



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
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Planning Commission Staff Report
Lower Level Conference Room
November 8, 2016 1:30pm

6. APPLICATION: Mona's Eats N' Treats | Special Use Permit (Outdoor Seating)

Project Number: 201610040070
Location: 4362 Broadway (PID 040-001220)
Zoning: C-2 (Retail Commercial)
Proposal: A Special Use Permit to allow for outdoor seating
Applicant: Bashkim Bega, 2396 Ziner Circle, Grove City, OH 43123

Relevant Code Section(s):

- 1135.09(b)(12), Special Use Permits

Project Summary

The applicant is requesting a special use permit to provide outdoor seating at Mona's Eats N' Treats located at 4362 Broadway. There are currently two picnic tables located west of the building, between the structure and Broadway. The applicant is proposing to replace these picnic tables with a 20 foot by 16-foot patio area for outdoor seating west of the building with decorative black, metal fencing around it. The tables and chairs will be black and metal to match with an umbrella at each table. 3-foot-tall, decorative black bollards will be spaced around the north and south sides of the patio area, on the outside of the fencing for safety. Large landscape planters will also be placed along the north, south, and west sides of the seating area. No signage or lighting has been proposed with the outdoor seating.

Code Analysis:

Per Section 1135.09, the Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

Standard is Met: Staff does not believe that the proposed outdoor seating will harm the character of the district. The outdoor seating is located in a commercial area that permits eating and drinking establishments.

2. *The proposed use shall not adversely affect the use of adjacent property;*

Standard is Met: The outdoor seating will only be located along the front of the restaurant and will not affect the use of adjacent properties.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

Standard is Met: The proposed seating area has been designed to create a safe environment on the site and not inhibit pedestrian or vehicular movement on or around the site. In addition to fencing around the seating area, bollards are proposed where the seating area is adjacent to a vehicular area and landscape planters are proposed for additional visual separation.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

Standard is Met: The proposed use will be adequately serviced by public facilities.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

Standard is Met: Staff does not believe that the proposed use will generate traffic significantly different from a permitted use in the retail commercial (C-2) district.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

Standard is Met: The applicant has provided information to meet Code requirements for this use to be located in the city, and staff believes the proposed use meets the intent of the Zoning Code and Land Use Plan for the area.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

Standard is Met: The proposed outdoor seating complies with applicable standards of code.

8. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;*

Standard is Met: The site is located in a C-2 district, in which outdoor seating is permitted with a Special Use Permit.

9. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;*

Standard is Met: The applicant properly submitted a completed application.

Recommendation

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