

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 11, 2003**

1. **APPLICATION:** **Z03-053**
 Location: **2150 EAST POWELL ROAD (43240)**, being 12.71±
 acres located on the south side of east Powell Road,
 2000± feet east of South Old State Road.
- 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): Christ the King Church; 1050 Polaris Parkway;
 Columbus, Ohio 43240.
 Planner: Dana Hitt, AICP, 645-2395; dahitt@columbus.gov

BACKGROUND:

- The 12.71± acre site is zoned in the R, Rural District and is developed with athletic fields for a church. The applicant requests the L-AR-12, Limited Apartment Residential District to permit up to 68 multi-family dwelling units.
- To the north are single-family dwellings in Orange Township. To the south is a church zoned in the R, Rural. To the east are single-family dwellings in the R-2, Residential District. To the west is vacant land in Orange Township and in the R, Rural District.
- The site lies within the boundaries of *The Far North Plan (1994)*, but is not specifically addressed.
- The limitation text includes lighting, building material commitments, landscaping and access provisions.

CITY DEPARTMENTS RECOMMENDATION: Approval. The proposed multiple-family dwellings would provide a transition between the commercial zoning to the south and east of the church and the single-family dwellings to the north.