



## ITEM 9: 2022006280035 – Beulah Park Subarea C Lennar Homes – Development Plan

### Site Location

South of Southwest Boulevard, east of Demorest Road (Parcel # 040-016132)

### Proposal

This proposal is for a Development Plan for single-family homes on 19 lots in Beulah Park Subarea C

### Current Zoning

Planned Unit Development - Residential (PUD-R)

### 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)

- Zoning Code Section 1135.14
- GroveCity2050 Community Plan
- C-24-18 Beulah Park Zoning Text

### Staff Recommendation

Approval as Submitted

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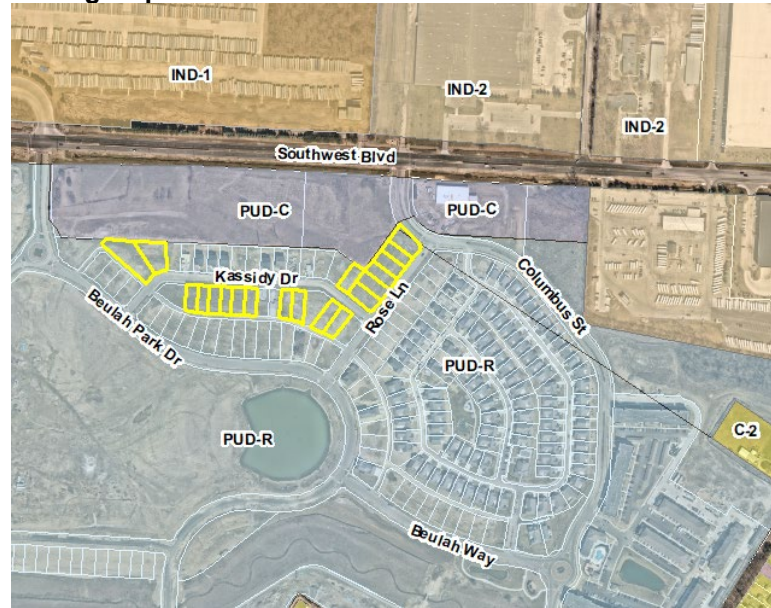
### Case Manager

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### Summary

This proposal is for a development plan for 19 lots in Beulah Park Subarea C located south of Southwest Boulevard and off Cassidy Drive and Rose Lane.

### Zoning Map



### Next Steps

Upon recommendation from Planning Commission, the development plan will move forward to City Council.

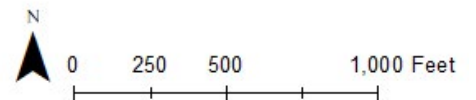


# 1. Context Map

This site is located on the south side of Southwest Boulevard, east of Demorest Road (Parcel # 040-016132).



202206280035  
Beulah Park Subarea C Lennar  
Homes - Development Plan  
PID# 040-016132





## 2. Analysis

The applicant is requesting approval of a development plan for 19 lots in Beulah Park Subarea C located in the northern part of the site. Building architecture and landscaping is being examined for compliance with the approved Beulah Park Zoning Text, Ordinance C-24-18. The text notes that homes are to be “modern adaptations of Farmhouse, Cottage and Craftsman styled homes, utilizing four-sided architecture.”

Lennar Homes is proposing to develop 19 lots located along Cassidy Drive and Rose Lane. Six different elevations are being offered all of which meet the minimum livable space requirements of 2,000 square feet as required by the Beulah Park Zoning Text. The proposed color palette consists of neutral colors such as whites, greys, tans, and blues. A water table will be included on all elevation options and be offered in colors ranging from red to darker brown stone.

Submitted material shows six different housing style with two to three elevation options for each style. The housings styles are the Belmont, Broadmoor, Hampshire, Ironwood, Kingston, and Valencia. All proposed styles meet all standards for Subarea C including livable area and will not require any deviations or variances. The housing size ranges from 2,011 square feet for the Broadmoor elevation to 3,054 square feet for the Valencia elevation.



### 3. PUD Analysis

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications for Planned Unit Development districts by applying the eight (8) findings.

- (1) **The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

**Finding is Met:** The proposed use of single-family residential is permitted under the approved Beulah Park Zoning Text for Subarea C.

- (2) **Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

**Finding is Met:** No deviations or exceptions are required to the Zoning Text or Zoning Code.

- (3) **Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

**Finding is Met:** Subarea C was proposed as part of the overall Beulah Park Rezoning (C-24-18). The proposed use matches the permitted use in the zoning text for the Subarea. Additionally, this site is surrounded by other residential uses, keeping in character with the area.

- (4) **The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

**Finding is Met:** The GroveCity2050 Future Land Use and Character Map recommends that this site be used as Mixed Neighborhood, and single-family residential is one of the primary recommended uses in this classification.

- (5) **Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

**Not Applicable:** The proposed roadways were previously approved with the Beulah Park Phase 1 Development Plan and were determined at the time to be adequate.

- (6) **Existing and proposed utility services are adequate for the proposed development.**

**Finding is Met:** The proposed development can be adequately serviced by utilities.

- (7) **Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.**

**Finding is Met:** The site will incorporate different roadway designs including on-street parking options, as well as landscaping with street trees and landscaping on each lot. These items, along with proposed utilities were previously approved as part of the Beulah Park Roadway Phase 1 Development Plan.

- (8) **The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.**

**Finding is Met:** The proposed project can be completely developed within seven years.

#### 4. GroveCity2050 Analysis

The City of Grove City adopted the GroveCity2050 Community Plan in January 2018 which contains specific goals, objectives and actions to guide growth in the community. Five (5) guiding principles are identified that articulate Grove City's community values and direct the recommendations in the Plan. Applications submitted to Planning Commission are reviewed based on these 5 Guiding Principles

**(1) The City's small-town character is preserved while continuing to bring additional employment opportunities, residents, and amenities to the community.**

**Finding is Met:** Staff believes that the proposed single-family homes will integrate well into the surrounding subarea within Beulah Park and will provide an appropriate transition between the homes reviewed by the Architectural Review Board fronting on Beulah Park Drive and Beulah Way and the proposed commercial area to the north.

**(2) Quality design is emphasized for all uses to create an attractive and distinctive public and private realm.**

**Finding is Met:** The proposed homes meet the architectural and character standards of the Beulah Park Zoning Text and provide a transition from the homes along Beulah Park Drive and the commercial areas along Southwest Boulevard.

**(3) Places will be connected to improve the function of the street network and create safe opportunities to walk, bike and access public transportation throughout the community.**

**Finding is Met:** The proposed development plan is to review the architecture for the proposed single-family residential lots and does not include roadways and sidewalks. These will be incorporated into the area as approved on the Beulah Park Roadway Phase 1 Development Plan, which includes sidewalks and bike paths.

**(4) Future development will preserve, protect and enhance the City's natural and built character through sustainable practices, prioritizing parks and open space and emphasizing historic preservation.**

**Finding is Met:** The Beulah Park development was designed to create a variety of parks and open spaces, as well as highlight the historic significance of the site. Staff believes the proposed building architecture and landscaping for lots will meet the intended character established by the Beulah Park Zoning Text for the area.

**(5) Development provides the City with a net fiscal benefit.**

**Finding is Met:** While the proposed homes will not provide a net fiscal benefit to the City, the single-family homes will bring additional residents to the area to support local businesses and restaurants.

#### 5. Recommendation

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

## 6. 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.

City Council approved the Development Plan for Beulah Park Phase 1 Roadways with Resolution CR 34-18.

### 2019

City Council approved an ordinance to amend the zoning text for Beulah Park, subarea C located south of Southwest Blvd. and east of Demorest Road as adopted by Ord. C-24-18 with Ordinance C-25-20.