

November 2022 Zoning Committee Report

North Linden Area commission

Prepared by Ben Keith

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Current items

The Zoning Committee brings forward one (1) item for the North Linden Area Commission to vote on:

DEMO2302869 City of Columbus

Permit application for 757 Carolyn Avenue: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=23120&capID2=00000&capID3=00006&agencyCode=COLUMBUS&HideHeader=true>



A pair of City of Columbus office buildings, formerly of the Department of Building and Zoning Services and other tenants. This is the complex between I-71 and Beulah Road, between Carolyn Avenue and Piedmont Road.

The City plans to build a “Public Safety Campus” at this location. A presentation from Michael Jones, representing the City of Columbus Department of Finance and Management, is expected at the January meeting of the North Linden Area Commission.

- Property record: <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-137724-00>
- Zoning: E - Exempt - Owned by the City of Columbus (R3 - Residential)
- Application submitted: January 9, 2023
- Waiting period expires: March 10, 2023



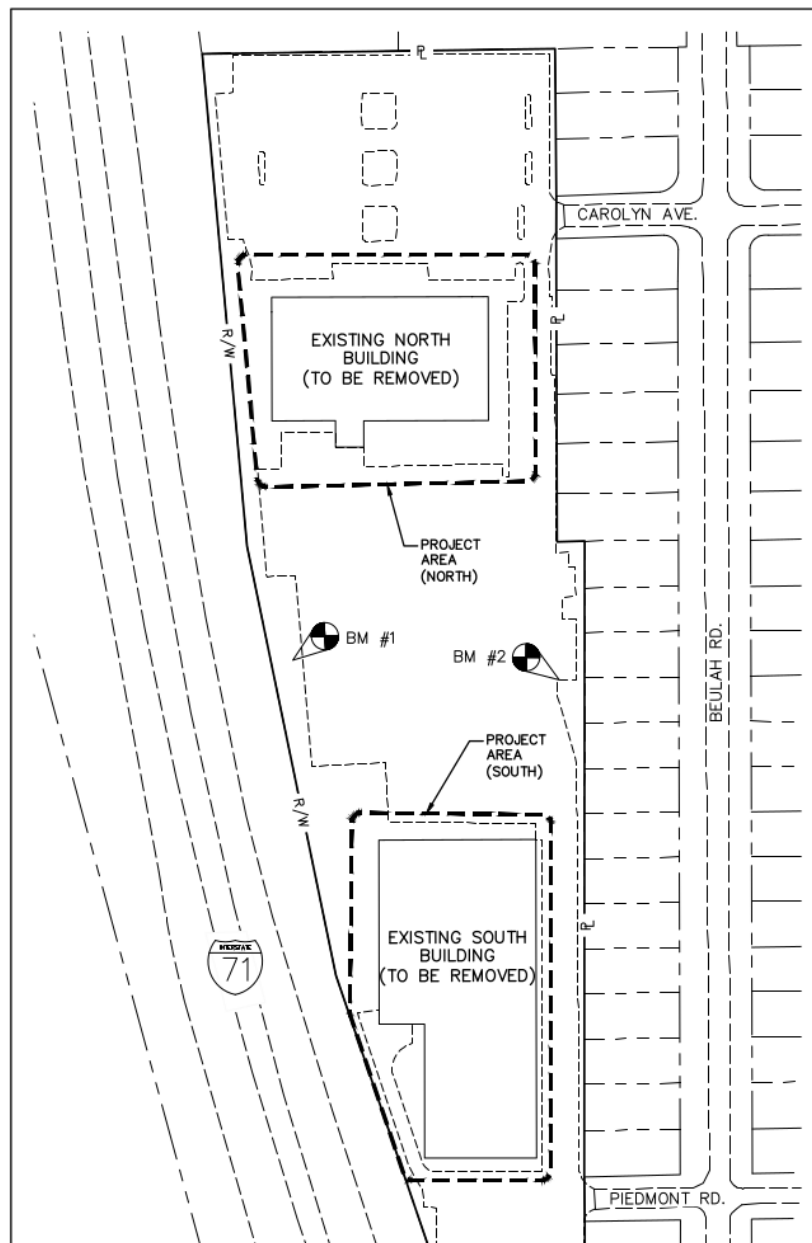


Figure 1: An excerpt from the demolition plan documents provided by the City

The full document is available at https://benlk.com/static/2023-nlac-zoning-committee/2022.12.21_Carolyn_Ave_Construction_Documents_-_Drawing_s.pdf

Recommendation of the Zoning Committee: **Approve**



Other Items

Report from the Undesign The Redline Community Conversation

Ben Keith plans to have attended the Zone In Columbus Community Conversation at the Linden Rec Center on January 17th. Notes from that conversation.

In addition to the Community Conversations, there are monthly meetings of the Zone In Advisory Committee (ZAC). The ZAC includes Vertis Erkins, from the South Linden Area Commission.

The meetings are tentatively scheduled on the first Wednesday of each month, 4:00 - 5:30, 141 N. Front Street, 1st Floor Training Room. The meetings are open for public observation, but are not set up for public input, according to an email from the Zoning Code Update team. According to the January 4 meeting notes, their February meeting “will focus on corridors.” will focus on Questions should be directed to zoningcodeupdate@columbus.gov.

To see a presentation delivered at the ZAC’s first meeting, visit <https://ramages.egnyte.com/dl/xdoDhIjL6c>



From that first meeting’s notes:

What does success look like and what does it look like if we miss the mark?

Department of Development Assistant Director Kevin Wheeler: Success is an updated code and map that provides a zoning framework in these mixed-use target areas that allows development to occur by right, but also reflects community values. We need to get away from every project needing variances (the majority are actually not controversial); and we need to think beyond what we want/need now because we must plan for growth.

Building & Zoning Services Director Messer: Success means the code is more equitable, it reduces barriers, and is simplified/streamlined. We also hope this can help ease the symptoms of the housing crisis by finding a way to responsibly build and increase density because we know we need more housing.

The meeting notes are available at <https://www.columbus.gov/zoningcodeupdate/> under “Zone In Advisory Committee”:

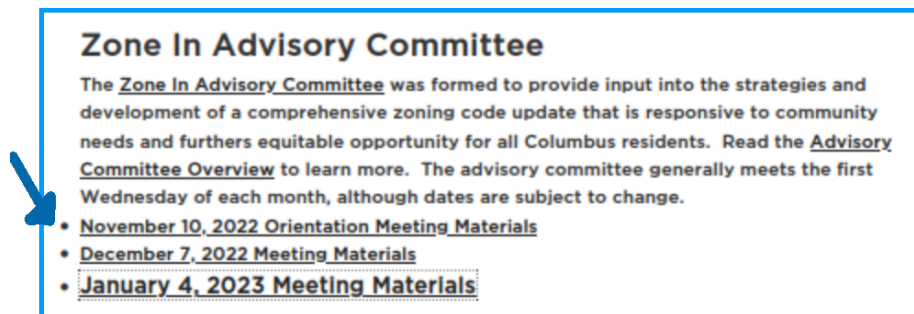


Figure 2: An arrow points to the part of the Zoning Code Update webpage that has the meeting notes of the Zone In Advisory Committee

General information

Useful links

A list of Columbus' zoning districts and some of their key characteristics:
<https://www.columbus.gov/WorkArea/DownloadAsset.aspx?id=45545>



The full zoning code:
https://library.municode.com/oh/columbus/codes/code_of_ordinances?nodeId=TIT33ZOCO



Columbus' Zoning map:
<https://gis.columbus.gov/zoning/>



The Franklin County Auditor's property search:
https://property.franklincountyauditor.com/_web/maps/mapadv.aspx



Columbus' Zoning Code Update webpage:
<https://www.columbus.gov/zoningupdate/>



North Linden Area Commission webpage:
<https://cbusareacommissions.org/north-linden/>



City Council Zoning Committee video explaining the current zoning process, and future updates:
<https://www.youtube.com/watch?v=Ba5la7G9mbk>

