



# City of Columbus

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

## Minutes - Final Zoning Committee

---

Monday, December 8, 2025

6:30 PM

City Council Chambers, Rm 231

---

### REGULAR MEETING NO.60 OF CITY COUNCIL (ZONING), DECEMBER 8, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

**Absent** 1 - Nicholas Bankston

**Present** 8 - 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 Christopher Wyche, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:

**Absent:** 1 - Nicholas Bankston

**Affirmative:** 8 - Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, 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

##### [3187-2025](#)

To amend Ordinance #1460-2015, passed June 22, 2015, and Ordinance #2912-2025, passed December 7, 2015, for property located at 6000 RIVERSIDE DR. (43017), by repealing Section 3 and replacing it with new Section 3 to modify the building setback along Riverside Drive within the CPD, Commercial Planned Development District (Rezoning Amendment #Z15-006B).

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

**Absent:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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:** 1 - Nicholas Bankston

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

[3262-2025](#)

To rezone 1037 RIDGE ST. (43215), being 1.04± acres located on the south side of Ridge Street, 200± feet west of Waterman Avenue, From: AR-O, Apartment-Office District, To: L-M, Limited Manufacturing District (Rezoning #Z24-063).

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

**Absent:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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:** 1 - Nicholas Bankston

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

[3268-2025](#)

To rezone 3654 OLENTANGY RIVER RD. (43214), being 3.50± acres located on the east side of Olentangy River Road, 150± feet north of Colonial Parkway, From: CPD, Commercial Planned Development District, To: L-AR-3, Limited Apartment Residential District (Rezoning #Z25-032).

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

**Absent:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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:** 1 - Nicholas Bankston

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

## VARIANCES

### 3263-2025

To grant a Variance from the provisions of Sections 3311.28(a), Less objectionable uses, 3312.21(D), Landscaping and screening; 3312.25, Maneuvering; 3312.27, Parking setback line; 3312.49(C), Required parking; 3321.05, Vision clearance; 3363.24, Building lines in an M-manufacturing district; 3363.27(b)(2), Height and area regulations, and 3363.41(A), Storage, of the Columbus City Codes; for the property located at 1037 RIDGE ST. (43215), to allow reduced development standards for limited manufacturing and storage uses in the L-M, Limited Manufacturing District (Council Variance #CV24-146).

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

**Absent:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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:**

**Absent:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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:** 1 - Nicholas Bankston

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

### 3265-2025

To grant a Variance from the provisions of Sections 3332.037, R-2F

residential district; 3312.29, Parking space; 3312.49(C), Required parking; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.18(D), Basis of computing area; 3332.25(B), Maximum side yards required; and 3332.26, Minimum side yard permitted, of the Columbus City Codes; for the property located at 183 N. MIAMI AVE. (43203), to allow a four-unit dwelling with reduced development standards in the R-2F, Residential District (Council Variance #CV25-084).

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

**Absent:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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:**

**Absent:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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:** 1 - Nicholas Bankston

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

### [3269-2025](#)

To grant a Variance from the provisions of Sections 3332.033, R-2, residential district; and 3312.49(C), Required parking, of the Columbus City Codes; for the property located at 1174 ROMONA PL. (43204), to allow a Type A family child care home with reduced parking in the R-2, Residential District (Council Variance #CV25-074).

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

**Absent:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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:**

**Absent:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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:** 1 - Nicholas Bankston

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

[3270-2025](#)

To grant a Variance from the provisions of Sections 3312.29, Parking space; 3312.49(C), Required parking; 3333.03, AR-3 apartment residential district use; 3333.15(C), Basis of computing area; 3333.18, Building lines; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 3654 OLENTANGY RIVER RD. (43214), to allow commercial vehicular access in the L-AR-3, Limited Apartment Residential District, and reduced development standards for an apartment building (Council Variance #CV25-063).

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

**Absent:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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:**

**Absent:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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:** 1 - Nicholas Bankston

**Affirmative:** 8 - 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 Melissa Green, seconded by Christopher Wyche, to adjourn this Regular Meeting. The motion carried by the following vote:**

**Absent:** 1 - Nicholas Bankston

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

**ADJOURNED AT 7:00 P.M.**