



ITEM 2: 201902080009 – Bluegrass Park (Lot Split 2.5 Acres)

Site Location

5665 Hoover Road (040-004974)

Proposal

A split of 2.5-acres from an 85.57-acre tract of land

Zoning

SD-1 (Educational) and SD-3 (Recreational Facilities)

Future Land Use

Mixed Use Employment Center

Property Owner

Buckeye Ranch Foundation, Inc.

Applicant/Representative

Donald Plank, Plank Law Firm

Applicable Plans, Policies, and Code Section(s)

Zoning Code Section 1135.08

Staff Recommendation

Approval as Submitted

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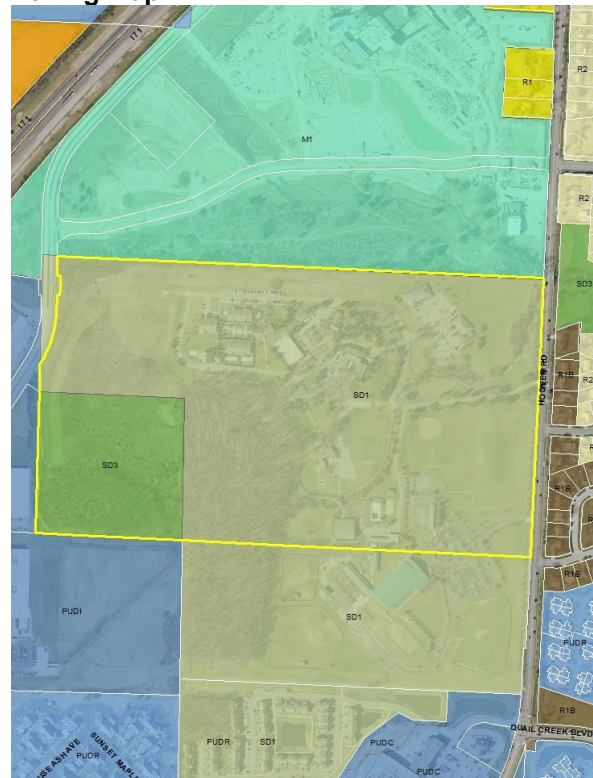
Case Manager

Kendra Spergel, Development Planner
614-277-3019
kspergel@grovecityohio.gov

Summary

The applicant is proposing to split 2.5 acres from an existing 85.57-acre property located at 5665 Hoover Road, on the current Buckeye Ranch property (040-004974). The proposed split will be in the southeast corner of the current 85.57-acre site, fronting onto Hoover Road.

Zoning Map



Next Steps

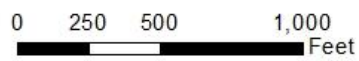
Upon approval from Planning Commission, the lot split can move forward to Franklin County for finalization.

1. Context Map

This property is located at 5665 Hoover Road on the west side of Hoover Road, approximately 2,200 feet north of London-Groveport Road (040-004974).



201902080009
Bluegrass Park - Lot Split
5665 Hoover Road



2. Analysis

The applicant is proposing to split 2.5 acres from an existing 85.57-acre property located at 5665 Hoover Road, on the current Buckeye Ranch property (040-004974). The proposed split will be in the southeast corner of the current 85.57-acre site, fronting onto Hoover Road and will be to split this portion for potential future development. The portion to be split is currently zoned as SD-1. There are no lot size standards for the SD-1 district, but a portion of the existing parking lot will be split between the current and new lot not meeting the minimum parking lot setback of 10 feet. However, it is staff's understanding that the site will be redevelop and part of that future project will include the removal of the existing parking lot.

3. Survey



4. Recommendation

After review and consideration, the Development Department recommends Planning Commission approve the lot split as submitted.

5. Detailed History

1975

The site was annexed into Grove City in March 1975 under Ordinance C-14-75 as part of a comprehensive annexation including areas along the west side of Hoover Road and east of I-71, and then zoned to its current SD-1 and SD-3 districts in May 1975 under Ordinance C-17-75.