



# The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123

(614) 277-3000

Planning Commission Staff Report

Lower Level Conference Room

October 4, 2016 1:30pm

**4. APPLICATION: Waffle House | Rezoning (R-1 to C-2)**

Project Number: 201608290060

Location: 2928 London Groveport Road (040-008053)

Proposal: To rezone 2928 London Groveport Road from R-1 to C-2 in order to build a Waffle House restaurant on the property

Applicant: Butch Baur, 5986 Financial Drive, Norcross, Georgia 30071

**Relevant Code Section(s):**

- 1139.03, Method of Zoning Change – Reversion of Zoning Classification

**Project Summary**

The applicant is proposing to rezone 2928 London Groveport Road from R-1 (Single Family Residence) to C-2 (Retail Commercial) in order to construct a Waffle House restaurant on the property. The site currently contains a single-family residential structure and a shed.

The site is bordered by a variety of zoning districts. The property adjacent to the north is a warehouse facility, zoned PUD-I. The property to the south across London Groveport Road is zoned C-2 and contains the parking lot for the FedEx facility on South Meadows Drive. The property located to the east is zoned PUD-C and contains the Tire Discounters. The property to the west is zoned C-2 and contains a single-family home that was converted to an office.

It should be noted that future development on the site will be required to comply with all C-2 district requirements. This district is approved for uses including but not limited to eating places without pickup windows or a drive-thru, retail stores, hotels, veterinary offices, repair shops, and funeral services.

Staff believes the proposed rezoning is appropriate for the area given its proximity to other similarly zoned properties and the commercial character of the area.

**Recommendation**

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