

## **IHOP expected to open at Taylor Square**

### **\$2.5-million project includes construction of new restaurant**

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By DAVID S. OWEN

ThisWeek Staff Writer

The International House of Pancakes, better known as IHOP, is expected to open a restaurant in Reynoldsburg after receiving a major site plan approval March 18 from the board of zoning and building appeals.

The restaurant is expected to open its doors this fall at 2413 Taylor Square, next door to the Olive Garden.

City development director Lucas Haire said the new building, once constructed, will 4,464 square feet. The site will include 91 parking spaces.

Haire said before construction can begin, Reynoldsburg's design review board must review and approve the design at its meeting April 1.

The IHOP franchise is owned by Womack Restaurants of Terre Haute, Ind. Company director of development Patrick M. O'Leary said officials hope to finalize the purchase of the land by this May and begin construction soon afterward.

He said the restaurant will initially employ between 130 to 150 people, but that will drop back to between 80 and 100 after it gets going.

O'Leary told the BZBA the approximate cost of the project, including land purchase, will be more than \$2.5-million, which means the company will own the site and will not be leasing it.

He said the closest IHOP in the central Ohio area right now is in Lancaster, which opened last year. Another one located in Chillicothe opened in 2008.

O'Leary said the International House of Pancakes is traditionally the busiest during late morning hours through lunch and should not cause any traffic problems with the Olive Garden's busy period, which is typically during the evening hours.

The site close to the Taylor Square shopping center was chosen because it is a great location, he said.

"We put a lot of work into selecting sites and it met all of our criteria," O'Leary said.

Haire agreed.

"It is a great location for a restaurant. You have great visibility from I-70 and Taylor Road and Route 256 and good traffic in the area," Haire said.

He said there are essentially no breakfast restaurants located within Reynoldsburg's city limits, although there is a Bob Evans restaurant nearby at East Main Street and McNaughten Road.

"There are no other breakfast restaurants in the Taylor Square area, so this will be a good addition," Haire said.

**[dowen@thisweeknews.com](mailto:dowen@thisweeknews.com)**