

Novembre 2025 Zoning Committee Report

North Linden Area Commission

Prepared by Chair Ben Keith

The Zoning Committee met on November 13, 2025 at the Linden Community Center, 1350 Briarwood Avenue, at 6 p.m.

Current items

We had no requests for review of demolition permits, variances or rezonings.

The City of Columbus asked NLAC to provide feedback on the proposed Columbus Growth Strategy and Land Use Map, as part of the “Economic and Housing Opportunity” phase of the Zone In initiative. Here’s some reading for context:

- Overview of the current phase: <https://zone-in-columbus.hub.arcgis.com/pages/current-proposal>
- The proposed Columbus Growth Strategy policy document (PDF): <https://columbus.maps.arcgis.com/sharing/rest/content/items/ae0eaa4b60434277a11eb544308cdfc0/data>
- Map of the proposed land-use policies: <https://experience.arcgis.com/experience/022323c881dd4df0bc3d7194c864ba13>

The Zoning Committee used the entire meeting time available to review the map of proposed land-use policies in the Linden area, and to read through the draft Columbus Growth Strategy. The Zoning Committee voted to recommend approval of the policy, but with many comments. I’ve written up those comments in the form of the draft recommendations letter, circulated with this report.

The City of Columbus plans to bring this policy and map before City Council for a vote in December. To support that, City Council held a hearing about this proposal on Wednesday, November 19, from 5 to 7 p.m.: <https://www.youtube.com/watch?v=owORL3WSTOY>

The next phase will involve translating the high-level land use policy into recommendations for specific changes to the zoning code, including the creation of zones for business/institutional uses and industrial uses, and the rezoning of many additional properties. This phase is anticipated to occur in early spring 2026.

Upcoming items

None

Other information

Zoning Code Update

As above.

City ADU policy

Council Member Otto Beatty III has held three meetings to discuss allowing ADUs in all residential districts in the City of Columbus, and a draft is now available for review on his council webpage: <https://www.columbus.gov/Government/City-Council/Councilmembers/Otto-Beatty>

The most-recent hearing in this process was on October 29: <https://www.youtube.com/watch?v=3K6B86wEWFA>

“Yes, in God’s Backyard” housing development program

Council President Shannon Hardin is proposing to revise Columbus’ zoning code to allow construction of housing on church property in many parts of the city.

The first hearing on these proposed changes was held on October 2; you can watch the hearing on YouTube:

<https://www.youtube.com/watch?v=N5gYsLL6-k>

Rental Registry

Councilmember Nicholas Bankston hosted hearings on September 16 and November 18 regarding a proposed registry of all rental property within the City of Columbus. Watch the November 18 hearing here:

<https://www.youtube.com/watch?v=A1rI0Bsx3hQ>

Zoning Committee Meeting Schedule

The next meeting of the Zoning Committee will be in 2026, on January 8, at 6:00 p.m., at the Linden Community Center at 1350 Briarwood Avenue.

Zoning Committee Newsletter

The Zoning Committee has launched a 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/>

