



# 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, November 25, 2024

6:30 PM

City Council Chambers, Rm 231

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### REGULAR MEETING NO.58 OF CITY COUNCIL (ZONING), NOVEMBER 25, 2024 AT 6:30 P.M. IN COUNCIL CHAMBERS.

#### ROLL CALL

**Absent** 1 - Lourdes Barroso De Padilla

**Present** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

#### READING AND DISPOSAL OF THE JOURNAL

A motion was made by Shayla Favor, seconded by Nicholas Bankston, to Dispense with the reading of the Journal and Approve. The motion carried by the following vote:

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

#### ZONING: DORANS, CHR. HARDIN, VICE CHR. ALL MEMBERS

#### REZONINGS/AMENDMENTS

##### [3053-2024](#)

To rezone 2025 LEONARD AVE. (43219), being 1.37± acres located at the southwest corner of Leonard Avenue and Brentnell Avenue, From: AR-12, Apartment Residential District, To: L-M, Limited Manufacturing District (Rezoning #Z24-031).

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:

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, that this Ordinance be Approved as Amended. The motion carried by the following vote:**

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[2921-2024](#)

To rezone 5141 COSGRAY RD. (43016), being 264.35± acres located on the west side of Cosgray Road, 1,900± feet north of Hayden Run Road, From: PUD-6, Planned Unit Development District and L-I, Limited Institutional District, To: L-AR-12, Limited Apartment Residential District, CPD, Commercial Planned Development District, and L-I, Limited Institutional District (Rezoning #Z23-063).

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, that this Ordinance be Amended as submitted to the Clerk. The motion carried by the following vote:**

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, that this Ordinance be Approved as Amended. The motion carried by the following vote:**

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

## VARIANCES

[3054-2024](#)

To grant a Variance from the provisions of Sections 3312.21(A), Landscaping and screening; 3312.27, Parking setback line; and 3363.24, Building lines in an M-manufacturing district, of the Columbus City Codes; for the property located at 2025 LEONARD AVE. (43219), to allow reduced development standards for a bus repair facility and parking lot in the L-M, Limited Manufacturing District (Council Variance #CV24-092).

**A motion was made by Rob Dorans, seconded by Christopher Wyche, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:**

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Christopher Wyche, to Adopt**

**the findings of staff as the findings of Council. The motion carried by the following vote:**

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Christopher Wyche, that this Ordinance be Approved as Amended. The motion carried by the following vote:**

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[3152-2024](#)

To grant a Variance from the provisions of Sections 3332.38(H) and (G), Private garage, of the Columbus City Codes; for the property located at 216 ORCHARD LN. (43214), to allow habitable space within a detached garage with increased height in the R-3, Residential District (Council Variance #CV24-115).

**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:**

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, 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:**

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, 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:**

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[3155-2024](#)

To grant a Variance from the provisions of Sections 3332.03, R-1 residential district; 3309.14, Height districts; 3312.21(A), Landscaping and screening; 3312.27, Parking setback line 3333.18, Building lines; and, 3333.255, Landscaping and screening, of the Columbus City Codes; for the property located at 5700 CHATFORD DR. (43232) to allow parking in the R-1, Residential District, and an apartment complex with reduced development standards in the AR-3, Apartment Residential District (Council Variance #CV24-129).

**A motion was made by Rob Dorans, seconded by Christopher Wyche, to Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:**

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

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

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, that this Ordinance be Approved. The motion carried by the following vote:**

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

[2923-2024](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3332.05(A)(4), Area district lot width requirements; 3332.15, R-4 area district requirements; 3333.10, AR-12 area district requirements, 3333.18, Building lines, 3333.26, Height district, 3333.35(G), Private garage, and 3333.41(h), Standards, of the Columbus City Codes; for the property located at 5141 COSGRAY RD. (43016), to allow reduced development standards for a mixed-residential development in the L-AR-12, Limited Apartment Residential District (Council Variance #CV23-128).

**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:**

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, 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:**

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**A motion was made by Rob Dorans, seconded by Nancy Day-Achauer, that this Ordinance be Approved. The motion carried by the following vote:**

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, 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:**

**Absent:** 1 - Lourdes Barroso De Padilla

**Affirmative:** 8 - Nicholas Bankston, Nancy Day-Achauer, Rob Dorans, Shayla Favor, Melissa Green, Emmanuel Remy, Christopher Wyche, and Shannon Hardin

**ADJOURNED AT 6:55 P.M.**