



# The City of Grove City, Ohio

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Planning Commission Staff Report

Council Chambers

November 17, 2017 1:30pm

**2. APPLICATION: Beulah Park | Preliminary Development Plan**

Project Number: 201711130036

Location: Located south of Southwest Blvd, east of Demorest Road and approximately 700 feet west of Broadway

Proposal: A preliminary development plan for the redevelopment of the 213-acre former Beulah Park Racetrack site

Applicant: Donald Plank, Plank Law Firm, 411 East Town Street, FL 2, Columbus, OH 43215

**Relevant Code Section(s):**

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District

**Project Summary**

The applicant is requesting approval of a preliminary development plan to redevelop the 213-acre former Beulah Park Racetrack site. A preliminary development plan was previously approved for the site in 2015; however, the property has since changed hands and the new owner has submitted a new preliminary development plan for consideration. The proposed preliminary plan includes redevelopment of the entire site with nine (9) subareas for various residential and non-residential uses, as well as open space incorporated throughout. Additionally, the applicant submitted a preliminary zoning text that addresses requirements for each subarea, roadway design, and other aspects of the proposed redevelopment. It should be noted that while a zoning text has been submitted it will formally be reviewed at time of rezoning application. Text contained within that document is considered to be conceptual at this time and used to convey general concepts and themes of the proposed development.

The preliminary plan for the 212.7-acre site shows two new public streets accessing the site from Southwest Blvd, two new streets onto Demorest Road including the extension of Park Street, two additional extensions (Lincoln Ave and Columbus Street) from Town Center, and an Elm Street extension in the south central part of the site. Curtis Avenue is proposed to be extended as well to provide better circulation in the Beulah Subdivision and into the proposed site. The roadway types shown on the submitted site plan correspond to roadway standards proposed in the preliminary zoning text, setting standards for items including number of lanes, right-of-way width, and the presence of on-street parking. Additional private streets will be proposed within the individual subareas. Additionally, multi-use paths are proposed throughout the site on at least one (1) side of most proposed streets, connecting from Town Center and the Beulah Subdivision to Southwest Blvd and Demorest Road as a way to continue connecting the City's bikeway network.

The site is proposed to be comprised of nine (9) different subareas that incorporate a combination of residential, commercial, and civic uses. The proposed subareas are intended to create an appropriate transition from the existing residential Beulah Subdivision and Town Center area to the industrial uses along Southwest Blvd and residential area west of Demorest Road by allowing for similar uses and densities to existing adjacent developments. The overall proposed gross

density of the redevelopment is 4.57 du/ac. An outline of proposed subareas based on the submitted site plan and preliminary zoning text is noted below:

- Subarea A – 14.32 acres, Commercial, Office
- Subarea B – 2.59 acres, Commercial
- Subarea C – 20.67 acres, Single-family residential, 5.0 units/acre
- Subarea D – 17.35 acres, Single-family residential, 5.5 units/acre
- Subarea E – 18.5 acres, Single-family residential, 5.5 units/acre
- Subarea F – 20.71 acres, Single-family condominium, 6.0 units/acre
- Subarea G – 10.29 acres, Multi-family residential, 12.0 units/acre
- Subarea H – 24.08 acres, Multi-family residential, 17.25 units/acre
- Subarea I – 10.23 acres, Assisted / independent living, 175 beds

Parkland and open space is proposed throughout the site with a 29-acre community park proposed in the center of the site and other smaller park/open spaces proposed throughout the remainder of the site, including 22.47 acres around the relocated West Water Run. A total of 55.9 acres of the site is proposed to be preserved as open space.

Future land use plans for the area show the property to be mixed use, with the majority of the site noted as residential with non-residential (tech flex) along Southwest Boulevard. The proposed extension of Park Street west to Demorest Road matches the future alignment and road extension shown on the City's Thoroughfare Map and Future Street Network Map. Additionally, staff believes the general site configuration and open space proposed shows the intent to follow the general principles of the Beulah Park Conceptual Framework.

### **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 proposed development transitions between nearby existing uses to better connect the site with the rest of the city. Additionally, staff feels that the proposed streets and multi-use paths provide better connectivity between Town Center and the Beulah Subdivision with western portions of the city.

- (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 Can Be Met:** A zoning text for the area will be reviewed with the rezoning and final development plan; however, staff feels that the proposed development is appropriate with the existing development of the surrounding area.

- (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 proposed subareas are in conformance with the surrounding density and uses.

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

**Finding Met:** Staff feels that the location of each subarea provides appropriate density and proposed use to the surrounding area. Specific information regarding use and site layout will be reviewed as part of the rezoning and final development plan.

- (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 Can Be Met:** Staff feels that the amount of connectivity with public roads on the site is suitable and adequate to carry anticipated traffic; however, no information has been proposed yet regarding the location of any private streets throughout each subarea. Street designs and any remaining streets will be reviewed as part of the final development plan.

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

**Finding Not Met:** A utility plan has not yet been submitted but will be reviewed as part of the final development plan process.

- (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 Can Be Met:** Staff needs further information to determine if the proper utilities, landscaping, and parking have been proposed and will review these items with the rezoning and final development plan.

- (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 Met:** The proposed project, including building, parking spaces, landscaping, and utilities can be completely developed within seven years.

### **Recommendation**

Staff is generally supportive of the submitted preliminary development plan, noting that additional details will be reviewed as part of the rezoning and final development plan applications. Therefore, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Preliminary Development Plan with the stipulations as noted below.

1. No dwelling(s) shall be permitted to back up to the central park land (P1).
2. The zoning text shall be reviewed and considered with the rezoning application for the site.