



ITEM 2: 202109020058 – Beulah Park Subarea A- (Lot Split)

Site Location

Southwest corner of Southwest Blvd. and Columbus St. in Beulah Park Subarea A (PID 040-016213).

Proposal

To split 3.319 acres from a 12.258 -acre tract of land

Current Zoning

PUD-C (Planned Unit Development-Commercial)

Future Land Use

Mixed Neighborhood

Property Owner

Townsend Construction Company

Applicant/Representative

Rebecca J. Mott, Plank Law Firm, LPA

Applicable Plans, Policies, and Code Section(s)

- Ordinance C-24-18
- Zoning Code Section 1135.08

Staff Recommendation

Approval as Submitted

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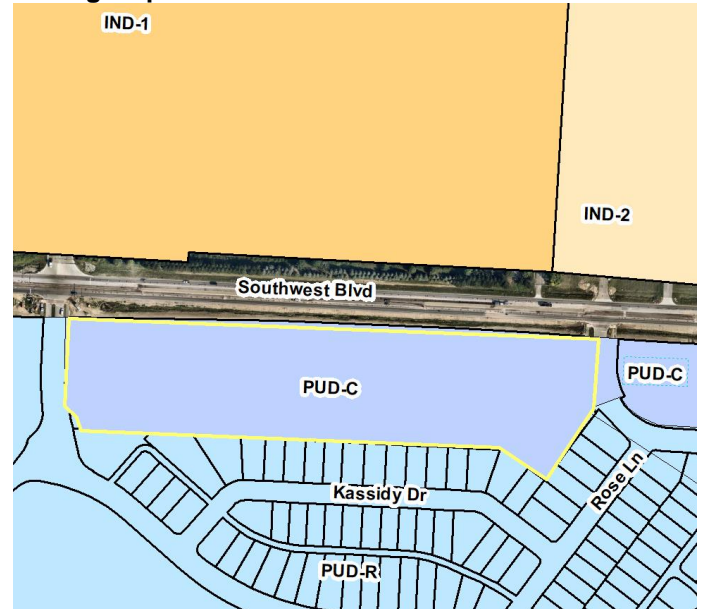
Case Manager

Terry Barr, Development Planner
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Summary

This proposal is to split 3.319 acres from a 12.258-acre tract of land located in Beulah Park Subarea A at the corner of Columbus Street and Southwest Boulevard.

Zoning Map



Next Steps

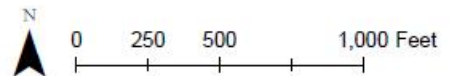
Upon approval from Planning Commission, the Lot Split can move forward to Franklin County for finalization.

1. Context Map

This property is located at the Southwest corner of Southwest Blvd. and Columbus St. in Beulah Park Subarea A (PID 040-016213).



202109020057
Beulah Park Subarea A
Lot Split
040-016213



2. Analysis

The applicant is proposing to split 3.319 acres from a 12.258-acre tract of land in Beulah Park Subarea A.

The proposed split will be created along the boundaries between subareas C, Columbus St., and Southwest Blvd. The proposed lot meets the lot size requirements for the subarea established in the Beulah Park Zoning Text as approved by Ordinance C-24-18, as it meets the minimum size of 1.5 acres and does not exceed the maximum side of 6 acres. Staff is supportive of the proposed split as it meets all requirements set forth in the Beulah Park Zoning Text and will create a parcel of adequate size to accommodate development in compliance with the remaining standards of subarea A.

3. Survey



4. Recommendation

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

5. Detailed History

1962

Beulah Park was annexed into the City of Grove City from Jackson Township with Ordinance C-16-62.

2015

City Council approved a Preliminary Development Plan for Beulah Park located at 3664 Grant Avenue at the April 6 meeting with Resolution CR-16-15.

2017

City Council approved a Preliminary Development plan for Beulah Park located south of Southwest Blvd and east of Demorest Rd with Resolution CR-49-17.

2018

City Council approved the rezoning of 215 +/- acres located South of Southwest Blvd and East of Demorest Road (Beulah Park) from SD-3 & IND-3 to PUD-R and PUD-C with zoning text with Ordinance C-24-18.