



### ITEM 3: 20191211065 – Beulah Park #3 (12.721 Acres) - Lot Split

**Site Location**

South side of Southwest Boulevard, approximately 750 feet west of Broadway (Parcel: 040-000413-00).

**Proposal**

A split of 12.721 acres from an existing 77.953-acre lot in association with other lot splits.

**Zoning**

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

**Future Land Use**

Mixed Neighborhood & Tech Flex

**Property Owner**

GC Beulah Park Investments LLC

**Applicant/Representative**

Donald T. Plank, Plank Law Firm, LPA

**Applicable Plans, Policies, and Code Section(s)**

Zoning Code Section 1135.08

**Staff Recommendation**

Approval as submitted

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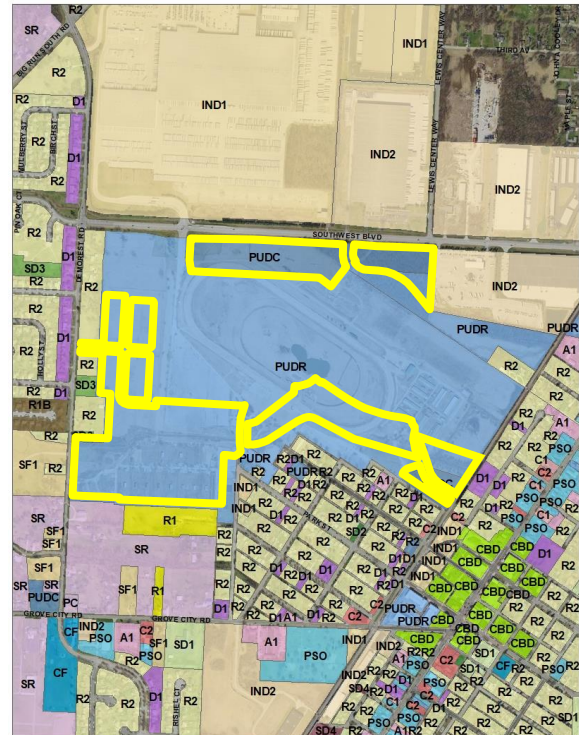
**Case Manager**

Jimmy Hoppel, Development Planner  
614-277-3021  
jhoppel@grovecityohio.gov

**Summary**

The applicant is proposing to split 12.721 acres from an existing 77.953-acre lot. The proposed split is one of 10 concurrent lot split applications.

**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 south side of Southwest Boulevard, approximately 750 feet west of Broadway (Parcel: 040-000413-00).



201912110065  
Beulah Park #3 - Lot Split  
PID: 040-000413-00

0 250 500 1,000  
Feet

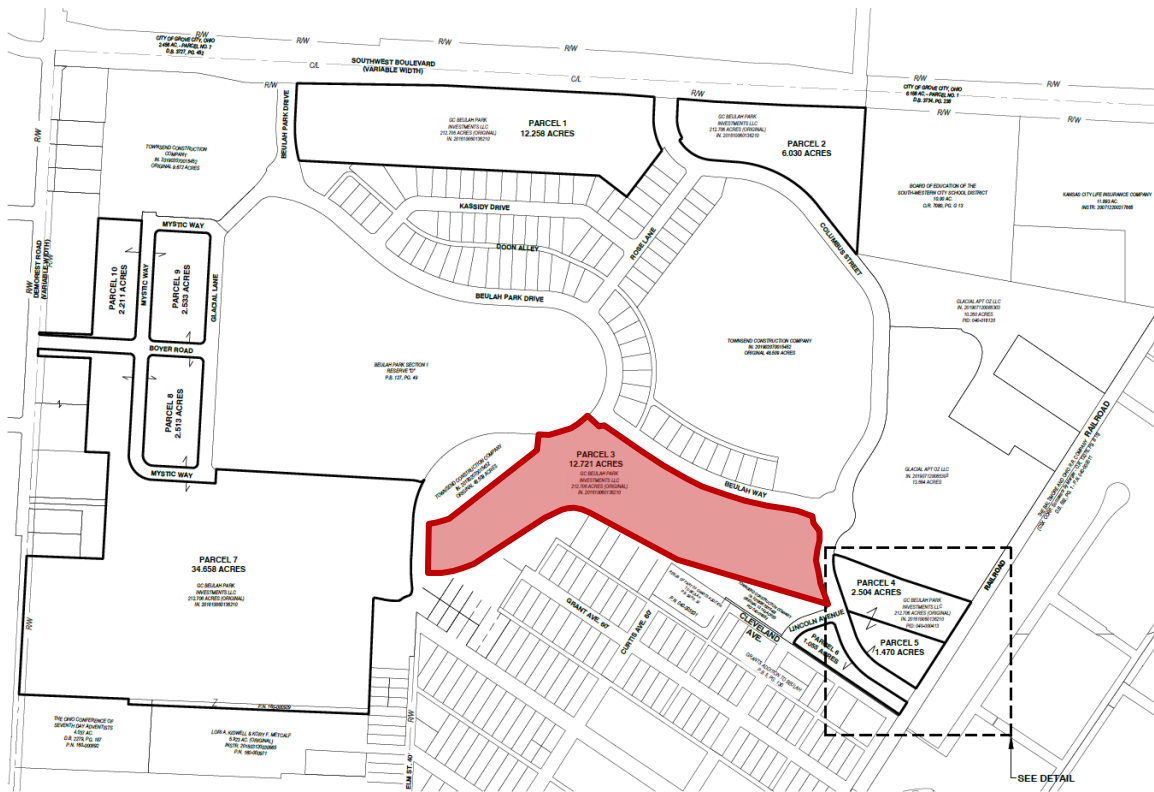


## 2. Analysis

The applicant is proposing to split 12.721 acres from an existing 77.953-acre lot. The parcel to be created is located within Open Space/Park P2 of the Beulah Park development, located on the south side of Beulah Way and north of Subarea G. This is one of 10 disconnected portions of a single parcel. The lot that would be created is already physically and legally bounded as the remainder of the plat approved by C-56-19 and shown on the Beulah Park Roadway Phase I development plan approved with CR-34-18. This lot split is one of 10 lot split applications from the same existing lot that are being proposed concurrently.

Staff is supportive of the proposed lot split as it will clean up an atypical, separated property by placing one of the disconnected portions onto its own lot. Splitting the lot would allow the property to be transferred to a different property owner entity.

## 3. Survey



## 4. Recommendation

After review and consideration, the Development Department recommends Planning Commission approve the lot split 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 at the November 4, 2019 meeting with Ordinance C-56-19.