



## ITEM 1: 202008050042 – Bluegrass Park II Park (Lot Splits)

### Site Location

West side of Hoover Road, approximately 300 feet north of Quail Creek Boulevard (Parcel 040-016112)

### Proposal

Three splits of 1.521, 1.544, and 1.548 acres from a 22.380-acre tract of land

### Zoning

SD-1 (Educational)

### Future Land Use

Mixed Use Employment Center

### Property Owner

BBR Ventures, LLC

### Applicant/Representative

Rebecca J. Mott, Plant Law Firm, LPA

### Applicable Plans, Policies, and Code Section(s)

Zoning Code Section 1135.08

### Staff Recommendation

Approval as submitted

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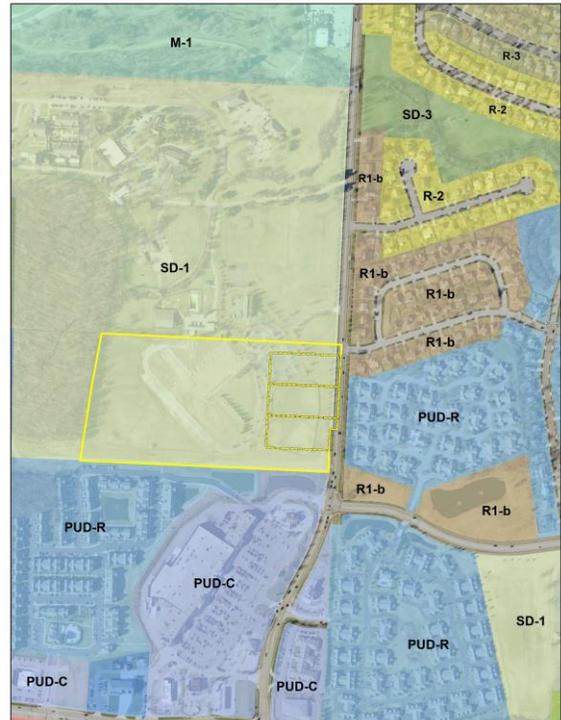
### Case Manager

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### Summary

The applicant is proposing to split three areas consisting of 1.521, 1.544 and 1.548 acres out of a 22.380-acre tract of land.

### Zoning Map

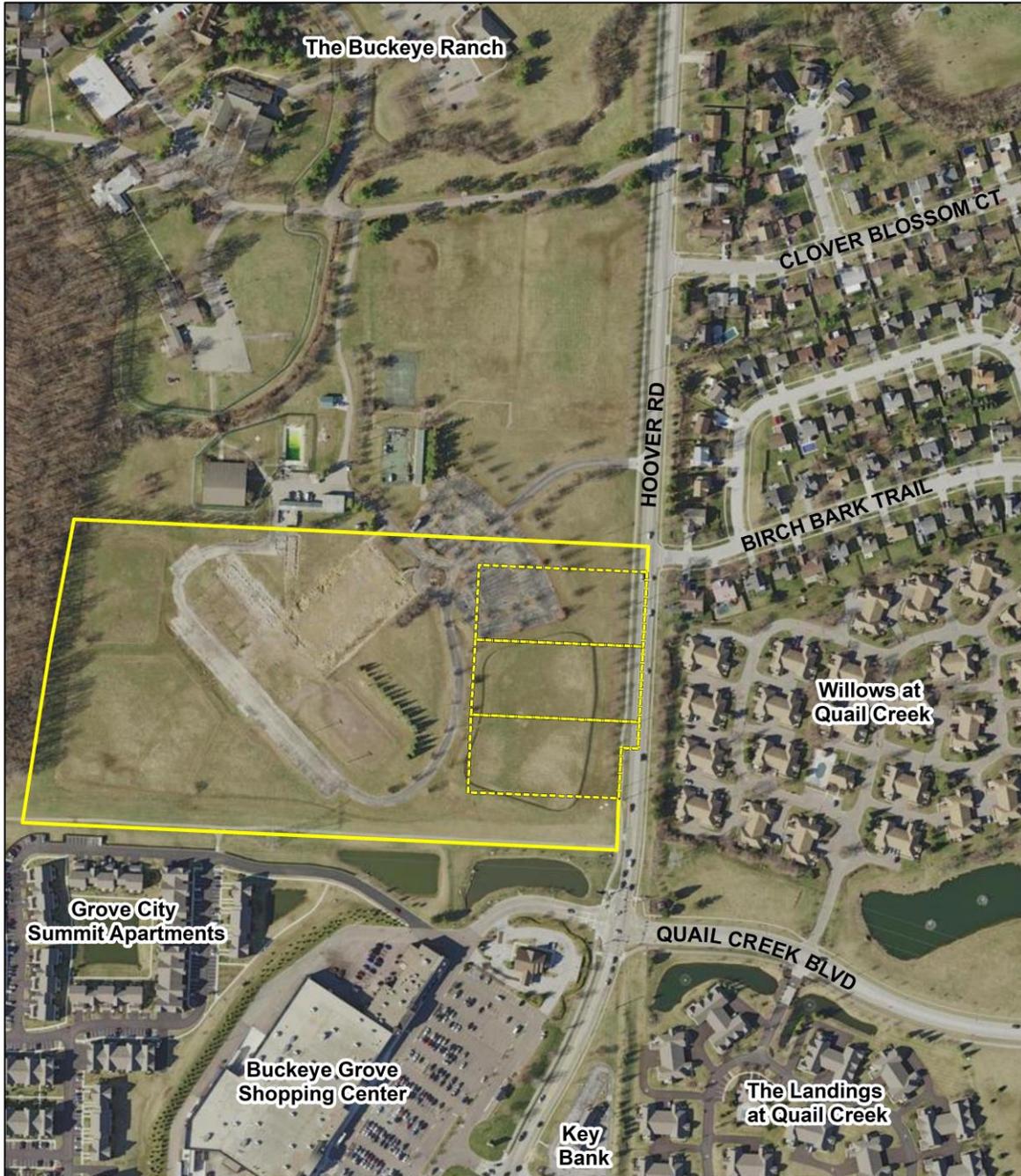


### Next Steps

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

# 1. Context Map

This property is located on the West side of Hoover Road, approximately 300 feet north of Quail Creek Boulevard (PID 040-016112).



202008050042  
Bluegrass Park II (Lot Splits)  
PID: 040-016112



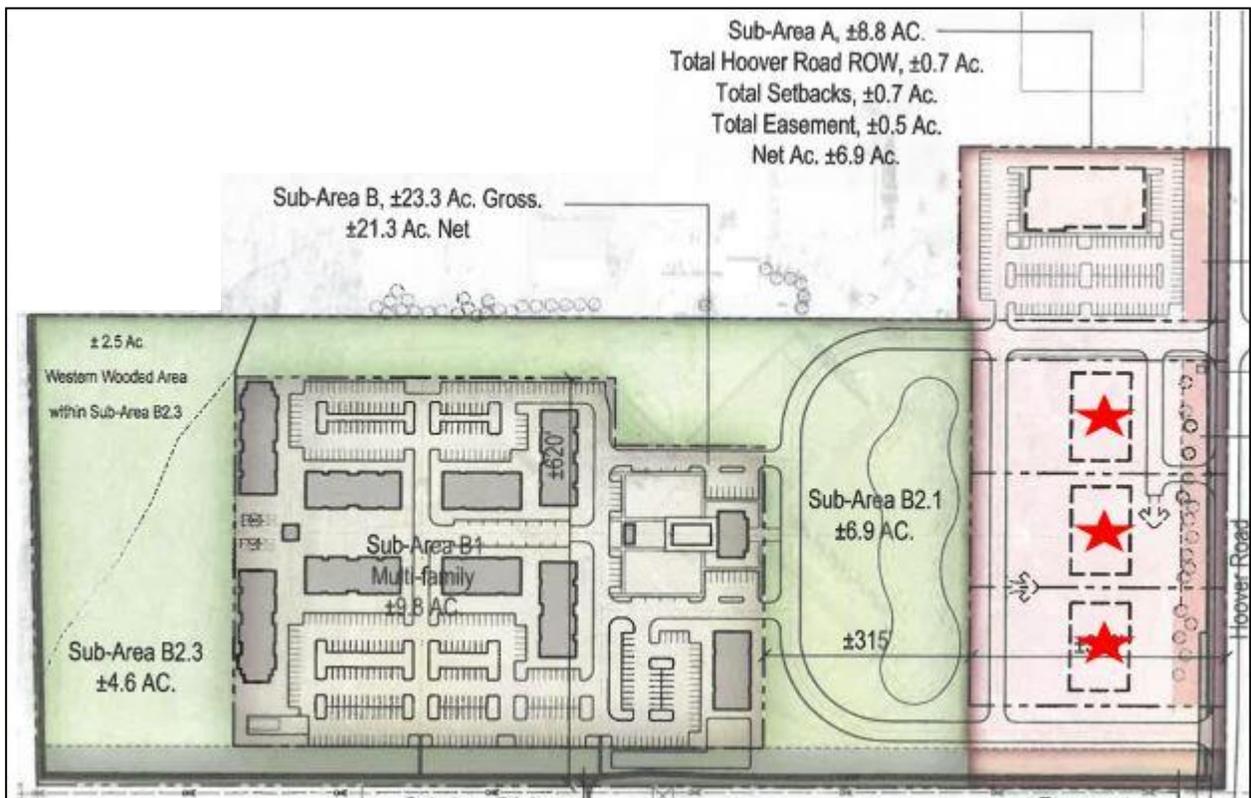
## 2. Analysis

The applicant is proposing to split three lots, 1.521, 1.548 and 1.544 acres in size, from an existing 22.380-acre tract of land on Hoover Road. The three proposed new lots are planned to be developed as part of Subarea A in Bluegrass Park, a proposed mixed-use development to include medical and professional offices, daycare, retail and multi-family dwelling units, including senior housing.

The 22.380-acre tract is currently zoned SD-1, which does not have any requirements for lot sizes. The proposed lot lines generally match the lot configuration presented on the subarea map associated with the request to rezone the property for the development of the Bluegrass Park development noted above. The Rezoning request received a recommendation of approval from Planning Commission at the August 4, 2020 meeting and had its first reading with City Council on August 17, 2020.

Because the Rezoning has not yet been approved for the site and a development plan has not been submitted for any of the lots to be created by the proposed split, staff has concerns that the proposed lots could be developed individually and request individual curb cuts to Hoover Road. As part of the zoning text for Bluegrass Park, access to Hoover Road would be limited to primarily be from a shared access drive for the proposed outlots within Subarea A; however, until this zoning text is approved, these proposed lots would have no limits on access aside from standard driveway spacing per Code. To address this concern, the applicant provided a draft cross-access easement over the rear of the proposed lots, where a shared access drive is described in the proposed Bluegrass Park zoning text and shown on the subarea map.

*Bluegrass Park Subarea Plan from Zoning Text  
(Proposed Lots Marked by Red Stars)*



### 3. Survey



### 4. Recommendation

After review and consideration, the Development Department recommends Planning Commission approve the Lot Split with the following stipulation:

1. The three lots created by the split shall not be permitted direct access to Hoover Road.

## 5. Detailed History

### 1975

The portion of the site part of Parcel 040-004974 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 district in May 1975 under Ordinance C-17-75.

### 1993

The main portion of the site (Parcel 040-008056) was annexed into Grove City in March 1993 under Ordinance C-10-93, and the site was zoned to R-1.

### 1997

The main site was rezoned from R-1 to SD-1 to accommodate the construction of the Buckeye Ranch Equestrian Center. The Development Plan for construction on the site was approved with Resolution CR-47-97.

### 2018

The Buckeye Ranch ceased operation of the Equestrian Center, and the site became available for sale and redevelopment.

### 2019

Planning Commission approved two Lot Splits at the March 5 meeting for the site, including the creation of two lots (22 acres and 7.3 acres) from the main site (former equestrian site) and 2.5 acres from the Buckeye Ranch site to be added to the proposed development.

A Preliminary Development Plan was heard at the September 3, 2019 City Council meeting. Due to concerns with unknowns with the proposed roadway alignment and the amount of residential proposed versus commercial, City Council voted to disapprove the plan.

### 2020

Planning Commission recommended approval to rezone the site to PUD-R and PUD-C from SD-1 for the development of medical and professional offices, offices for personal services and daycare and a maximum of 5,000 square feet of retail to include a coffee shop and multi-family dwelling units, including senior housing. The Ordinance had first reading at City Council on August 17.