

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 9, 2004**

1. **APPLICATION:** **Z04-081**
 Location: **2250 EAST POWELL ROAD (43035)**, being 2.25± acres on the north side of East Powell Road, 2000± feet east of South Old State Road (Delaware County 318-4230200600).

 Existing Zoning: R, Rural District.
 Request: L-AR-12, Limited Apartment Residential District.
 Proposed Use: Multi-family residential development.
 Applicant(s): State Street Realty Partners, LLC; c/o Jill S. Tangeman, Atty.; 600 South High Street; Columbus, Ohio 43215.
 Property Owner(s): Hector M. and Brenda K. Ramos; 2250 East Powell Road; Lewis Center, Ohio 43082.
 Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The 2.25± acre site is zoned in the R, Rural District and was the rear yard for an existing single-family dwelling that is to remain on the parcel just to the north. The applicant is requesting the L-AR-12, Limited Apartment Residential District to add 20 dwelling units to the L-AR-12, Limited Apartment District that was approved with application Z03-053 and Z04-001.
- To the north are single-family dwellings zoned in the Single Family Planned Residence District in Orange Township. To the south is a church zoned in the R, Rural District. To the east are single-family dwellings zoned in the FR-1, Farm Residence District in Orange Township. To the west is a single-family dwelling zoned in the FR-1, Farm Residence District in Orange Township.
- The site lies within the boundaries of *The Far North Plan (1994)*, which states “The land uses planned for the subarea includes a regional mall, auto-oriented commercial, corporate offices, and high-tech and light assembly industrial”.
- The limitation text includes lighting, building material commitments, landscaping and access provisions.

CITY DEPARTMENTS RECOMMENDATION: Approval.

Staff recommends approval of this rezoning because this proposal does not front onto Old Powell Road and therefore does not continue further piecemeal intrusion of multi-family zoning into a the predominantly single-family corridor along Old Powell Road. Staff views the proposed multiple-family dwellings as a transition between the commercial zoning to the south and east of the church and the single-family dwellings to the north along Old Powell Road.