



ITEM 2: 201905170025 – Beulah Park Subarea H (Lot Split 10.26 Acres)

Site Location

Adjacent and west of the CSX railroad line, approximately 660 feet south of Southwest Boulevard (Parcel 040-016053)

Proposal

A split of 10.26-acres from a 48.509-acre tract of land

Zoning

PUD-R (Planned Unit Development – Residential)

Future Land Use

Mixed Neighborhood

Property Owner

Townsend Construction Company

Applicant/Representative

Donald Plank, Plank Law Firm

Applicable Plans, Policies, and Code Section(s)

Zoning Code Section 1135.08

Staff Recommendation

Approval with one stipulation

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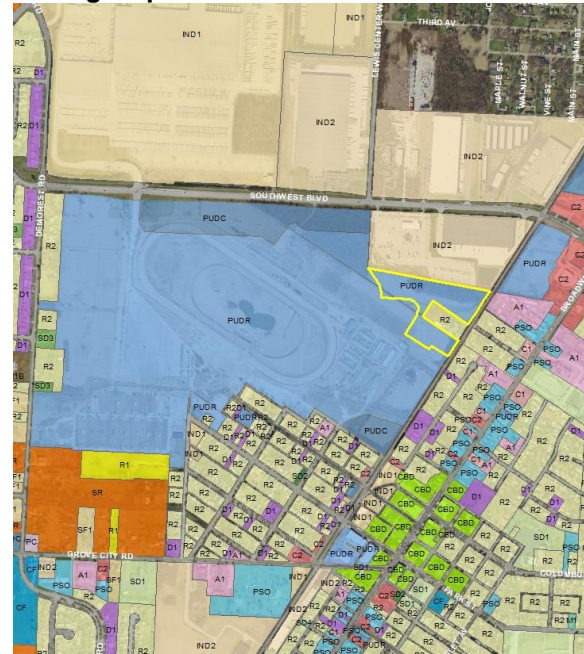
Case Manager

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Summary

The applicant is proposing to split 10.26 acres from a 48.509-acre parcel. The proposed split is for Beulah Park Subarea H, and the proposed lot will be developed into apartments and used for stormwater detention.

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 the CSX railroad tracks, approximately 660 feet south of Southwest Boulevard in Beulah Park (040-016053).



201905170025
 Beulah Park Subarea H (Northern 10.2 Acres)
 Lot Split



2. Analysis

The applicant is proposing to split 10.26 acres from an existing 48.5-acre site, within the 212-acre area comprising Beulah Park. The proposed split will divide the norther portion of Beulah Park Subarea H into its own parcel. Subarea H was approved in July 2018 for the Beulah Park Apartments development, and the lot split generally divides the subarea around the stormwater detention for the subarea and by the proposed public roadway (Street A). Five of the approved apartment buildings will be located on this site as well. The Beulah Park zoning text states that all buildings are required to be set back at least 15 feet from all side lot lines. The proposed lot split will place three of the buildings less than 15 feet away from the side lot line. The applicant has indicated that the proposed splits are for financing reasons only and that the two Subarea H lots will be combined prior to receiving building permits for construction on the site.

Beulah Park Apartments Site Plan



3. Survey



4. Recommendation

After review and consideration, the Development Department recommends Planning Commission approve the lot split with the following stipulation.

1. No building permits shall be issued for the Beulah Park Apartments (Subarea H) until all lots comprising the subarea have been combined.

5. Detailed History

1923

William Foster Breck opens Beulah Park, as the first thoroughbred racetrack in Ohio.

2013

The Beulah Park Conceptual Framework is created to strategize on redevelopment of the site. Findings of the Framework include preserving the historic significance of Beulah Park, creating a community gathering place, connecting to improve the street and trail network, and providing quality design. City Council approves the Framework in March 2014 with Resolution CR-15-14.

2014

Beulah Park ceases operation as a racetrack and the property becomes available for redevelopment.

2015

A preliminary development plan is approved for the redevelopment of the site with Resolution CR-16-15.

2017

A second preliminary development plan is approved for the redevelopment of the site with Resolution CR-49-17.

2018

The site is rezoned to PUD-R and PUD-C under Ordinance C-24-18 in June 2018. The zoning text for the site includes a mixed use development with nine subareas that are to contain single and multi-family housing, senior housing, office space, commercial space and light industrial, as well as community park space.

The development plan for the Beulah Park Apartments in Subarea H is approved in July 2018 with Resolution CR-35-18.

2019

The lot split for the 48.905 acre piece for Subareas F and H is approved by Planning Commission in February 2019.

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