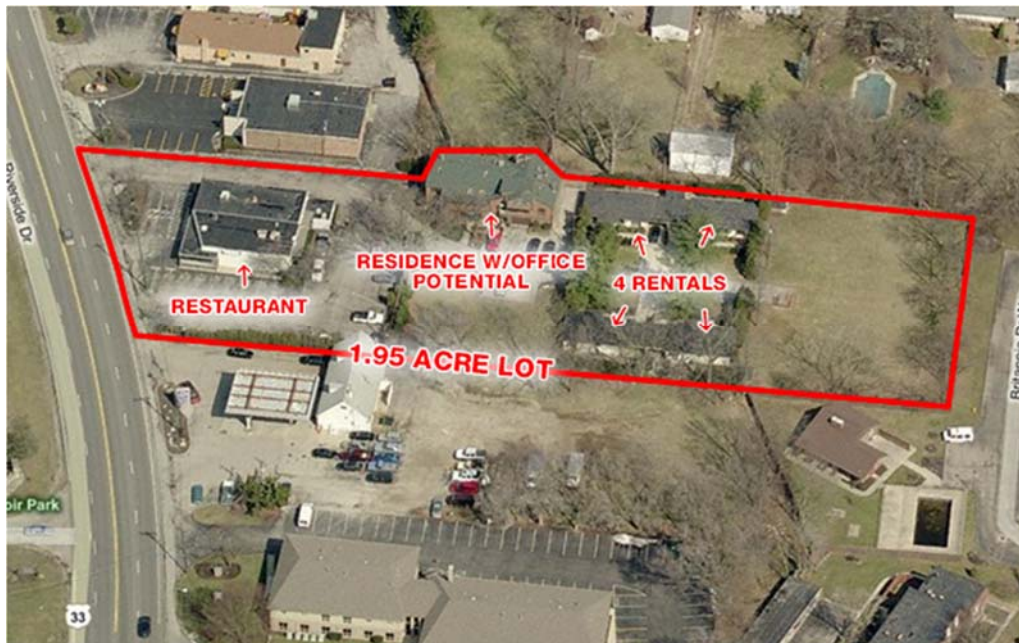


# OPPORTUNITY FOR OWNER-USER, INVESTOR OR DEVELOPER

3140 Riverside Drive - Upper Arlington, OH 43221



[WWW.3140RIVERSIDE.COM](http://WWW.3140RIVERSIDE.COM)



## PROPERTY DESCRIPTION

- SITUATED ON 1.95 ACRES OF LAND
- THIS RARE OPPORTUNITY INCLUDES:
  - 3,718 SF RESTAURANT BUILDING (CURRENTLY VACANT)
  - 6,200 SF RESIDENCE WITH OFFICE POTENTIAL
  - FOUR (4) SINGLE FAMILY RESIDENTIAL RENTAL UNITS
- ZONED PMUD (PLANNED MIXED USE DISTRICT), CITY OF UPPER ARLINGTON
- PARCEL # 070-004930
- REAL ESTATE TAXES \$26,000/YEAR

**ASKING SALE PRICE \$1,100,000**

## contact information

**Bob Monahan** | tel 614 629 5222  
bmonahan@ohioequities.com

**Jim Merkel CCIM** | tel 614 629 5214  
jmerkel@ohioequities.com

## Main Office

605 S Front St Suite 200  
Columbus, Ohio 43215

tel 614 224 2400 | fax 614 224 5436  
[www.ohioequities.com](http://www.ohioequities.com)

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

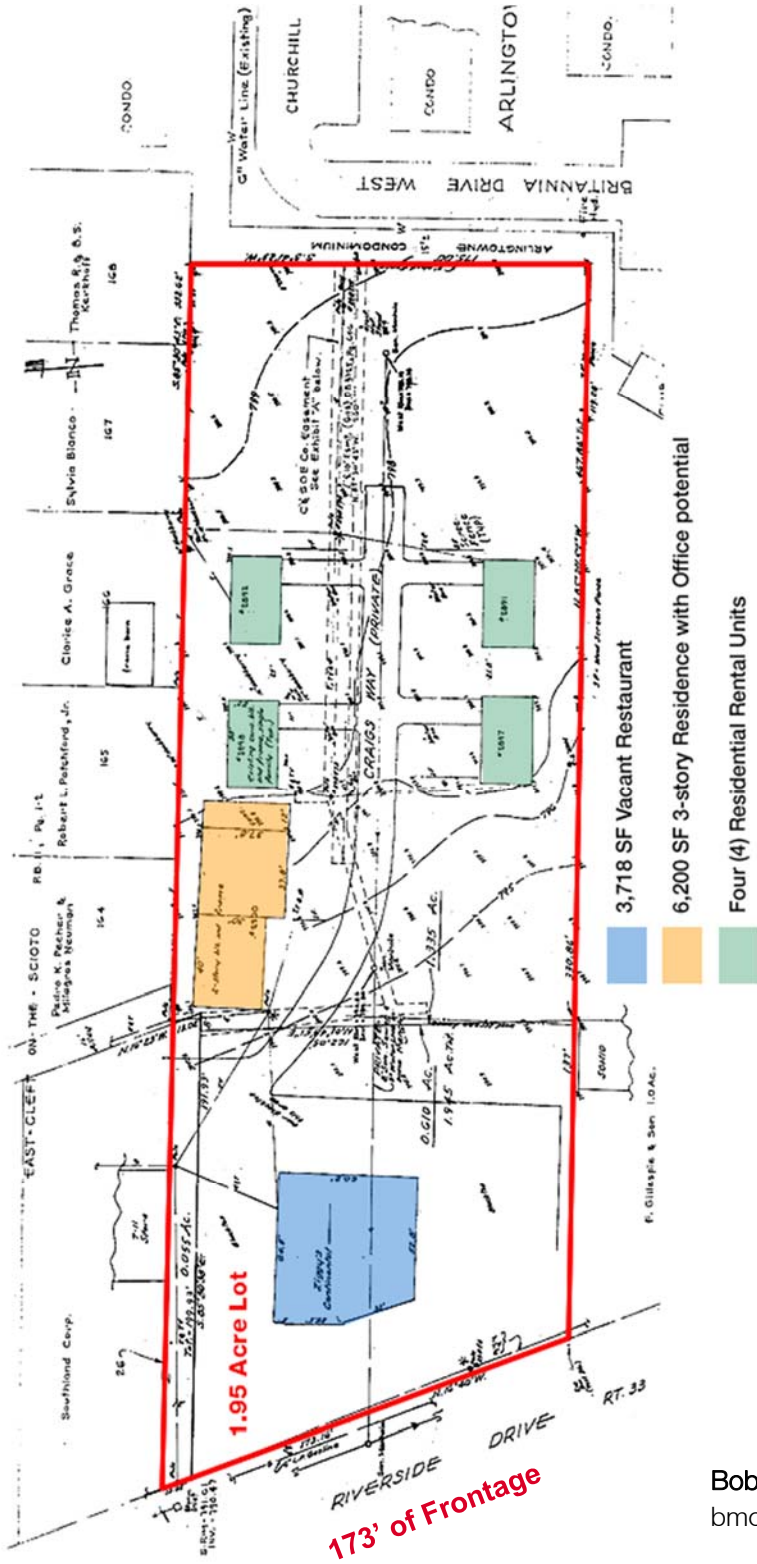
# PROPERTY PHOTOGRAPHS

3140 Riverside Drive - Upper Arlington, OH 43221



# SURVEY

3140 Riverside Drive - Upper Arlington, OH 43221



Bob Monahan | tel 614 629 5222  
bmonahan@ohioequities.com

Jim Merkel CCIM | tel 614 629 5214  
jmerkel@ohioequities.com



# PROPERTY ZONING

3140 Riverside Drive - Upper Arlington, OH 43221

## Chapter 18.41 PMUD PLANNED MIXED-USE DISTRICT

### Sections:

- 18.41.010 Statement of Intent
- 18.41.020 Permitted Uses
- 18.41.030 Height and Area Regulations for PMUD Developments
- 18.41.040 Developments and Performance Standards for PMUD Developments

### 18.41.010 Statement of Intent

A. The zoning of property as PMUD, Planned Mixed Use District, is intended to provide for development of a mix of high rise office, research and development, light assembly, limited retail and service uses, and limited mixed residential uses in a high density, mixed-use urban setting. This district is a planned zoning district that is intended to encourage innovative land planning and design in a dense urban environment in contrast to conventional low-density suburban business park settings by:

1. Reducing or eliminating the inflexibility that results from strict application of zoning standards that were designed primarily for suburban development;
2. Allowing greater freedom in selecting the means to provide access, light, open space and design amenities;
3. Promoting quality dense urban development and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land uses; and
4. Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this code.

B. This planned mixed-use zoning district is intended for innovative and high density development unique to the metropolitan area with a quality level exceeding that found in projects developed under conventional zoning districts. Approval of this district shall not be granted for conventional suburban development projects, or as a means to reduce standards and requirements of conventional, planned or mixed-use zoning districts. (Ord. 02-54 § 2, 2002)

### 18.41.020 Permitted Uses

A. Any use may be permitted within the PMUD zoning district, except for the uses stated in 18.41.020.B, provided that the use is consistent with the purpose of this code and the approved development plan. Such uses shall be defined at the time of rezoning application.

B. The following uses shall be prohibited in the PMUD zoning district:

1. Billboards.
2. Distribution centers or other warehousing operations requiring large numbers of trucks.

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# PROPERTY ZONING CONTINUED

3140 Riverside Drive - Upper Arlington, OH 43221

3. Dealers or businesses with outdoor display of automotive, recreational vehicle, motorcycle, boat, construction equipment, farm equipment and other similar miscellaneous motor vehicles and equipment for sale, rent or lease.
4. Heavy and intensive industrial uses otherwise permitted in M-3/MP-3 zoning.
5. Lumber yards.
6. Mini-storage warehouses.
7. Outdoor storage yards of any kind.
8. Truck stops.
9. Any other uses deemed by the Governing Body to be incompatible with the character of the area. (Ord. 02-54 § 2, 2002)

## 18.41.030 Height and Area Regulations for PMUD Developments

Due to the nature of the Planned Mixed-Use District, no regulations governing height of buildings, lot size, setbacks and parking regulations, and other development and performance standards are required except as follows:

- A. Minimum district size – forty (40) net acres.
- B. The following otherwise applicable zoning standards and regulations shall be established as part of rezoning application and preliminary development plans: lot size, setbacks, maximum building height, open space, off-street and on-street parking and loading, signs, screening, landscaping and compatibility standards. (Ord. 02-54 § 2, 2002)

## 18.41.040 Development and Performance Standards for PMUD Developments

Development and performance standards for the PMUD zoning district shall be contained with developer agreements and established at the time of zoning. However, the following shall apply in all instances:

- A. Noise levels in accordance with Chapter 6.18 of the Municipal Code.
- B. Sale of merchandise from a vehicle or temporary structure is prohibited, except as provided for by temporary sales and events permit.
- C. All service and loading areas shall be entirely screened from view. Loading docks and overhead doors shall be incorporated into the building design and screened or located in a manner to not be readily visible.
- D. Telecommunications towers and equipment shall be located on or within a structure or be an architectural component of the building and may exceed sixty (60) feet in height. No freestanding towers are permitted.
- E. Other design requirements as deemed appropriate by the Planning Commission to ensure compatibility with surrounding areas. (Ord. 02-54 § 2, 2002)

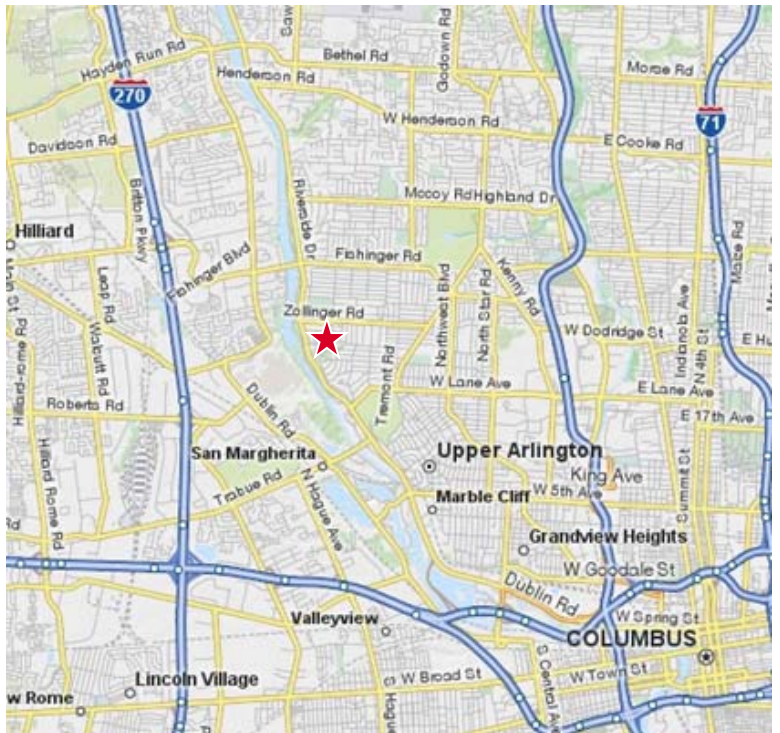
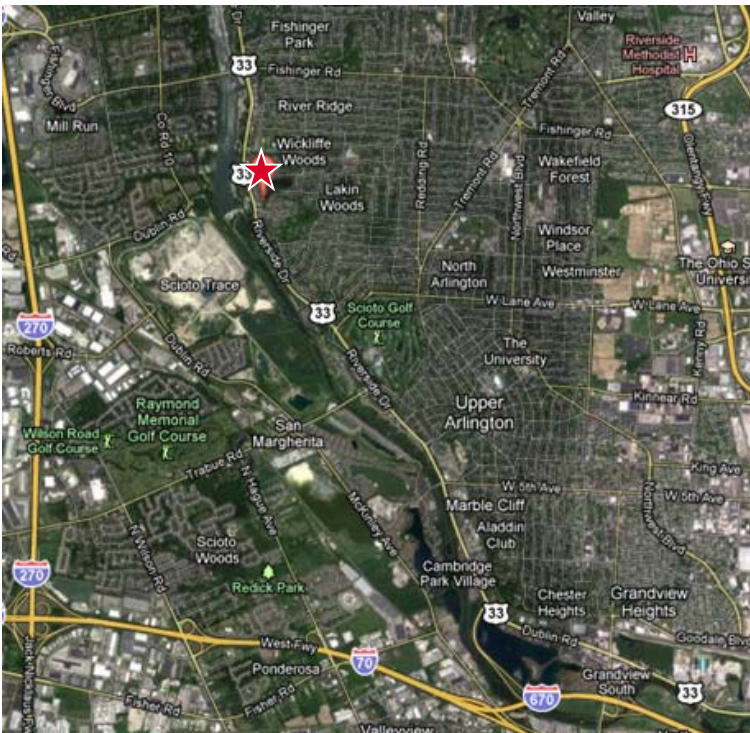
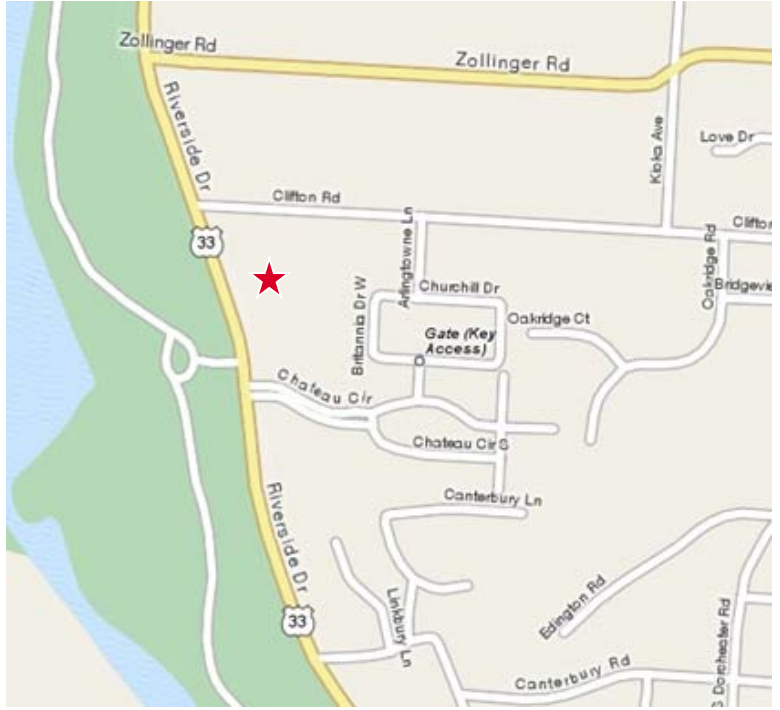
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# AERIAL IMAGERY & LOCATION MAPS

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Jim Merkel CCIM | tel 614 629 5214  
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