



City of Columbus

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

Minutes - Final Zoning Committee

Monday, March 7, 2022

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO.12 OF CITY COUNCIL (ZONING), MARCH 7, 2022 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Present 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

READING AND DISPOSAL OF THE JOURNAL

A motion was made by Lourdes Barroso De Padilla, seconded by Emmanuel V. Remy, 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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

ZONING: DORANS, CHR. BANKSTON BARROSO DE PADILLA BROWN FAVOR REMY HARDIN

0538-2022

To rezone **6357 N. HAMILTON RD. (43081)**, being 2.23± acres located on the south side of North Hamilton Road, 200± feet south of Glenabby Drive, **From:** CPD, Commercial Planned Development District, **To:** L-M, Limited Manufacturing District (Rezoning #Z21-082).

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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

0539-2022

To grant a Variance from the provisions of Sections 3312.27, Parking setback line; and 3363.24, Building lines in an M-Manufacturing district; of the Columbus City Codes; for property located at **6357 N. HAMILTON RD. (43081)**, to permit reduced setbacks for a self-storage facility in the L-M, Limited Manufacturing District (Council Variance #CV21-132).

A motion was made by Rob Dorans, seconded by Shayla Favor, that this Ordinance be Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth 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 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, Elizabeth 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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

0559-2022

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, Area district lot width requirements; 3332.13, R-3 area district requirements; 3332.18(D), Basis of computing area; 3332.19, Fronting; 3332.26, Minimum side yard permitted; and 3332.27, Rear yard; of the Columbus City Codes; for the property located at **419 S. CHAMPION AVE. (43206)**, to permit a three-unit dwelling and a carriage house on one lot with reduced development standards in the R-3, Residential District (Council Variance #CV21-076).

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be Accept entire staff report into evidence as an exhibit. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, that this Ordinance be 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, Elizabeth 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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

0584-2022

To rezone **6050 CLEVELAND AVE. (43231)**, being 0.46± acres located on the southeast corner of Cleveland Avenue and Bretton Woods Drive, **From:** L-C-2, Limited Commercial District, **To:** AR-1, Apartment Residential District (Rezoning #Z20-117).

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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

0585-2022

To grant a Variance from the provisions of Sections 3312.27(2), Parking setback line; and 3333.24, Rear yard, of the Columbus City Codes; for the property located at **6050 CLEVELAND AVE. (43231)**, to permit reduced development standards for a ten-unit apartment building in the AR-1, Apartment Residential District (Council Variance #CV20-134).

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:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, 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, Elizabeth 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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

0589-2022

To rezone **4591 INDIANOLA AVE. (43214)**, being 0.16± acres located on the west side of Indianola Avenue, 120± feet north of Wetmore Road, **From:** R-3, Residential District, **To:** C-2, Commercial District (Rezoning #Z21-103).

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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

0590-2022

To rezone **7272 HUNTINGTON PARK DR. (43235)**, being 5.04± acres located on the east side of Huntington Park Drive, 1,300± feet southeast of Horizon Drive, **From:** CPD, Commercial Planned Development District, **To:** L-AR-2, Limited

Apartment Residential District (Rezoning #Z21-098).

A motion was made by Rob Dorans, seconded by Shayla Favor, that this Ordinance be Tabled Indefinitely. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

0591-2022

To grant a Variance from the provisions of Sections 3312.49, Minimum numbers of parking spaces required; 3321.01, Dumpster area; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at **7272 HUNTINGTON PARK DR. (43235)**, to permit reduced development standards for an apartment complex in the L-AR-2, Limited Apartment Residential District (Council Variance #CV21-127).

A motion was made by Rob Dorans, seconded by Shayla Favor, that this Ordinance be Tabled Indefinitely. The motion carried by the following vote:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

0596-2022

To rezone **6617 BRICEGROVE BLVD. (43110)**, being 28.79± acres located at the intersection of Bricegrove Boulevard and the south side of Abbie Trails Drive, 1,350± feet east of Gender Road, **From:** PUD-6, Planned Unit Development District, **To:** L-AR-12, Limited Apartment Residential District (Rezoning #Z21-099).

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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

0598-2022

To grant a Variance from the provisions of Section 3333.02, AR-12, ARLD and AR-1 apartment residential district use, of the Columbus City Codes; for the property located at **6617 BRICEGROVE BLVD. (43110)**, to permit a two-unit dwelling as part of a multi-unit residential development in the L-AR-12, Limited Apartment Residential District (Council Variance #CV21-129).

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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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:

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

1198-2021

To grant a Variance from the provisions of Sections 3332.035, R-3 Residential district; 3312.25, Maneuvering; 3312.29, Parking space; 3332.123, R-3 area district requirements; 3332.19, Fronting; 3332.25, Maximum side yards required; 3332.26, Minimum side yard permitted; 3332.27, Rear yard; and 3332.28, Side or rear yard obstruction, of the Columbus City Codes; for the property located at **2803 FERN AVE. (43211)**, to permit two single-unit dwellings on the same lot with reduced development standards in the R-3, Residential District (Council Variance #CV19-125).

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, Elizabeth 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:

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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, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

ADJOURNMENT

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

Affirmative: 7 - Nicholas Bankston, Lourdes Barroso De Padilla, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

ADJOURNED AT 7:02 PM.