

# Columbus City Council Zoning Committee

Chair, Rob Dorans

Wednesday – January 12, 2022



THE CITY OF  
**COLUMBUS**  
CITY COUNCIL

# Role of the Zoning Committee Chair

## The Chair of Council's Zoning Committee sets the Zoning Agenda

- This occurs **after the Zoning Applications** have gone through reviews from City Staff, Area Commissions/Civic Associations and/or the Development Commissions and **have received an approval or disapproval.**



City of Columbus

Agenda - Final

Zoning Committee

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

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Monday, January 10, 2022

6:30 PM

City Council Chambers, Rm 231

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REGULAR MEETING NO.3 OF CITY COUNCIL (ZONING), JANUARY 10, 2022 AT 6:30 P.M. IN COUNCIL CHAMBERS.

ROLL CALL

READING AND DISPOSAL OF THE JOURNAL

EMERGENCY, TABLED AND 2ND READING OF 30 DAY LEGISLATION

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

[3372-2021](#)

To rezone 359 FREBIS AVE. (43206), being 0.64± acres located on the south side Frebis Avenue, 500± feet west of Parsons Avenue, From: R-2F, Residential District, To: AR-1, Apartment Residential District (Rezoning #Z21-055).

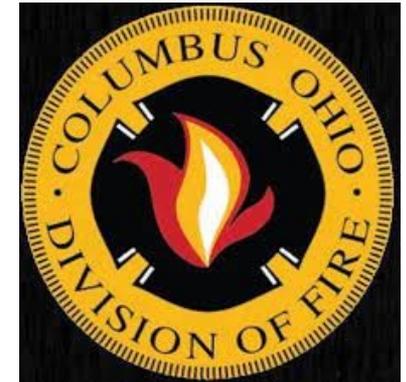
[3373-2021](#)

To grant a Variance from the provisions of Sections 3333.02, AR-12, ARLD and AR-1, Apartment residential district use; 3312.13, Driveway; 3312.49, Minimum numbers of parking spaces required; 3321.05(A), Vision clearance; 3333.15, Basis of computing area; 3333.18, Building lines; and 3333.255, Perimeter yard, of the Columbus City Codes; for the property located at 359 FREBIS AVE. (43206), to

# City Staff Recommendations

## Staff Review Input

- Public Service – Traffic
  - Impact study needed?
- Recreation and Parks
  - Parkland Dedication?
- Planning
  - Area Plan Compliant?
- Public Utilities
  - Sanitary sewer capacity?
- Columbus Public Health
  - Healthy places (active features: sidewalks, trails, etc.)
- Zoning Staff
  - Does it meet code requirements?



# Area Commissions & Civic Associations\*

- Area Commissions and some civic associations consider zoning applications
  - These groups make advisory recommendations to Council through approvals or disapprovals



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**COLUMBUS**<sup>★</sup>  
AREA COMMISSIONS

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*\*Area Commissions are recognized by City Code; Civic Associations are not*



# Development Commission

The Columbus Development Commission **serves as a recommending body** on various legislative items to City Council concerning land use applications, matters of policy and **rezonings**.

- The Development Commission consists of seven members (currently one vacancy) appointed by the Mayor to six-year terms.
  - These are **local industry professionals** (architects, lawyers, professors, etc.) with many years of experience.
- The Development Commission holds a public hearing at least once each month to vote on recommendations to City Council.



# Development Commission

- Marty Anderson
  - Sowald Sowald Anderson Hawley & Johnson
  - Partner
- Kay Onwukwe
  - HKI Associates, Inc.
  - Vice President and Director of Design and Planning
- John Ingwersen
  - Columbus Consulting Group, LLC & Alchemy Construction, LLC
  - President, Architect
- Maria Manta Conroy
  - Austin E. Knowlton School of Architecture, the Ohio State University
  - Associate Professor of City and Regional Planning
- Amanda Golden
  - Designing Local
  - Managing Principal
- Michael J. Fitzpatrick
  - Archall Architectural Alliance
  - Registered architect



# Contacting Council

As a resident of the City of Columbus you know you can reach out to any Councilmember at any time.

- **For Zoning purposes the best time to reach out is after a zoning/variance application has been voted on by your Area Commission**
  - If the vote was split or contentious my office will be reaching out to the Chairs to learn more.
- **Area Commissions are highly encouraged to fill out the notes section of the Standardized Recommendation Form**
  - Many times we receive a disapproval from an Area Commission without an explanation.
  - You're encouraged to be VERY specific about zoning concerns and concerns that may not be directly related to zoning.





DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

Case Number	<u>Z19-043</u>		
Address	<u>198 McNaughten Rd</u>		
Group Name	<u>Far East Area Commission</u>		
Meeting Date	<u>11/05/19</u>		
Specify Case Type	<input type="checkbox"/>	BZA Variance / Special Permit	
	<input type="checkbox"/>	Council Variance	
	<input checked="" type="checkbox"/>	Rezoning	
	<input type="checkbox"/>	Graphics Variance / Plan / Special Permit	
Recommendation (Check only one)	<input type="checkbox"/>	Approval	
	<input type="checkbox"/>	Disapproval	<input checked="" type="checkbox"/>

**NOTES:**

**WITH A QUORUM OF 5, NO COMMISSIONER VOTED TO APPROVE THE APPLICATION AS SUBMITTED.**

**FOUR (4) COMMISSIONER VOTED NO. ONE (1) ABSTAINED**

**APPLICATION DID NOT MEET THE DENSITY REQUIREMENTS WITHIN OUR GOVERNING FAR EAST LAND USE PLAN ADOPTED IN JULY OF 2018 BY THE FAR EAST AREA COMMISSION.**

**The Far East Land Use Plan (2018) recommends Low Medium Density Residential (6-10 du/acre) for the site. The proposal's density of 14 du/acre exceeds the plan's recommendation and is therefore NOT APPROVED.**

Vote: Quorum of 5 - 4 yes / 0 no / 1 abstained

Signature of Authorized Representative *Jennifer Chamberlain*

Recommending Group Title Commissioner / Chair

Daytime Phone Number: 614 30704708

# Area Commission Disapprovals

When we receive a disapproval from an Area Commission or Civic Association, **Council staff will reach out to both the Area Commission/Civic Association and the applicant within 30 days** to learn more and work through issues.

- **We expect all parties involved to work in good faith to reach solutions.**
  - We want both Area Commissions/Civic Associations and the applicants to be credible and impactful in this process
  - **Stating specific reason for opposition in notes allows us to work to address those concerns if the legislation comes to Council.**
    - This is the time to be clear and consistent with concerns.
    - "New Concerns" after this step hurts the ability of Council to work through issues with applicants.

# The Right Balance

**Columbus City Code Section 3310.02 empowers City Council to amend the zoning map or districts.**

- **The body is given wide discretion** under the law to make a determination when a rezoning or variance is appropriate.
  - Again, **the focus of this determination is on the use of the land**, not necessarily other aspects of the development.
- City Council has historically and will continue to balance the needs of the community when making these determinations on when the permissible land use should be changed.
  - City Council votes along the Area Commissions' recommendations more than 90% of the time

# For Example:

Columbus lacks sufficient housing units for our population growth.

- In many instances, rezoning a property to a residential district may be appropriate to meet the needs of our city today.
  - There will be some in our community concerned with the density of proposed housing developments and the impact of new residents on the neighborhood.
- **Council's job is to balance all of these concerns** and determine, as it relates specifically to the zoning maps and districts, what is appropriate and in the best interest of the City.

# Zoning Code vs Neighborhood Issues

- Zoning: Delineation of districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings
- Not Zoning:
  - Rentals vs owner occupied
  - Trash concerns
  - Proximity to bus stops/transportation
  - Fitting the character of the neighborhood
  - Affordable housing units
- Council can work with applicants and city departments on addressing issues like these, but these are not part of the governing code that is in front of Council.



# Job of the Zoning Chair

The Chair of the Zoning Committee's job is to set the Zoning agenda and inform the rest of the Councilmembers about zoning legislation and issues.

- Finding compromises between the neighborhoods and the developers.
  - One of my TOP goals as the Chair is to make sure that the Area Commission/Civic Associations are an important and credible part of the process.
  - I need your help to be VERY clear about why you are issuing and approval/disapproval and identifying non-zoning issues that we need to work through.

# Contact Information

- Rob Dorans
  - Councilmember and Zoning Committee Chair
  - [radorans@Columbus.gov](mailto:radorans@Columbus.gov)
- Kevin McCain
  - Legislative Aide to CM Dorans
  - (614) 645-5829
  - [kbmccain@columbus.gov](mailto:kbmccain@columbus.gov)
- Andie McDonald
  - Legislative Assistant to CM Dorans
  - (614) 645-7994
  - [abmcdonald@columbus.gov](mailto:abmcdonald@columbus.gov)
- Andrew Dyer
  - Senior Policy Advisor (City Council Zoning Coordinator)
  - (614) 645-6867
  - [atdyer@columbus.gov](mailto:atdyer@columbus.gov)