



City of Columbus

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

Minutes - Final Zoning Committee

Monday, July 14, 2025

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.37 OF CITY COUNCIL (ZONING), JULY 14, 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 Melissa Green, seconded by Nicholas Bankston, 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

[1840-2025](#)

To rezone 1288 GEORGESVILLE RD. (43228), being 1.17± acres located at the northeast corner of Georgesville Road and Parkwick Drive, From: C-2, Commercial District, To: CPD, Commercial Planned Development District and to declare an emergency. (Rezoning #Z25-013)

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Amended to Emergency. 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 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

1843-2025

To rezone 3055 GENDER RD. (43110), being 1.92± acres located at the northwest corner of Gender Road and Centennial Drive, From: L-C-4, Limited Commercial District, To: L-M, Limited Manufacturing District (Rezoning #Z25-017).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, 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:

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

1850-2025

To rezone 4020 PARSONS AVE. (43207), being 0.17± acres located on the east side of Parsons Avenue, 277± north of Obetz Road, From: C-2, Commercial District, To: R-2, Residential District (Rezoning #Z25-015).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, 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:

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

1857-2025

To rezone 4570 CENTRAL COLLEGE RD. (43081), being 27.8± acres located at the northwest corner of Central College Road and Lee Road, From: PUD-4, Planned Unit Development District, To: PUD-6, Planned Unit Development District (Rezoning #Z25-023).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, 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:

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

[1862-2025](#)

To rezone 3700 LIFESTYLE BLVD. (43212), being 2.43± acres located on the north side of Lifestyle Boulevard, 300± feet west of Stelzer Road, From: L-C-4, Limited Commercial District, To: AR-O, Apartment Office District (Rezoning #Z24-066).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, 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:

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

VARIANCES

[1847-2025](#)

To grant a Variance from the provisions of Sections 3367.01, M-2 manufacturing district; 3312.09, Aisle; 3312.43, Improved surface required; 3312.49, Required parking; and 3367.15(d), M-2 manufacturing district special provisions, of the Columbus City Codes; for the property located at 7520 WORTHINGTON-GALENA RD. (43085), to allow unlimited veterinary practice and animal boarding uses with reduced development standards in the M-2, Manufacturing District, and to revoke Ordinance #1491-93 (CV93-040), passed July 12, 1993 (Council Variance #CV25-028).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, 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:

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 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, 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:

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

1863-2025

To grant a Variance from the provisions of Sections 3312.21(D), Landscaping and screening; 3312.27, Parking setback line; 3312.49, Required parking; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 3700 LIFESTYLE BLVD. (43212) to allow reduced development standards for a mixed-use development in the AR-O, Apartment Office District (Council Variance #CV24-153).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, 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:

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 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, 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:

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

1866-2025

To grant a Variance from the provisions of Sections 3312.09, Aisle; 3312.21(D)(1), Landscaping and screening; 3312.25, Maneuvering; 3312.29, Parking space; 3312.49, Required parking; 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 4600 LAKEHURST CT. (43016), to allow reduced development standards for a mixed-use development in the AR-O, Apartment Office District, and to revoke Ordinance #0257-2025, passed February 10, 2025 (CV24-139), and Ordinance #1180-2025, passed

May 12, 2025 (CV24-139A) (Council Variance #CV24-139B).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, 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:

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 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, 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:

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

1867-2025

To grant a Variance from the provisions of Section 3332.03, R-1 residential district., of the Columbus City Codes; for the property located at 4000-4022 WESTERVILLE RD. (43224), to allow multi-unit residential uses in the R-1, Residential District (Council Variance #CV25-042).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, 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:

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 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, 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:

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

[1868-2025](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.49, Required parking; 3332.22(a)(1), Building lines on corner lots - Exceptions; and 3332.26, Minimum side yard permitted, of the Columbus City Codes; for the property located at 1625 ABERDEEN AVE. (43211), to allow a four-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV25-044).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, 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:

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 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, 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:

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

ADJOURNMENT

A motion was made by Nicholas Bankston, seconded by Christopher Wyche, to adjourn this Regular Meeting. 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

ADJOURNED AT 6:50 PM

