



City of Columbus

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

Minutes - Final Zoning Committee

Monday, July 26, 2021

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.37 OF CITY COUNCIL (ZONING), JULY 26, 2021 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Present 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

DISPENSE WITH THE READING OF THE JOURNAL

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: TYSON, CHR. E. BROWN M. BROWN DORANS FAVOR REMY HARDIN

1766-2021

To rezone 2432 CLEVELAND AVE. (43211), being 2.28± acres located at the southeast corner of Cleveland Avenue and Myrtle Avenue, From: R-4, Residential District, C-1, Commercial District, and C-4, Commercial District, To: CPD, Commercial Planned Development District (Rezoning #Z20-055).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1897-2021

To rezone 986 CLEVELAND AVE. (43201), being 1.07± acres located at the northeast corner of Cleveland Avenue and Gibbard Avenue, From: C-4, Commercial District and R-4, Residential District, To: AR-3, Apartment Residential District and CPD, Commercial Planned Development District (Rezoning #Z20-065).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1898-2021](#)

To grant a Variance from the provisions of Sections 3333.03, AR-3 apartment residential district use; 3312.21(A), Landscaping and screening; 3312.27(3), Parking setback line; 3312.49, Minimum numbers of parking spaces required; 3321.05(A)(1)(B)(2), Vision clearance; 3321.07(B), Landscaping; 3333.15(C), Basis of computing area; and 3333.18, Building lines, of the Columbus City Codes; for the property located at 986 CLEVELAND AVE. (43201), to permit a mixed-use development with reduced development standards in the AR-3, Apartment Residential District (Council Variance #CV20-072).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1922-2021](#)

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses; 3312.21(B), Landscaping and Screening; 3312.27(4), Parking setback line; and 3356.11, C-4 district setback lines, of the Columbus City Codes; for the property located at 888 E. DUBLIN-GRANVILLE RD. (43229), to permit multi-unit residential uses with reduced development standards in the C-4, Commercial District (Council Variance #CV21-055).

A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1932-2021](#)

To grant a Variance from the provisions of Sections 3363.01, Manufacturing districts; 3312.09, Aisle; and 3312.49, Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 1949-1951 PARSONS AVE. (43207), to permit a mixed-use building with reduced development standards in the M, Manufacturing District (Council Variance #CV21-023) and to declare an emergency.

A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1940-2021

To rezone 531 W. 5TH AVE. (43201), being 19.38± acres located primarily at the southeast and southwest corners of West 5th Avenue and Perry Street, From: M, Manufacturing District, C-4, Commercial District, C-2, Commercial District, and P-1, Private Parking District, To: C-4, Commercial District, AR-1, Apartment Residential District, I, Institutional District, R-3, Residential District, and R, Rural District (Rezoning #Z21-030).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1941-2021

To grant a Variance from the provisions of Sections 3332.02, R-rural district; 3332.035, R-3 residential district; 3333.02, AR-12, ARLD and AR-1 apartment residential district use; 3356.03, C-4 permitted uses; 3309.14, Height districts; 3312.21(A), Landscaping and screening; 3312.27(4), Parking setback line; 3312.49(C), Minimum numbers of parking spaces required; 3312.53, Minimum number of loading spaces required; 3321.05(B)(1)(2), Vision clearance; 3321.09(B), Screening; 3332.05(4), Area district lot width requirements; 3332.06, R-rural area district requirements; 3332.13, R-3 area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.21(D), Building lines; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; 3332.38(G), Private garage; 3333.18, Building lines; 3333.255, Perimeter yard; 3349.04(a)(b)(c), Height, area and yard regulations; and 3356.11, C-4 district setback lines, of the Columbus City Codes; for the property located at 531 W. 5TH AVE. (43201), to permit mixed-use development with reduced development standards in the C-4, Commercial District, AR-1, Apartment Residential District, I, Institutional District, R-3, Residential District and R, Rural District (Council Variance #CV21-040).

A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1963-2021

To grant a Variance from the provisions of Sections 3333.02, AR-12,

ARLD and AR-1 apartment residential district use; and 3333.09, Area Requirements, of the Columbus City Codes; for the property located at 737-739 E. WHITTIER ST. (43201), to permit three two-unit dwellings with reduced lot width in the AR-1, Apartment Residential District (Council Variance #CV21-031).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1966-2021

To grant a Variance from the provisions of Sections 3332.035, R-3 residential district; 3312.49, Minimum numbers of parking spaces required; 3332.05(A), Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.19, Fronting; 3332.25, Maximum side yards required; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 1150 FAIR AVE. (43205), to permit two single-unit dwellings on one lot with reduced development standards in the R-3, Residential District (Council Variance #CV21-058).

A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1969-2021

To grant a Variance from the provisions of Sections 3332.033, R-2 residential district; 3312.09, Aisle; 3312.21, Landscaping and screening; 3312.25, Maneuvering; 3312.27, Parking setback line; 3312.49, Minimum numbers of parking spaces required; 3321.07, Landscaping; 3332.21, Building lines; 3332.25, Maximum side yards required; and 3332.26, Minimum side yard permitted, of the Columbus City Codes; for the property located at 636 CHASE RD. (43214), to permit a health and wellness studio with reduced development standards in the R-2, Residential District, and to repeal Ordinance #2701-98, passed November 2, 1998 (Council Variance #CV21-051).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1971-2021

To rezone 879 EAST LONG STREET (43203), being 0.17± acres located at the southeast corner of East Long Street and Australia Alley, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning #Z21-031).

A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1979-2021](#)

To rezone 980 E. RICH ST. (43205), being 0.35± acres located at the northeast corner of East Rich Street and South 20th Street, From: R-3, Residential District, To: AR-3, Apartment Residential District (Rezoning #Z20-107).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1980-2021](#)

To grant a Variance from the provisions of Sections 3312.21(A)(2),(D) (1), Landscaping and screening; and 3312.49 Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 980 E. RICH ST. (43205), to permit reduced development standards for an apartment building in the AR-3, Apartment Residential District (Council Variance #CV20-121).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1989-2021](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD, and AR-1, apartment residential district use; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 1535 N. CASSADY AVE. (43219), to permit commercial vehicular access and a reduced perimeter yard for an apartment complex in the L-AR-1, Limited Apartment Residential District and to repeal Ordinance #1262-2020, passed June 18, 2020 (Council Variance #CV21-045).

A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1992-2021](#)

To rezone 793 W. STATE ST. (43222), being 1.88± acres located at the terminus of West State Street at South Souder Avenue, From: CPD, Commercial Planned Development District, To: AR-3, Apartment Residential District (Rezoning #Z20-063).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1993-2021](#)

To grant a Variance from the provisions of Sections 3333.03, AR-3

apartment residential district use; 3312.49(C), Minimum numbers of parking spaces required; 3321.05(B)(2), Vision clearance; 3321.07(B), Landscaping; 3333.18, Building lines; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at 793 W. STATE ST. (43222), to permit outside activity on a residential access drive and reduced development standards in the AR-3, Apartment Residential District (Council Variance #CV20-069).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1995-2021

To amend Ordinance #1474-88, passed June 27, 1988 (Z88-1844), and Ordinance #1993-2014, passed September 22, 2014 (Z88-1844A), for property located at 1521 N. CASSADY AVE. (43219), by amending Section 1 of Ordinance #1474-88 to include legal descriptions for these specific properties, and by repealing Section 1 of Ordinance #1993-2014 and replacing it with new Section 3 thereby modifying the access restrictions to allow a permanent right-in/right-out point access to North Cassady Avenue (Rezoning # Z88-1844A).

A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1996-2021

To rezone 990 DUBLIN RD. (43215), being 39.61± acres located on the north side of Dublin Road, 1,950± feet east of Grandview Avenue, From: M, Manufacturing District, To: CPD, Commercial Planned Development District (Rezoning #Z21-021).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

1997-2021

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 990 DUBLIN RD. (43215), to permit ground-floor residential uses as part of a mixed-use development in the CPD, Commercial Planned Development District (Council Variance #CV21-025).

A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Approved. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1998-2021](#)

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), Minimum numbers of parking spaces required; and 3312.53, Minimum number of loading spaces required, of the Columbus City Codes; for the property located at 79 THURMAN AVE. (43206), to permit mixed commercial uses with reduced development standards in the R-2F, Residential District, and to repeal Ordinance #3207-97, passed December 15, 1997 (Council Variance #CV21-063) and to declare an emergency.

A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Amended to Emergency. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

A motion was made by Priscilla Tyson, seconded by Shayla Favor, that this Ordinance be Approved as Amended. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1999-2021](#)

To amend Ordinance #0726-2004, passed June 7, 2004 (Z03-080), by repealing Section 3 and replacing it with a new Section 3 thereby modifying the limitation text regarding basement requirements, site design changes, and the approved site plan in the L-R-2, Limited Residential District for property located at 3760 ALLMON RD. (43123) (Rezoning Amendment #Z03-080A).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[0614-2021](#)

To rezone 280 E. WHITTIER ST. (43206), being 2.34± acres located at the northeast corner of East Whittier Street and Jaeger Street, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning #Z20-061).

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

Absent: 1 - Elizabeth Brown

Affirmative: 6 - Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[0615-2021](#)

To grant a Variance from the provisions of Sections 3356.03, C-4 Permitted uses and 3361.02, Permitted uses; for the property located at 280 E. WHITTIER ST. (43206), to permit ground-floor residential uses as part of a mixed-use development in the CPD, Commercial Planned

Development District (Council Variance #CV20-066).

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

Absent: 1 - Elizabeth Brown

Affirmative: 6 - Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

A MOTION WAS MADE BY COUNCILMEMBER REMY, SECONDED BY COUNCILMEMBER FAVOR TO ADOPT THE FINDINGS OF STAFF AS THE FINDINGS OF COUNCIL ON ORDINANCE #0615-2021. THE MOTION CARRIED BY THE FOLLOWING VOTE: AFFIRMATIVE: 6 NEGATIVE: 0 ABSENT: 1 (E. BROWN)

RECESSED AT 9:00 P.M.

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, to Recess the Regular Meeting. The motion carried by the following vote:

Absent: 1 - Elizabeth Brown

Affirmative: 6 - Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

RECONVENED AT 9:14 P.M.

A motion was made by Emmanuel V. Remy, seconded by Shayla Favor, to Reconvene the Regular Meeting. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1349-2021](#)

To rezone 4465 CAUTELA DR. (43081), being 58.3± acres located west of the terminus of Cautela Drive and at the northwest corner of Central College Road and Lee Road, From: R, Rural District, To: PUD-4, Planned Unit Development District (Rezoning #Z20-099).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1392-2021](#)

To rezone 116 N. WHEATLAND AVE. (43204), being 6.90± acres located on the east side of North Wheatland Avenue, 600± feet north of West Broad Street, From: NG, Neighborhood General District, To: CPD, Commercial Planned Development District (Rezoning #Z21-005).

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1518-2021](#)

To rezone 999 BONHAM AVE. (43211), being 10.86± acres located on the south side of Bonham Avenue at the terminus of St. Clair Avenue, From: M, Manufacturing District, To: L-AR-1, Limited Apartment Residential District (Rezoning #Z20-100).

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Tabled Indefinitely. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1519-2021](#)

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 number of parking spaces required; and 3333.255, Perimeter yard; of the Columbus City Codes, for property located at 999 BONHAM AVE. (43211), to permit 4,000± square feet of commercial space and reduced development standards for a multi-unit residential development in the L-AR-1, Limited Apartment Residential District (Council Variance #CV21-113).

A motion was made by Priscilla Tyson, seconded by Emmanuel V. Remy, that this Ordinance be Tabled Indefinitely. The motion carried by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

[1790-2021](#)

To grant a Variance from the provisions of Sections 3332.039, R-4, Residential District; 3332.05(A)(4), Area district lot width requirements; 3332.15, R-4, area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.21, Building lines; 3332.26(C) (1), Minimum side yard permitted; and 3332.27, Rear yard, of the Columbus City Codes; for the property located at 915 N. 4TH ST. (43201), to permit two single-unit dwellings on the same lot with reduced development standards in the R-4, Residential District (Council Variance #CV21-059).

A motion was made by Priscilla Tyson, seconded by Elizabeth Brown, that this Ordinance be Taken from the Table. The motion failed by the following vote:

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

ADJOURNMENT

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

Affirmative: 7 - Elizabeth Brown, Mitchell Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, Priscilla Tyson, and Shannon Hardin

ADJOURNED AT 10:31 P.M.