



City of Columbus

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Agenda - Final

Zoning Committee

Monday, July 25, 2022

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO. 39 OF CITY COUNCIL (ZONING), JULY 25, 2022 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

READING AND DISPOSAL OF THE JOURNAL

EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

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

REZONINGS / AMENDMENTS

1850-2022

To rezone 720 E. LONG ST. (43203), being 0.94± acres located at the northwest corner of East Long Street and Hamilton Avenue, and the east and west sides of Hamilton Avenue, 170± feet north of East Long Street, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning #Z22-026).

1942-2022

To rezone 2400 OLD DUBLIN RD. (43228), being 69.99± acres located on the northeast side of Old Dublin Road, 1,600± feet north of Dublin Road, From: M, Manufacturing District, To: R-3, Residential District, AR-3, Apartment Residential District, and CPD, Commercial Planned Development District (Rezoning #Z21-011).

1944-2022

To rezone 3136 TRABUE RD. (43204), being 9.22± acres located at the northeast corner of Trabue Road and Dublin Road, From: M, Manufacturing District, To: AR-1, Apartment Residential District (Rezoning #Z21-017).

1956-2022

To rezone 5900 SHANNON RD. (43110), being 30.44± acres located on the north side of Shannon Road, 775± west of Brice Road, From: R, Rural District, To: PUD-8, Planned Unit Development District (Rezoning #Z21-080).

1966-2022

To rezone 777 NEIL AVE. (43215), being 5.03± acres located at the southwest corner of Neil Avenue and Buttles Avenue, From: C-3, Commercial District, To: AR-3, Apartment Residential District and CPD, Commercial Planned Development District (Rezoning #Z20-030).

- [2082-2022](#) To rezone 1930 HARD RD. (43235), being 1.2± acres located at the northeast corner of Hard Road and Smoky Row Road, From: C-4, Commercial District, To: CPD, Commercial Planned Development District (Rezoning #Z21-027).
- [2093-2022](#) To rezone 5100 EBRIGHT RD. (43110), being 36.16± acres located on the east side of Ebright Road, 1,680± feet south of Winchester Pike, From: NC, Neighborhood Center District, NG, Neighborhood General District and NE, Neighborhood Edge District, To: L-ARLD, Limited Apartment Residential District, and L-R-2, Limited Residential District (Rezoning # Z21-065).
- [2106-2022](#) To rezone 1235 OAK ST. (43205), being 0.77± acres located on the south side of Oak Street, 35± feet west of Wilson Avenue, From: ARLD, Apartment Residential District and L-P-1, Limited Private Parking District, To: AR-3, Apartment Residential District (Rezoning #Z22-020).

VARIANCES

- [1688-2022](#) To grant a Variance from the provisions of Sections 3363.01, M-manufacturing districts; 3309.14, Height districts; 3312.11, Drive-up stacking area; 3312.21, Landscaping and screening; 3312.27, Parking setback line; 3312.49(B), Minimum numbers of parking spaces required; 3312.51, Loading space; 3356.05(E)(2), C-4 district development limitations; and 3363.24, Building lines in an M-manufacturing district, of the Columbus City Codes; for the property located at 1445 OLENTANGY RIVER RD. (43212) to permit an extended stay hotel with reduced development standards in the M, Manufacturing District (Council Variance #CV21-153).
- [1907-2022](#) To grant a Variance from the provisions of Sections 3332.035, R-3 permitted uses; 3312.49, Minimum numbers of parking spaces required; and 3332.05, Area district lot width requirements, of the Columbus City Codes; for the property located at 1697-1699 E. LONG ST. (43203), to permit a three-unit dwelling with reduced development standards in the R-3, Residential District (Council Variance #CV20-112).
- [1943-2022](#) To grant a Variance from the provisions of Sections 3333.03, AR-3, apartment residential district use; 3312.09, Aisle; 3312.21(A), Landscaping and screening; 3312.25, Maneuvering; 3312.29, Parking space; 3312.49(C), Minimum numbers of parking spaces required; 3332.05, Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.19, Fronting; 3332.27, Rear yard; 3333.16, Fronting; 3333.24, Rear yard; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 2400 OLD DUBLIN RD. (43228), to permit shared parking, a community center as a principal use, commercial uses, and reduced development standards for a mixed-use development in the R-3, Residential District and AR-3, Apartment

Residential District (Council Variance #CV21-016).

1945-2022

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3309.14(B), Height districts; 3312.29, Parking space; 3312.49(C), Minimum numbers of parking spaces required; 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 3136 TRABUE RD. (43204), to permit commercial vehicular access and reduced development standards for an apartment complex in the AR-1, Apartment Residential District (Council Variance #CV21-020).

1955-2022

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3312.25, Maneuvering; 3312.29, Parking space; 3312.49(C), Minimum numbers of parking spaces required; 3321.05(B) (1), Vision clearance; 3325.213(B), FAR Standards; 3325.223, Building Height Standard; 3325.241(D), Building Design Standards; and 3356.05(F)(2), C-4 district development limitations, of the Columbus City Codes; for the property located at 200 E. 5TH AVE. (43201), to permit a mixed-use development with reduced development standards in the C-4, Commercial District, (Council Variance #CV21-095).

1967-2022

To grant a Variance from the provisions of Sections 3333.03, AR-3, apartment residential district use; 3312.13, Driveway; 3312.21(A), Landscaping and screening; 3312.27, Parking setback line; 3312.49, Minimum numbers of parking spaces required; 3333.18, Building lines; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 777 NEIL AVE. (43215), to permit commercial parking spaces and reduced development standards for a multi-unit residential development in the AR-3, Apartment Residential District (Council Variance #CV20-033).

2052-2022

To grant a Variance from the provisions of Sections 3332.029, Suburban Residential District; and 3312.49, Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 6158 NORTHGAP DR. (43229), to permit a Type "A" home day care facility with reduced parking in the SR, Suburban Residential District (Council Variance #CV22-046).

2101-2022

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3356.03, C-4 permitted uses; 3309.14, Height districts; 3312.21(A)(2), Landscaping and screening; 3312.49(A)(C), Minimum numbers of parking spaces required; 3356.05(F), C-4 district development limitations; and 3356.11, C-4 district setback lines, of the Columbus City Codes; for the property located at 459 E. LIVINGSTON AVE. (43215), to permit a mixed-use development with reduced development standards in the C-4, Commercial District and R-2F, Residential District (Council Variance #CV18-063).

2107-2022

To grant a Variance from the provisions of Sections 3333.03, AR-3 Apartment residential district use; 3321.01(A), Dumpster area; 3312.49 Minimum numbers of parking spaces required; 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 1235 OAK ST. (43205), to permit a single-unit dwelling and reduced development standards for an apartment complex in the AR-3, Apartment Residential District (Council Variance #CV22-022).

2111-2022

To grant a Variance from the provisions of Section 3332.037(A), R-2F residential district; 3332.14, R-2F Area district requirements; and 3312.49(B), Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 360 JACKSON ST. (43206), to permit a three-unit dwelling in the R-2F, Residential District (Council Variance #CV22-012).

ADJOURNMENT