

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 10, 2005**

- 2. APPLICATION: Z04-091**  
**Location:** **2134 EAST POWELL ROAD (43082)**, being 3.59± acres located on the south side of Powell Road, 2000± feet east of South Old State Road (Delaware County, 318-423020-08000).  
**Existing Zoning:** R, Rural District.  
**Request:** L-R-4, Limited Residential District.  
**Proposed Use:** Multi-family residential development.  
**Applicant(s):** State Street Realty Partners, LLC; c/o Jill Tangeman, Atty., Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.  
**Property Owner(s):** Christ the King Church; c/o the Applicant.  
**Planner:** Dana Hitt, AICP, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- The 3.59± acre site is zoned in the R, Rural District. The applicant is requesting the L-R-4, Limited Residential District to add 12 dwelling units to the L-AR-12, Limited Apartment Residential District that was approved with application Z03-053, Z04-001 and Z04-081.
- To the north are single-family dwellings zoned in the Single Family Planned Residence District in Orange Township. To the south are single-family dwellings zoned in the R-2, Residential District. To the east is a driveway zoned in the Limited Apartment Residential District to serve multiple-family dwellings to the south and east. 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 L-R-4, proposal limits density to 3.34 dwelling units per acre and commits to ranch style multi-family dwellings that are similar in character and density to the single-family development to the north, south and west.