



City of Columbus

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

Minutes - Final Zoning Committee

Monday, July 17, 2023

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.37 OF CITY COUNCIL (ZONING), JULY 17, 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 Shayla Favor, seconded by Mitchell Brown, 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

2016-2023

To rezone 103 FORNOF RD. (43207), being 5.50± acres located on the south side of Fornof Road, 310± feet east of South High Street, From: L-M, Limited Manufacturing District, To: AR-1, Apartment Residential District (Rezoning #Z21-091).

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

2017-2023

To rezone 30 FORNOF RD. (43207), being 2.01± acres located at the northeast corner of Fornof Road and South High Street, From: M, Manufacturing District, To: AR-1, Apartment Residential District (Rezoning #Z22-043).

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

2046-2023

To rezone 3245 MORSE RD. (43224), being 1.98± acres located on the south side of Morse Road, 130± feet west of Dunbridge Street, From: C-4, Commercial District, L-C-4, Limited Commercial District, and AR-12, Apartment Residential District, To: AR-1, Apartment Residential District (Rezoning #Z23-016).

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

2049-2023

To rezone 3440 W. BROAD ST. (43204), being 1.20± acres located on the north side of West Broad Street, 475± feet east of North Wilson Road, From: C-4, Commercial District, To: M, Manufacturing District (Rezoning #Z22-099).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, 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

2055-2023

To rezone 5860 ROCHE DR. (43229), being 2.48± acres located on the east side of Roche Drive 160± feet north of Covington Road, From: C-4, Commercial District, To: AR-O, Apartment Office District (Rezoning #Z22-078).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, 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

VARIANCES

1953-2023

To grant a Variance from the provisions of Sections 3356.03, C-4 Permitted uses; and 3361.02, Permitted uses, of the Columbus City Codes; for the property located at 6080 E. MAIN ST. (43213), to permit accessory storage in the C-4, Commercial District (Council Variance #CV23-041).

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

2018-2023

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3312.49(C), Minimum numbers of parking spaces required; 3321.05(A)(1), Vision clearance; 3333.18(C)(2), Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the properties located at 30 & 103 FORNOF RD. (43207), to permit mixed-use and multi-unit residential development with reduced development standards in the AR-1, Apartment Residential District (Council Variance #CV23-025).

A motion was made by Rob Dorans, seconded by Shayla Favor, 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 Shayla Favor, 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 Shayla Favor, that this Ordinance be Amended as submitted to the Clerk. 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 Shayla Favor, that this Ordinance be Approved as Amended. 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

2047-2023

To grant a Variance from the provisions of Sections 3312.49(C), Minimum numbers of parking spaces required; and 3333.16, Fronting, of the Columbus City Codes; for the property located at 3245 MORSE RD. (43224), to permit reduced development standards for a multi-unit residential development in the AR-1, Apartment Residential District (Council Variance #CV23-023).

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

2050-2023

To grant a Variance from the provisions of Sections 3312.13(B), Driveway; 3312.21(A), Landscaping and screening; 3372.804(A)(B), Setback requirements; and 3372.807(A), Landscaping and screening, of the Columbus City Codes; for the property located at 3440 W. BROAD ST. (43204), to permit reduced development standards for vehicle storage and wholesaling uses in the M, Manufacturing District (Council Variance #CV22-159).

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

2054-2023

To grant a Variance from the provisions of Sections 3332.035, R-3, residential district; and 3312.49(C), Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 260 REEB AVE. (43207), to permit a shared living facility for 13 occupants with reduced parking in the R-3, Residential District (Council Variance #CV23-037).

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

2056-2023

To grant a Variance from the provisions of Section 3312.49(C), Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 5860 ROCHE DR. (43229), to permit reduced parking for a multi-unit residential development in the AR-O, Apartment Residential District (Council Variance #CV22-103).

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

1405-2021

To grant a Variance from the provisions of Sections 3332.289, Prohibited uses and activities; and 3332.21(D)(2), Building lines, of the Columbus City codes; for the property located at 3351 KARL RD. (43224), to a permit shipping containers for accessory storage with a reduced building line in the R-3, Residential District (Council Variance #CV21-028).

A motion was made by Rob Dorans, seconded by Mitchell Brown, to Take from the Table. The motion carried by the following vote:

Affirmative: 5 - Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

Negative: 2 - Nicholas Bankston, and Shayla Favor

A motion was made by Rob Dorans, seconded by Mitchell Brown, to Accept

entire staff report into evidence as an exhibit. The motion carried by the following vote:

Affirmative: 5 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, and Shannon Hardin

Negative: 2 - Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Mitchell Brown, to Adopt the findings of staff as the findings of Council. The motion carried by the following vote:

Affirmative: 5 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, and Shannon Hardin

Negative: 2 - Shayla Favor, and Emmanuel Remy

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

Affirmative: 4 - Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, and Shannon Hardin

Negative: 3 - Nicholas Bankston, Shayla Favor, and Emmanuel Remy

A motion was made by Rob Dorans, seconded by Mitchell Brown, that this Ordinance be Approved. The motion failed by the following vote:

Affirmative: 2 - Shayla Favor, and Emmanuel Remy

Negative: 5 - Nicholas Bankston, Lourdes Barroso De Padilla, Mitchell Brown, Rob Dorans, and Shannon Hardin

ADJOURNMENT

A motion was made by Nicholas Bankston, seconded by Lourdes Barroso De Padilla, 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 7:21 P.M.