



# 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, July 18, 2016

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.41 OF CITY COUNCIL (ZONING), JULY 18, 2016 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

**Present** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

#### READING AND DISPOSAL OF THE JOURNAL

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

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

#### ZONING: PAGE, CHR. E. BROWN M. BROWN HARDIN STINZIANO TYSON KLEIN

##### 1723-2016

To rezone 3647 GENDER ROAD (43110), being 3.96± acres located on the west side of Gender Road, 202± feet south of Upperridge Drive, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning # Z16-006) and to declare an emergency.

**A motion was made by Page, seconded by Hardin, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

##### 1802-2016

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3312.21(D)(1), Landscaping and screening; and 3312.27, Parking setback line, of the Columbus City Codes; for the property located at 3833 WEST BROAD STREET (43228), to permit a retail automotive parts store with distribution facility in the C-4, Commercial District (Council Variance # CV16-026) and to declare an emergency.

**A motion was made by Stinziano, seconded by Tyson, that this Ordinance be Amended to Emergency. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved as Amended. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1811-2016](#)

To rezone 1169 CHAMBERS ROAD (43212), being 2.72± acres located on the south side of Chambers Road, 715± feet east of Northwest Boulevard, From: R, Rural District and M-2, Manufacturing District, To: AR-3, Apartment Residential District (Rezoning # Z16-005).

*TABLED UNTIL 7/25/16*

**A motion was made by Page, seconded by Stinziano, that this Ordinance be Tabled to Certain Date. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1812-2016](#)

To grant a Variance from the provisions of Sections 3309.14(A), Height districts; 3312.09, Aisle; 3312.21(D), Landscaping and screening; 3312.25; Maneuvering, 3312.27(3); Parking setback line, 3312.29; Parking space; 3312.49(C), Minimum number of parking spaces required; 3333.18, Building lines; and 3333.24, Rear yard; of the Columbus City Codes; for the property located at 1169 CHAMBERS ROAD (43212), to permit multi-unit residential development with reduced development standards in the AR-3, Residential District (Council Variance # CV16-008).

*TABLED UNTIL 7/25/16*

**A motion was made by Page, seconded by Tyson, that this Ordinance be Tabled to Certain Date. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1814-2016](#)

To rezone 882 SOUTH FRONT STREET (43206), being 0.99± acres located at the southeast corner of South Front and Whittier Streets, From: M, Manufacturing District, To: AR-1, Apartment Residential District (Z16-014).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1815-2016](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1, apartment residential district use; 3309.14(A), Height districts; 3333.16, Fronting; 3333.18(D), Building lines; and 3333.255,

Perimeter yard, of the Columbus City Codes; for the property located at 882 SOUTH FRONT STREET (43206), to permit a 20-unit multiple dwelling development with reduced development standards in the AR-1, Apartment Residential District (Council Variance # CV16-015).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1818-2016](#)

To amend Ordinance No. 1705-97, passed July 14, 1997, for property located at 5500 TRABUE ROAD (43228), by repealing Section 3 and replacing it with new Section 3 thereby modifying the CPD text to remove unnecessary traffic-related commitments (Rezoning # Z97-027A).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1820-2016](#)

To rezone 1341 NORTON AVENUE (43212), being 2.82± acres located on the west side of Norton Avenue, 262± feet north of West Third Avenue, From: M, Manufacturing District, To: AR-3, Apartment Residential District (Z16-008).

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

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1821-2016](#)

To grant a Variance from the provisions of Sections 3312.21(D)(1), Landscaping and screening; 3312.27, Parking setback line; 3312.49, Minimum number of parking spaces required; 3333.18, Building lines; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 1341 NORTON AVENUE (43212), to permit a 153-unit apartment building with reduced development standards in the AR-3, Apartment Residential District (Council Variance # CV16-011).

**A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1822-2016](#)

To grant a variance from the provisions of Section 3323.19, Uses, of the Columbus City codes; for the property located at 566 WEST RICH STREET (43215), to permit warehousing, art gallery, artisan manufacturing, theatrical performances, and fitness, dance, and acting classes in the EF, East Franklinton District, and to repeal Ordinance No. 3046-2015, passed December 14, 2015 (Council Variance # CV16-037).

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1831-2016](#)

To grant a Variance from the provisions of Sections 3356.03, Permitted uses; 3361.02, Permitted uses; and 3312.49, Minimum number of parking spaces required; for the property located at 6336 EAST BROAD STREET (43213), to permit housing for the elderly, assisted living, and memory care facilities in the CPD, Commercial Planned Development District (Council Variance # CV16-043).

**A motion was made by Page, seconded by M. Brown, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by M. Brown, that this Ordinance be Approved as Amended. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1851-2016](#)

To grant a Variance from the provisions of Section 3333.02 ARLD, Apartment residential district uses, of the Columbus City Codes; for the property located at 5560 CHANTRY DRIVE (43232), to permit an accessory medical office suite within an apartment complex in the L-AR-12, Limited Apartment District (Council Variance # CV16-042).

**A motion was made by Page, seconded by Stinziano, that this Ordinance be Approved. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

[1918-2016](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD, and AR-1, apartment residential district use; 3349.03, Permitted uses; and 3312.49(C), Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 2241 NORTH CASSADY AVENUE (43219), to permit a shared living facility with accessory on-site counseling, crisis intervention, and general office areas with a reduction in the required number of parking spaces in the ARLD, Apartment Residential District and I, Institutional District (Council Variance # CV16-028) and to declare an emergency.

**A motion was made by Page, seconded by Hardin, that this Ordinance be Amended to Emergency. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**A motion was made by Page, seconded by Tyson, that this Ordinance be Approved as Amended. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

## **ADJOURNMENT**

**A motion was made by Stinziano, seconded by Tyson, to adjourn this Regular Meeting. The motion carried by the following vote:**

**Affirmative:** 7 - Elizabeth Brown, Mitchell Brown, Shannon Hardin, Jaiza Page, Michael Stinziano, Priscilla Tyson, and Zach Klein

**ADJOURNED AT 7:15 P.M.**