



ITEM 1: 202004200017 – Beulah Park Subarea C (Rezoning – Text Amendment)

Site Location

Subarea C of the Beulah Park development, south of Southwest Boulevard and north of Beulah Park Drive and Beulah Way.

Proposal

A Rezoning to amend the zoning text for Beulah Park to permit 1.5 story homes fronting on Streets 'B' and 'C' in Subarea C.

Zoning

PUD-R (Planned Unit Development- Residential)

Future Land Use

Mixed Neighborhood

Property Owner

Townsend Construction Company

Applicant/Representative

Donald Plank, Plank Law Firm, LPA

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1135.14
- C-24-18 (Zoning Text)
- GroveCity2050 Community Plan Future Land Use and Character Map

Staff Recommendation

Approval as submitted

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Case Manager

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Summary

The applicant is requesting approval of an amendment to the Beulah Park Zoning Text to permit a minimum of 1.5 stories for 30% of homes facing Streets 'B' and 'C' homes in Subarea C, an approximately 20.67-acre portion of the development.

Zoning Map

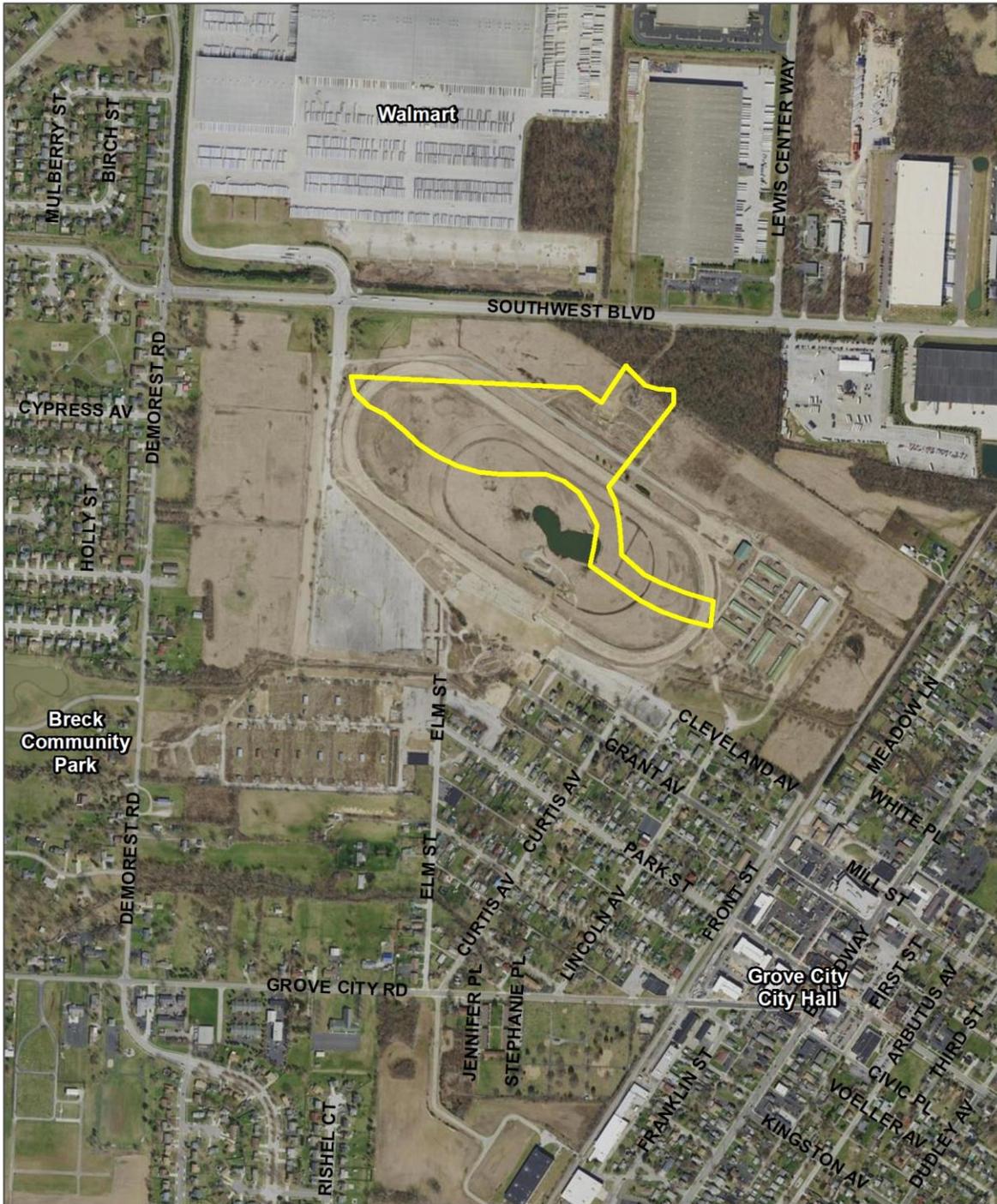


Next Steps

Upon recommendation from Planning Commission, the Rezoning will move forward to City Council. If City Council approves the application, the text amendment goes into effect 30 days after Council approval.

1. Context Map

This site is located in Subarea C of the Beulah Park Development south of Southwest Boulevard, and north of Beulah Park Drive and Beulah Way.



202004200017
Beulah Park Subarea C - Rezoning (Text Amendment)

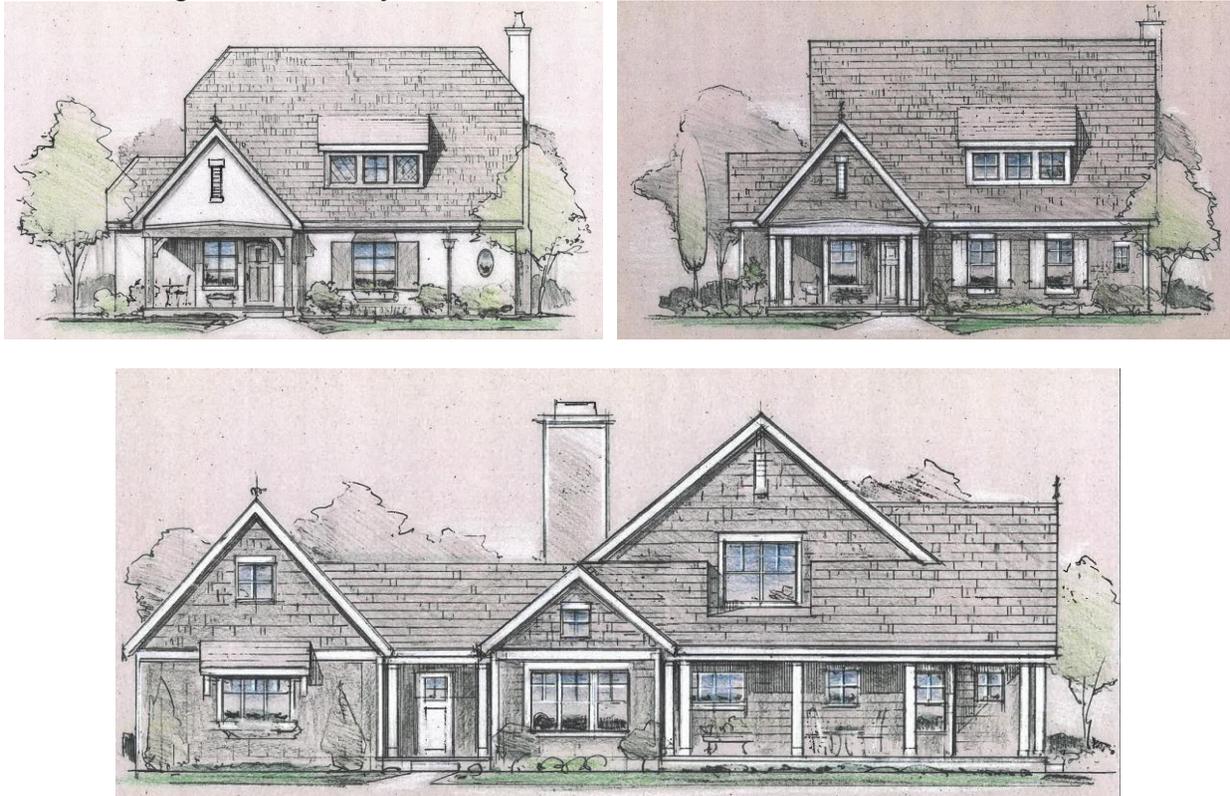


2. Analysis

The applicant is requesting approval of a rezoning for Beulah Park, specifically an amendment to the text regarding Subarea C. The site is currently zoned as PUD-R (Planned Unit Development – Residential) and no changes are proposed to the district's geographic boundaries, only to the site's zoning text. The proposed rezoning is to amend the Subarea C Building Requirements section of the zoning text, Section V(C)(2)(c). Currently, the text states that homes fronting Streets B and C, fronting the public park and open spaces 'P1' and 'P2', must be a minimum of two stories, while all other homes within the subarea are permitted to be 1.5 stories at minimum. The applicant is proposing an amendment to the text that would permit those homes fronting Streets B and C to also have a minimum of 1.5 stories, while still providing a mix of 1.5 and 2 story homes. The amendment also identifies that the maximum percentage of 1.5 story homes would be limited to 30% of the homes fronting Streets 'B' and 'C'. The applicant has provided character images of what these 1.5 story homes may look like, although these homes will be custom-designed, so specific models are not being proposed or reviewed for approval at this time. Actual home designs will be reviewed and approved through the ARB.

v. All homes fronting on Streets 'B' and 'C' shall be **a mixture of 1.5 stories and two stories (with 1.5 story homes fronting on Streets 'B' and 'C' being a maximum of thirty percent (30%) of the mix)**. All other homes within the subarea shall be a minimum of 1.5 stories. Maximum building height of all homes shall be 40' measured to the mid-point of the roof. The first floor shall have an elevation of 24 inches minimum above the finish grade, measured at the highest point of the grade at the house. The first floor walls shall have nominal ceiling heights between eight and 10 feet. All houses fronting streets 'B' and 'C' shall have roof pitches of 7/12 minimum. Porch roofs may be of any pitch.

Character Images of 1-1/2 Story Homes



3. Recommendation

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

4. 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.