



City of Columbus

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

Minutes - Final Zoning Committee

Monday, February 13, 2023

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.7 OF CITY COUNCIL (ZONING), FEBRUARY 13, 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 Shayla Favor, 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

[0345-2023](#)

To rezone 7400 FODOR RD. (43054), being 2.6± acres located at the northeast corner of Fodor Road and New Albany Road, From: L-C-4, Limited Commercial District, To: L-C-4, Limited Commercial District (Rezoning #Z22-088).

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

[0360-2023](#)

To rezone 2937 COURTRIGHT RD. (43232), being 4.14± acres located on the west side of Courtright Road, 220± feet south of the Askins Road northern terminus, From: R, Rural District, To: L-AR-3, Limited Apartment Residential District & PUD-8, Planned Unit Development District (Rezoning #Z22-055).

A motion was made by Rob Dorans, seconded by Shayla Favor, 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

1672-2022

To rezone 3163 S. HIGH ST. (43207), being 0.50± acre located on the west side of South High Street, 1,530± feet south of Southgate Drive, From: R-2, Residential District, To: C-3, Commercial District (Rezoning #Z22-019).

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

VARIANCES0336-2023

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD, and AR-1, apartment residential district use; 3312.49 Minimum numbers of parking spaces required; 3333.09, Area requirements; and 3333.23(a)(c), Minimum side yard permitted, of the Columbus City Codes; for the property located at 86 N. YALE AVE. (43222), to permit two-unit dwellings with reduced development standards in the AR-1, Apartment Residential District, and to repeal Ordinance #3074-2021, passed December 6, 2021 (Council Variance #CV22-125).

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 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

0346-2023

To grant a Variance from the provisions of Sections 3333.35(H), Private garage; 3333.15, Basis of computing area; 3333.22, Maximum side yard required; 3333.23, Minimum side yard permitted; and 3333.35(F)(G), Private garage, of the Columbus City Codes; for the property located at 937 DENNISON AVE. (43201), to permit habitable space above a detached garage with reduced development standards in the ALRD, Apartment Residential District (Council Variance #CV22-095).

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

[0348-2023](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F, residential district; 3361.02, CPD permitted uses; and Section 3361.03, Development plan, of the Columbus City Codes; for the property located at 494 ST. CLAIR AVE. (43203), to permit a multi-unit residential development in the CPD, Commercial Planned Development District and R-2F, Residential District (Council Variance #CV22-145).

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:

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 Nicholas Bankston, 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 Nicholas Bankston, that this Ordinance be Approved. 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

[0361-2023](#)

To grant a Variance from the provisions of Sections 3312.21(D), Landscaping and screening; 3312.27, Parking setback line; 3312.49 Minimum numbers of parking spaces required; and 3333.18, Building lines, of the Columbus City Codes; for the property located at 2937

COURTRIGHT RD. (43232), to permit reduced development standards for an apartment building in the L-AR-3, Apartment Residential District (Council Variance #CV22-068).

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

ADJOURNMENT

A motion was made by Emmanuel V. Remy, seconded by Shayla Favor, 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 6:38 PM