



ITEM 2: 201910020056 – Beulah Park Subarea E (Plat)

Site Location

East side of Demorest Road, approximately 700 feet south of Southwest Boulevard (Parcel 040-000413)

Proposal

A plat for the first section of Beulah Park Subarea E

Zoning

PUD-R (Planned Unit Development – Residential)

Future Land Use

Mixed Neighborhood

Property Owner

GC Beulah Park Investments LLC

Applicant/Representative

Donald Plank, Plank Law Firm, LPA

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

Contents

	Page
1. Context Map	2
2. Analysis	3
3. Survey	4
4. Recommendation	5
5. Detailed History	5

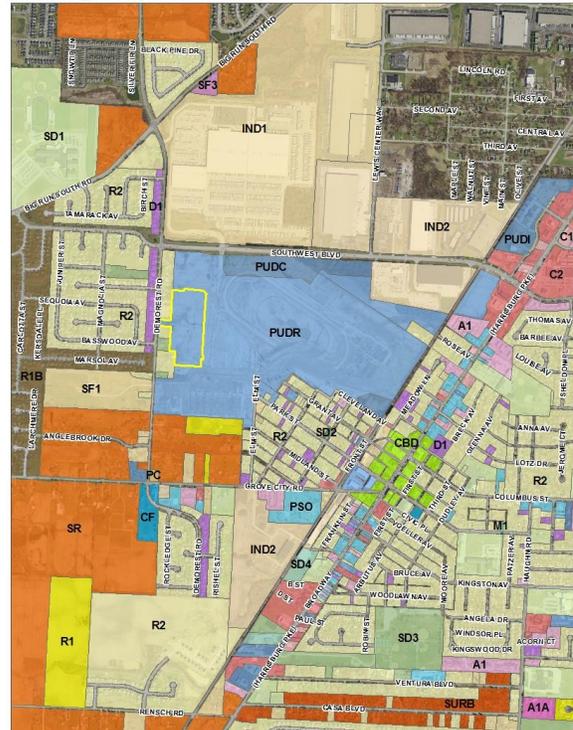
Case Manager

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Summary

The applicant is requesting approval of a plat for the first section of Subarea E, including 52 single-family lots and two reserve areas.

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 on the east side of Demorest Road, approximately 700 feet south of Southwest Boulevard (040-000413).



201910020056
Beulah Park Subarea E - Plat
Beulah Park



2. Analysis

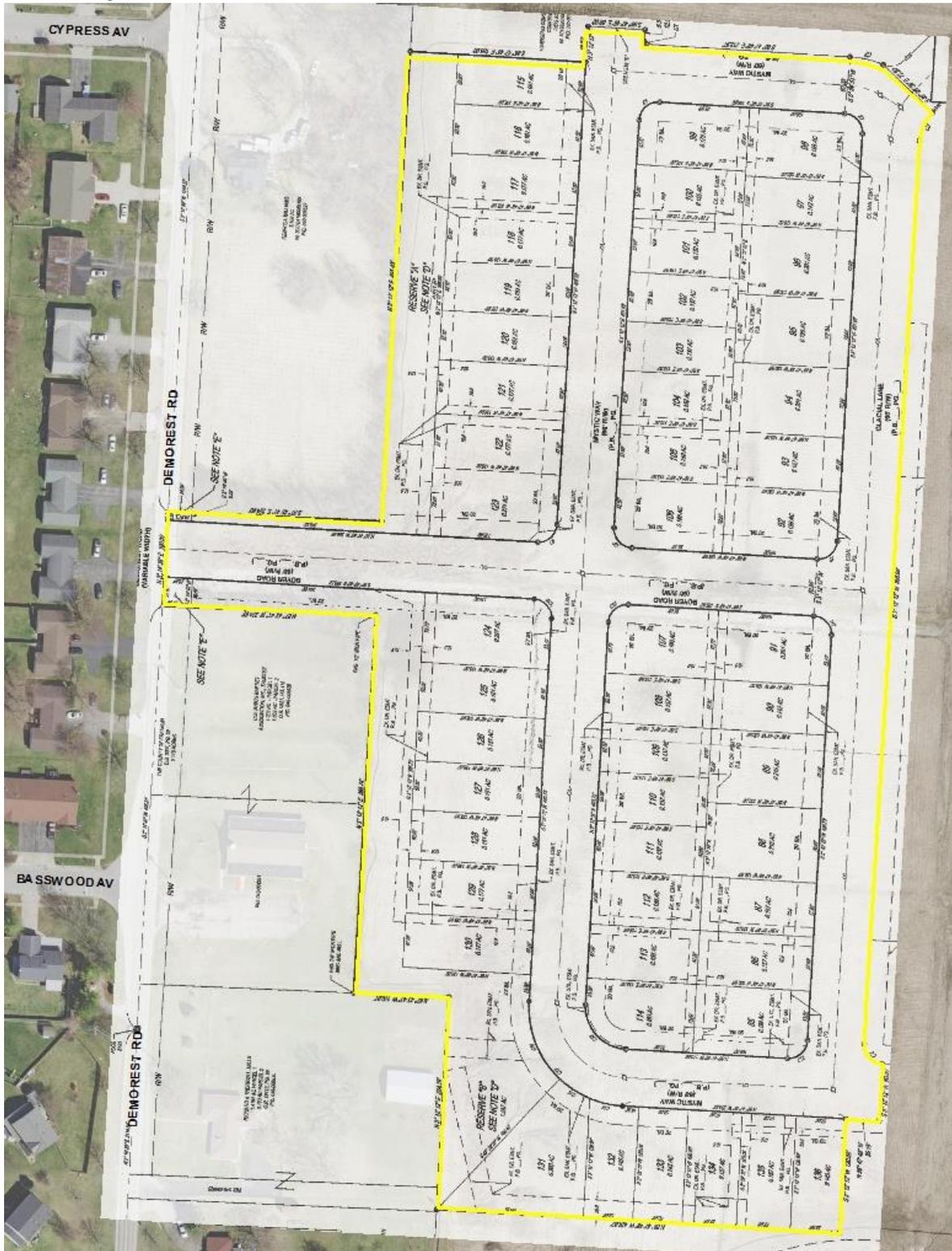
The applicant is requesting approval of a plat for the first portion of Subarea E of Beulah Park. The remaining portion of Subarea E, on the south side of the road running south of the central open space, will be platted under a future plat application. This subarea was included as part of the Beulah Park Phase 1 Roadways Development Plan, with preliminary lot configurations shown; however, no home designs or landscaping details were submitted for the subarea with the Roadway development plan, and the applicant was informed that Subarea E would require the approval of a separate development plan and plat to approve the lots in this section. A development plan for Subarea E has been submitted and is anticipated to go through Planning Commission and City Council concurrently with the plat.

A total of 52 lots are proposed as part of the plat. The majority of the lots meet the approved Beulah Park zoning text with the exception of lots 88 and 89, which exceed the maximum permitted lot width of 75-feet, by three feet. Staff is supportive of granting a deviation for the additional three feet for these lots to accommodate side loaded garages; however, this deviation must be approved on the development plan before the plat can reflect the modification.

The lots proposed to be platted will be accessed off three different roadways (Boyer Road, Mystic Way and Glacial Lane), all previously approved on the Beulah Park Section 1 plat. The only right-of-way being dedicated with the proposed plat is a 0.026-acre portion of Demorest Road where the property currently extends to the centerline on either side of the previously approved Boyer Road.

Two reserves, Reserves A and B, are proposed in the western portion of the subarea and will act as a buffer area between the proposed lots in Subarea E and existing lots along Demorest Road. Reserve A will be 0.633 acres in size and be located on the north side of Boyer Road and on the west side of lots 115 through 123. Reserve B will be located along the south side of Boyer Road and to the west of lots 124 through 130. Both reserves are proposed to be privately owned and maintained by the Subarea E Homeowners Association.

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.

2019

City Council approved the plat for Beulah Park Section 1, which includes the roadways for the northern portion of the site and the first portion of Subarea E, at the November 4, 2019 meeting with Ordinance C-56-19.

A development plan was submitted in October 2019 for the first portion of Subarea E. This development plan is on the November 19 Planning Commission meeting agenda and tentatively on the agenda for the December 2 City Council meeting.