

# City of Columbus

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



## **Minutes - Final**

**Monday, May 22, 2006**

**6:30 PM**

**City Council Chambers**

**Zoning Committee**

**REGULAR MEETING NO. 27 OF CITY COUNCIL (ZONING), MAY  
22, 2006 AT 6:30 P.M. IN COUNCIL CHAMBERS.**

**ROLL CALL**

**READING AND DISPOSAL OF THE JOURNAL**

**A motion was made by Boyce, 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: MENTEL, CHR. BOYCE HABASH HUDSON  
O'SHAUGHNESSY TAVARES THOMAS**

To rezone **969 NORTH CASSADY AVENUE (43219)**, being 41.4± acres located on the west side of North Cassady Avenue, opposite East 10th Avenue, **From:** L-ARLD, Limited Apartment Residential, AR-3, Apartment Residential, M, Manufacturing, and R-2, Residential Districts, **To:** CPD, Commercial Planned Development District. (Rezoning # Z05-070)

**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 rezone **969 NORTH CASSADY AVENUE (43219)**, being 41.4± acres located on the west side of North Cassady Avenue, opposite East 10th Avenue, **From:** L-ARLD, Limited Apartment Residential, AR-3, Apartment Residential, M, Manufacturing, and R-2, Residential Districts, **To:** CPD, Commercial Planned Development District **and to declare an emergency.** (Rezoning # Z05-070)

**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 Approved as Amended. The motion carried by the following vote:**

To rezone **4815 LEPPERT ROAD (43026)**, being 30.4± acres located at the southwest corner of Leppert and Hayden Run Roads, **From:** R, Rural District, **To:** PUD-4, Planned Unit Development and TC, Town Center Districts **and to declare an emergency.** (Rezoning # Z05-056) (AMENDED BY ORDINANCE 1069-2008 PASSED 07/21/08)

**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 Approved as Amended. The motion carried by the following vote:**

To grant a Variance from the provisions of Section 3332.037, R-2F, Residential District use, of the Columbus City Codes for property located at **2590 NEIL AVENUE (43202)**, to conform an existing four-unit dwelling in the R-2F, Residential District. (Council Variance CV05-057).

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

**A motion was made by Mentel, seconded by O'Shaughnessy, that this matter be Tabled to Certain Date. The motion carried by the following vote:**

To grant a Variance from the provisions of Section 3332.037, R-2F, Residential District use, of the Columbus City Codes for property located at **2596 NEIL AVENUE (43202)**, to conform an existing four-unit dwelling in the R-2F, Residential District. (Council Variance CV05-058).

**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. The motion carried by the following vote:**

To grant a Variance from the provisions of Sections 3332.037, R-2F, Residential District use, **3332.14 R-2F Area District Requirements, 3332.21 Building Lines, 3332.27 Rear Yard, 3342.06 Aisle, 3342.08 Driveway, and 3342.28 Minimum Number of Parking Spaces** of the Columbus City Codes for property located at **2602 NEIL AVENUE (43202)**, to conform and existing four-unit dwelling in the R-2F, Residential District **with reduced development standards..** (Council Variance CV05-059).

**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. The motion carried by the following vote:**

To rezone **3356 MORSE ROAD (43231)**, being 4.1± acres located on the north side of Morse Road, 675± feet west of Trindel Way, **From:** CPD, Commercial Planned District, **To:** L-M, Limited Manufacturing District. (Rezoning # Z05-090)

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

To rezone **3356 MORSE ROAD (43231)**, being 4.1± acres located on the north side of Morse Road, 675± feet west of Trindel Way, **From:** CPD, Commercial Planned District, **To:** L-M, Limited Manufacturing District **and to declare an emergency.** (Rezoning # Z05-090)

**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 **6161 EAST BROAD STREET (43213)**, being 2.61± acres located at the southwest corner of East Broad Street and McNaughten Road, **From:** C-2, Commercial, and L-M, Limited Manufacturing Districts, **To:** CPD, Commercial Planned Development District (Rezoning # Z06-001).

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

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

To amend Ordinance #2217-2003, passed December 15, 2003, for property located at **4505 EAST DUBLIN-GRANVILLE ROAD (43081)**, by amending the limitation overlay text in Section 3 as it pertains to building height restrictions (Z03-052A). **(AMENDED BY ORDINANCE 1915-2008 PASSED 12/01/08)**

**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 3332.035, R-3, Residential District; 3332.19, Fronting on a public street; and 3342.08, Driveway, of the Columbus City Codes, for the property located at **244-248 & 250-252 CLINTON HEIGHTS AVENUE (43202)**, to permit a three-family dwelling and a two-family dwelling on the same lot with reduced development standards in the R-3, Residential District **and to declare an emergency.** (Council Variance CV06-011)

**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 Approved as Amended. The motion carried by the following vote:**

To grant a Variance from the provisions of Sections 3333.03, AR-3, Apartment Residential District use; 3309.14, Height districts; and 3342.19, Parking space, of the Columbus City Codes for property located at **2708 MORSE ROAD (43231)**, to permit an AM radio

transmission facility within the L-AR-3, Limited Apartment Residential District, and to provide variances to the thirty-five (35) foot height district and parking space requirements (CV06-029).

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

To rezone **1166 GEMINI PLACE (43240)**, being 7.00± acres located on the north side of Gemini Place, 2482 +/- feet west of Lyra Drive, From: R, Rural District, To: L-C-4, Limited Commercial District **and to declare an emergency.** (Rezoning # Z06-004)

**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 Approved as Amended. The motion carried by the following vote:**

To rezone **1169 POLARIS PARKWAY (43240)**, being 1.52± acres located on the east side of Sancus Boulevard, 800± feet south of Polaris Parkway, **From:** L-C-4, Limited Commercial District, **To:** CPD, Commercial Planned Development District (Rezoning # Z05-081).

**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 3332.037, R-2F, Residential District; 3332.18, Basis of computing area; 3332.19, Fronting on a public street; 3332.25, Maximum side yard required; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; and 3342.19, Parking space of the Columbus City Codes for the property located at **356 FOREST STREET (43206)**, to permit a four-family dwelling and a single-family dwelling with reduced development standards on the same lot zoned in the R-2F, Residential District (Council Variance # CV05-053).

**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 Indefinitely. The motion carried by the following vote:**

**THE FOLLOWING ORDINANCE FROM THE CONSENT PORTION  
OF REGULAR MEETING NO. 26 , MONDAY, MAY 22, 2006 WAS  
RECONSIDERED**

**UTILITIES: THOMAS, CHR. MENTEL O'SHAUGHNESSY  
HABASH**

To authorize the Director of Public Utilities to enter into a contract with Miller Pipeline Corporation. for the O'Shaughnessy Dam Miscellaneous Improvements - 48" Culvert Joint

Sealing, for the Division of Water, to authorize the expenditure of \$35,351.00 from the Waterworks Enlargement Voted 1991 Bonds Fund, to amend the 2005 C.I.B. and to declare an emergency (\$35,351.00)

**A motion was made by Habash, seconded by O'Shaughnessy, that this matter be Reconsidered. The motion carried by the following vote:**

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

**A motion was made by Mentel, seconded by O'Shaughnessy, to adjourn this Regular Meeting. The motion carried by the following vote:**