



ITEM 10: 20191211072 – Beulah Park #10 (2.211 Acres) - Lot Split

Site Location

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

Proposal

A split of 2.211 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

Contents

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

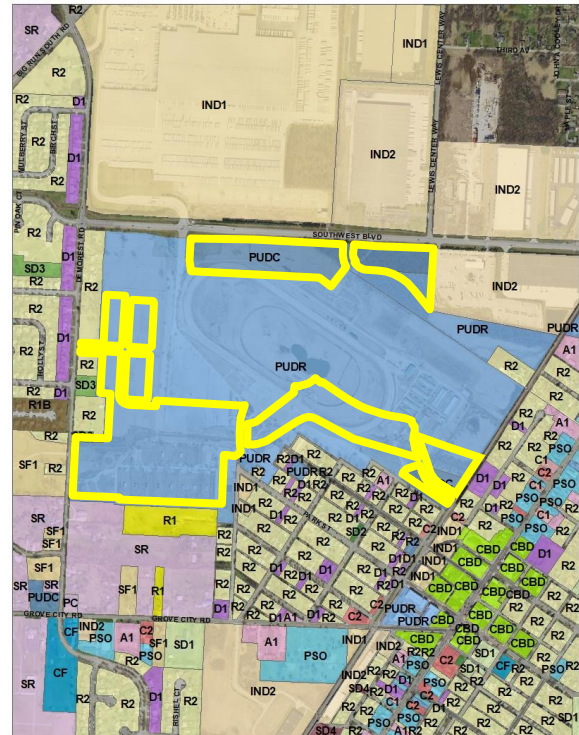
Case Manager

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

Summary

The applicant is proposing to split 2.211 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).



201912110072
Beulah Park #10 - Lot Split
PID: 040-000413-00

0 250 500 1,000
Feet



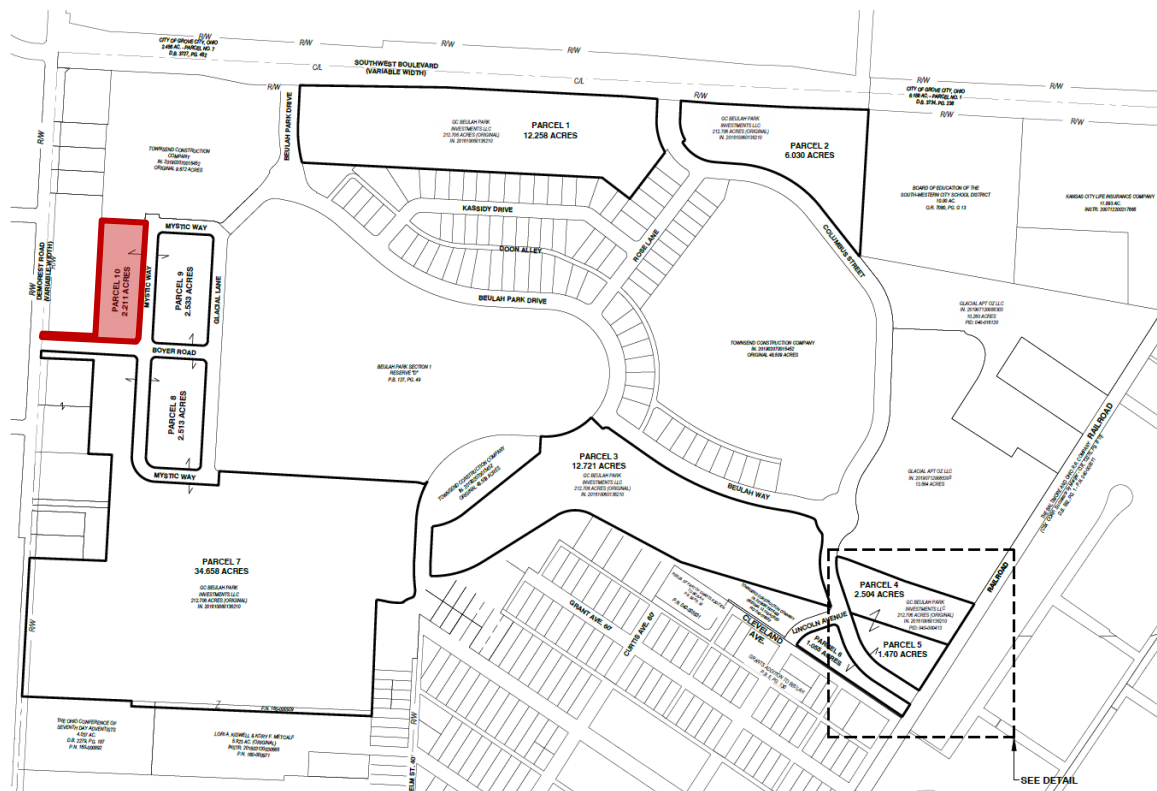
2. Analysis

The applicant is proposing to split 2.211 acres from an existing 77.953-acre lot. The parcel to be created is located within Subarea E of the Beulah Park development, located along Mystic Way and Boyer Road. 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.

The proposed lot to be created falls within the area included in the Beulah Park Subarea E plat, to be reviewed by City Council for approval on December 16th. Staff had concerns that changing the parcel number for the area associated with the plat would require an amendment to the plat; however, the applicant informed staff that Franklin County did not have any concerns with the proposed split in this regard.

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.