



## ITEM 1: 202012210063 – Beulah Park Subarea D (Lot Split)

### Site Location

On the east side of Demorest Road and 1,100 feet north of Grove City Road (Parcel 040-016219)

### Proposal

A split of 1.281 acres from a 34.658 tract of land

### Zoning

PUD-R (Planned Unit Development – Residential)

### Future Land Use

Mixed Neighborhood

### Property Owner

Townsend Construction Company

### Applicant/Representative

Rebecca Mott, Plank Law Firm LPA

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

Zoning Code Section 1135.08  
CR-18-20 Brookpark Middle School Development Plan

### Staff Recommendation

Approval as submitted

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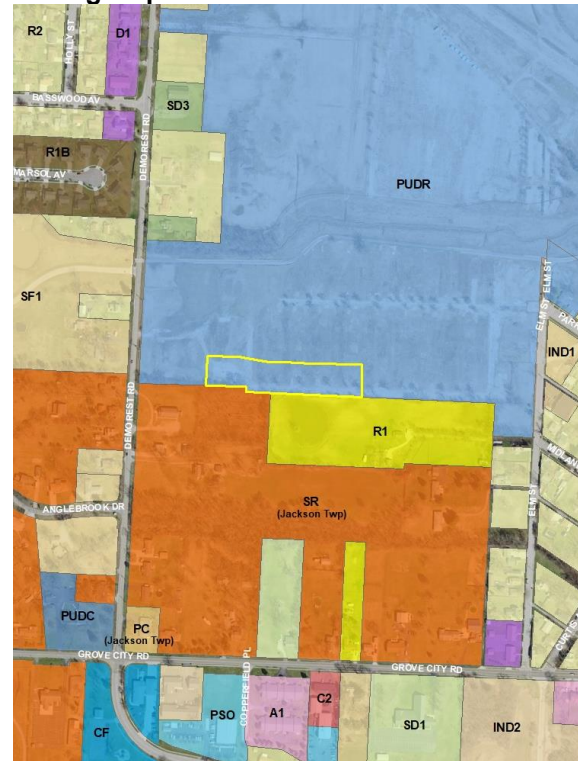
### Case Manager

Kendra Spergel, Development Planner  
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### Summary

The applicant is proposing to split 1.281 acres from Beulah Park Subarea D to incorporate into the Brookpark Middle School site.

### Zoning Map



### Next Steps

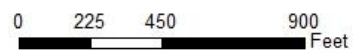
Upon approval from Planning Commission, the Lot Split can move forward to Franklin County for finalization.

# 1. Context Map

This property is located in Beulah Park Subarea D, on the east side of Demorest Road and approximately 1,100 feet north of Grove City Road (040-016219).



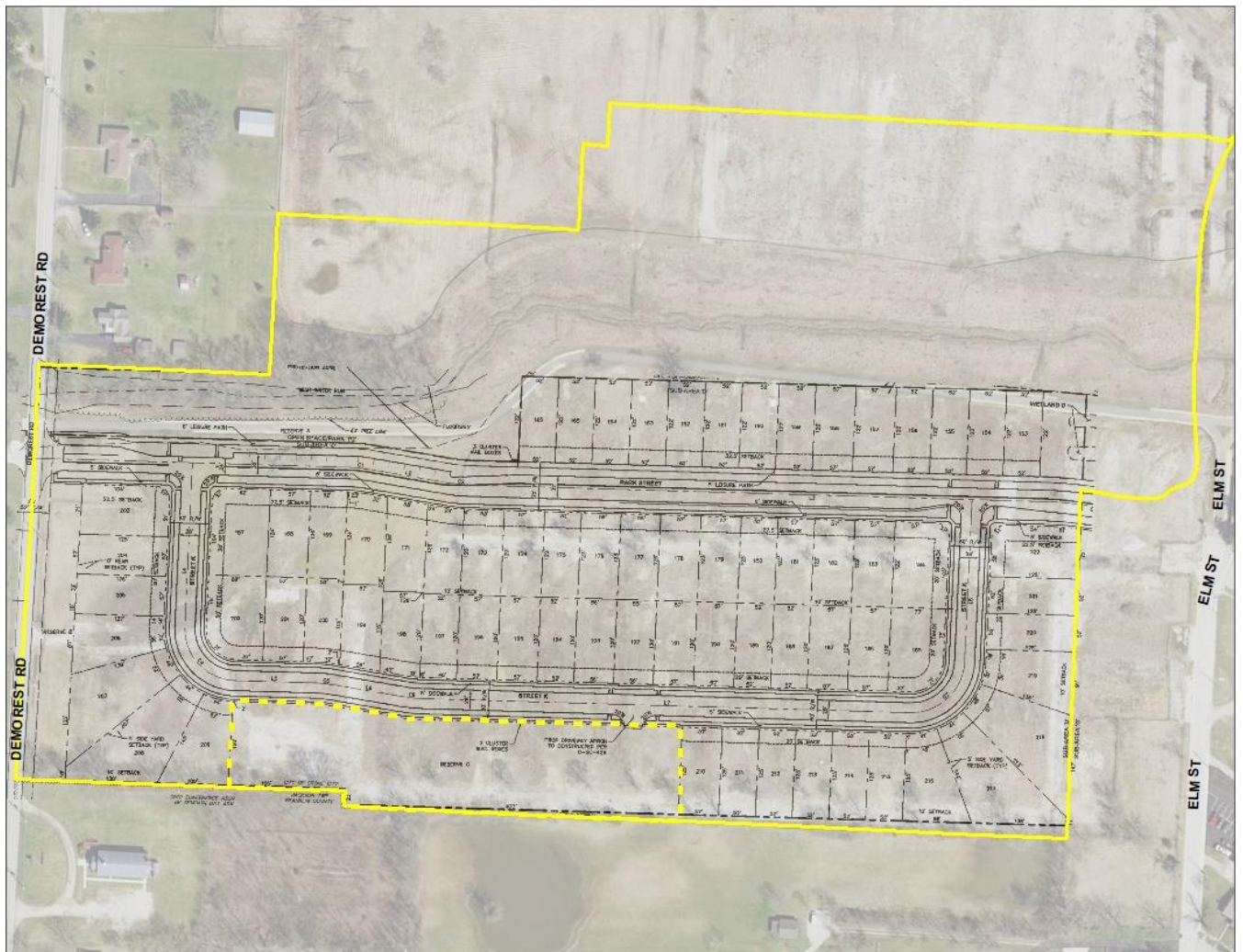
202012210063  
Beulah Park Subarea D - Lot Split  
Beulah Park



## 2. Analysis

The applicant is proposing to split 1.281 acres from Subarea D of Beulah Park and from a 34.658 acre tract of land. The area proposed to be split was shown as Reserve C on the Beulah Park Section 2 Roadways Development Plan, which was recently approved at the November 16, 2020 City Council meeting. Once the Lot Split is completed, the 1.281 acre area is to be incorporated into the Brookpark Middle School site to the south. This area was also shown as part of the Brookpark Middle School Development Plan that was approved in June 2020. A total of 0.54 acres of the proposed split was recently annexed into Grove City from Jackson Township (previously parcels 160-001593 and 160-000929) and zoned to PUD-R upon its annexation. This acreage was then combined with parcel 040-016219. Staff is supportive of the proposed split as it will contain a portion of the proposed middle school building and is needed in order for the Brookpark site to develop as was approved.

## 3. Survey



## 4. Recommendation

After review and consideration, the Development Department recommends Planning Commission approve the Lot Split as submitted.

## 5. Detailed History

### 2014

City Council approved the Beulah Park Conceptual Framework with Resolution CR-15-14.

### 2015

A Preliminary Development Plan was approved for Beulah Park with Resolution CR-16-15.

### 2017

City Council approved Resolution CR-49-17 for a new Preliminary Development Plan for the Beulah Park site.

### 2018

City Council approved the Beulah Park Roadways Phase I Development Plan with Resolution CR-34-18.

City Council approved the Beulah Park Rezoning to PUD-R and PUD-C with Ordinance C-24-18.

### 2020

The Brookpark Middle School Development Plan was approved in June 2020 with Resolution CR-18-20.

City Council approved Ordinance C-59-20 to annex parcels 160-001593 and 160-000929 from Jackson Township to Grove City.

The Development Plan for Beulah Park Roadways Phase II was approved in November 2020 with Resolution CR-51-20.

The Franklin County Auditor's Office approved the lot combination of parcels 160-000929 (became 040-016661) and 160-001593 (became 040-016662) into parcel 040-016219.