



# City of Columbus

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

## Minutes - Final Zoning Committee

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Monday, December 11, 2023

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO. 63 OF CITY COUNCIL (ZONING), DECEMBER 11, 2023 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

**Present** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

#### READING AND DISPOSAL OF THE JOURNAL

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

#### EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

#### ZONING: DORANS, CHR. BANKSTON BARROSO DE PADILLA BROWN FAVOR REMY HARDIN

#### REZONINGS/AMENDMENTS

##### [3373-2023](#)

To rezone 1160 CAMDEN AVE. (43201), being 12.50± acres located at the eastern terminus of Camden Avenue, From: M, Manufacturing District, To: L-ARLD, Limited Apartment Residential District (Rezoning #Z23-054).

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

##### [3393-2023](#)

To rezone 3075 S. HIGH ST. (43207), being 19.25± acres located on the west side of South High Street, 1,160± feet south of Southgate Drive, From: R-2, Residential District and CPD, Commercial Planned Development District, To: L-M, Limited Manufacturing District (Rezoning #Z21-093).

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[3423-2023](#)

To amend Ordinance #2369-2003, passed November 17, 2003 (Z03-068), for property located at 1120 EVANS WAY CT. (43228), formerly addressed as 1116 Evans Way Court (43228), by repealing Sections 1 and 3 and replacing them with new Sections 1 and 3 to include the legal description for this specific property, and to modify the CPD text and plan (Rezoning Amendment #Z03-068A).

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[3426-2023](#)

To rezone 7450 HUNTINGTON PARK DR. (43235), being 7.39± acres located on the east side of Huntington Park Drive, 480± feet southeast of Horizon Drive, From: CPD, Commercial Planned Development District, To: AR-O, Apartment Office District (Rezoning #Z23-059).

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[3436-2023](#)

To rezone 6935 HARLEM RD. (43081), being 14.88± acres located on the west side of Harlem Road, 400± feet north of Central College Road, From: R, Rural District, To: AR-1, Apartment Residential District (Rezoning #Z22-095).

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[3308-2022](#)

To rezone 198 MCNAUGHTEN RD. (43213), being 24.8± acres located on the east side of McNaughten Road, 1,425± feet south of East Broad Street, From: R, Rural District, To: L-AR-12, Limited Apartment Residential District (Rezoning #Z19-043).

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

## VARIANCES

[3350-2023](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3349.03, Permitted uses; 3332.13, R-3 area district requirements; 3332.05(A)(4), Area district lot width requirements;

3332.19, Fronting; 3332.27, Rear yard; and 3332.38(F), Private garage, of the Columbus City Codes; for the property located at 1659 FRANKLIN PARK SOUTH (43205), to allow two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District and I, Institutional District, and to repeal Ordinance #2834-95 (CV95-049), passed December 18, 1995 (Council Variance #CV23-066).

**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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

### [3390-2023](#)

To grant a Variance from the provisions of Sections 3312.27, Parking setback line; 3321.05(B)(2), Vision clearance; 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 3670 TRABUE RD. (43204), to allow reduced development standards for an apartment complex in the AR-2, Apartment Residential District, and to repeal Ordinance #3417-2022, passed December 12, 2022; CV22-029 (Council Variance #CV23-126).

**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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[3398-2023](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3332.18, Basis of computing area; 3332.19, Fronting; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 30 E. COLUMBUS ST. (43206), to allow three single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV23-033).

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[3401-2023](#)

To grant a Variance from the provisions of Sections 3332.03, AR-3 residential district; 3312.21(A) and (D)(1), Landscaping and screening; 3312.27, Parking setback line; 3312.49(C), Minimum numbers of parking spaces required; 3321.05(B)(2), Vision clearance; 3333.15(C), Basis of computing area; and 3333.18(F), Building lines, of the Columbus City Codes; for the property located at 1599 OAK ST. (43205), to allow mixed-use development with reduced development standards in the AR-3, Residential District, and to repeal Ordinance #1970-2019 (CV18-104), passed July 29, 2019 (Council Variance #CV23-058).

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[3410-2023](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; and 3312.49(C), Minimum number of parking spaces required Required parking, of the Columbus City Codes; for

the property located at 1600 E. LONG ST. (43203), to allow a community center with an eating and drinking establishment and reduced parking in the R-3, Residential District (Council Variance #CV23-097).

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

**Abstained:** 1 - Shayla Favor

**Affirmative:** 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:**

**Abstained:** 1 - Shayla Favor

**Affirmative:** 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

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

**Abstained:** 1 - Shayla Favor

**Affirmative:** 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

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

**Abstained:** 1 - Shayla Favor

**Affirmative:** 6 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

[3416-2023](#)

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.25, Maneuvering; 3312.27, Parking setback line; 3332.25, Maximum side yards required; and 3332.26, Minimum side yard permitted, of the Columbus City Codes; for the property located at 1872 S. PEARL ST. (43207), to allow an automotive maintenance and repair facility with reduced development standards in the R-3, Residential District (Council Variance #CV19-013).

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[3429-2023](#)

To grant a Variance from the provisions of Sections 3333.255, Perimeter Yard, of the Columbus City Codes; for the property located at 7450 HUNTINGTON PARK DR. (43235), to allow reduced development standards for an apartment complex in the AR-O, Apartment Office District (Council Variance #CV23-119).

**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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[3435-2023](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3312.49, Minimum number of parking spaces required; 3321.05(B)(2), Vision clearance; 3333.15(c)(d), Basis of computing area; 3333.18, Building Lines; and 3333.255, Perimeter Yard, for the property located at 359 E. MARKISON AVE. (43207), to permit non-accessory parking and reduced development standards for a multi-unit residential development in the AR-1, Apartment Residential District, and to repeal Ordinance #0865-2021 (CV20-103), passed April 22, 2021 (Council Variance #CV23-125).

**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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Motion to Recess the Regular Meeting. The motion carried by the following vote:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

## **RECESSED AT 7:41 PM**

**A motion was made by Emmanuel V. Remy, seconded by Rob Dorans, to Motion to Reconvene the Regular Meeting. The motion carried by the following vote:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

## **RECONVENED AT 7:45PM**

### [3435-2023](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3312.49, Minimum number of parking spaces required; 3321.05(B)(2), Vision clearance; 3333.15(c)(d), Basis of computing area; 3333.18, Building Lines; and 3333.255, Perimeter Yard, for the property located at 359 E. MARKISON AVE. (43207), to permit non-accessory parking and reduced development standards for a multi-unit residential development in the AR-1, Apartment Residential District, and to repeal Ordinance #0865-2021 (CV20-103), passed April 22, 2021 (Council Variance #CV23-125).

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

### [3437-2023](#)

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 6935 HARLEM RD. (43081), to allow reduced



development standards for a multi-unit residential development in the AR-1, Apartment Residential District (Council Variance #CV22-144).

**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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**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:**

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

### [3309-2022](#)

To grant a Variance from the provisions of Sections 3312.21, Landscaping and screening; 3312.25, Maneuvering; 3312.29, Parking space; 3333.10, AR-12, area district requirements; 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 198 MCNAUGHTEN RD. (43213), to permit reduced development standards for an apartment complex in the L-AR-12, Limited Apartment Residential District (Council Variance #CV22-032).

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

## **ADJOURNMENT**

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

**Affirmative:** 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

**ADJOURNED AT 7:47 PM**