



City of Columbus

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

Minutes - Final Zoning Committee

Monday, May 18, 2026

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO. 26 OF CITY COUNCIL (ZONING), MAY 18, 2026 AT 6:30 P.M. IN COUNCIL CHAMBERS.

CALL TO ORDER 7:02 PM

ROLL CALL

Absent 2 - Nancy Day-Achauer, and Melissa Green

Present 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

READING AND DISPOSAL OF THE JOURNAL

A motion was made by Nicholas Bankston, seconded by Christopher Wyche, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, 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

[0290-2026](#)

To rezone 2100 HARD RD. (43123), being 5.0± acres located on the north side of Hard Road, 150± feet west of Stoneford Drive, From: L-RR, Limited Rural Residential District, To: AR-1, Apartment Residential District (Rezoning #Z25-044).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Postponed to 6/8/2026 The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

[1035-2026](#)

To rezone 7801 & 7809 OLENTANGY RIVER RD. (43235), being 5.82± acres located on the west side of Olentangy River Road, 370± feet south of Clubview Boulevard, From: R-1, Residential District, To: L-AR-12, Limited Apartment Residential District (Rezoning #Z25-038).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, and Shannon Hardin

Negative: 1 - Christopher Wyche

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, and Shannon Hardin

Negative: 1 - Christopher Wyche

[1294-2026](#)

To rezone 3600 PARK MILL RUN DR. (43026), being 12.56± acres located at the northwest corner of Spring Mill Drive and Fishinger Boulevard, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning #Z25-049).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

VARIANCES

[0291-2026](#)

To grant a Variance from the provisions of Section 3312.27, Parking setback line; 3333.18, Building lines; and 3332.255, Perimeter yard, of the Columbus City Codes; for the property located at 2100 HARD RD. (43123), to allow reduced building setback lines and perimeter yard for an apartment building in the AR-1, Apartment Residential District (Council Variance #CV24-113CV25-088).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Postponed to 6/8/2026. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

[1031-2026](#)

To grant a Variance from the provisions of Section 3370.05, Permitted uses, of the Columbus City Codes; for the property located at 1905 JETWAY BLVD. (43219) to allow a recreation facility in the L-M, Limited Manufacturing District (Council Variance #CV26-001).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

[1036-2026](#)

To grant a Variance from the provisions of Sections 3333.02(5), AR-12, ARLD and AR-1 apartment residential district use; 3333.41(H)(I)(J), Standards, of the Columbus City codes; for the property located at 7801 & 7809 OLENTANGY RIVER RD. (43235), to allow reduced development standards for townhouses in the L-AR-12, Limited Apartment Residential District (Council Variance #CV25-073).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, and Shannon Hardin

Negative: 1 - Christopher Wyche

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, and Shannon Hardin

Negative: 1 - Christopher Wyche

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, and Shannon Hardin

Negative: 1 - Christopher Wyche

[1295-2026](#)

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; and 3361.02, Permitted uses of the Columbus City Codes; for the property located at 3600 PARK MILL RUN DR. (43026), to allow for accessory outdoor storage in the CPD, Commercial Planned Development District (Council Variance #CV26-014).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

A motion was made by Nicholas Bankston, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

[1346-2026](#)

To grant a Variance from the provisions of Sections 3367.01, M-2 manufacturing district; and 3312.49(C), Required parking, of the Columbus City Codes; for the property located at 350 MCCORMICK BLVD. (43213), to allow accessory eating, drinking, and retail uses with reduced parking in the M-2, Manufacturing District (Council Variance #CV26-009).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Accept

entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

[1350-2026](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.49(C), Required parking; 3321.05(B)(2), Vision clearance; and 3332.05(A)(4), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.18(D), Basis of computing area; 3332.21, Building lines; 3332.25(A)(3), Required side yards; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 574-576 KELTON AVE. (43205), to allow a two-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV26-025).

A motion was made by Rob Dorans, seconded by Tiara Ross, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Tiara Ross, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin

ADJOURNMENT 8:28 PM

A motion was made by Emmanuel V. Remy, seconded by Nicholas Bankston, to adjourn this Regular Meeting. The motion carried by the following vote:

Absent: 2 - Nancy Day-Achauer, and Melissa Green

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Rob Dorans, Emmanuel Remy, Tiara Ross, Christopher Wyche, and Shannon Hardin