



City of Columbus

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

Minutes - Final Zoning Committee

Monday, March 10, 2025

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.13 OF CITY COUNCIL (ZONING), MARCH 10, 2025 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Absent 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Present 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans,
Melissa Green, Christopher Wyche, and Shannon Hardin

READING AND DISPOSAL OF THE JOURNAL

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

Absent: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans,
Melissa Green, Christopher Wyche, and Shannon Hardin

EMERGENCY, POSTPONED AND 2ND READING OF 30 DAY LEGISLATION

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

REZONINGS/AMENDMENTS

[0474-2025](#)

To rezone 5656 BIXBY RD. (43110), 25.80± acres located on the north side of Bixby Road, northeast of the intersection with US Route 33, From: R, Rural District and L-AR-1, Limited Apartment Residential District, To: L-AR-1, Limited Apartment Residential District and to declare an emergency (Rezoning #Z23-032A).

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

Absent: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans,
Melissa Green, Christopher Wyche, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Melissa Green, that this

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

Absent: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin

[0524-2025](#)

To rezone 5295 N. HAMILTON RD. (43230), being 19.80± acres located on the west side of North Hamilton Road, at the terminus of Thompson Road, From: L-C-4, Limited Commercial District, To: L-AR-1, Limited Apartment Residential District (Rezoning #Z24-042).

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

Absent: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin

[0538-2025](#)

To rezone 1501 GERRARD AVE. (43212), being 2.35± acres located at the southwest corner of Gerrard Avenue and Western Avenue, From: R-4, Residential District, To: AR-3, Apartment Residential District (Rezoning #Z24-069).

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

Absent: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin

VARIANCES

[0475-2025](#)

To grant a Variance from the provisions of Section 3333.35(G), Private garage, of the Columbus City Codes; for the property located at 5656 BIXBY RD. (43110), to allow increased garage height in the L-AR-1, Limited Apartment Residential District and to declare an emergency (Council Variance #CV23-050A).

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: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, 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: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin

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

Absent: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin

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

Absent: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin

[0530-2025](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3370.05, Permitted uses; 3312.21(D)(1), Landscaping and screening; 3312.49, Required parking; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 5451 EDWARDS RUN RD. (43221), to allow a community center with an eating and drinking establishment and an office building, with reduced development standards in the L-ARLD, Limited Apartment Residential District and to repeal Ordinance #1903-01 (CV01-030), passed November 26, 2001 (Council Variance #CV24-151).

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: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, 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: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, 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: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin

[0539-2025](#)

To grant a Variance from the provisions of Sections 3312.49(C), Required parking; 3312.57, EV parking minimum requirements effective January 1, 2024; 3321.07(B), Landscaping; 3333.15, Basis of computing area; 3333.18, Building lines; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 1501 GERRARD AVE. (43212), to allow an apartment building with reduced development standards in the AR-3, Apartment Residential District (Council Variance #CV24-157).

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: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, 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: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, 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: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin

[2598-2024](#)

To grant a Variance from the provisions of Sections 3349.03, Permitted uses; 3353.03, C-2 Permitted uses; and 3361.02, Permitted uses, of the Columbus City Codes; for the property located at 117 LAZELLE RD. (43235), to allow barber shop, beauty salon, and nail salon uses in the CPD, Commercial Planned Development District (Council Variance #CV24-085).

A motion was made by Rob Dorans, seconded by Melissa Green, to Withdraw this Ordinance from Consideration. The motion carried by the following vote:

Absent: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin

ADJOURNMENT

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

Absent: 2 - Lourdes Barroso De Padilla, and Emmanuel Remy

Affirmative: 7 - Nicholas Bankston, Otto Beatty III, Nancy Day-Achauer, Rob Dorans, Melissa Green, Christopher Wyche, and Shannon Hardin

ADJOURNED AT 7:10 PM