



City of Columbus

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

Minutes - Final Zoning Committee

Monday, June 27, 2022

6:30 PM

City Council Chambers, Rm 231

REGULAR MEETING NO. 33 OF CITY COUNCIL (ZONING), JUNE 27, 2022 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

Absent 1 - Lourdes Barroso De Padilla

Present 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor,
Emmanuel Remy, and Shannon Hardin

READING AND DISPOSAL 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:**

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, 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

REZONINGS / AMENDMENTS

[0289-2022](#)

To rezone 142 W. WHITTIER ST. (43206), being 16.54± acres located
on the north side of West Whittier Street, 350± feet west of South Front
Street From: M, Manufacturing District, To: CPD, Commercial Planned
Development District (Rezoning #Z19-082).

**A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to
Waive the 2nd Reading. The motion carried by the following vote:**

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor,
Emmanuel Remy, and Shannon Hardin

TABLED to 7/11/22

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, that this

Ordinance be Tabled to Certain Date. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[1668-2022](#)

To rezone 5050 WARNER RD. (43081), being 7.68± acres located at the northeast corner of Warner Road and Limerock Drive, From: R, Rural District, To: L-AR-1, Limited Apartment Residential District (Rezoning #Z22-007).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[1670-2022](#)

To rezone 2535 LINBAUGH RD. (43123), being 0.34± acre located on the west side of Linbaugh Road at the terminus of Linbaugh Road and Bridgehill Drive, From: L-R-2, Limited Residential District, To: R-2, Residential District (Rezoning #Z22-031) and to declare an emergency.

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Amend to Emergency. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

A motion was made by Rob Dorans, seconded by Nicholas Bankston, to Approve as Amended. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[1674-2022](#)

To rezone 6000 BEEHCROFT RD. (43229), being 2.55± acres located on the east side of Beehcroft Road, 1,270± feet south of Sharon Woods Boulevard, From: C-4, Commercial District, To: L-AR-1, Limited Apartment Residential District (Rezoning #Z21-063).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, 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: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[1676-2022](#)

To rezone 2973 MCCUTCHEON RD. (43219), being 0.49± acres located at the southeast corner of McCutcheon Road and Stelzer Road, From: R-1, Residential District, To: C-4, Commercial District (Rezoning #Z21-097).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[1683-2022](#)

To rezone 1393 N. 4TH ST. (43201), being 0.12± acres located at the southwest corner of North 4th Street and East 8th Avenue,, From: R-4, Residential District, To: CPD, Commercial Planned Development District (Rezoning #Z21-105).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Abstained: 1 - Shayla Favor

Affirmative: 5 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

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

Absent: 1 - Lourdes Barroso De Padilla

Abstained: 1 - Shayla Favor

Affirmative: 5 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Emmanuel Remy, and Shannon Hardin

[1713-2022](#)

To rezone 3336 E. 5TH AVE. (43219), being 3.45± acres located at the northwest corner of East Fifth Avenue and Stelzer Road, From: R-4, Residential District, To: M, Manufacturing District (Rezoning #Z22-009).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

VARIANCES

[0290-2022](#)

To grant a Variance from the provisions of Sections 3356.03, C-4 permitted uses, 3361.02, Permitted uses, and 3312.49(C), Minimum numbers of parking spaces required, of the Columbus City Codes; for the property located at 142 W. WHITTIER ST. (43206), to permit ground floor residential uses and reduced parking in the CPD, Commercial Planned Development District (Council Variance #CV19-111).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

TABLED to 7/11/22

A motion was made by Rob Dorans, seconded by Elizabeth Brown, that this Ordinance be Tabled to Certain Date. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[1669-2022](#)

To grant a Variance from the provisions of Section 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 5050 WARNER RD. (43081), to permit a reduced perimeter yard for an apartment complex in the L-AR-1, Limited Apartment Residential District (Council Variance #CV22-005).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[1677-2022](#)

To grant a Variance from the provisions of Section 3356.03, C-4, permitted uses, of the Columbus City Codes; for the property located at 2456 W. BROAD ST. (43204), to permit a single-unit dwelling in the C-4, Commercial District (Council Variance #CV21-117).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, 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 Amended as submitted to the Clerk. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[1705-2022](#)

To grant a Variance from the provisions of Sections 3332.38(H), Private garage; and 3332.38(G), Private garage, of the Columbus City Codes; for the property located at 253 LANSING ST. (43206), to permit habitable space above a detached garage with increased height in the R-2F, Residential District (Council Variance #CV22-020).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[1715-2022](#)

To grant a Variance from the provisions of Sections 3332.039 R-4 residential district; 3312.49(B) Minimum number of parking spaces required; 3332.25(B), Maximum side yards required; 3332.26 Minimum side yard permitted; and 3332.27 Rear yard, of the Columbus City Codes; for the property located at 400 RYAN AVE. (43223), to permit a shared living facility in the R-4, Residential District, and to repeal Ordinance #1319-2021, passed June 7, 2021 (Council Variance #CV22-025).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

[1734-2022](#)

To grant a Variance from the provisions of Sections 3363.01, M-manufacturing districts; 3309.14(A), Height districts; 3312.49, Minimum number of parking spaces required; 3363.24(D)(2), Building lines; and 3363.27(b)(1), Height and area regulations, of the Columbus City Codes; for the property located at 1826 E. LIVINGSTON AVE. (43205), to permit a mixed-use development with reduced development standards in the M, Manufacturing District (Council Variance #CV21-151).

A motion was made by Rob Dorans, seconded by Emmanuel V. Remy, to Waive the 2nd Reading. The motion carried by the following vote:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

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: 6 - Nicholas Bankston, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, 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:

Absent: 1 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, 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 - Lourdes Barroso De Padilla

Affirmative: 6 - Nicholas Bankston, Elizabeth Brown, Rob Dorans, Shayla Favor, Emmanuel Remy, and Shannon Hardin

Adjourned at 7:58 PM