



ITEM 3: 201902080010 – Bluegrass Park (Lot Split 22.38 Acres)

Site Location

West side of Hoover Road, approximately 150 feet north of Quail Creek Boulevard (040-008056)

Proposal

A split of 22.38-acres from a 29.696-acre tract of land

Zoning

SD-1 (Educational)

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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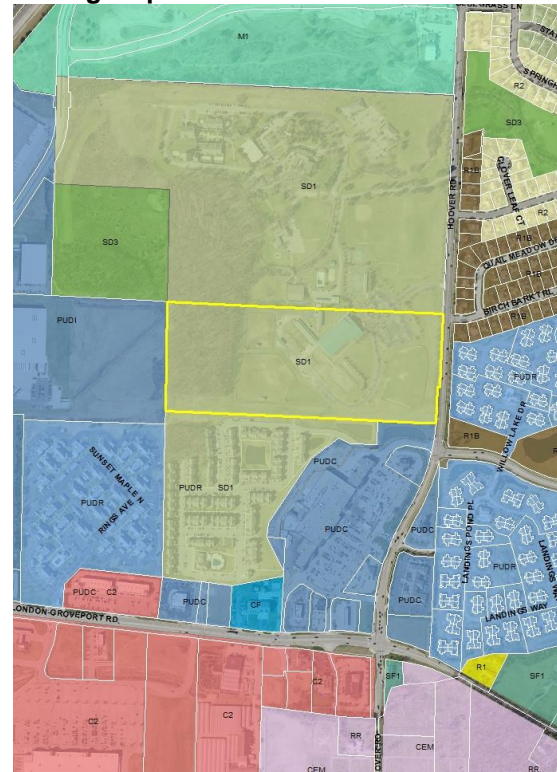
Case Manager

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

Summary

The applicant is proposing to split 22.38 acres from an existing 29.696-acre property located on the west side of Hoover Road, approximately 150 feet north of Quail Creek Boulevard (040-008056). A 30-foot access easement is proposed for the remaining 7.3 acres located in the rear/west portion of the site.

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 150 feet north of Quail Creek Boulevard (040-008056).



201902080010
Bluegrass Park - Lot Split
Hoover Road



2. Analysis

The applicant is proposing to split 22.38 acres from an existing 29.696-acre property located on the west side of Hoover Road, approximately 150 feet north of Quail Creek Boulevard (040-008056). This site was previously used for the Buckeye Ranch's equestrian center. The proposed split is in the front portion of the site with the rear/west portion (7.3 acres) left with no frontage onto Hoover Road. The applicant has proposed to include a 30-foot access easement to provide an access point for this rear portion. It is staff's understanding this 22 acre portion of the site will be included as part of a future redevelopment project, however no plans for any redevelopment have been approved. At this point, the applicant is proposing to split the lot for titling purposes and understands that a Plat may be needed for future development. Additionally, the proposed split will separate the previous equestrian center area onto its own lot from the existing tree stand in the eastern portion of the site.

3. Survey



4. Recommendation

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

5. Detailed History

1997

The 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.