

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 13, 2003**

- 10. APPLICATION: Z03-072**
Location: **1746 EAST POWELL ROAD (43219)**, being 12.55± acres located at the southeast corner of East Powell Road and South Old State Road (Delaware County; 27-31842302015000).
Existing Zoning: R, Rural District (Annexation Pending).
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-family residential development.
Applicant(s): Olympus Homes, Inc.; c/o Donald T. Plank, Atty.; Shuler, Plank and Braham, 145 East Rich Street, Columbus, Ohio 43215.
Property Owner(s): Coughlin Land Company, Ltd.; c/o Donald T. Plank, Atty.; Shuler, Plank and Braham, 145 East Rich Street, Columbus, Ohio 43215.
Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- o The 12.55± acre site is zoned in the R, Rural District, annexation pending following approval of the acceptance ordinance by Columbus City Council on October 27. The applicant requests the L-AR-12, Limited Apartment Residential District to develop 75 dwelling units in 15 buildings, with a density of 5.98 dwelling units per acre.
- o Single-family development in Orange Township (Delaware County) is located to the north across East Powell Road. To the east is a single-family dwelling in Orange Township and single-family subdivision zoned in the R-2, Residential District. South of the site is an undeveloped parcel in Orange Township and a single-family subdivision in Orange Township is located to the west across South Old State Road.
- o The site is located within the boundaries of *The Far North Plan* (1994), which recommends "...infill residential development that is compatible with existing residential development" and contributes to fringe village development throughout the entire planning area. The Plan also notes that the sanitary sewer agreement between the City of Columbus and Delaware County will determine residential density in this portion of the sub area.
- o The limitation text contains development standards that address the maximum number of dwelling units and buildings allowed, access and right-of-way commitments, private street width, provision of an emergency access to the south, street trees, interior landscaping, earth mounding in perimeter setbacks and the site interior, building design and materials, Minimum Net Floor Area for Living Quarters for ranch and townhouse units, lighting, graphics and privacy fence restrictions. The applicant is committing to the site plan titled "Powell Road Condominiums" which depicts site design elements, including site access, a proposed 24' wide emergency access drive, building locations and landscaping. Section 2.C.1.d of the text is not a limitation and needs to be revised or removed.

- o While the *Columbus Thoroughfare Plan* identifies South Old State Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline and East Powell Road as a Class C arterial requiring a minimum of 30 feet of right-of way from centerline, the site will be developed in accordance with Delaware County intersection improvement plan right-of-way requirements.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant requests the L-AR-12, Limited Apartment Residential District to develop a maximum of 75 dwelling units in 15 ranch and townhouse style buildings. The limitation text addresses traffic issues, landscaping, Minimum Net Floor Area for Living Quarters for proposed ranch and townhouse units, and the site plan depicts site access, building locations and landscaping details. The site lies within Area J2 of the *Far North Area Plan*, which recommends infill residential development that is compatible with existing residential development and supports fringe village development throughout the entire planning area. This proposal is compatible with the Plan because it provides variety in the area's housing opportunities as needed in a fringe village.