:

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

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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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:

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

[1769-2026](#)

To grant a Variance from the provisions of Sections 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 7500 LONG RD. (43110), to reduce the required building setback and perimeter yard for a multi-unit residential development in the L-ARLD, Limited Apartment Residential District (Council Variance #CV25-123).

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

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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:

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

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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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:

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

[1800-2026](#)

To grant a Variance from the provisions of Sections 3332.039, R-4, residential district; and 3312.21(D), Landscaping and screening, of the Columbus City Codes; for the property located at 128-130 N. HAMPTON RD. (43213), to allow a rooming house with no parking lot screening in the R-4, Residential District (Council Variance #CV25-113).

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

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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:

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

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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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:

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

[1822-2026](#)

To grant a Variance from the provisions of Sections 3363.01, M-manufacturing districts; 3370.05, Permitted uses; 3309.14, Height districts; 3312.21(D)(1)(b), Landscaping and screening; 3312.49, Required parking; and 3363.24, Building lines in an M-manufacturing district, of the Columbus City Codes; for the property located at 2150 INNIS RD. (43224), to allow a mixed-residential development with

reduced development standards in the L-M, Limited Manufacturing District, and to revoke Ordinance #3060-2024, passed on November 18, 2024 (Council Variance #CV26-038).

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

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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:

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

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:

Affirmative: 9 - Nicholas Bankston, Lourdes Barroso De Padilla, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, Tiara Ross, 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:

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

ADJOURNMENT 9:27 PM

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

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