

Current items

None.

No response from City or applicant on BZA24-162 and BZA24-163 for 978-1008 E. Hudson Street in last two months, so we've dropped it from our calendar.

Upcoming items

None.

Other business

Zoning Code Update: State Route 161

The City of Columbus is currently in the middle of a 60-day comment period to discuss the rezoning of a number of properties along S.R. 161 between Worthington and Blendon Corner. The full proposal is available at <https://zone-in-columbus.hub.arcgis.com/>

The Zoning Committee discussed this proposal at our April meeting, and we determined that we don't think that NLAC needs to file a comment on this proposal. None of the areas in the proposal are in our area. The proposal introduces no new zoning zone types which might be applied to us in the future; it only uses existing zones that we filed comments on last year. At most, we could offer a letter in support, but the proposal already has letters in support from area commissions and civic associations that are within the project. We concluded that there's nothing we can add to the conversation.

On Monday, April 14, City Council held a hearing discussing the proposed rezoning. A recording of the presentation and discussion is available at https://www.youtube.com/watch?v=X-v2cfuX_j4

Notable new things mentioned in that hearing:

- The City of Columbus plans small changes to the new Title 34 zoning code for corrections and clarifications:
 - Revise Ground Floor Depth requirement to exempt utility spaces, including fire hydrant and riser access
 - Revise Ground Floor Depth requirement to provide relief for corner lots
 - Add complete prohibition on new chain link fences and barbed wire in all districts
 - Add fence and wall height restrictions in front of buildings
 - Clarify bike parking requirements
 - Revisions to certain allowable uses
 - Potential clarifications on development and design standards for accessory and secondary

buildings

- Clarifications for pre-existing uses and pre-existing buildings
- Parcels “contiguous” to parcels zoned under the new Title 34 zones will be allowed to rezone from their current Title 33 zones to Title 34 zones, using the standard rezoning process. For parcels in our area, that process would include area commission review. This rezoning was previously barred by city law.
- “Phase” vs “update”:
 - Phases propose new types of zone, and do large rezonings
 - Updates apply existing zones to new areas of the city, and make tweaks to the new Title 34 zoning code.

Other information

Zoning Committee Meeting Schedule

The next meeting of the Zoning Committee will be on May 8, at 6:00 p.m., at the Linden Community Center at 1350 Briarwood Avenue.

Zoning Code Update

- May 10: end of SR-161 public comment period
- June 2: 1st reading of SR-161 legislation in City Council
- June 9: 2nd reading of SR-161 legislation in City Council
- 2025: City-wide land use plan
- 2026: Zone In Phase 2: Commercial properties
- 2027: Zone In Phase 3: Residential neighborhoods

Zoning Committee Newsletter

View past issues and subscribe at <https://us21.campaign-archive.com/home/?u=330bc1a667408c7b6f03e46bb&id=b4deb59789>

Archives of minutes and reports from the Zoning Committee are posted at

<https://f.benlk.com/nlac-zoning/>

