



ITEM 2: 201912050063 – The Courtyards at Beulah Park (Plat)

Site Location

Approximately 250 feet south of Southwest Boulevard and approximately 1,300 feet west of Broadway

Proposal

A plat for Subarea F of Beulah Park

Zoning

PUD-R (Planned Unit Development – Residential)

Future Land Use

Mixed Neighborhood

Property Owner

Epcon Beulah LLC

Applicant/Representative

Jeff Miller, CEO Inc.

Applicable Plans, Policies, and Code Section(s)

Zoning Code Section 1135.08
C-24-18 Beulah Park Zoning Text
CR-33-18 The Courtyards at Beulah Park Development Plan

Staff Recommendation

Approval as Submitted

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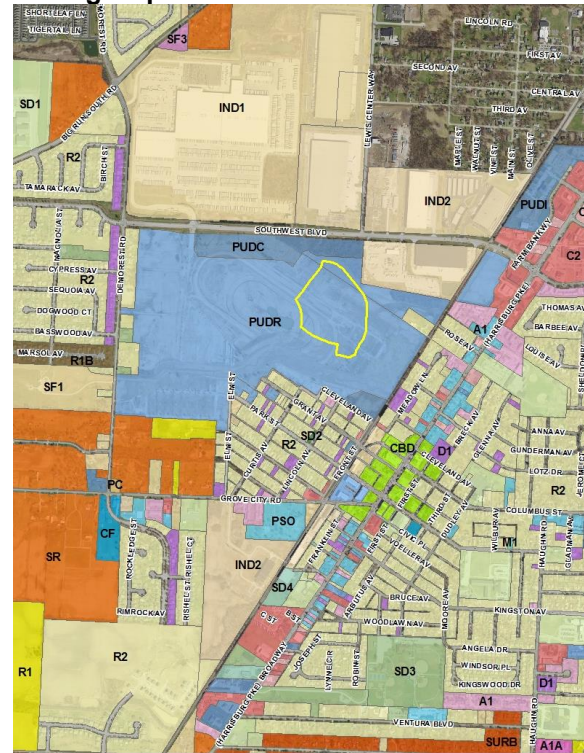
Case Manager

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Summary

The applicant is requesting approval of a plat for Subarea F (The Courtyards at Beulah Park), including 103 lots and four 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 approximately 250 feet south of Southwest Boulevard and approximately 1,300 feet west of Broadway in Beulah Park (040-016053).



201912050063
The Courtyards at Beulah Park - Plat
Beulah Park Subarea F



2. Analysis

The applicant is requesting approval of a plat for Subarea F of Beulah Park – The Courtyards at Beulah Park. City Council approved The Courtyards at Beulah Park development plan for the entirety of the subarea in August 2018, which contained 106 total condominiums with 78 detached and 26 attached/two-family units. During the construction plan review, the proposed attached/two-family units were replaced with detached units, bringing the total number of units down to 103. Staff was supportive of the revision because the total number of units was within that permitted within the zoning text for Beulah Park and no new unit types were introduced with the revision. The proposed plat will create individual lots for each detached condominium unit and reflects the lot and private road configuration on the approved site construction plans.

In addition to the 103 condominium lots, the proposed plat will also create four reserves for a total of 3.753 acres of the site with no public right-of-way dedicated. Each reserve will be owned and maintained by Homeowners Association (HOA) for owners of lots within the Courtyards at Beulah Park. Reserve A (0.664 acres) is proposed in the center of the site to be used as open space. Reserve B (0.134 acres) located in the northernmost portion of the site will also be used as open space. Reserve C (2.357 acres) will encompass private roadways within the subarea, Furlong Drive, Quarter Pole Lane and Backstretch Way, owned and maintained by the HOA. Subarea C also includes the access drive for lots 26 and 27. The clubhouse will be within Reserve D (0.598 acres) located in the south-central part of the site, near the main entrance to the subarea. The proposed plat also includes 20-foot sanitary easements, generally within the footprint of the private roadway, Reserve C, to be dedicated to the City for the installation of the public sanitary line throughout the site.

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.

City Council approved The Courtyards at Beulah Park Development Plan encompassing the entirety of Subarea F in August 2018 with Resolution CR-33-18.

2019

City Council approved the plat for Beulah Park Section 1, which includes the roadways surrounding Subarea F, at the November 4, 2019 meeting with Ordinance C-56-19.