

Unit A Renders





FRONT VIEW



FRONT VIEW



REAR VIEW



REAR VIEW

REAR VIEW - UNITS B1-B5

1
A102-B
RENDERS - UNIT B

s/ Molly R. Gwin, April 1, 2026

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|--|--|--|--|---|
| <p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT: _____</p> <p>CLIENT: _____</p> <p>DATE: _____</p> <p>DESIGNER: _____</p> <p>DATE: _____</p> | <p>UNIT B RENDERS</p> <p>A102-B</p> | <p>PAYTO Architects</p> <p>405 BRADLEY BUILDING 1320 WEST 68TH STREET CLEVELAND, OHIO 44113</p> <p>PHONE: 216.241.4800</p> <p>WWW.PAYTOARCHITECTS.COM</p> | <p>HIGHBANKS RESERVE TOWNHOUSE DEVELOPMENT 7809 OLENTANGY RIVER ROAD COLUMBUS, OH</p> | <p>PRINT'S FULL SCALE ON 24X36 SHEET PRELIMINARY NOT FOR CONSTRUCTION</p> |
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 12, 2025**

- 4. APPLICATION:** [Z25-038](#)
- Location:** **7801 & 7089 OLENTANGY RIVER RD. (43235)**, being 5.24± acres located on the west side of Olentangy River Road, 370± feet south of Clubview Boulevard (610-101154 and 610-146455; Far Northwest Coalition).
- Existing Zoning:** R-1, Residential District.
- Request:** L-AR-12, Limited Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** 7809 Olentangy River Road LLC; c/o Molly Gwin, Atty.; 250 West Street, Suite 700, Columbus, OH 43215.
- Property Owner(s):** 7809 Olentangy River Road LLC; 7220 Campus Lane, Columbus, OH 45242; and Charlene K. Fairman; 7801 Olentangy River Road, Columbus, OH 43235.
- Planner:** Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

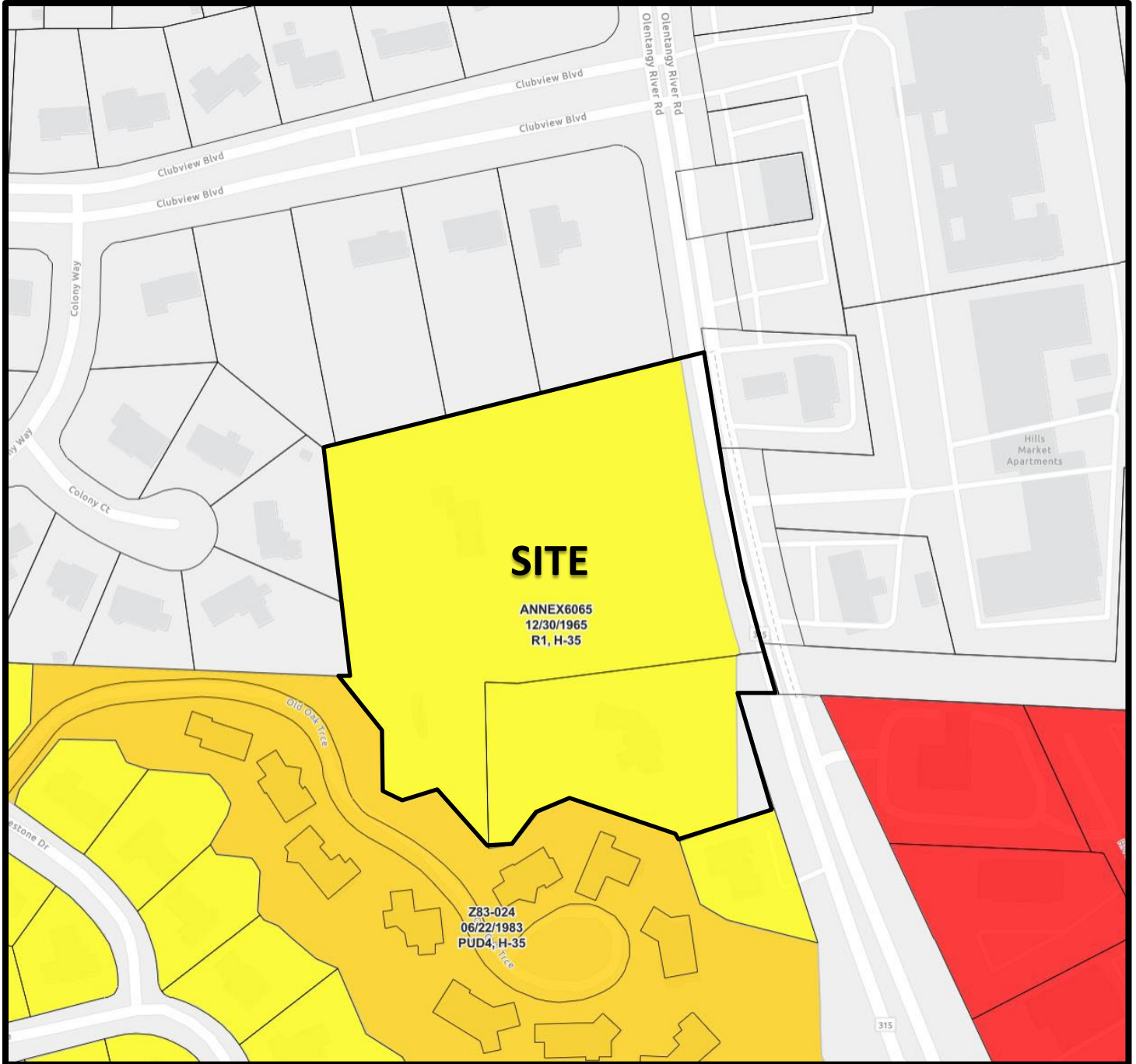
BACKGROUND:

- This case was tabled at the December 11, 2025 Development Commission meeting. At that meeting, the request was for an L-AR-12, Limited Apartment Residential District allowing a townhome development with up to 29 dwelling units. The request has been updated and limits the maximum number of dwellings units to 26.
- The 5.24± acre site consists of two parcels, one developed with a realtor’s office and the other with a single-unit dwelling both in the R-1, Residential District. The requested L-AR-12, Limited Apartment Residential District will allow for a townhome development with 26 units.
- North and west of the site are single-unit dwellings in the R-8, Restricted Urban Residential District of Sharon Township. South of the site are single-unit dwellings in the PUD-4, Planned Unit Development. East of the site are offices and a gas station, and Senior Living apartments in the PSC, Planned Shopping Center, and EU, Exceptional Use Districts of Sharon Township.
- Concurrent Council variance CV25-073 has been filed to vary the minimum number for townhouses in a row, to allow individually platted townhomes on a private street, to reduce the building setback, and to allow fewer sidewalks. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is partially identified on the *Columbus Growth Strategy (2026)* map with the recommended land use of “Mixed-Use 1”. The other portion of the site is within the planning boundaries of *The Northwest Plan (2016)*, which recommends “Office” land uses at this location.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation is for disapproval.

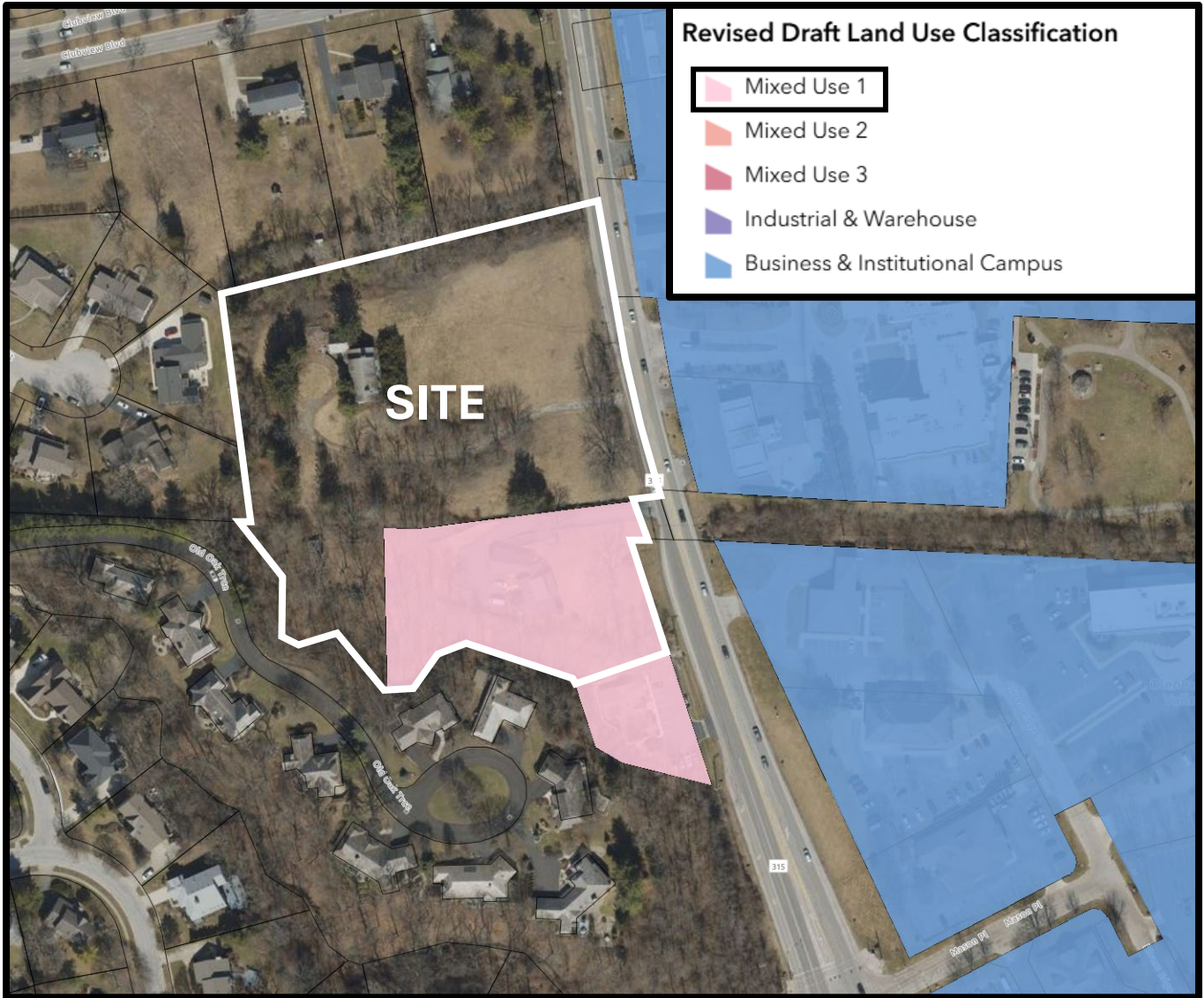
- The limitation text establishes appropriate uses and supplemental development standards addressing maximum unit count, density, building setback, perimeter yard, site access, parking, sidewalk placement, open space, building design, and includes a commitment to develop the site in accordance with the submitted site plan and building elevations.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Olentangy River Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-AR-12 District will allow a multi-unit residential development with a maximum of 26 units that is compatible with the density and development standards of adjacent residential developments. Although the proposed use is inconsistent with the recommended land uses, staff note that the provided building elevations and the applicant's commitment to preserve all mature trees along the site perimeter within the limitation text as consistent with *The Northwest Plan's* design guidelines. Additionally, the proposed development is consistent with the recommended land use of "Mixed-Use 2" by the *Columbus Growth Strategy (2026)* map.



Z25-038
R-1 TO L-AR-12
7801 AND 7089 OLENTANGY RIVER RD. (43235)
Approximately 5.82 acres



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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z25-038
Address: 7801 & 7809 OLENTANGY RIVER ROAD
Group Name: FAR NORTHWEST COALITION OF COLUMBUS
Meeting Date: OCTOBER 23, 2025

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

~~BASED ON THE APPLICATION, THE APPLICANT'S PRESENTATION AT THE HEARING, AND FEEDBACK FROM PROPERTY OWNERS AND NEIGHBORS, THE BOARD OF THE FAR NORTHWEST COALITION OF COLUMBUS RECOMMENDS DISAPPROVAL OF THE APPLICATION.~~

Vote: 0 TO APPROVE - 3 TO DISAPPROVE - 1 ABSTENTION

Signature of Authorized Representative: 
SIGNATURE
PRESIDENT
RECOMMENDING GROUP TITLE
202-631-3370
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-038

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) Molly Gwin, Ice Miller, LLP
of (COMPLETE ADDRESS) 250 West Street, Suite 700, Columbus, Ohio 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

| | |
|--|---|
| <p>1. Campus Lane Holdings, LLC Eric Kmetz: 859-307-2026 0 Columbus employees 7720 Campus Lane, Montgomery, Ohio 45242</p> | <p>2. Granvilla Holdings, LLC Megan Schaffernocker - 614-203-1306 0 Columbus employees 114 High Grove Dr., Columbus, Ohio 43235</p> |
| <p>3.</p> | <p>4.</p> |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Molly K. Gwin

Sworn to before me and signed in my presence this 5th day of February, in the year 2026

[Signature]
SIGNATURE OF NOTARY PUBLIC

NA Notary Seal Here
My Commission Expires



JOANNE I. GOLDHAND
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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