

# **Memorandum**

**To:** Planning Commission Members  
**From:** The Development Department  
**CC:** Honorable Members of City Council, Clerk of Council, City Departments  
**Date:** March 13, 2015  
**Re:** Staff Report for Beulah Park – Preliminary Development Plan

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**Item #1 – Beulah Park – Preliminary Development Plan (PID #201503040011)**

**Application:** Preliminary Development Plan  
**Location:** 3664 W. Grant Avenue  
**Applicant:** Joseph A. Ciminello, Ciminello's Inc.  
**Current Zoning:** SD-3 (Recreational Facilities)  
**Proposed Zoning:** PUD-R, PUD-C (Planned Unit Development – Residential, Commercial)  
**Current Use:** Vacant (Former racetrack)  
**Proposed Use:** Mixed-Use Development (Residential, Commercial/Office, Recreational)

**Relevant Code Section(s):**

1135.14 Zoning Districts and Regulations – Planned Unit Development District, Preliminary Plan Content

**Project Summary:**

The applicant is requesting approval of a preliminary development plan for a mixed-use development on the 212-acre Beulah Park site south of Southwest Boulevard and west of Broadway. The proposed development would contain a mix of single-family and multi-family residential units, commercial/office development and recreational spaces, and has been designed to meet the general principles outlined in the City's Beulah Park Conceptual Framework, adopted by City Council on March 17<sup>th</sup>, 2014 with CR-15-14.

The proposed development would include both public and private aspects. Public aspects include a 60+ acre park, roadway connections (including a connection to the Town Center and new library site), and potentially a public recreation center. Private development includes the proposed office/commercial and residential developments. The proposed development includes various aspects to highlight the historic nature of the site including a museum, memorial gardens, and recreational trail in the former location of the Beulah Park track.

The proposed preliminary development plan has been submitted with the intent of rezoning the site to PUD-R (Planned Unit Development Residential) and PUD-C (Planned Unit Development Commercial) for the redevelopment of the site.

### Site Plan

The proposed development will have two points of access off Southwest Boulevard and Demorest Road, as well as connections to Park Street, Grant Avenue and Columbus Street. The proposed Columbus Street connection, to connect Beulah Park to the future Library site, will require the roadway to cross the CSX rail line. Any new rail crossing will require the approval of CSX. One recommendation of the Beulah Park Conceptual Framework is that connectivity is promoted on the site and to connect the Town Center area west to Demorest Road. Staff would like to see a more direct connection between the Town Center and Breck Park west of Demorest Road, potentially by extending Park Street to the west.

The site is organized into a number of subareas including two single family subareas featuring a combined 275 single family lots, 120 detached empty nester residential lots, 26 acres for 450 multi-family residential units, 12 acres for commercial/office development, and a large public open space in the center of the site.

Two site plans have been submitted showing two options for the center green space – one with a community center and one without. Both plans show the center green space housing a large concert, sport and event lawn, gardens, and water features. Although the specific acreage of the various proposed open spaces are not noted, the submitted text states that the proposed public green space will be approximately 60+ acres. This proposed open space exceeds the required 41.2 acres of open space for the site based on the number of residential units proposed.

Republican Run, currently running through multiple portions of the site, is proposed to be rerouted (renaturalized) with this development. In order to better match the recommendations in the Beulah Park Conceptual Framework, stressing the importance of trail connectivity, staff would like to see a trail system installed along the proposed relocated stream to create a trail network separated from the road network. Trail and sidewalk connectivity should be a focus to connect residents in the development to the Town Center as well as provide a safe connection for visitors in the Town Center to enjoy the amenities proposed with this development.

### Parking

A large parking lot is shown behind the proposed community center. A slightly smaller parking lot is shown in the same general area on the site plan with no community center. The number of proposed parking spaces is not indicated on either plan. Given the potential for large community gatherings at this site, staff has concerns about the limited amount of proposed parking and recommends that more public parking be added throughout the site with the final development plan.

### **Code Analysis:**

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

**Finding Met:** The site of the proposed development is bordered by large-scale industrial (Wal-Mart Distribution) to the north, traditional suburban residential to the west across Demorest (West Grove subdivision), denser single-family development to the south (Beulah subdivision), and a mix of residential and commercial (Town Center) to the east across the railroad tracks. In the opinion of staff, the proposed development has been designed to be compatible with adjacent existing land uses by proposing similar or harmonious uses.

- (2) **Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

**Finding Met:** Specific lot size and dimension or building setbacks have not been specified at this time to determine any exceptions or deviations from Code. These and other project specifics such as roadway width and parking requirements for various development aspects will be incorporated into and reviewed with the final development plan. The proposed open space exceeds the amount required by Code based on the number of residential units proposed on the site.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

**Finding Met:** The majority of land surrounding the proposed development has been developed – primarily residential to the west, south and east, and industrial to the north. The proposed development aims to incorporate uses compatible with surrounding land to create a development that ties into the context of existing development in the area.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

**Finding Met:** The proposed PUD is appropriate for the area as it will set standards to create a development appropriate and in character with existing area development and land use.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

**Finding Met:** A number of roadways are proposed to create connectivity throughout the development and to connect to the existing road network. Two connections to Southwest and two connections to Demorest Road, as well as the extension Park Street and Columbus Street are proposed. Staff believes recent improvements to area roadways such as the signalization of the Southwest Boulevard entrance across from Wal-Mart and planned improvements to the Columbus Street/Broadway intersection will aid in providing safe traffic circulation to and from the site of the proposed development.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

**Finding Met:** Although not shown on plans, sanitary and water mains are available to the site and have the capacity to serve the proposed development. Utility layout and design will be further reviewed with the final development plan.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

**Finding Met:** A schedule for the redevelopment of the site, including a funding and construction plan, was submitted as part of the preliminary development plan. A site plan was

also submitted showing initial street improvements to be installed to access the site in order to fully develop the site.

- (8) The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

**Finding Can be Met:** Given the complex nature of the proposed development, it is expected that the site will take years to fully develop; however the submitted plan shows the proposed initial street improvements to create a road network to be expanded in the future as the project develops over time.

**Recommendation(s):**

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan as submitted, given various matters that will be addressed during the review of the final development plan.