



The City of Grove City, Ohio

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Planning Commission Staff Report
Lower Level Conference Room
November 8, 2016 1:30pm

12. APPLICATION: Waffle House | Development Plan

Project Number: 201608290059

Location: 2928 London Groveport Road (040-008053)

Zoning: R-1 (Single-Family Residential), Currently in rezoning process to zone property C-2 (Retail Commercial)

Proposal: A development plan for an 1,875 square foot Waffle House with an asphalt parking area

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

Relevant Code Section(s):

- 1105 Driveway Plan Approval
- 1135.12 Zoning Districts and Regulations – Non-residential District Requirements

Project Summary

The applicant is proposing to construct an 1,875 square foot Waffle House restaurant at 2928 London Groveport Road, located between North Meadows Drive and Rings Avenue. The building will be single-story, constructed of brick. The site of the proposed restaurant is currently zoned R-1 (single-family residential); however, an application has been submitted to rezone the property to C-2 (retail commercial) for the development of the proposed restaurant. The application was initially reviewed at the October 4th Planning Commission meeting but was postponed to give the applicant time to address concerns raised by staff and the Commission related to delivery activity on the site and connectivity to adjacent properties. Since the October 4th Planning Commission meeting, the Board of Zoning Appeals approved variances for increased signage on the building and a reduced side parking lot setback from the east property line to 7.5 feet at their October 24, 2016.

Site Plan

The 0.48-acre site is proposed be accessed by a single 24-foot right-in/right-out curb cut on London Groveport Road, with a 22-foot access drive in the rear of the lot for future connectivity to adjacent developments. A curbed median is proposed in the center of the cut to regulate the flow of traffic onto and out of the site. The proposed curb cut and access drive does not meet the 150-foot minimum distance requirement from existing drives based on the speed limit on London Groveport Road (35 mph).

Although the proposed right-in / right-out cut will help regulate traffic on the site, staff has concerns regarding the overall connectivity in the area and connections to the site. Area developments have been required to share access drives in order to reduce the number of curb-cuts along London Groveport Road. Two additional half-acre lots exist to the west of the proposed Waffle House site, and staff has concerns regarding the incremental development of these three sites and the potential safety hazard that could be created by three separate curb-

cuts for the individual lots. Staff believes a more comprehensive approach is needed to address connectivity between properties.

Parking

29 total parking spaces are proposed on the site including 2 handicap spaces. The proposed number of spaces exceeds the required number of spaces (19) based on the dining area of the proposed restaurant. The proposed 9'x18' parking spaces are under the required square footage required by Code of 180 square feet; however, staff is supportive of this size to reduce the overall impervious surface on the site and increase the side setback from the east property line. All proposed striping will be white. Parking blocks will be installed in front of the 12 spaces immediately to the east of the proposed building.

Landscaping

A landscape plan has been submitted showing compliance with the requirements of Chapter 1136 in terms of building and parking lot perimeter landscaping, screening of service structures and signage at the base of the proposed monument sign. The frontage along London Groveport Road will feature three Lacebark Elm trees at 6' in height, two of them planted with four 36" Sea Green Junipers. Seven 6' Lacebark Elms will be planted along the eastern and rear (north) property lines containing two 36" Rudy Haag Burning Bushes each. Five 6' Eastern Redbuds will line the west property line with two 36" Crimson Pygmy Dwarf Japanese Barberry shrubs each. Lacebark Elm trees are proposed in all landscape islands and peninsulas throughout the parking lot and supplemental landscaping is proposed around services structures.

Lighting

The submitted photometric plan shows adequate lighting levels (0.5 footcandle minimum) in all vehicular and pedestrian areas. Downcast LED lighting fixtures have been proposed. Decorative gooseneck fixtures are also shown for accent on the building.

Building

The proposed Waffle House will be 1,875 square feet and one story tall with a total height of 16'6". The structure is proposed to be finished primarily in red brick with tan bricks used for accent on the cornice that caps the entire building. Portions of the building parapet are raised on the south and east elevations of the building to add architectural interest. A bronze, metal awning will be located above the windows.

Signage

As the site is to be rezoned C-2, signage will be approved administratively by the Building Division at a later date and not part of the development plan. An 8-foot monument sign has been proposed utilizing the same red brick that is on the building with the tan brick along the top. Three wall signs have been proposed on the building with one on the frontage, west elevation, and east elevation.

Recommendation

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