



City of Columbus

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

Minutes - Final Zoning Committee

Monday, February 10, 2025

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.9 OF CITY COUNCIL (ZONING), FEBRUARY 10, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Absent 1 - Christopher Wyche

Present 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

READING AND DISPOSAL OF THE JOURNAL

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

Absent: 1 - Christopher Wyche

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

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

REZONINGS/AMENDMENTS

[0256-2025](#)

To rezone 4600 LAKEHURST CT. (43016), being 17.2± acres located at the southeast corner of Lakehurst Court and Emerald Parkway, From: L-C-2, Limited Commercial District and L-C-4, Limited Commercial District, To: AR-O, Apartment Office District (Rezoning #Z24-057).

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

Absent: 1 - Christopher Wyche

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

[0263-2025](#)

To rezone 106 W. CASTLE ROAD. (43207), being 5.64± acres located at the western terminus of West Castle Road, From: SR, Suburban Residential District, To: AR-1, Apartment Residential District (Rezoning #Z24-050).

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Christopher Wyche

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

[0266-2025](#)

To rezone 1429 SCHROCK RD. (43229), being 0.72± acres located at the southeast corner of Schrock Road and Ambleside Drive, From: C-4, Commercial District and C-5, Commercial District, To: L-C-4, Limited Commercial District (Rezoning #Z24-011).

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Christopher Wyche

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

VARIANCES

[2170-2024](#)

To grant a Variance from the provisions of Sections 3332.037, R-2F residential district; 3312.25, Maneuvering; 3312.29, Parking space; 3312.49(C), Required Parking; 3332.05(A)(4), Area district lot width requirements; 3332.14, R-2F area district requirements; 3332.19, Fronting; 3332.25, Maximum side yards required; 3332.26, Minimum side yards permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 41 S. CYPRESS AVE. (43222), to allow two single-unit dwellings on one lot with reduced development standards in the R-2F, Residential District (Council Variance #CV22-140).

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Postponed to Date Certain 3/03/2025. The motion carried by the following vote:

Absent: 1 - Christopher Wyche

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

[0257-2025](#)

To grant a Variance from the provisions of Sections 3312.09, Aisle; 3312.21, Landscaping and screening; 3312.25, Maneuvering; 3312.29,

Parking space; 3312.49, Required parking; 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 4600 LAKEHURST CT. (43016), to allow reduced development standards for a mixed-use development in the AR-O, Apartment Office District (Council Variance #CV24-139).

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

Absent: 1 - Christopher Wyche

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

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

Absent: 1 - Christopher Wyche

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Christopher Wyche

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

[0264-2025](#)

To grant a Variance from the provisions of Sections 3312.21(A), Landscaping and screening; 3312.27, Parking setback line; 3312.49, Required parking; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 106 W. CASTLE RD. (43207) to allow reduced development standards for an apartment complex in the AR-1, Apartment Residential District (Council Variance #CV24-122).

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

Absent: 1 - Christopher Wyche

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

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

Absent: 1 - Christopher Wyche

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Christopher Wyche

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

0265-2025

To grant a Variance from the provisions of Sections 3333.035, AR-4 apartment residential district use; 3312.49, Required parking; and 3333.09, Area requirements, of the Columbus City Codes; for the property located at 1876 N. 4TH ST. (43201), to allow a medical office with reduced development standards in the AR-4, Apartment Residential District (Council Variance #CV24-086).

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

Absent: 1 - Christopher Wyche

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

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

Absent: 1 - Christopher Wyche

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Melissa Green, that this Ordinance be Approved. The motion carried by the following vote:

Absent: 1 - Christopher Wyche

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

ADJOURNMENT

A motion was made by Emmanuel V. Remy, seconded by Rob Dorans, to adjourn this Regular Meeting. The motion carried by the following vote:

Absent: 1 - Christopher Wyche

Affirmative: 8 - Nicholas Bankston, Lourdes Barroso De Padilla, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Emmanuel Remy, and Shannon Hardin

ADJOURNED AT 7:23 P.M.