

PLANNING INFORMATION

Included Parcel:	Ac.	Owner:
807 Right-of-Way:	3.47 Ac.	Spectrum Acquisition
Net Developable Site:	±3.323 Ac. (144,731.6 SF)	Columbus, LLC
Existing Zoning District:	CPD (H-60)	217-020
Existing Land Use:	Voc.ort	

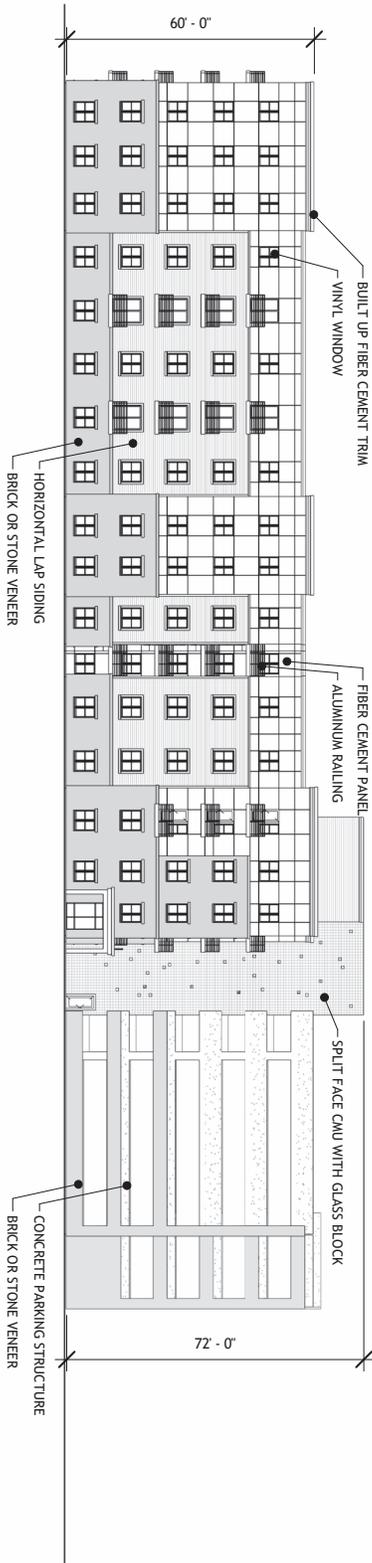
DEVELOPMENT DATA

Gross Area:	±3,306 Ac.
807 Right-of-Way:	±0,383 Ac.
Net Developable Site:	±3,323 Ac. (144,731.6 SF)
Proposed Zoning:	L-AR-3
Proposed Use:	Apartment
Dwelling Units:	275 (maximum)
Density (Net):	82.8 du/ac (528.3 SF/du)
Setbacks:	per plan
Parking Required (1.5/du):	413 spaces
Parking Provided:	325 spaces (minimum)
ADA:	317
EVSE 8x1 6:	8 (min. 2 veh)
EV Capable 8x1 6:	7 (20%)
Bicycle Racks:	65 (20%)
Parking Lot Trees (finished planting exempt):	10 required - 10 provided
Inferior 1 (1/0 spaces):	1 required - 1 provided
Dwelling Unit Trees (1 (1/0 du):	28 (maximum)
Refuse (Private Hauler):	Compart./containers
Bulk Pickup:	By Property Management

PLAN NOTES

- All on-site streets are to be private.
- All refuse service to be provided by private hauler. Dumpster screening to be provided for parking structure on/under street section 332.101.
- All parking spaces are to be 7x30 (except ADA spaces) and have a minimum 20' maneuvering area.

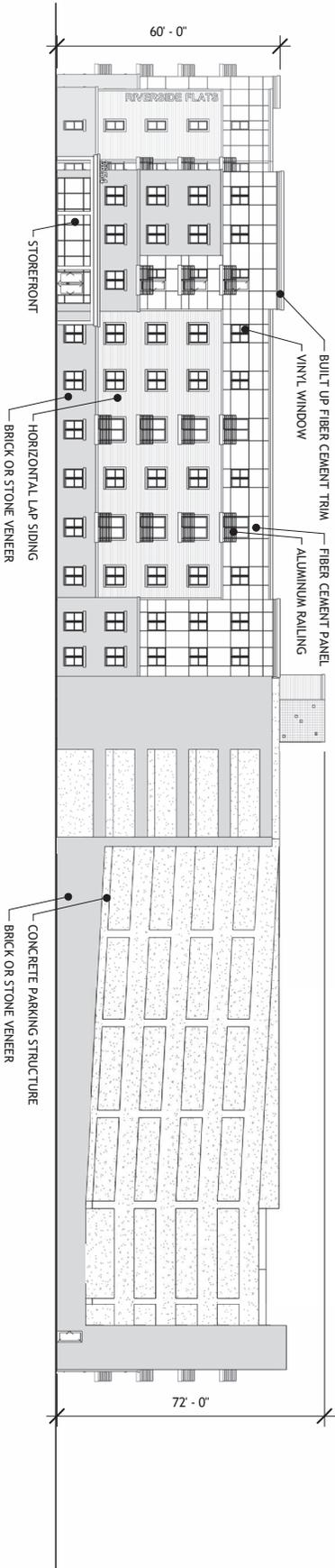
11-17-25
 Jeffrey P. Brown
 0' 15' 30' 45' NORTH



2 OVERALL WEST ELEVATION

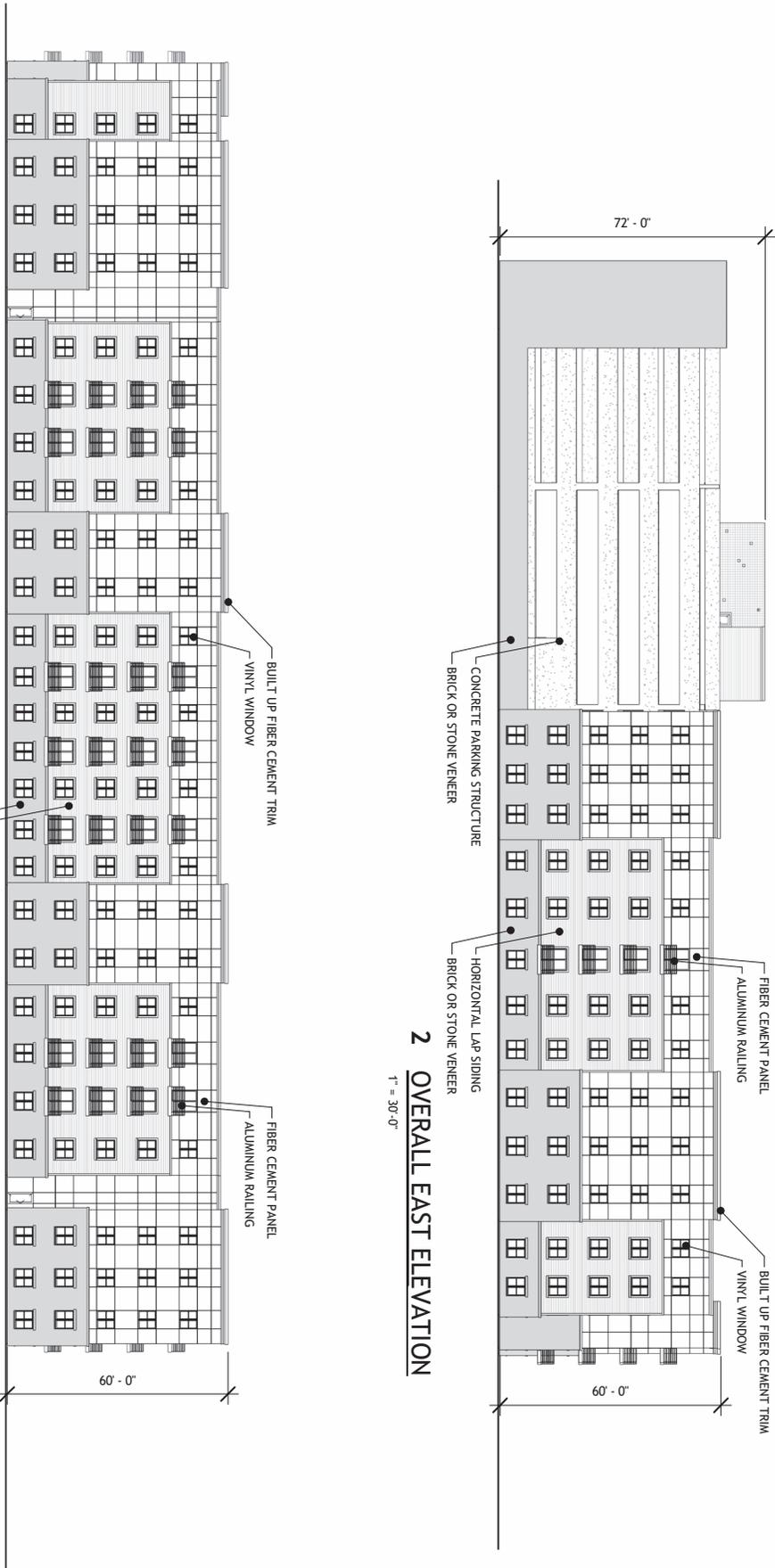
1" = 30'-0"

Jeffrey L Brown
11-17-25



1 OVERALL SOUTH ELEVATION

1" = 30'-0"



1017
ARCHITECTS

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448 W Nationwide Blvd
Columbus, Ohio

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RIVERSIDE FLATS

EXTERIOR ELEVATIONS
06/23/2025

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 14, 2025**

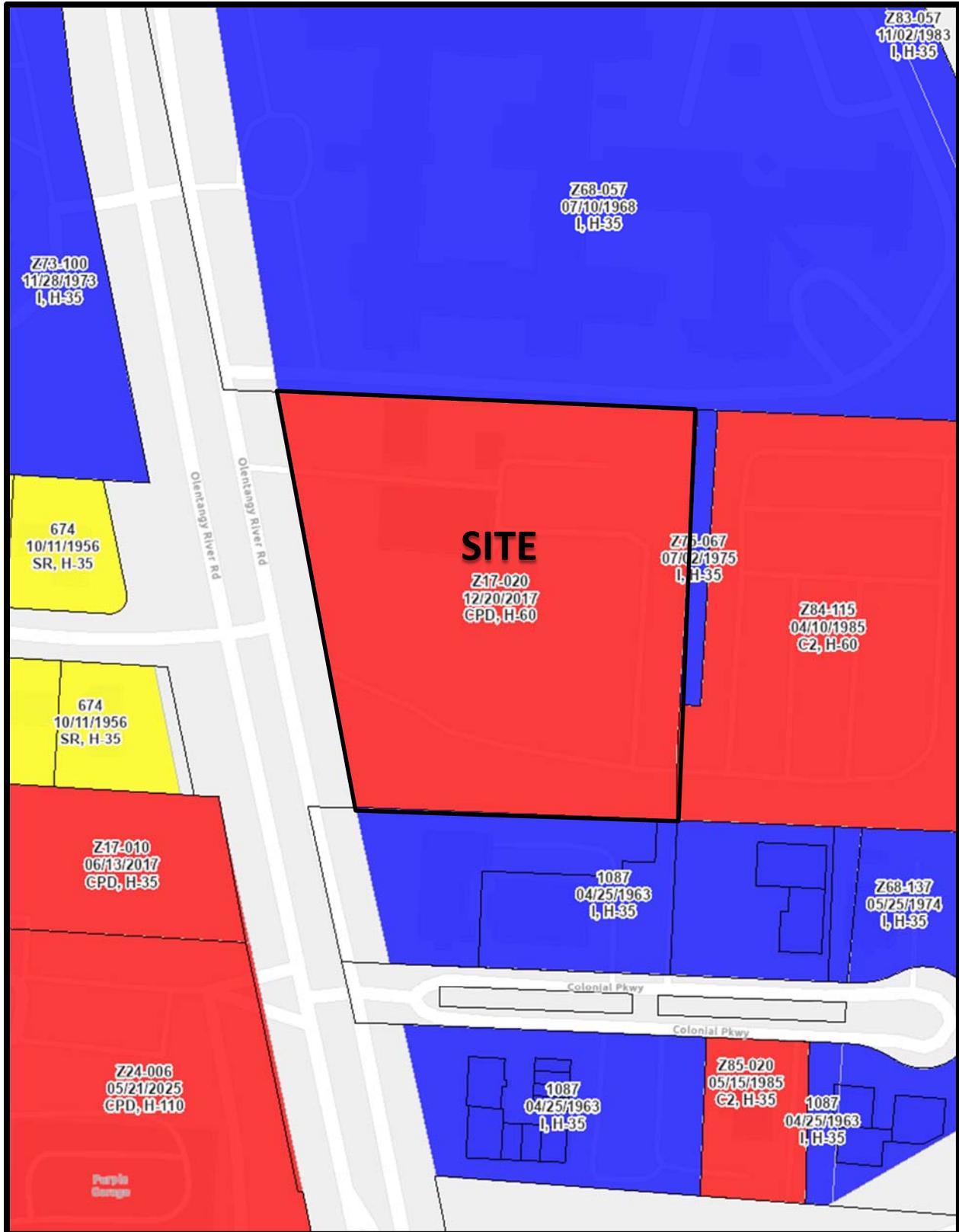
- 2. APPLICATION: Z25-032**
- Location:** 3654 OLENTANGY RIVER RD. (43214), being 3.5± acres located on the east side of Olentangy River Road, 150± feet north of Colonial Parkway (010-126692; No Group).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** L-AR-3, Limited Apartment Residential District (H-110).
- Proposed Use:** Apartment building and structured parking.
- Applicant(s):** CAG Riverside Flats Acquisitions LLC., c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** Spectrum Acquisition Columbus LLC.; 4600 South Syracuse Street, FL. 11; Denver, CO 80237.
- Planner:** Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

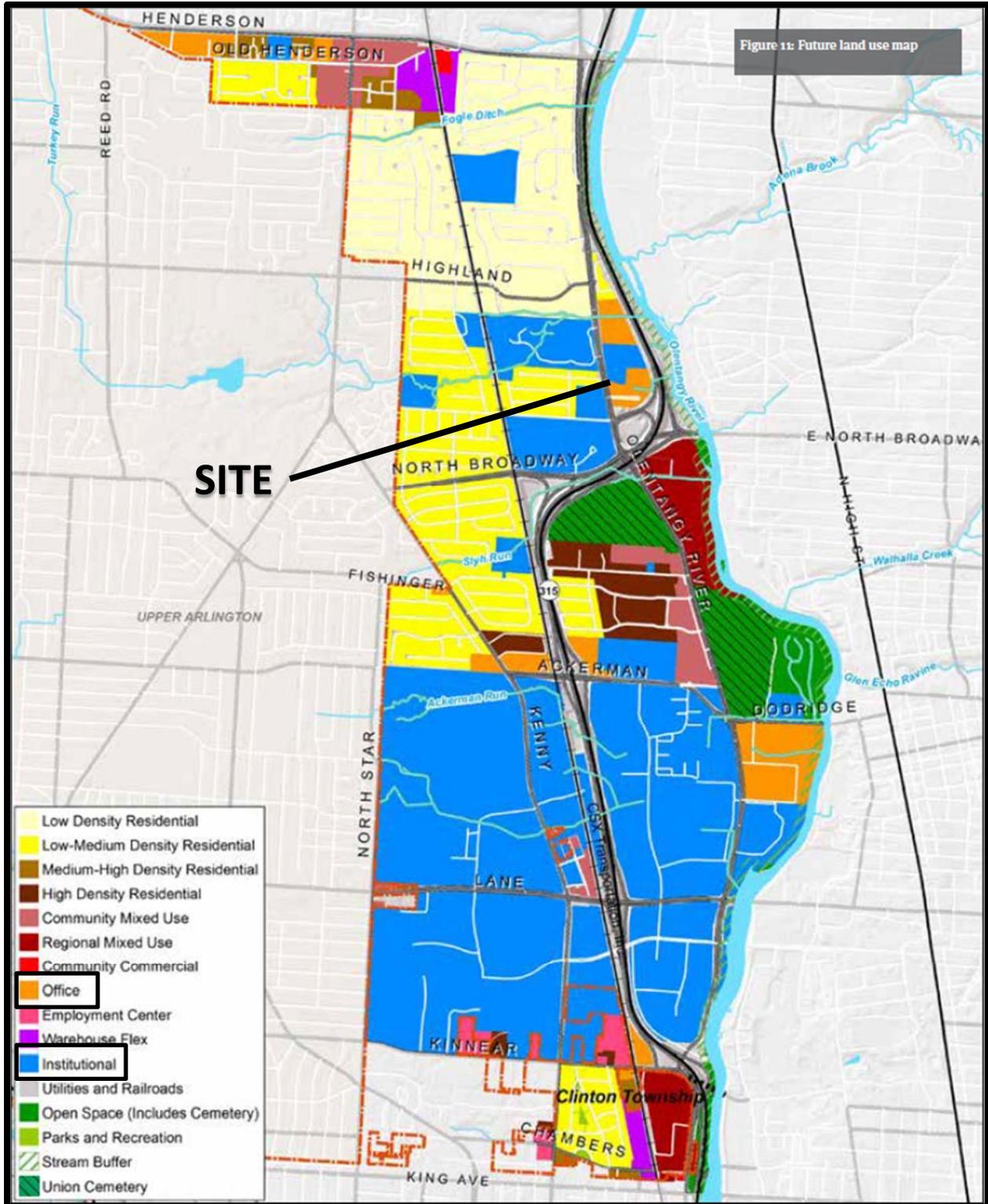
- The 3.5± acre site consists of one parcel developed with a parking lot in the CPD, Commercial Planned Development District. The requested L-AR-3, Limited Apartment Residential District will allow a 275-unit apartment building and structured parking garage.
- To the north and south of the site are medical offices and treatment centers in the I-Institutional District. East of the site is a medical research center in the CPD, Commercial Planned Development District. West of the site are single unit dwellings in the SR, Suburban Residential District.
- Concurrent Council variance CV25-063 has been filed requesting variances to reduce the required number of parking spaces, building setback line, and minimum rear yard percentage.
- The site is within the planning boundaries of the *Olentangy West Area Plan* (2011), which recommends “Office” and “Institutional” land uses at this location.
- The site is not within the boundaries of an area commission or civic association.
- The limitation text includes use restrictions, a maximum of 275 dwellings units, and includes a commitment to develop the site in accordance with the submitted site plan and building elevations.
- ~~A Traffic Access Study has been submitted and is pending review. Additional commitments or access revisions may be necessary based on the results of the approved traffic access study.~~
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Olentangy River Road as a Suburban Commuter Corridor, requiring a right of way width of 160 feet.

CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional Approval.~~ Approval.

The requested L-AR-3, Limited Apartment Residential District will allow a 275-unit apartment building and structured parking garage. Although the proposal is inconsistent with the *Olentangy West Area Plan* (2013) land use recommendation of "Institutional & Office" uses at this location, staff recognizes its high-quality site plan & building elevations, and compatibility with surrounding uses, as mitigating factors for support. Additionally, Staff notes the proposed use is generally compatible with the existing CPD, Commercial Planned Development District allowance for senior housing. Therefore, staff is supportive of the proposal, ~~with the condition that any commitments required by the Division of Traffic Management as a result of the outstanding Traffic Access Study are included in the final limitation text.~~



Z25-032
3654 Olentangy River Rd.
Approximately 3.5 acres
CPD to L-AR-3



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3654 Olentangy River Rd.
Approximately 3.5 acres
CPD to L-AR-3

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-032

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street STE 460 Columbus, OH 43215

deposes and states that they are the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. CAG Riverside Flats Acquisitions LLC. Jason Hockstok 614-883-1007 150 East Broad Street Columbus, OH 43215 No Columbus based employees.	2. Spectrum Acquisition Columbus LLC. Mike Longfellow 303-360-8812 4600 S. Syracuse Street FL. 11 Denver, CO 80237-2767 No Columbus based employees.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 24th day of June, in the year 2025

SIGNATURE OF NOTARY PUBLIC _____

My Commission Expires _____

Notary Seal Here



Jackson B. Reynolds, III, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Disclosure Statement expires six (6) months after date of notarization.