



ITEM 8: 201909280040 – Beulah Park Section 1 (Plat)

Site Location

South side of Southwest Boulevard, approximately 750 feet west of Broadway

Proposal

A plat for Section 1 of Beulah Park

Zoning

PUD-R (Planned Unit Development – Residential) & PUD-C (Planned Unit Development – Commercial)

Future Land Use

Mixed Neighborhood & Tech Flex

Property Owner

Townsend Construction Company & GC Beulah Park Investments LLC

Applicant/Representative

Patrick Kelley, GC Beulah Park Investments LLC

Applicable Plans, Policies, and Code Section(s)

Zoning Code Section 1135.08
C-24-18 Beulah Park Zoning Text
CR-34-18 Beulah Park Phase 1 Roadways Development Plan

Staff Recommendation

Approval as Submitted

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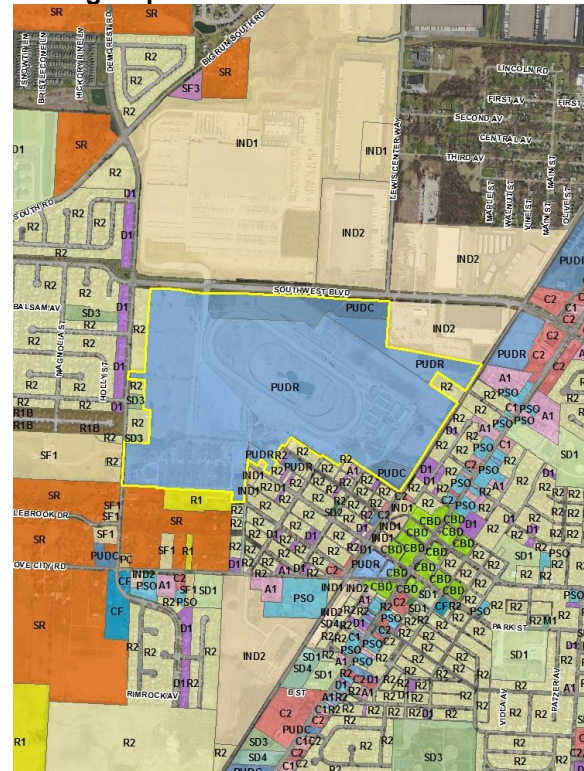
Case Manager

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Summary

The applicant is requesting the approval of a plat for Section 1 of Beulah Park, which contains the Phase 1 roadway network, 84 estate lots in Subarea C and two reserves including the central Beulah Park.

Zoning Map



Next Steps

Upon recommendation from Planning Commission, the plat will move forward to City Council. If City Council approves the application, the plat will go into effect 30 days later.

1. Context Map

This proposed site is located in the northern portion of the Beulah Park site, on the south side of Southwest Boulevard and 750 feet west of Broadway (040-000413, 040-016053, and 040-016054).



201909280040
 Beulah Park Section 1 - Plat
 Beulah Park



2. Analysis

The applicant is requesting approval of a plat for Section 1 of Beulah Park, in the northern portion of the Beulah Park development, encompassing 67.35-acres of the 215-acre site. The proposed plat will formalize and dedicate the roadways shown on the approved Beulah Park Section 1 Roadways development plan as public rights-of-way. The streets noted below, with their previous label from the development plan, are proposed to be platted with this application, creating 20.572 acres of new public right-of-way.

Proposed Plat Roadway Names	Development Plan Roadway Names	Description
Columbus Street	Street A	The extension of Columbus Street from the Town Center, extending north through the site to connect to Southwest Boulevard. <i>70' right-of-way</i> , except at the intersection with Southwest Boulevard (<i>100' right-of-way</i>) to accommodate landscaping and entrance feature.
Beulah Park Way	Street B	The east/west connection between Columbus Street and the central open space (Reserve "H"). <i>70' right-of-way</i> .
Beulah Park Drive	Street C	Frames the north and east sides of the central open space ("Reserve "H"). <i>70' right-of-way</i> .
Rose Lane	Street D	The north/south connection between Columbus Street and Beulah Park Drive through Subarea C. <i>60' right-of-way</i> .
Beulah Park Lane	Street E	The west entrance to the site off Southwest Boulevard, terminating at the roundabout and central open space (Reserve "H"). <i>80' right-of-way</i> to accommodate entrance features.
Glacial Lane	Street F	Frames the west side of the central open space (Reserve "H"). <i>60' right-of-way</i> .
Boyer Road	Street G	The northern entrance to the site from Demorest Road, through Subarea E, terminating at Glacial Lane and the central open space (Reserve "H"). <i>60' right-of-way</i> .
Aidan Drive	Street H	The internal roadway through Subarea C (north of the central open space (Reserve "H")). <i>60' right-of-way</i> .
Camden Court	Street I	The internal roadway through Subarea E (west of the central open space ("Reserve "H")). <i>60' right-of-way</i> .
Doon Drive	Street I	The southern roadway in Subarea E (west of the central open space "Reserve "H") <i>60' right-of-way</i> .
Lincoln Avenue	Lincoln Avenue	The extension of Lincoln Avenue from Cleveland Avenue to the proposed Columbus Street extension. <i>60' right-of-way</i> .

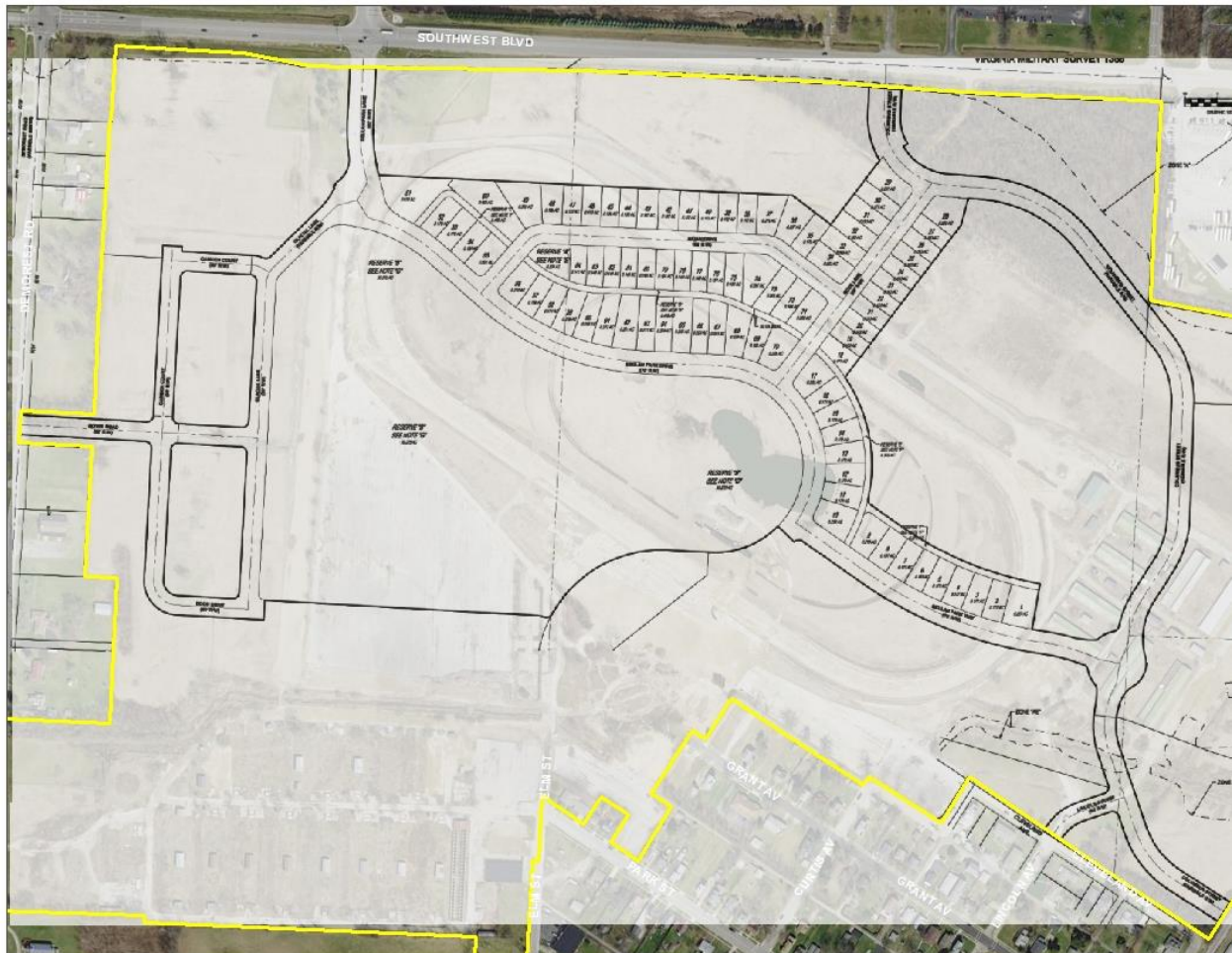
All streets included on the plat meet the requirements set in the approved Beulah Park Zoning Text and are as shown on the approved Phase 1 roadways development plan.

The proposed alleys within Subarea C are included as private reserves (Reserves “D” and “E”), owned and maintained by the Beulah Park Section 1 Homeowners Association. The configuration of all alleys matches the configuration shown on the Phase 1 development plan and meets the requirements set in the approved Beulah Park Zoning Text.

The proposed plat will also create 84 estate lots previously shown on the approved Phase 1 roadway development plan. Per the approved Beulah Park Zoning Text, all homes built in Subarea C will be reviewed individually through an Architectural Review Board (ARB) and a separate development plan is not required for these lots to be platted. The proposed lots, totaling 16.254 acres, are in conformance with the Beulah Park zoning text.

Two reserve areas, totaling 30.509 acres, are included on the plat. Reserve “C” is proposed on the south side of Aidan Drive and will be 0.234 acres in size. This Reserve will be privately owned and maintained by the Section 1 HOA for the purpose of open space. Reserve “H” is proposed to be 30.275 acres in size and will be centrally located within the development. This reserve area will be owned and maintained by the City as a future public park.

3. Survey



4. Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the plat as submitted.

5. Detailed History

1923

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

2013

The Beulah Park Conceptual Framework was created to provide recommendations for the redevelopment of the site. Findings of the Framework include preserving the historic significance of Beulah Park, creating a community gathering place, connectivity to improve the street and trail network and quality design. City Council endorsed the principles of the Framework in March 2014 with Resolution CR-15-14.

2014

Beulah Park ceased operation as a racetrack and the property became available for redevelopment.

2015

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

2017

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

2018

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

City Council approved the Phase 1 Roadway Network Development Plan in August 2018 with Resolution CR-34-18.