

# City of Columbus

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



## **Minutes - Final**

**Monday, July 11, 2005**

**6:30 PM**

**City Council Chambers**

**Zoning Committee**

**REGULAR MEETING NO. 42 OF CITY COUNCIL (ZONING), JULY 11, 2005, AT 6:30 P.M. IN COUNCIL CHAMBERS.**

**ROLL CALL**

**READING AND DISPOSAL OF THE JOURNAL**

**A motion was made by Mentel, seconded by Hudson, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:**

**EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION**

**ZONING: MENDEL, CHR. BOYCE HABASH HUDSON O'SHAUGHNESSY TAVARES THOMAS**

To grant a variance from the provisions of Section 3355.02, C-4, Commercial District of Columbus City Codes; for the property located at **3700 LIFESTYLE BOULEVARD (43219)**, to permit up to 3600 square feet to be used for a laundry, ~~and~~ fitness facility, **leisure area, visitor waiting area, and technical / resource center for residential dwelling units** in the L-C-4 Limited Commercial District.

**A motion was made by Mentel, seconded by Hudson, that this matter be Waived the 2nd Reading. The motion carried by the following vote:**

**A motion was made by Mentel, seconded by Hudson, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:**

To grant a variance from the provisions of Section 3355.02, C-4, Commercial District of Columbus City Codes; for the property located at **3700 LIFESTYLE BOULEVARD (43219)**, to permit up to 3600 square feet to be used for a laundry and fitness facility in the L-C-4 Limited Commercial District.

**A motion was made by Mentel, seconded by Hudson, that this matter be Approved as Amended. The motion carried by the following vote:**

To amend Ordinance #1207-2004, passed on July 19, 2004 (Z04-015), for property located at **5461 NEW ALBANY ROAD EAST (43054)**, by repealing Section 3 and replacing it with a new Section 3 to amend the L-C-2, Limited Commercial District text to modify only the maximum height allowed for lighting standards (Z04-015A).

**A motion was made by Mentel, seconded by Hudson, that this matter be Waived the 2nd Reading. The motion carried by the following vote:**

**A motion was made by Mentel, seconded by Hudson, that this matter be Tabled to Certain Date TABLED UNTIL 07/18/05 The motion carried by the**

**following vote:**

To rezone **2410 HILLIARD-ROME ROAD (43228)**, being 1.38± acres located on the east side of Hilliard-Rome Road, 400± feet north of Asics Road, **From:** R, Rural District, **To:** L-C-4, Limited Commercial District (Z04-105).

**A motion was made by Mentel, seconded by Hudson, that this matter be Waived the 2nd Reading. The motion carried by the following vote:**

**A motion was made by Mentel, seconded by Hudson, that this matter be Tabled to Certain Date TABLED UNTIL 07/18/05 The motion carried by the following vote:**

To rezone **1500 NORTH CASSADY AVENUE (43219)**, being 2.02± acres located at the northeast corner of North Cassady Avenue and Airport Drive, **From:** L-C-4, Limited Commercial District, **To:** CPD, Commercial Planned Development District (Z04-055).

**A motion was made by Mentel, seconded by Hudson, that this matter be Waived the 2nd Reading. The motion carried by the following vote:**

**A motion was made by Mentel, seconded by Hudson, that this matter be Approved. The motion carried by the following vote:**

To rezone **4389 ROBERTS ROAD (43228)**, being 1.49± acres located at the southwest corner of Roberts Road and Wilson Road, **From:** C-4, Commercial District, **To:** CPD, Commercial Planned Development District **and to declare an emergency.** (Z05-012)

**A motion was made by Mentel, seconded by Hudson, that this matter be Amended to Emergency. The motion carried by the following vote:**

**A motion was made by Mentel, seconded by Hudson, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:**

**A motion was made by Mentel, seconded by Hudson, that this matter be Approved as Amended. The motion carried by the following vote:**

To rezone **4810 LEPPERT ROAD (43215)**, being 24± acres located on the east side of Leppert Road, 365± feet south of Hayden Run Road, **From:** R, Rural and PUD-4, Planned Unit Development Districts, **To:** PUD-4, Planned Unit Development District (Rezoning # Z04-092).

**A motion was made by Mentel, seconded by Hudson, that this matter be Waived the 2nd Reading. The motion carried by the following vote:**

**A motion was made by Mentel, seconded by Hudson, that this matter be Approved. The motion carried by the following vote:**

To grant a Variance from the provisions of Sections 3356.03, C-4, Permitted Uses; 3342.17, Parking lot screening; 3342.19, Parking space; and 3342.28, Minimum number of parking spaces required of the Columbus City Codes for the property located at **2734 EAST FIFTH AVENUE (43219)**, to permit a six-unit apartment building in the C-4, Commercial District

with reduced parking standards (Council Variance # CV05-024).

**A motion was made by Mentel, seconded by Hudson, that this matter be Waived the 2nd Reading. The motion carried by the following vote:**

**A motion was made by Mentel, seconded by Hudson, that this matter be Approved. The motion carried by the following vote:**

To grant a Variance from the provisions of Sections 3332.033, R-4, Residential District Use; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; and 3342.28, Minimum number of parking spaces required, for property located at **287 SIEBERT STREET (43206)**, to permit an office commercial use without off-street parking in the R-4, Residential District (CV03-006).

**A motion was made by Mentel, seconded by Hudson, that this matter be Waived the 2nd Reading. The motion carried by the following vote:**

**A motion was made by Mentel, seconded by Hudson, that this matter be Approved. The motion carried by the following vote:**

To grant a Variance from the provisions of Sections ~~3332.03, R-1, Residential~~ **3332.02, R, Rural District; and 3332.06, R-rural area district requirements**, of the Columbus City codes for the property located at **1157 EAST COOKE ROAD (43224)**, to permit a two-family dwelling **on a 1.54± acre lot** in the ~~R-1, Residential~~ **R, Rural District** (Council Variance # CV05-002).

**A motion was made by Mentel, seconded by Hudson, that this matter be Taken from the Table. The motion carried by the following vote:**

**A motion was made by Mentel, seconded by Hudson, that this matter be Amended as submitted to the Clerk. The motion carried by the following vote:**

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 **1157 EAST COOKE ROAD (43224)**, to permit a two-family dwelling in the R-1, Residential District (Council Variance # CV05-002).

**A motion was made by Mentel, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:**

To rezone **5601 FOREST HILLS BOULEVARD (43231)**, being 1.03± acres located on the west side of Forest Hills Boulevard, 560± feet north of East Dublin-Granville Road, **From:** C-4, Commercial District, **To:** CPD, Commercial Planned Development District (Z05-018).

To amend Ordinance #0867-01, passed on June 21, 2001 (Z00-039B), for property located at **2900 EAST POWELL ROAD (43035)**, by repealing Section 2 in its entirety and replacing it with a new Section 2 thereby establishing a height district of 110-feet consistent with the approved Limitation Text. (Z00-039C).

**A motion was made by Habash, seconded by Thomas, that this matter be**

**Waived the 2nd Reading. The motion carried by the following vote:**

**A motion was made by Habash, seconded by Tavares, that this matter be Approved. The motion carried by the following vote:**

To rezone **1971 EAST LIVINGSTON AVENUE (43209)**, being 0.73± acres located at the southeast corner of East Livingston Avenue and Alum Creek Drive, **From:** CPD, Commercial Planned Development District, **To:** CPD, Commercial Planned Development District (Rezoning # Z04-067).

**A motion was made by Habash, seconded by Thomas, that this matter be Taken from the Table. The motion carried by the following vote:**

**A motion was made by Habash, seconded by Thomas, that this matter be Tabled to Certain Date TABLED UNTIL 07/18/05 The motion carried by the following vote:**

To rezone **1971 EAST LIVINGSTON AVENUE (43209)**, being 0.73± acres located at the southeast corner of East Livingston Avenue and Alum Creek Drive, **From:** CPD, Commercial Planned Development District, **To:** CPD, Commercial Planned Development District (Rezoning # Z04-067).

**A motion was made by Habash, seconded by Thomas, that this matter be Taken from the Table. The motion carried by the following vote:**

**A motion was made by Habash, seconded by Thomas, that this matter be Tabled to Certain Date TABLED UNTIL 07/18/05 The motion carried by the following vote:**

**A motion was made by Habash, seconded by Thomas, to adjourn this Regular Meeting ADJOURNED: 8:11 P.M. The motion carried by the following vote:**