



MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, December 6, 2023, in the Council Chambers of the Citizen Service Center.

Commissioners Present:

- Chairperson:** Larry Derby
- Vice Chairperson:** Ralph King
- Commissioners:** Gloria Thomas, Rick Stallings, James Dudley, Xavier McCaskey, Patricia Weekley
- Absent:** Patrick Steed
- Staff Members:** John Renfroe, Assistant Planning Director
Morgan Shepard, Principal Planner

CALL TO ORDER: Chairperson called the meeting to order at 9:00 a.m. All in attendance stood for the pledge of allegiance to the American Flag. He explained the rezoning process to the audience.

APPROVAL OF MINUTES: Chairperson asked for a motion on the minutes. Chairperson made a motion to submit the minutes as accepted. No changes or additions by other commissioners. Motion carries, minutes accepted.

1. **REZN-10-23-1988:** A request to rezone 0.22 acres of land located at 4228 3rd Avenue. Current zoning is Light Manufacturing/Industrial (LMI) zoning district. Proposed zoning is Residential Multifamily - 1 (RMF1) zoning district. The proposed use is Multifamily Residential. Alice Bowen/Dor Neil Enterprises is the applicant. The property is located in Council District 8 (Garrett).

Morgan Shepard read the staff report.

REZN-10-23-1988

- Applicant:** Dor Neil Enterprises, LLC
- Owner:** Dor Neil Enterprises, LLC
- Location:** 4228 3rd Avenue

Parcel:	013-001-041
Acreage:	0.22 Acres
Current Zoning Classification:	Light Manufacturing/Industrial (LMI)
Proposed Zoning Classification:	Residential Multifamily – 1 (RMF1)
Current Use of Property:	Multifamily Residential
Proposed Use of Property:	Multifamily Residential
General Land Use:	Consistent Planning Area F
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family Residential
Compatible with Existing Land-Uses:	Yes
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:	Property is served by all city services.
Traffic Impact:	Average Annual Daily Trips (AADT) will increase by 4 trips if used for residential use.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
School Impact:	N/A
Buffer Requirement:	The site shall include a Category A buffer along all property lines bordered by the LMI zoning district. The 3 options under Category A are: <ul style="list-style-type: none"> 1) 5 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood

fence or masonry wall.

3) 20 feet undisturbed natural buffer.

Surrounding Zoning:	North	Light Manufacturing/Industrial (LMI)
	South	Light Manufacturing/Industrial (LMI)
	East	Light Manufacturing/Industrial (LMI)
	West	Residential Multifamily - 1 (RMF1)

Attitude of Property Owners: **Twenty-nine (29)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one call and/or emails regarding the rezoning.

Approval	0 Responses
Opposition	0 Responses

Additional Information: Existing residential structures are legal, nonconforming but have been vacant for over six months. The applicant will renovate existing structures.

Ms. Shepard explained the Planning Department would be moving forward with an offer to rezone all the properties on 3rd Avenue between 42 and 44th Street. This property is within that group. However, it is on the demolition list and needs to proceed with the rezoning as soon as possible.

Rick Carter, 2317 7th St, addressed the Commissioners on behalf of the applicant. He stated they are improving the property and the neighborhood.

Commissioner King moved to approve the proposed rezoning and Commissioner Thomas seconded; Case is approved (8-0 Physical / 0-0 Virtual).

2. REZN-10-23-2056: A request to rezone 0.19 acres of land located at 3300 6th Avenue. Current zoning is Residential Multifamily - 2 (RMF2) zoning district. Proposed zoning is Residential Multifamily - 1 (RMF1) zoning district. The proposed use is Single-family Residential. Sara Clark is the applicant. The property is located in Council District 8 (Garrett).

Morgan Shepard read the staff report.

REZN-10-23-2056

Applicant:		Sara Clark
Owner:		Sara & Troy Clark
Location:		3300 6 th Avenue
Parcel:		014-019-010A
Acreage:		0.19 Acres
Current Zoning Classification:		Residential Multifamily - 2 (RMF2)
Proposed Zoning Classification:		Residential Multifamily - 1 (RMF1)
Current Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
General Land Use:		Consistent Planning Area F
Current Land Use Designation:		Single Family Residential
Future Land Use Designation:		Single Family Residential
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will increase by 3 trips if used for residential use.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage. Driveway shall be off 6 th Avenue.
Surrounding Zoning:	North	Residential Multifamily - 2 (RMF2)
	South	Residential Multifamily - 2 (RMF2)
	East	Residential Multifamily - 2 (RMF2)
	West	Residential Multifamily - 2 (RMF2)

Attitude of Property Owners:

Forty-Eight (48) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.

Approval 0 Responses
Opposition 0 Responses

Additional Information:

The applicant plans to build a single-family residential home.

Sara King, 3602 3rd Avenue, the applicant, approached the Commissioners. She stated she wanted to build a single-family home for the growth of her family and as part of the Truth Springs project happening on 6th Avenue.

Commissioner Dudley asked if they were okay with the driveway location.

Ms. King responded yes.

Commissioner Baker moved to approve the proposed Text Amendments and Commissioner McCaskey seconded; Case is approved (8-0 Physical / 0-0 Virtual).

3. **REZN-11-23-2222:** A request for a text amendment to amend Section 6.2.2 of the Unified Development Ordinance (UDO) in regards to Resource Conservation Subdivisions. The Planning Department is the applicant.

Morgan Shepard read the staff report.

REZN-11-23-2222

Text Amendment Changes to the UDO

A request to amend the text of the Unified Development Ordinance (UDO).

UNIFIED DEVELOPMENT ORDINANCE REVISIONS
(Explanation of Revisions)

1. Explanation of Revisions: Amend Section 6.2.2

Section 6.2.2. Resource Conservation Subdivision Option.

- A. *Defined.* A resource conservation subdivision is a subdivision in which the lot sizes, lot widths, and other dimensional requirements are established by this Chapter, while the number of lots allowed is based on the zoning district of the property and the conservation of valuable resources. A resource conservation subdivision application shall be submitted to the Planning Advisory Commission for review and recommendations and to the Columbus Council for final action.
- B. *Permitted Zoning Districts.* Only properties zoned RE10, RE5, RE1, RT, SFR1, SFR2, SFR3 and SFR4 may be approved as a resource conservation subdivision.
- C. *Minimum Area for Conservation, Preservation or Recreational Use.* At least 100% of all areas classified as Primary Conservation Areas within a site proposed to be developed as a resource conservation subdivision, but no less than 20% of the total site, must be set aside as open space for conservation, preservation or recreational use, as further provided below. If less than 20% of the site is located within Primary Conservation Areas, then areas classified as Secondary Conservation Areas are to be given preference for inclusion in the minimum required open space.

Ms. Shepard stated this text amendment applies to the application process of the Resource Conservation Subdivision Ordinance. The change would require the applicant to go before Planning Advisory Commission for a recommendation and then City Council for final approval. Currently, if the criteria of the UDO are met, a Resource Conservation Subdivision is approved administratively by the various departments.

Commissioner Dudley asked if there was a particular case that caused Council to want this.

Ms. Shepard responded no; it was initiated to give more oversight to the approval process. There is currently only one Resource Conservation Subdivision in the city. Ms. Shepard stated she did not believe this would impede the development process.

Commissioner King asked which subdivision was a Resource Conservation Subdivision.

Ms. Shepard responded Heiferhorn Farms.

Commissioner King asked what the difference was between a Resource Conservation Subdivision and a standard subdivision.

Ms. Shepard stated Resource Conservation Subdivision allows for more flexibility in order to preserve more land, a stream or a natural resource, this has to be part of a permanent conservation easement set up with the city or with a 501(c)(3) nonprofit to preserve those areas.

Commissioner King moved to approve the proposed Text Amendment and Commissioner Thomas seconded; Case is approved (8-0 Physical / 0-0 Virtual).

NEW BUSINESS: Chairman announced the next PAC meeting would be January 17, 2024.

Commissioner Baker asked if there was an update on the proposed Moore Road rezoning.


Ms. Shepard stated there is no update since they were told they needed the Traffic Impact Study. The study does take several weeks typically.

OLD BUSINESS:

ADJOURNMENT: 9:12 A.M.

RECORDING: <https://www.youtube.com/watch?v=zfQMdYTAMMO&t=1s>


Larry Derby, Chairperson


Morgan Shepard, Principal Planner