



ITEM 4: 202111030065 – Beulah Park Section 2 Multi-Family Development- Plat

Site Location

North of Park St. on the south side of Beulah Park Development. (PID 040-016052 & 040-016215).

Proposal

This proposed Plat for Beulah Park Section 2 (Subarea G) contains four lots and dedicated right-of-way for a new roadway on 11.085 acres.

Current Zoning

PUD-R (Planned Unit Development Residential)

Future Land Use

Mixed Neighborhood

Property Owner

Pat Kelley

Applicant/Representative

Alex Benson Ceso INC.

Applicable Plans, Policies, and Code Section(s)

- Zoning Code Section 1138.04
- C-24-18 Beulah Park Rezoning
- CR-15-21 Beulah Subarea G Development plan

Staff Recommendation

Approval as Submitted

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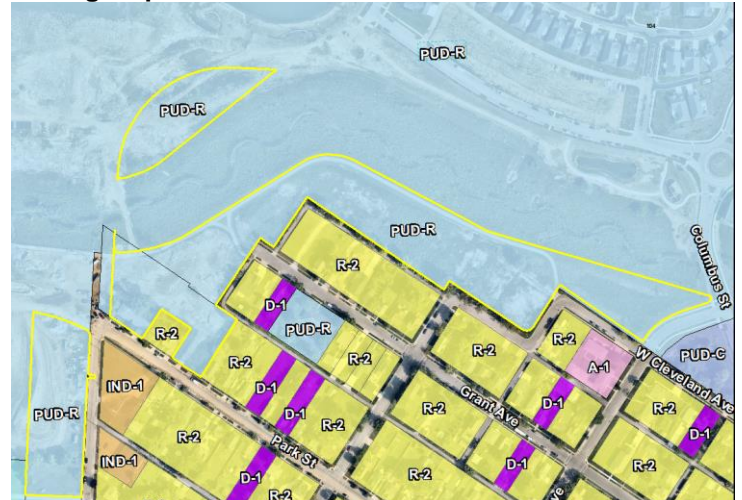
Case Manager

Terry Barr, Development Planner
614-277-3022 - tbarr@grovecityohio.gov

Summary

This proposal will create four lots and dedicate right-of-way for a new roadway on 11.085 acres.

Zoning Map



Next Steps

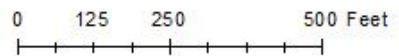
Upon recommendation from Planning Commission, the plat will move forward to City Council for approval.

1. Context Map

This property is located north of Park St. primarily on the south side of West Water Run and west of Elm Street. (PID 040-016052 & 040-016215).



202111030065
Beulah Park Section 2
Multi-Family Development
Plat
040-016052 & 040-016215



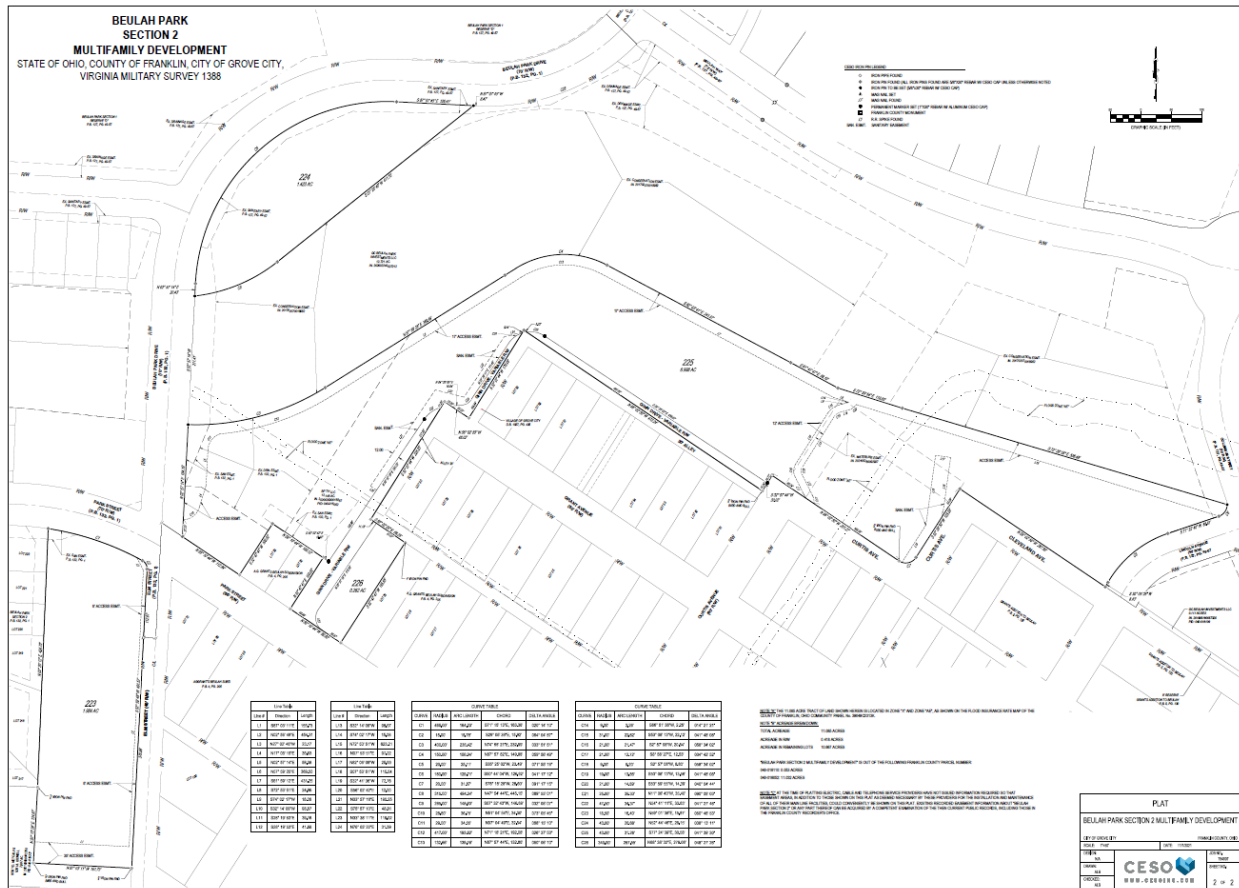
2. Analysis

The applicant is requesting approval of a plat for Beulah Park Section 2 Multi-Family, primarily located between the historic Beulah Subdivision and West Water Run stream corridor. City Council approved the development plan for Section 2 (Subarea G) in March of 2021 with Resolution CR-15-21, and this plat will formalize the rights-of-way, easements, and parcels shown on the development plan.

Four parcels are included in the proposed plat: a 1.984-acre parcel west of Elm Street, a .262-acre parcel on Park Street, a 6.998-acre parcel spanning from Cleveland Avenue to Park Street along the stream corridor, and a 1.423-acre parcel between the stream corridor and Beulah Park Drive.

In addition to the new parcels, right-of-way for one new roadway, Ginn Drive, is proposed with the plat. Ginn Drive acts as an expansion of an existing public alley currently servicing the rear of lots fronting on Grant Avenue and will provide access to units on the 6.998-acre parcel.

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

2021

City Council approved the Development Plan for Beulah Park - Subarea G, located North of Curtis Ave. at the March 15th meeting with Resolution CR-15-21.

2020

City Council approved the Development Plan for Beulah Park Roadways- Phase 2 at the November 11th meeting with Resolution CR-51-21.

2018

City Council approved the Development Plan for Beulah Park Roadways- Phase 1 at the September 4th meeting with Resolution CR-34-18.

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 at the May 7th meeting with Resolutions C-24-18.

2017

City Council approved the preliminary development plan for Beulah Park located at south of Southwest and east of Demorest Rd at the December 4th meeting with Resolution CR-49-17.