



VARIANCE APPLICATION SUMMARY



File Number	V-24-33
Property Address	817 N HAMILTON RD GAHANNA, OH 43230
Parcel ID	025-001918
Zoning District	RI - Restricted Institutional
Project/Business Name	One Church Tenant Improvement
Applicant	Tony Torres ttorres@visioneeringstudios.com 714-780-2873
Description of Variance Request	Various variance requests due to required landscape islands, EV chargers, use of temporary gravel lot, and exterior building materials.

Requested Variances

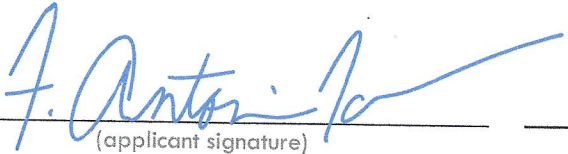
Code Section	Code Title
1109.01(a)(1)	Location of Parking Areas
1109.01(j)	Electric Vehicle Charging
1109.04(c)	Buffers and Screening



AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.

 (property owner/acting agent signature)	<u>David Dammers</u> (printed name)	<u>10/9/24</u> (date)
 (applicant signature)	<u>F. Antonio Torres</u> (printed name)	<u>10/08/2024</u> (date)

Kathleen Shaffer-Fletcher
785 N. Hamilton Road
Gahanna, OH 43230

Bruce Henn
402 Castle Pines Dr.
Gahanna, OH 43230

Robert Barnes
798 Eastchester Dr.
Gahanna, OH 43230

Joan Thornton
397 Castle Pines Dr.
Gahanna, OH 43230

Kristy Scott
400 Castle Pines Dr.
Gahanna, OH 43230

Sung Smith
273 Eastchester Ct.
Gahanna, OH 43230

Linda Baker
395 Castle Pines Dr.
Gahanna, OH 43230

Carol McPeck
398 Castle Pines Dr.
Gahanna, OH 43230

David Haines
285 Eastchester Ct.
Gahanna, OH 43230

Andrea Rose
393 Castle Pines Dr.
Gahanna, OH 43230

Laura Newman
795 Cherry Wood Pl.
Gahanna, OH 43230

Brian Hofmann
295 Eastchester Ct.
Gahanna, OH 43230

Lorraine Rothrauff
389 Castle Pines Dr.
Gahanna, OH 43230

Bryan Caudill
807 Cherry Wood Pl.
Gahanna, OH 43230

Michael King Thomas
305 Eastchester Ct.
Gahanna, OH 43230

Anna Anderson
387 Castle Pines Dr.
Gahanna, OH 43230

Brian Smith
806 Cherry Wood Pl.
Gahanna, OH 43230

Joshua Wiener
313 Eastchester Ct.
Gahanna, OH 43230

Anita Lestini
385 Castle Pines Dr.
Gahanna, OH 43230

Alec Fleschner
842 Eastchester Dr.
Gahanna, OH 43230

David Richards
410 Castle Pines Dr.
Gahanna, OH 43230

Leonid Polonsky
830 Eastchester Dr.
Gahanna, OH 43230

Robert Christopher
408 Castle Pines Dr.
Gahanna, OH 43230

Erica Raymore
818 Eastchester Dr.
Gahanna, OH 43230

Christy Nelson
406 Castle Pines Dr.
Gahanna, OH 43230

Natalia Basham
808 Eastchester Dr.
Gahanna, OH 43230

STATEMENT OF VARIANCE FOR
'ONE CHURCH' AUDITORIUM VARIANCE (V-24-33)

Date: April 3rd 2025

To: City of Gahanna

Project: 817 N. Hamilton Road Design Review/ Variance

RE: Variance Statement of Variance

To Whom it may concern:

The project proposes (3) variances for the following items:

1. 1109.01 (1) Location of Parking Areas:

Currently, there are existing parking lots that extend beyond the front-facing exterior wall of the expanded Worship Building. We have relocated the new east parking lot to align with the existing parking lots. This parking lot is proposed in order to maximize the parking needed during church services and the changeover between services.

2. 1109.03 (b): Screening:

The new site design proposes to use existing trees along shared boundaries to meet Buffer A requirements, with no new tree planting due to the addition of a continuous 6-foot high fence. This continuous fence exceeds the 80% screening requirement during all seasons.

3. 1109.01(j) Electric Vehicle Charging

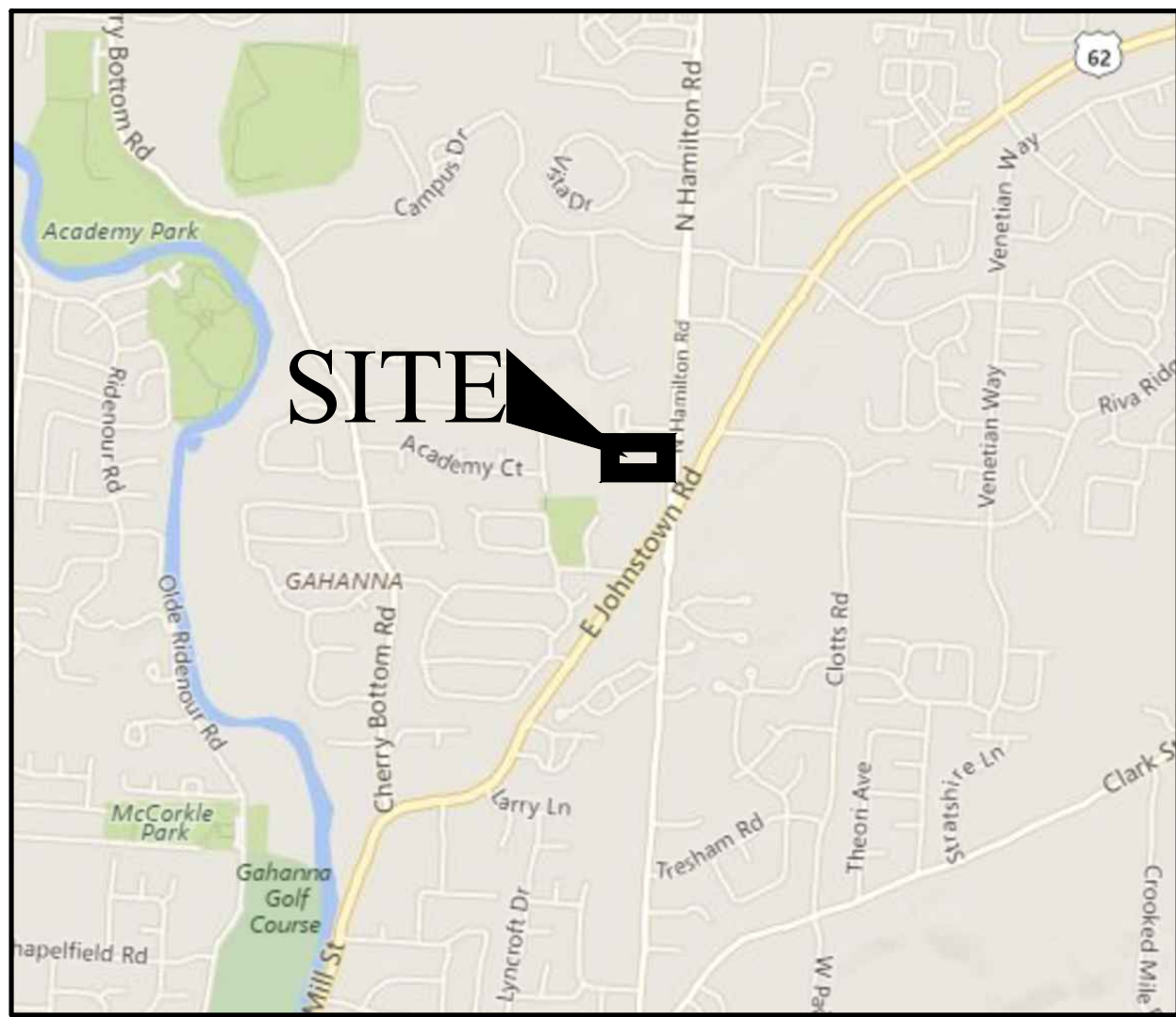
The primary use of the site is for limited timeframe worship sessions or meetings of 1-hour durations, which is not conducive to effective vehicle charging. The Owner requests to install an electrical power pull location for future EV charging stations at a central location should usage change for the site. Refer to revised site plan for reference.

Please let us know if you have any further questions.

Sincerely,



F. Tony Torres
Project Architect
Visioneering Studios



LOCATION MAP

LEGEND

- EXISTING STRIPING - ---
- NEW PARKING STRIPING - ---
- PEDESTRIAN WALKWAY - ---
- PAINTED ISLAND - ---
- LANDSCAPED ISLAND - ---
- OPEN SPACE/BUFFER AREA - ---
- 6' PRIVACY FENCE - ---
- LIGHT POLE - *
- ELECT. CONDUIT for FUTURE CHARGING STATIONS - ---

SITE STATISTICS

SITE ADDRESS: 817 N Hamilton Road
Gahanna, OH 43230

EXISTING ZONING: Restricted Institutional District (RID)

PROP. PARKING SPACES: 755
REQUIRED HANDICAP SPACES: 19
PROVIDED HANDICAP SPACES: 30

TOTAL ON-SITE PARKING: 785 SPACES
PARKING STALL SIZE: 9'x19'

PROPOSED BUILDING AREA: 19,533 Sq. Ft.
NEW SIDEWALK AREA: 10,831 Sq. Ft.
NEW DRIVE LANE AREA: 35,346 Sq. Ft.
NEW PARKING AREA: 119,383 Sq. Ft.
INTERIOR LANDSCAPE AREA: 11,074 Sq. Ft.
TOTAL IMPERVIOUS AREA: 453,868 Sq. Ft.

NOTES

- Note "A" - All of the One Church Site is located within the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39049C0211 K, effective date June 17, 2008.
- Note "B" - All Open Space areas, landscaping, ponds, concrete walkways and pavement will be owned and maintained by One Church.
- Note "C" - Lighting for this area will mimic other areas. Lighting Plan will be submitted at Final Engineering.
- Note "D" - A 6' White Vinyl Fence will be added around the perimeter of the site as shown on Site Plan. Fencing to be installed outside of root zone of existing trees where possible.

Prepared for: **ONECHURCH**

Prepared By: **verdantas**

1555 W Main Street
Newark, OH 43055
Ph. 614-352-2914

817 N Hamilton Road
Gahanna, Ohio 43230
Ph: (614) 471-6221

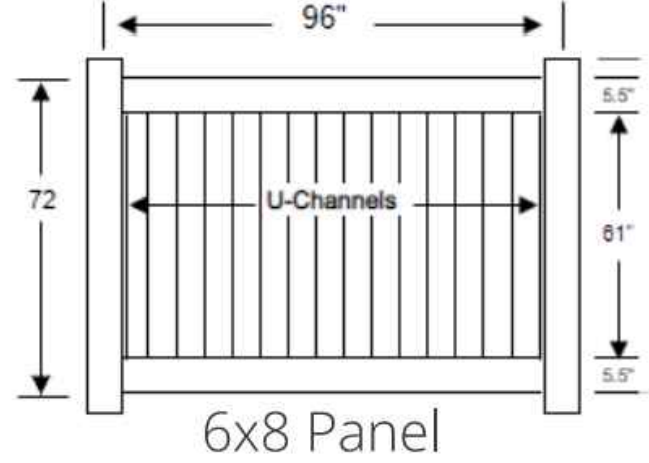
6' PRIVACY FENCE



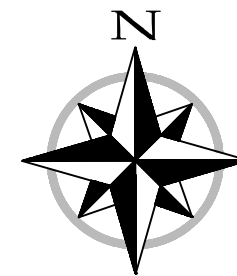
Savannah 6' Privacy Fence Master CAD

ITEM	QTY	DIMENSIONS
Top Rail	1	1.5" x 5.5" x 95.5"
Bottom Rail	1	1.5" x 5.5" x 95.5"
Metal	1	1.25" x 1.5" x 95.5"
U-Channel	2	1.25" x 1.5" x 61"
T&G Pickets	15	0.875" x 6" x 64.25"

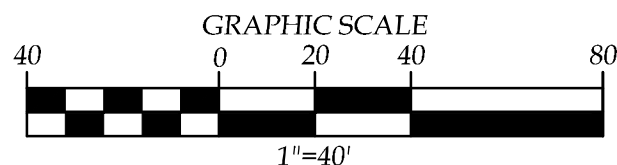
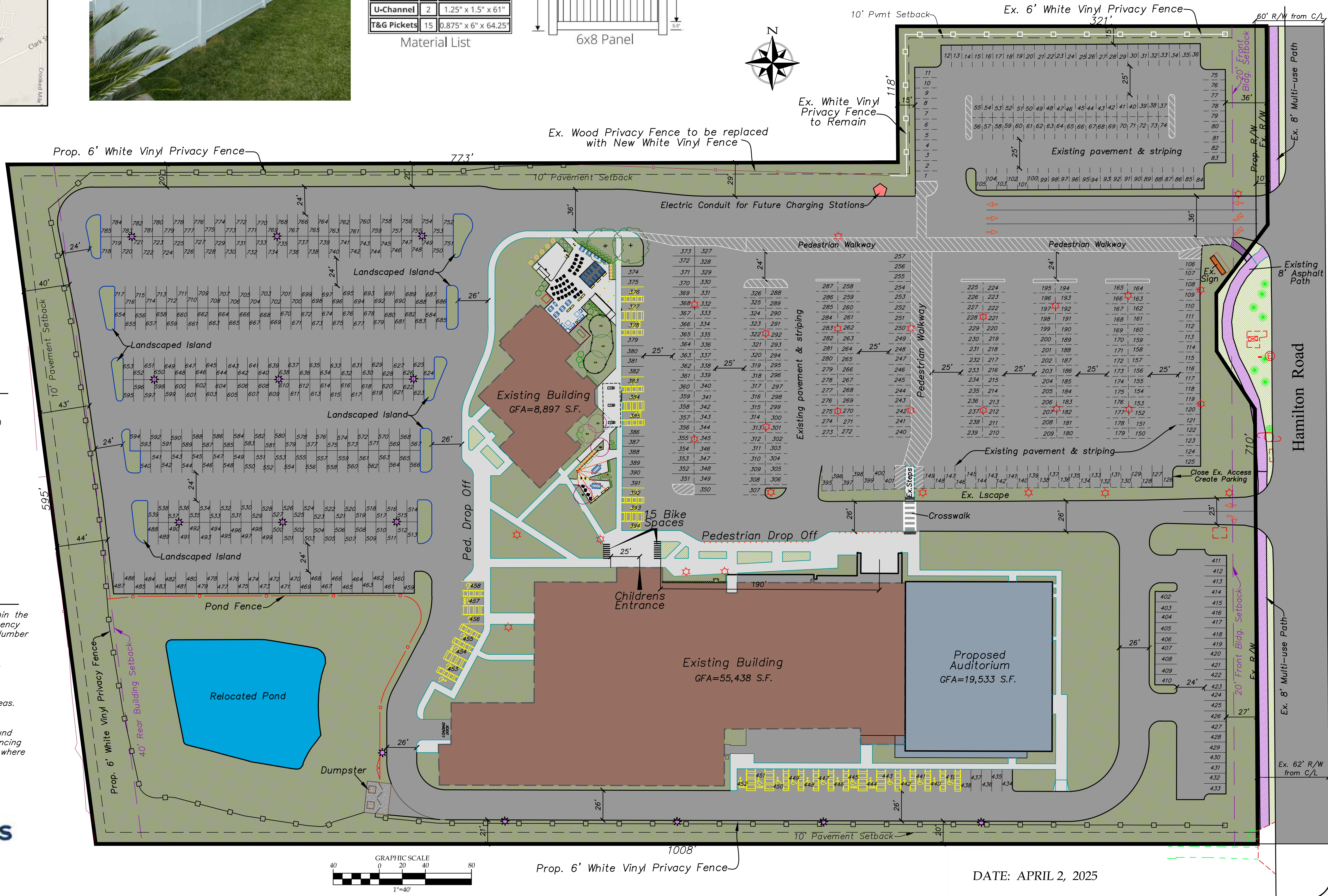
Material List



6x8 Panel



CERTIFICATE OF APPROPRIATENESS
SITE IMPROVEMENTS PLAN
FOR:
One Church
GAHANNA, OHIO



Prop. 6' White Vinyl Privacy Fence

DATE: APRIL 2, 2025



PROJECT FOR:
ONE CHURCH

G2 PLANNING + DESIGN
720 E. BROAD STREET, STE. 200
COLUMBUS, OH 43215



DESIGN TEAM

Civil Engineer	Architect
Verdantas 83 Shull Ave. Columbus, Ohio 43230 p 614.414.7979	Visioneering Studios 106 W 4th St. #600 Santa Ana, CA 92701 888.539.1957

Landscape Architect

G2 Planning and Design
720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

ONE CHURCH PHASE 3
817 N. Hamilton Rd., Gahanna, OH 43230

Prepared for:
ONE CHURCH

REVISIONS	
date	issued for
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1	XXXXXXX NOTES

drawn by:	SW	checked by:	GS
issue date	04.03.2025	PROJECT NO.	23067

ILLUSTRATIVE
PLAN

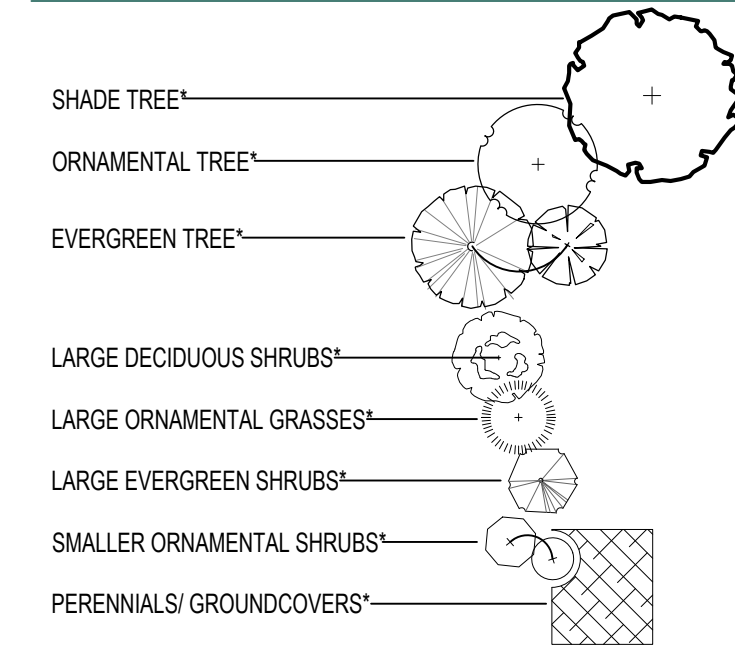
L1.00

PARKING LOT PAVEMENT
± 119,383 SF TOTAL
INTERIOR LANDSCAPE AREA
± 11,074 SF TOTAL



INTERIOR GREEN SPACE PLAN
N.T.S.

LANDSCAPE KEY



* SEE SHEET L1.02 FOR PLANTING SCHEDULE

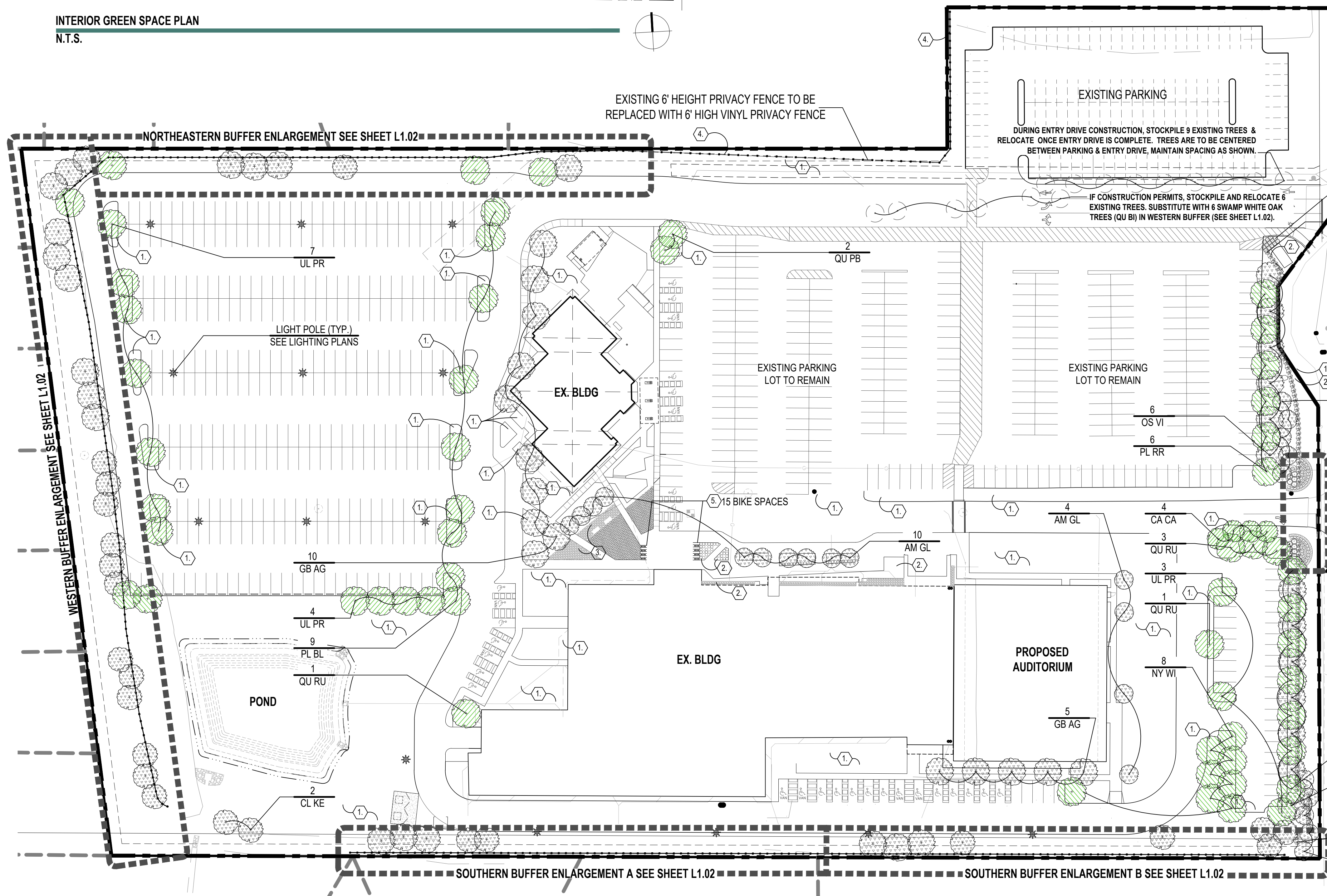
CODED LANDSCAPE NOTES

1. LAWN OR SLOPE STABILIZATION MIX - SOD OR SEED PER OWNER DIRECTION
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.
3. STONE MULCH BED - STOCKPILE, WASH CLEAN AND REUSE EXISTING STONE MULCH LOCATED AT MAIN ENTRANCE
4. 6' HT. WHITE VINYL PRIVACY FENCE - SEE SITE IMPROVEMENT PLAN FOR MORE INFORMATION
5. BIKE RACK, SEE DETAIL E, SHEET L2.00 FOR MORE INFORMATION

LANDSCAPING REQUIREMENTS

		REQUIRED	PROVIDED
914.05 MINIMUM TREES REQUIRED		(a) THERE SHALL BE TREES PLANTED WITHIN THE PROPERTY BOUNDARIES FOR ALL NEW CONSTRUCTION OR LAND DEVELOPMENT FOR WHICH AN FDP OR FINAL PLAT IS REQUIRED	A MINIMUM OF ONE SHADE TREE CALIPER INCH PER 1,000 SF OF IMPERVIOUS SURFACE. FOR PROJECTS IN WHICH DEVELOPMENT ALREADY EXISTS, TREE CALIPER INCHES REQUIRED SHALL BE BASED ON THE AMOUNT OF NEW IMPERVIOUS SURFACE. ±185,679 SF OF NEW IMPERVIOUS SURFACE = 186" REQUIRED
1109.01 (e) PARKING AREA SCREENING	(1) PARKING AREA SCREENING MAY BE MET THROUGH BUFFERING REQUIREMENTS IDENTIFIED IN SECTION 1109.04(c). IF NO BUFFERING REQUIREMENTS ARE IDENTIFIED, THEN PARKING AREA SCREENING SHALL BE PROVIDED PER SECTION 1109.01(E)(2). (2) PARKING AREAS SHALL BE SCREENED FROM PUBLIC RIGHT-OF-WAY BY A CONTINUOUS THREE-FOOT-HIGH SCREEN CONSISTING OF OPAQUE EVERGREEN HEDGES; AN OPAQUE FENCE; AN OPAQUE WALL; OR A COMBINATION OF SCREENING TYPES.	PARKING AREAS SHALL BE SCREENED BY A CONTINUOUS 3' HIGH SCREEN CONSISTING OF OPAQUE EVERGREEN HEDGES; AN OPAQUE FENCE; AN OPAQUE WALL; OR A COMBINATION OF SCREENING TYPES.	NORTH, WEST SOUTH PROPERTY LINES WHERE PARKING ADJACENT RESIDENTIAL: SEE BUFFER SECTION 1109.04(c) EAST WHERE PARKING ADJACENT RIGHT-OF-WAY: MIN. 3' HIGH EVERGREEN HEDGE
1109.01 (f) PARKING AREA LANDSCAPING	(1) FOR PARKING AREAS OF 1,000 SQUARE FEET OR MORE OR INTENDED FOR FIVE OR MORE VEHICLES, INTERIOR LANDSCAPING IS REQUIRED. (2) FIVE PERCENT OF THE TOTAL PARKING AREA IS REQUIRED TO BE LANDSCAPED. (3) INTERIOR LANDSCAPING IN PARKING AREAS SHALL BE DISPERSED THROUGHOUT THE PARKING AREA IN LANDSCAPING PENINSULAS AND ISLANDS. (4) THE MINIMUM LANDSCAPED PENINSULA SIZE SHALL BE 50 SQUARE FEET AND A MINIMUM LENGTH OR WIDTH DIMENSION OF FIVE FEET. (5) ONE TREE PER 100 SQUARE FEET OF REQUIRED LANDSCAPE AREA OR PORTION THEREOF IS REQUIRED. (6) REQUIRED LANDSCAPING SHALL BE MAINTAINED WITHIN THE MINIMUM REQUIREMENTS OF THIS SECTION.	MIN. 6,020 S.F. (5%) INT. LANDSCAPING AREA FOR ±119,383 S.F. OF NEW PARKING LOT PAVEMENT 61 TREES WITHIN ISLANDS AND PENINSULAS FOR 6020 S.F. OF REQUIRED LANDSCAPE AREA	± 11,074 S.F. INTERIOR LANDSCAPING AREA PROVIDED FOR ±119,383 S.F. OF PARKING LOT PAVEMENT 61 TREES WITHIN ISLANDS AND PENINSULAS
1109.01 (i) BICYCLE PARKING	(2) BICYCLE PARKING COUNT. BICYCLE PARKING SPACES SHALL BE PROVIDED AT A RATE OF ONE BICYCLE PARKING SPACE PER 5,000 SQUARE FEET OF GFA. WHERE THE NUMBER OF SQUARE FEET OF GFA IS NOT EVENLY DIVISIBLE BY 5,000 SQUARE FEET, ROUND UP TO THE NEAREST MULTIPLE OF 5,000. (3) BICYCLE PARKING LOCATION. BICYCLE PARKING SPACES SHALL BE LOCATED NOT MORE THAN 200 FEET FROM THE MAIN ENTRYWAY INTO THE PRINCIPAL STRUCTURE. ALTERNATIVELY, BICYCLE PARKING SPACES MAY BE LOCATED INSIDE THE PRINCIPAL STRUCTURE IF INFORMATION ABOUT THE STRUCTURE'S HOURS OF PUBLIC ACCESS ARE CLEARLY POSTED AT THE LOCATION OF THE INDOOR BICYCLE PARKING SPACES.	± 84,000 GFA = 15 BICYCLE PARKING SPACES REQUIRED WITHIN 200 FEET FROM MAIN ENTRYWAY	15 BICYCLE PARKING SPACES (8 RACKS WITH 2 SPACES EACH) PROVIDED WITHIN 200 FEET FROM MAIN ENTRYWAY
1109.04 BUFFERS AND SCREENING	INSTITUTIONAL USE ADJACENT ONE-UNIT DWELLING AND ALL OTHER DWELLINGS SOUTH ADJACENT DWELLINGS: MIN. 10' STRIP WITH 6' HEIGHT PRIVACY FENCE FOR ±807' LF EAST ADJACENT DWELLINGS: MIN. 10' STRIP WITH 6' HEIGHT PRIVACY FENCE ±595 LF NORTHEAST ADJACENT DWELLINGS: MIN. 10' STRIP WITH 6' HEIGHT PRIVACY FENCE ±773 LF NORTHWEST ADJACENT DWELLINGS: MIN. 10' STRIP WITH 6' HEIGHT PRIVACY FENCE ADDED FOR ±439 LF *SEE VARIANCE FOR BUFFER TREE REQUIREMENT (b)(5) ALL DUMPSTERS AND OTHER REFUSE STORAGE AREAS SHALL MEET THE SCREENING REQUIREMENTS OF THIS DIVISION UP TO A MAXIMUM HEIGHT OF EIGHT FEET. SCREENING CAN INCLUDE A WALL, FENCE, MOUNDING, LANDSCAPING, OR COMBINATION THEREOF.	BUFFER A = TEN FT. WIDE BUFFER EASEMENT ALONG SHARED BOUNDARY WHICH CONSISTS OF ONE TREE PER 40 LINEAR FT. OF BOUNDARY AND A CONTINUOUS SIX FT. HIGH SCREEN. SCREENING SHALL HAVE AN 80 PERCENT OPAQUENESS OR MORE DURING ALL SEASONS. TREES DO NOT HAVE TO BE EQUALLY SPACED AND MAY BE GROUPED. MIN. 6' HEIGHT WOOD ENCLOSURE AROUND DUMPSTER	

NOTE : ALL PARKING ISLANDS HAVE AT LEAST 200 SQUARE FEET PER TREE.



PROJECT FOR:

ONE
CHURCH

G2 PLANNING
+ DESIGN
720 E. BROAD STREET STE. 200
COLUMBUS, OH 43215

SEAL



DESIGN TEAM

Civil Engineer

Architect

Verdantas
83 Shull Ave.
Columbus, Ohio 43230
p 614.414.7979

Visioneering Studios
106 W 4th St. #600
Santa Ana, CA 92701
888.539.1957

Landscape Architect

G2 Planning and Design
720 E. Broad St. Suite 200
Columbus, Ohio 43215
p 614.583.9230

ONE CHURCH PHASE 3
817 N. Hamilton Rd., Gahanna, OH 43230

Prepared for:

ONE CHURCH

REVISIONS

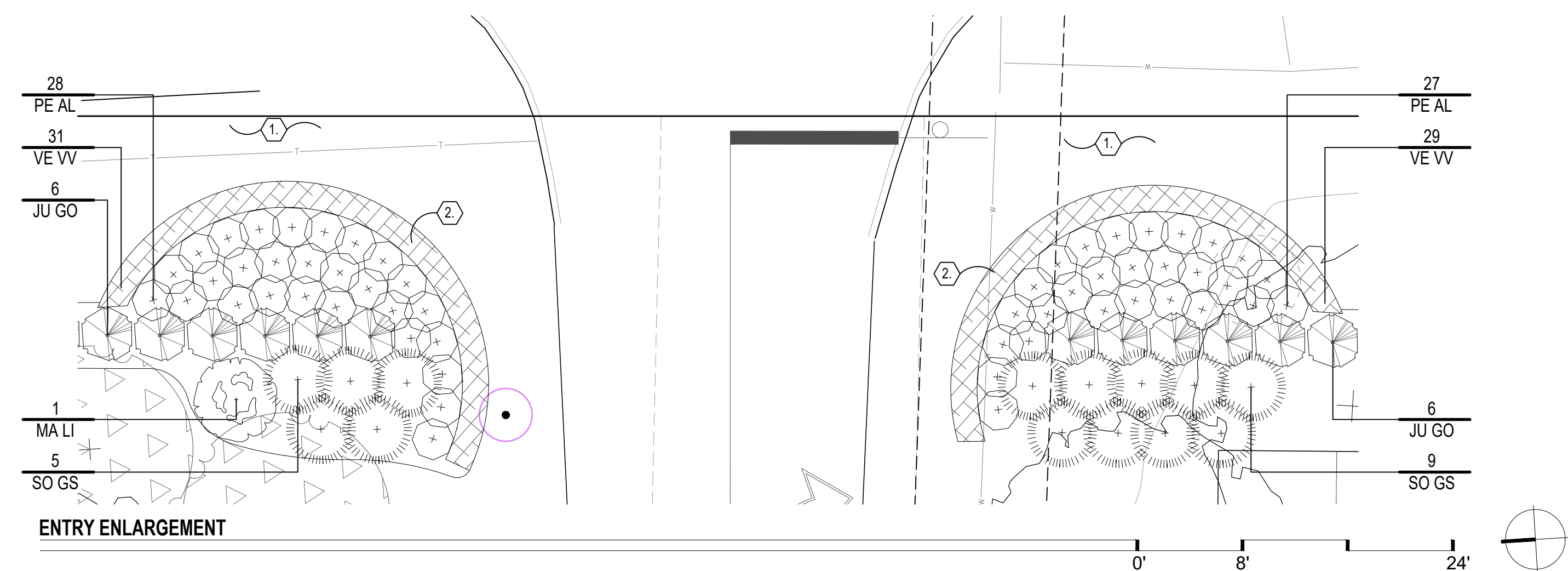
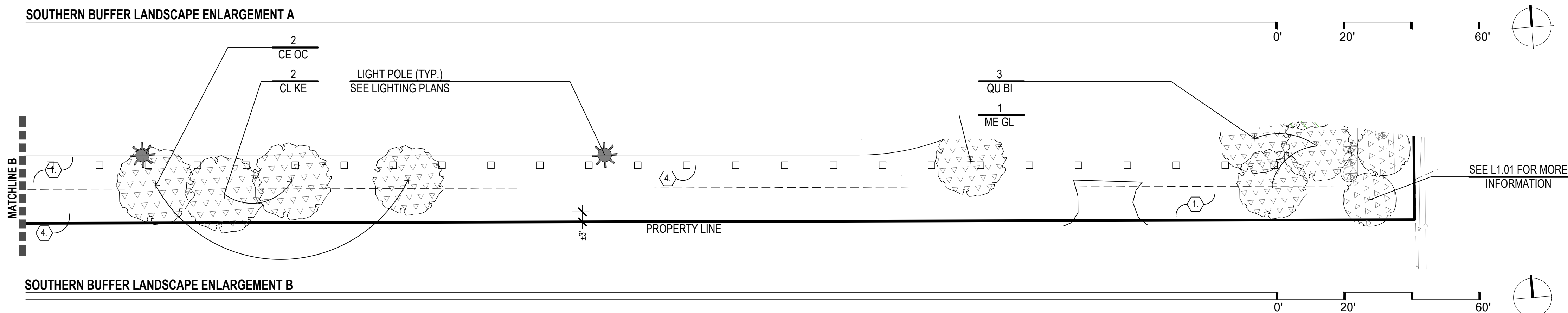
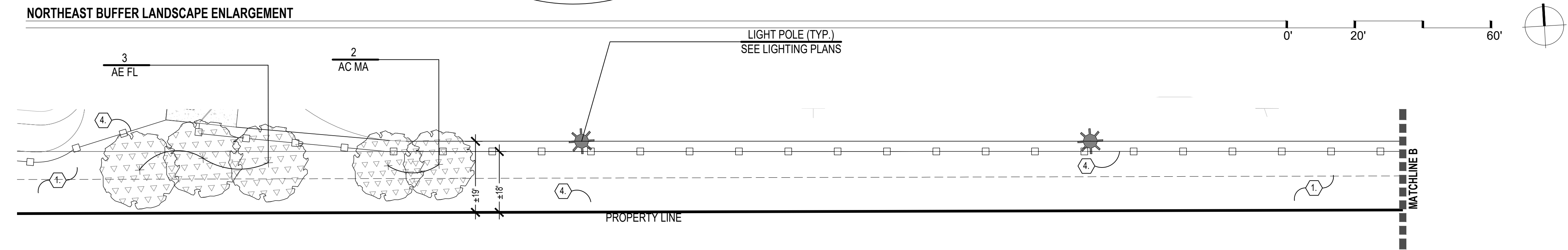
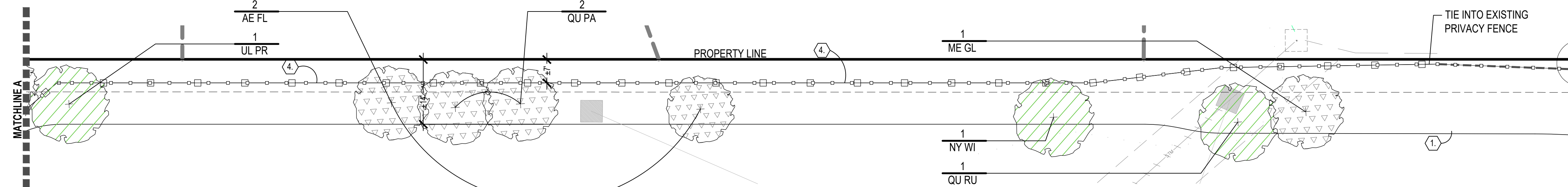
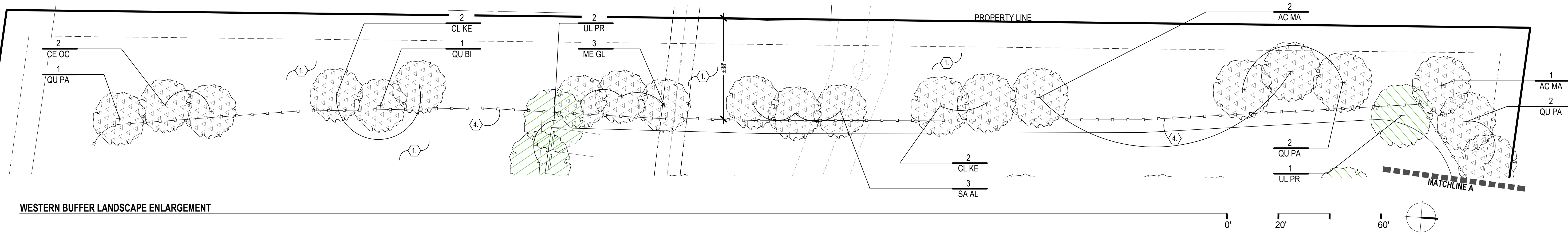
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1	XX.XX.XXXX	NOTES
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drawn by: SW checked by: GS
issue date 04.03.2025 PROJECT NO. 23067

OVERALL
LANDSCAPE
PLAN

L1.01



PLANT LIST (Contractor is responsible for all plant material shown on plan)

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
GB AG	Ginkgo biloba 'Autumn Gold'	2.5" CAL.	B&B	AS SHOWN	Match Form
AC MA	Acer x freemanii 'Marmo'	2" CAL.	B&B	AS SHOWN	
SA AL	Sassafras albidum	2" CAL.	B&B	AS SHOWN	Match Form
PL BL	Platanus x acerifolia 'Bloodgood'	3" CAL.	B&B	AS SHOWN	
PL RR	Platanus x acerifolia 'GREJTN'	3" CAL.	B&B	AS SHOWN	
NY WI	Nyssa sylvatica 'Wildfire'	3" CAL.	B&B	AS SHOWN	
QU RU	Quercus rubra	3" CAL.	B&B	AS SHOWN	
QU BI	Quercus bicolor	2" CAL.	B&B	AS SHOWN	
CE OC	Celtis occidentalis	2" CAL.	B&B	AS SHOWN	
UL PR	Ulmus americana 'Princeton'	3" CAL.	B&B	AS SHOWN	
QU PA	Quercus Palustris	2" CAL.	B&B	AS SHOWN	
QU PB	Quercus Palustris 'Pacific Brilliance'	3" CAL.	B&B	AS SHOWN	
AE FL	Aesculus flava	2" CAL.	B&B	AS SHOWN	
CL KE	Cladrastis kentuckea	2" CAL.	B&B	AS SHOWN	
ME GL	Metasequoia glyptostroboides	2" CAL.	B&B	AS SHOWN	
AE GL	Aesculus Glabra	2" CAL.	B&B	AS SHOWN	
CA CA	Carpinus caroliniana 'JFS-KW6'	3" CAL.	B&B	AS SHOWN	
OS VI	Ostrya virginiana 'JFS-KW6'	3" CAL.	B&B	AS SHOWN	
ORNAMENTAL TREES					
AM GL	Amelanchier canadensis 'Gelnhrform'	2" CAL.	B&B	PER PLAN	
CE CA	Cercis canadensis	2" CAL.	B&B	PER PLAN	
LARGE EVERGREEN SHRUBS					
JU GO	Juniperus virginiana 'Grey Owl'	24" HT.	#5 CONT.	PER PLAN	
LARGE DECIDUOUS SHRUBS					
MA LI	Magnolia liliiflora 'Ann'	-	#7 CONT.	PER PLAN	
ORNAMETAL GRASSES					
PE AL	Pennisetum alopecuroides 'Hameln'	-	#3 CONT.	PER PLAN	
SO GS	Sorghastrum nutans 'Golden Sunset'	-	#3 CONT.	PER PLAN	
PERENNIALS AND GROUNDCOVERS					
VE VV	Veronica longifolia 'Very Van Gogh'	-	#1 CONT.	PLANT 1'-6" O.C.	

CODED LANDSCAPE NOTES

1. LAWN OR SLOPE STABILIZATION MIX - SOD OR SEED PER OWNER DIRECTION
4. 6' HT. WHITE VINYL PRIVACY FENCE - SEE DETAIL E SHEET L2.00 FOR MORE INFORMATION.

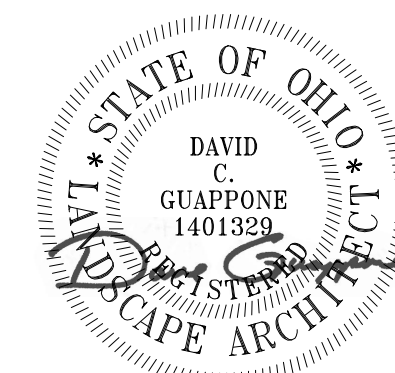
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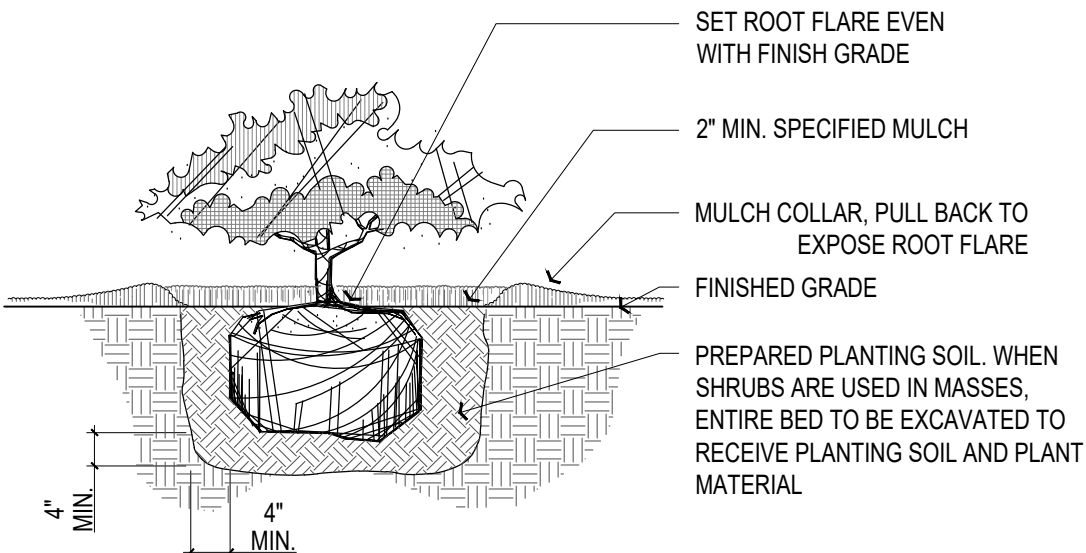
LANDSCAPE
ENLARGEMENTS

L1.02

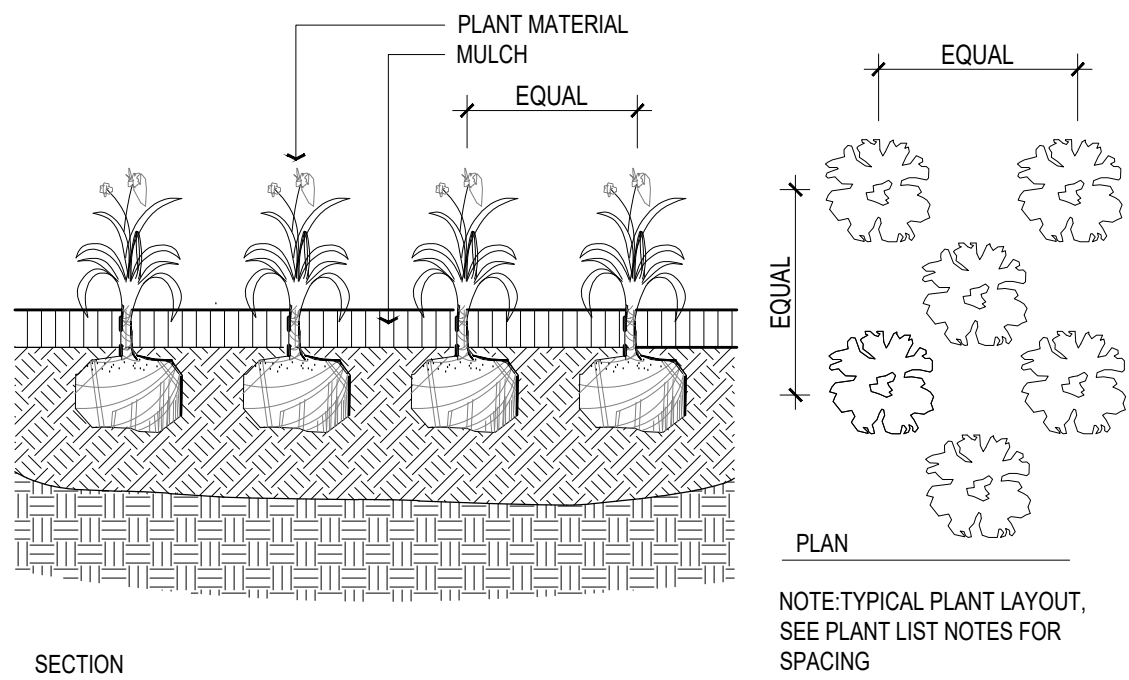


"WINGRA" BIKE RACK, OR OWNER APPROVED EQUAL. POWDER COATED BLACK, IN-GROUND MOUNT - AVAILABLE THROUGH MADRAX, WWW.MADRAX.COM

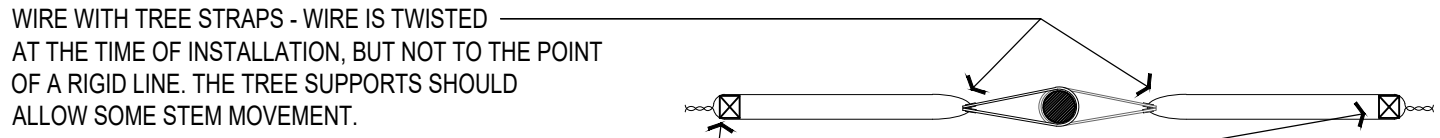
E BIKE RACK
N.T.S.



C SHRUB
SCALE: 1/2" = 1'-0"



D PERENNIALS & GROUNDCOVER
SCALE: 1" = 1'-0"



2" X 2" X 8" OPPOSING WOOD STAKES IN LINE WITH PREVAILING SUMMER WIND

STAKING PLAN DETAIL

NOTES:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS EVEN WITH FINISH GRADE

*DIG PLANTING HOLE TWICE THE DIAMETER OF THE ROOTBALL- BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART ORGANIC SOIL CONDITIONER (LEAF COMPOST). PULVERIZE OR CHOP SOIL TO REMOVE CLODS AND CLUMPS

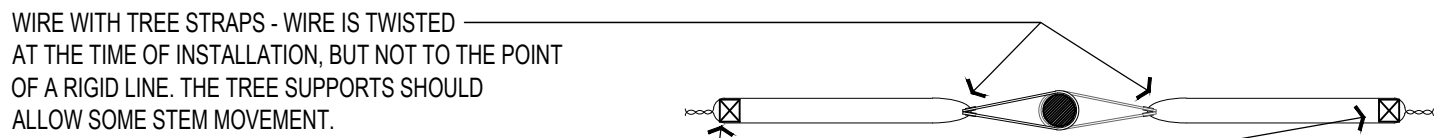
TREE STAKING TO BE REMOVED AFTER 1 YEAR

WIRE WITH TREE STRAPS. TWO STRAPS PER TREE. ATTACH 1/3 OF THE DISTANCE FROM GROUND TO FIRST BRANCH - SEE PLAN DETAIL ABOVE

2" X 2" X 8" WOOD STAKE, - SEE PLAN DETAIL ABOVE

SET ROOT BALL ON RAISED PEDESTAL OF COMPACTED OR UNDISTURBED SOIL - ADJUST AS NECESSARY TO ENSURE THAT ROOT FLARE IS NOT BELOW FINISH GRADE.

A DECIDUOUS TREE
SCALE: 1/2" = 1'-0"



2" X 2" X 8" OPPOSING WOOD STAKES IN LINE WITH PREVAILING SUMMER WIND

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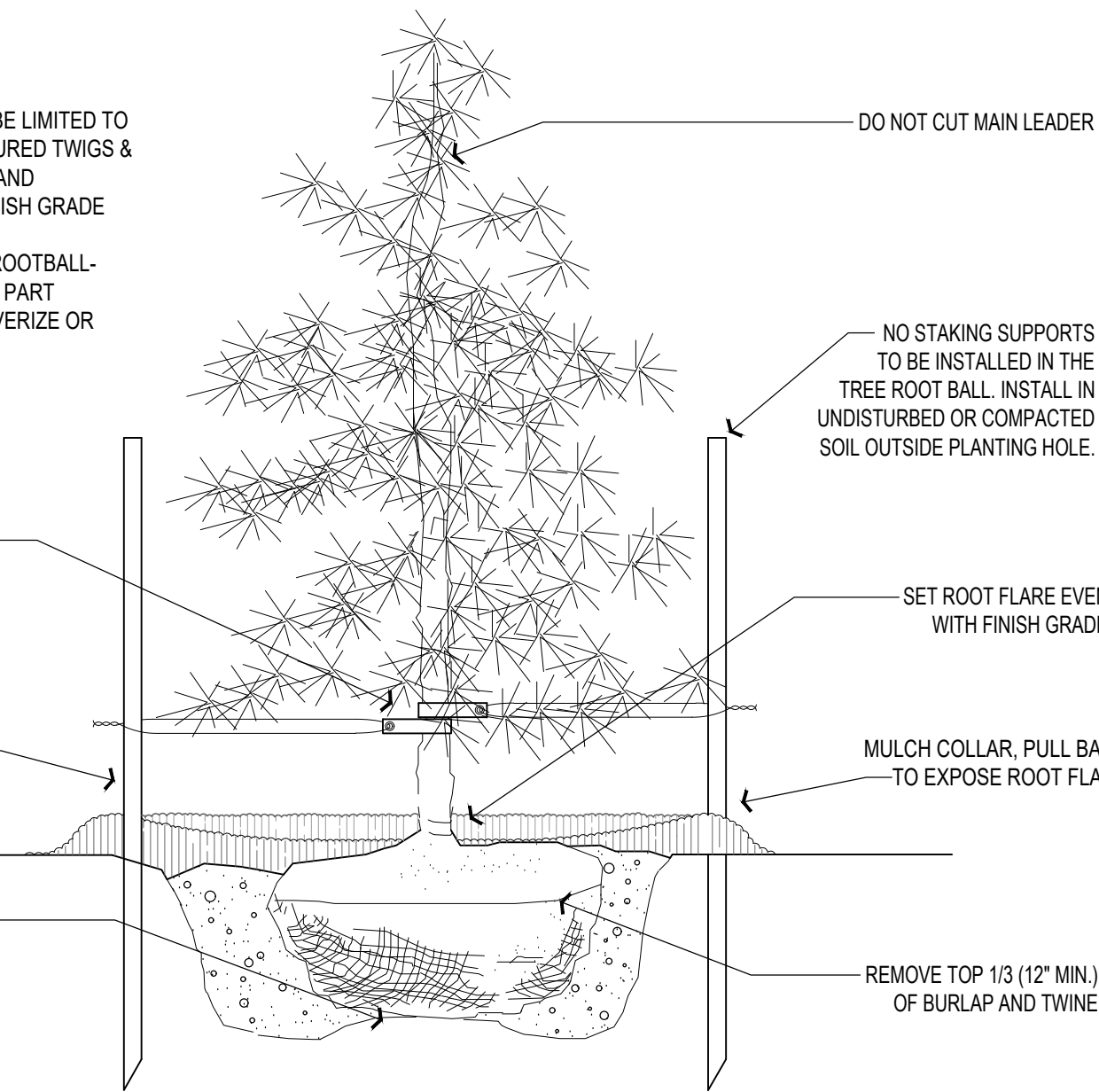
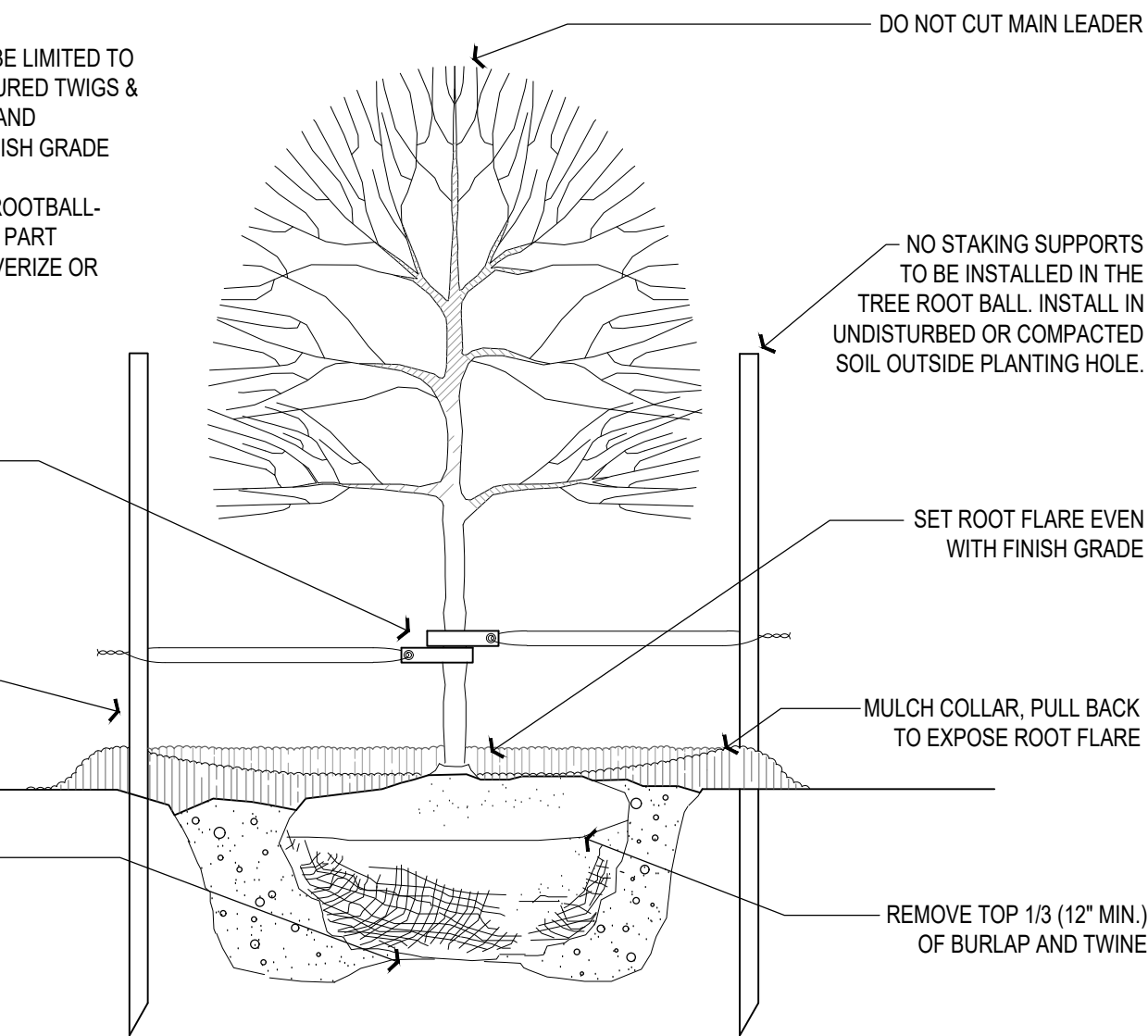
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WIRE WITH TREE STRAPS. TWO STRAPS PER TREE. ATTACH 1/3 OF THE DISTANCE FROM GROUND TO FIRST BRANCH - SEE PLAN DETAIL ABOVE

2" X 2" X 8" WOOD STAKE, - SEE PLAN DETAIL ABOVE

SET ROOT BALL ON RAISED PEDESTAL OF COMPACTED OR UNDISTURBED SOIL - ADJUST AS NECESSARY TO ENSURE THAT ROOT FLARE IS NOT BELOW FINISH GRADE.

B EVERGREEN TREE
SCALE: 1" = 1'-0"

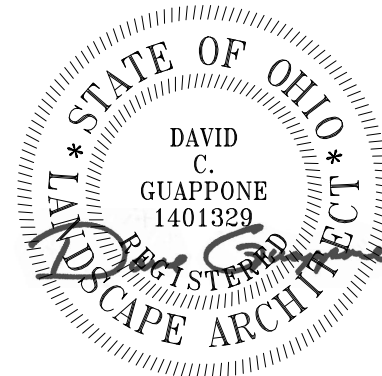


PROJECT FOR:

ONE CHURCH

G2 PLANNING + DESIGN
720 E. BROAD STREET STE. 200
COLUMBUS, OH 43215

SEAL



DESIGN TEAM

Civil Engineer

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ONE CHURCH PHASE 3
817 N. Hamilton Rd., Gahanna, OH 43230

Prepared for:
ONE CHURCH

REVISIONS

date issued for

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△	XX.XX.XXXX NOTES

drawn by: SW checked by: GS
issue date 04.03.2025 PROJECT NO. 23067

LANDSCAPE
DETAILS

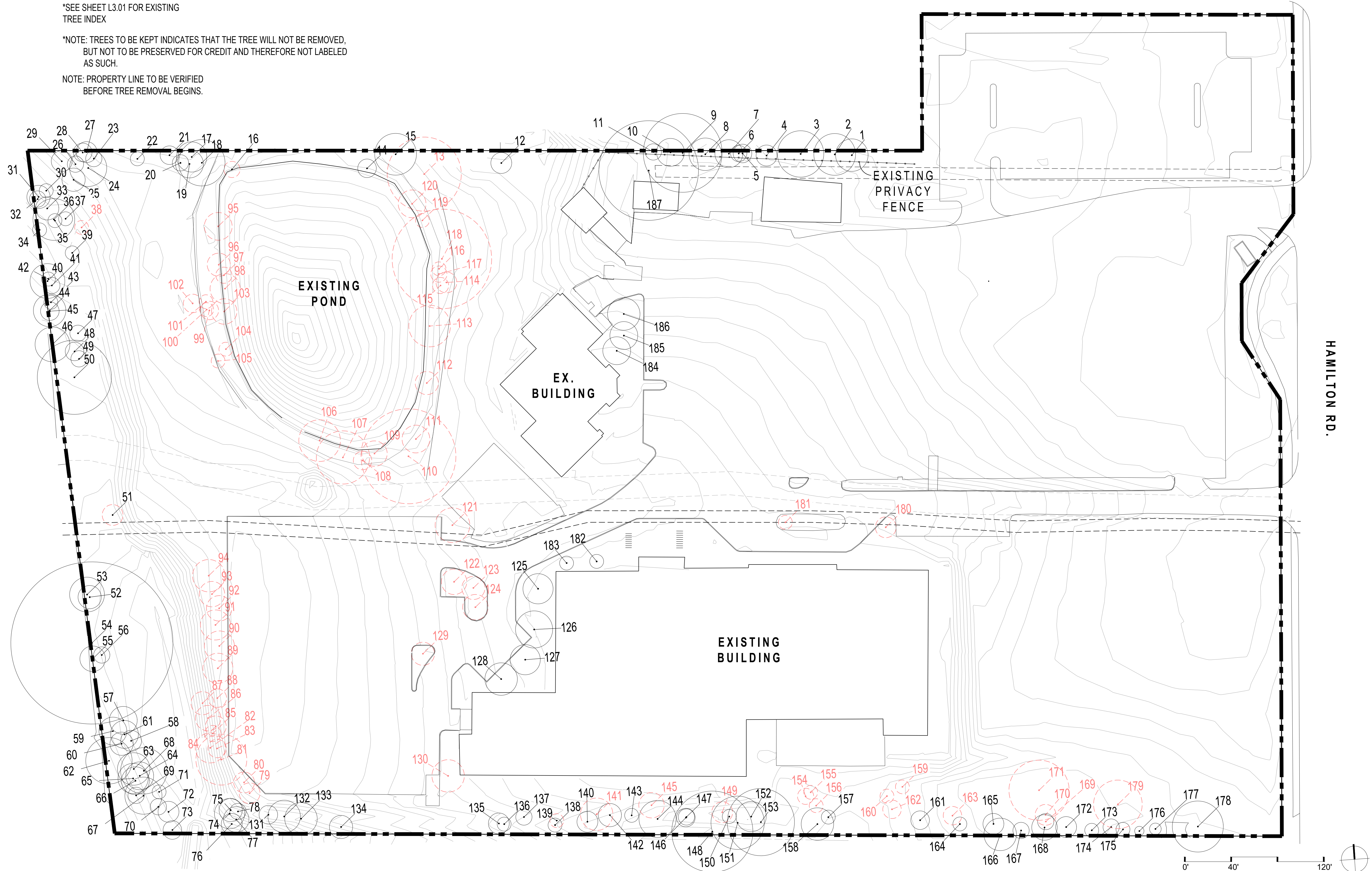
L2.00

EXISTING TREE INDEX NUMBER* ——— #

EXISTING TREE TO BE KEPT* ——— #

EXISTING TREE TO BE REMOVED ——— #

NOTE: PROPERTY LINE TO BE VERIFIED
BEFORE TREE REMOVAL BEGINS.



ONE
CHU
RCH

G2 PLANNING
+ DESIGN
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Prepared for:
ONE CHURCH

[illegible]

L3.00

TREE #	SIZE	SPECIES	CONDITION	STATUS
1	14	MAPLE	GOOD	*TO BE KEPT
2	18	MAPLE	GOOD	*TO BE KEPT
3	20	MAPLE	GOOD	*TO BE KEPT
4	9	PINE	GOOD	*TO BE KEPT
5	8	PINE	GOOD	*TO BE KEPT
6	7	PINE	GOOD	*TO BE KEPT
7	12	PINE	GOOD	*TO BE KEPT
8	14	MAPLE	GOOD	*TO BE KEPT
9	34	MAPLE	GOOD	*TO BE KEPT
10	12	MAPLE	GOOD	*TO BE KEPT
11	7	MAPLE	GOOD	*TO BE KEPT
12	9	MAPLE	FAIR	*TO BE KEPT
13	32	MAPLE	FAIR	TO BE REMOVED
14	8	BIRCH	GOOD	*TO BE KEPT
15	18	MAPLE	GOOD	*TO BE KEPT
16	7	OAK	FAIR	*TO BE KEPT
17	13	OAK	FAIR	*TO BE KEPT
18	20	OAK	FAIR	*TO BE KEPT
19	12	OAK	FAIR	*TO BE KEPT
20	7	MAPLE	FAIR	*TO BE KEPT
21	8	MAPLE	FAIR	*TO BE KEPT
22	6	MAPLE	FAIR	*TO BE KEPT
23	7	MAPLE	POOR	*TO BE KEPT
24	16	COTTONWOOD	FAIR	*TO BE KEPT
25	10	MAPLE	FAIR	*TO BE KEPT
26	7	MAPLE	FAIR	*TO BE KEPT
27	9	MAPLE	FAIR	*TO BE KEPT
28	8	TREE	DEAD	*TO BE KEPT
29	9	MAPLE	DEAD	*TO BE KEPT
30	6	MAPLE	DEAD	*TO BE KEPT
31	10	MAPLE	DEAD	*TO BE KEPT
32	7	MAPLE	DEAD	*TO BE KEPT
33	10	MAPLE	DEAD	*TO BE KEPT
34	6	CHERRY	POOR	*TO BE KEPT
35	6	MAPLE	POOR	*TO BE KEPT
36	18	TREE	DEAD	*TO BE KEPT
37	6	COTTONWOOD	POOR	*TO BE KEPT
38	6	SYCAMORE	FAIR	TO BE REMOVED
39	6	PINE	POOR	*TO BE KEPT
40	15	MAPLE	POOR	*TO BE KEPT
41	7	MAPLE	POOR	*TO BE KEPT
42	6	MAPLE	POOR	*TO BE KEPT
43	6	MAPLE	FAIR	*TO BE KEPT
44	14	MAPLE	FAIR	*TO BE KEPT
45	8	MAPLE	FAIR	*TO BE KEPT
46	15	MAPLE	FAIR	*TO BE KEPT
47	7	MAPLE	POOR	*TO BE KEPT
48	8	COTTONWOOD	POOR	*TO BE KEPT
49	7	OAK	FAIR	*TO BE KEPT
50	32	MAPLE	FAIR	*TO BE KEPT
51	9	PINE	FAIR	*TO BE KEPT
52	10	COTTONWOOD	FAIR	*TO BE KEPT
53	15	OAK	FAIR	*TO BE KEPT
54	70	MAPLE	FAIR	*TO BE KEPT
55	11	MAPLE	FAIR	*TO BE KEPT
56	7	MAPLE	FAIR	*TO BE KEPT
57	12	SPRUCE	FAIR	*TO BE KEPT
58	9	SPRUCE	GOOD	*TO BE KEPT
59	12	SPRUCE	GOOD	*TO BE KEPT
60	10	SPRUCE	GOOD	*TO BE KEPT
61	12	SPRUCE	GOOD	*TO BE KEPT
62	20	ELM	GOOD	*TO BE KEPT
63	14	PINE	FAIR	*TO BE KEPT
64	12	PINE	FAIR	*TO BE KEPT
65	13	PINE	FAIR	*TO BE KEPT
66	12	PINE	FAIR	*TO BE KEPT
67	16	PINE	FAIR	*TO BE KEPT
68	20	PINE	GOOD	*TO BE KEPT
69	7	CHERRY	POOR	*TO BE KEPT
70	7	SPRUCE	FAIR	*TO BE KEPT
71	6	SUMAC	FAIR	*TO BE KEPT
72	9	SPRUCE	FAIR	*TO BE KEPT
73	8	OAK	FAIR	*TO BE KEPT
74	13	MAPLE	FAIR	*TO BE KEPT
75	10	MAPLE	FAIR	*TO BE KEPT
76	9	MAPLE	FAIR	*TO BE KEPT
77	11	MAPLE	FAIR	*TO BE KEPT
78	7	MAPLE	FAIR	*TO BE KEPT
79	9	SPRUCE	FAIR	TO BE REMOVED
80	9	SPRUCE	FAIR	TO BE REMOVED
81	22	MAPLE	FAIR	TO BE REMOVED
82	13	OAK	FAIR	TO BE REMOVED
83	8	OAK	FAIR	TO BE REMOVED
84	9	SPRUCE	POOR	TO BE REMOVED
85	7	CHERRY	FAIR	TO BE REMOVED
86	11	ELM	FAIR	TO BE REMOVED
87	10	MULBERRY	FAIR	TO BE REMOVED
88	8	PINE	FAIR	TO BE REMOVED
89	13	PINE	FAIR	TO BE REMOVED
90	13	PINE	FAIR	TO BE REMOVED
91	13	SPRUCE	FAIR	TO BE REMOVED
92	11	SPRUCE	FAIR	TO BE REMOVED
93	11	SPRUCE	FAIR	TO BE REMOVED
94	14	SPRUCE	FAIR	TO BE REMOVED
95	12	COTTONWOOD	FAIR	TO BE REMOVED
96	10	MAPLE	FAIR	TO BE REMOVED
97	7	WILLOW	FAIR	TO BE REMOVED
98	13	PEAR	FAIR	TO BE REMOVED
99	8	MAPLE	FAIR	TO BE REMOVED
100	6	MAPLE	FAIR	TO BE REMOVED

TREE #	SIZE	SPECIES	CONDITION	STATUS
101	6	MAPLE	FAIR	TO BE REMOVED
102	8	MULBERRY	FAIR	TO BE REMOVED
103	11	PEAR	FAIR	TO BE REMOVED
104	6	MAPLE	FAIR	TO BE REMOVED
105	6	MAPLE	FAIR	TO BE REMOVED
106	18	MAPLE	FAIR	TO BE REMOVED
107	23	MULBERRY	FAIR	TO BE REMOVED
108	8	MAPLE	FAIR	TO BE REMOVED
109	11	MAPLE	DEAD	TO BE REMOVED
110	41	MAPLE	FAIR	TO BE REMOVED
111	12	PINE	FAIR	TO BE REMOVED
112	10	MAPLE	FAIR	TO BE REMOVED
113	18	COTTONWOOD	FAIR	TO BE REMOVED
114	9	MAPLE	FAIR	TO BE REMOVED
115	7	MULBERRY	FAIR	TO BE REMOVED
116	6	MULBERRY	FAIR	TO BE REMOVED
117	7	MAPLE	FAIR	TO BE REMOVED
118	43	COTTONWOOD	FAIR	TO BE REMOVED
119	6	PEAR	FAIR	TO BE REMOVED
120	12	MULBERRY	POOR	TO BE REMOVED
121	15	LOCUST	GOOD	TO BE REMOVED
122	11	APPLE	GOOD	TO BE REMOVED
123	10	APPLE	GOOD	TO BE REMOVED
124	11	APPLE	GOOD	TO BE REMOVED
125	13	LOCUST	GOOD	*TO BE KEPT
126	16	LOCUST	GOOD	*TO BE KEPT
127	13	LOCUST	GOOD	*TO BE KEPT
128	14	LOCUST	GOOD	*TO BE KEPT
129	10	LOCUST	GOOD	TO BE REMOVED
130	14	LOCUST	GOOD	TO BE REMOVED
131	8	CHERRY	FAIR	*TO BE KEPT
132	14	MAPLE	FAIR	*TO BE KEPT
133	14	MAPLE	FAIR	*TO BE KEPT
134	10	MULBERRY	FAIR	*TO BE KEPT
135	9	CHERRY	FAIR	*TO BE KEPT
136	6	MULBERRY	FAIR	*TO BE KEPT
137	7	MULBERRY	POOR	*TO BE KEPT
138	6	ELM	FAIR	*TO BE KEPT
139	6	ELM	POOR	*TO BE KEPT
140	9	ELM	FAIR	*TO BE KEPT
141	14	MAPLE	FAIR	TO BE REMOVED
142	10	MAPLE	FAIR	*TO BE KEPT
143	6	MAPLE	FAIR	*TO BE KEPT
144	16	MAPLE	FAIR	*TO BE KEPT
145	11	ELM	FAIR	TO BE REMOVED
146	8	OAK	FAIR	*TO BE KEPT
147	7	ELM	FAIR	*TO BE KEPT
148	35	OAK	FAIR	*TO BE KEPT
149	9	HACKBERRY	FAIR	*TO BE KEPT
150	6	HACKBERRY	FAIR	*TO BE KEPT
151	23	OAK	POOR	*TO BE KEPT
152	13	OAK	FAIR	*TO BE KEPT
153	29	CHERRY	POOR	*TO BE KEPT
154	7	SASSAFRAS	FAIR	TO BE REMOVED
155	6	SASSAFRAS	FAIR	TO BE REMOVED
156	6	SASSAFRAS	FAIR	TO BE REMOVED
157	6	SASSAFRAS	FAIR	*TO BE KEPT
158	14	SASSAFRAS	POOR	*TO BE KEPT
159	6	ELM	FAIR	TO BE REMOVED
160	6	ELM	FAIR	TO BE REMOVED
161	8	ELM	POOR	*TO BE KEPT
162	8	OAK	FAIR	TO BE REMOVED
163	8	OAK	FAIR	TO BE REMOVED
164	6	CHERRY	POOR	*TO BE KEPT
165	9	HACKBERRY	FAIR	*TO BE KEPT
166	14	OAK	FAIR	*TO BE KEPT
167	7	MAPLE	FAIR	*TO BE KEPT
168	11	MAPLE	FAIR	*TO BE KEPT
169	7	OAK	FAIR	TO BE REMOVED
170	9	MAPLE	FAIR	TO BE REMOVED
171	26	OAK	FAIR	TO BE REMOVED
172	9	OAK	FAIR	*TO BE KEPT
173	6	OAK	FAIR	*TO BE KEPT
174	7	SPRUCE	FAIR	*TO BE KEPT
175	6	SPRUCE	FAIR	*TO BE KEPT
176	4	SPRUCE	FAIR	*TO BE KEPT
177	5	SPRUCE	FAIR	*TO BE KEPT
178	22	MAPLE	FAIR	*TO BE KEPT
179	21	MAPLE	POOR	TO BE REMOVED
180	9	LOCUST	FAIR	TO BE REMOVED
181	6	LOCUST	FAIR	TO BE REMOVED
182	6	TREE	POOR	*TO BE KEPT
183	6	APPLE	FAIR	*TO BE KEPT
184	12	APPLE	FAIR	*TO BE KEPT
185	12	APPLE	FAIR	*TO BE KEPT
186	14	APPLE	FAIR	*TO BE KEPT
187	43	MAPLE	GOOD	*TO BE KEPT

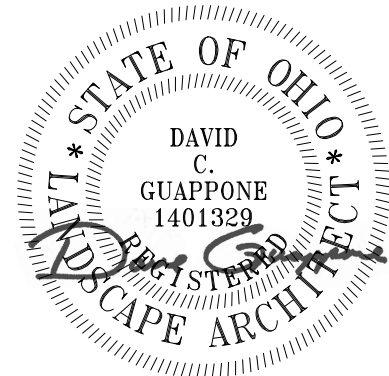
*NOTE: TREES TO BE KEPT INDICATES THAT THE TREE WILL NOT BE REMOVED, BUT NOT TO BE PRESERVED FOR CREDIT AND THEREFORE NOT LABELED AS SUCH.

PROJECT FOR:

ONE
CHU
RCH

G2
PLANNING
+ DESIGN
720 E. BROAD STREET STE. 200
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SEAL



DESIGN TEAM

Civil Engineer

Architect

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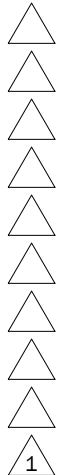
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ONE CHURCH PHASE 3
817 N. Hamilton Rd., Gahanna, OH 43230

Prepared for:
ONE CHURCH

REVISIONS

date issued for



XX.XX.XXXX NOTES

drawn by: SW checked by: GS
issue date 04.03.2025 PROJECT NO. 23067

TREE
INDEX

L3.01

PLANNING COMMISSION STAFF REPORT

Project Summary – One Church

Meeting Date: May 14, 2025

Location: 817 North Hamilton Road

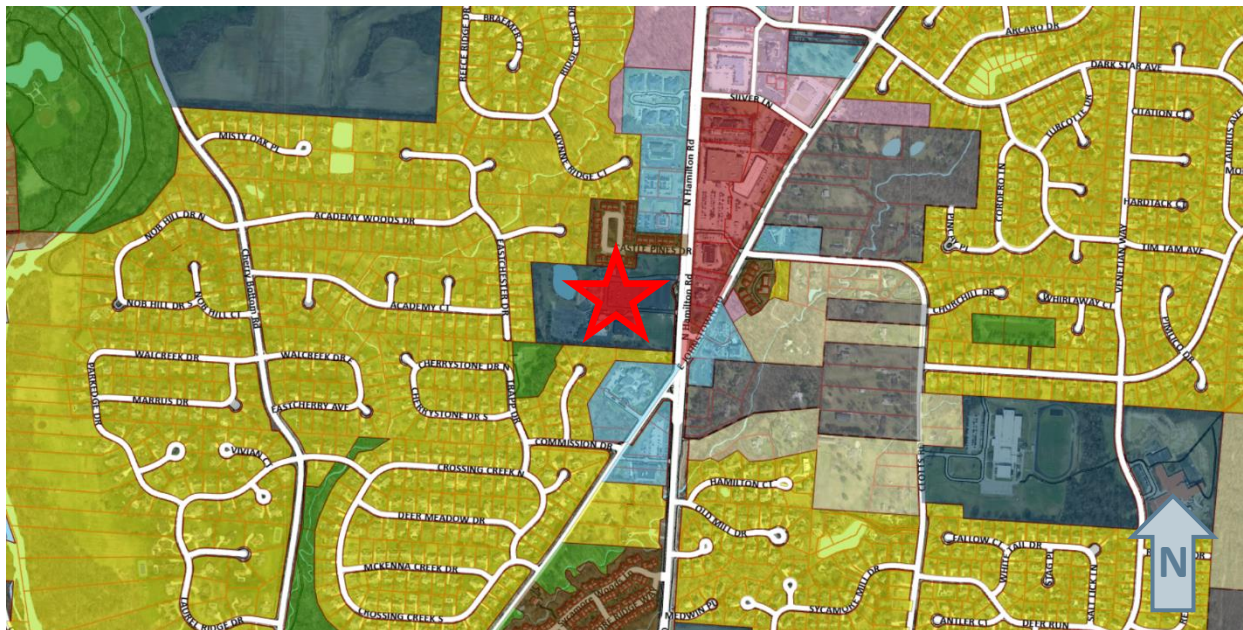
Zoning: Restricted Institutional (RI)

Application Type(s): Development Plan (DP), Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of both applications.

Location Map:



Staff Review

History

In June 2017, a Design Review application was approved for the addition of 219 new parking spaces on-site. An associated variance allowed this lot to encroach into the 36 ft parking setback. Minor modifications to this lot were also approved in 2020 through another Design Review application.

In April 2023, Planning Commission approved Design Review and Variance applications for a new parking lot and associated landscaping at this site. The approval of these applications brought the current parking count to 543 spaces. Since this new lot is adjacent to residential on two sides, Code required screening of at least 6 ft in height along these two property lines. Planning Commission approved the applications with the condition to increase the proposed screening along the northern property line.

In May 2024, a Design Review application was approved for minor building modifications and outdoor improvements for Building C. This application did not include any parking lot modifications or additions.

In June 2024, Design Review and Variance applications were approved for a temporary gravel lot located to the front of the main church building. The approvals from the Commission expired on December 31, 2024. A subsequent Variance application to extend the timeline for the gravel lot was denied in January 2025. The applicant states that the lot will be removed once construction on the proposed building addition and parking lot are approved.

In August 2024, Planning Commission denied Final Development Plan, Design Review, and Variance applications for an auditorium addition, ~342 new parking spaces and associated landscaping, and the removal of 187 existing trees. These applications were denied due to concerns over screening between the new parking areas and the adjacent residential properties and not meeting landscaping requirements.

New Code Requirements

The three previous applications were filed before the City's new zoning code went into effect, meaning they were subject to the requirements in the former code. The current applications were filed under the new code, so there are a few new requirements that apply to the project that previously did not.

One of the new requirements is that there must be buffering and screening between institutional uses and all residential uses. Previously, screening was required between parking lots and residential, but not institutional uses. This means that the site is required to have screening around the entire exterior of the property, except for a small portion of the southern property line where there is a park instead of residential.

Another new requirement is that every parking lot with at least 50 spaces must provide one electric vehicle charging station per 25 parking spaces. This only applies to new lots or existing lots that are substantially modified. For this project, that equates to 16 EV charging spaces. The applicant is requesting a variance to this requirement.

The new zoning code prohibits parking areas from being located closer to the front property line than any front-facing wall of the primary building on the lot. This project includes one new parking area to the front of the primary building that was also proposed with the previous applications. This lot will align with the existing parking on the site.

Overview

Since the previous applications were denied, the applicant submitted new Development Plan and Variance applications for an auditorium addition, expanded parking lot, and associated landscaping. The proposed auditorium size has been reduced since the previous applications, and the parking areas and landscaping were modified to address the concerns raised in the August 2024 meeting. The existing retention pond is still being relocated from the northwest corner of the site to the southwest corner. The Engineering Department reviewed the location of the retention pond and has no objections at this time.

Building Design

The proposed auditorium addition is 19,533 SF and will be attached to the front of the existing main church building. There will be a parking lot expansion to the front of the addition. The primary materials for the addition are vertical metal panels in the colors Kingspan (white) and Iron Mountain (dark grey). There is also knotwood aluminum siding in chestnut on the east elevation. These are the same materials proposed with the previous applications. These colors are consistent with the design of the existing church building.

Parking

The existing parking lots north of the main church building are remaining, and only the lot to the west of the main building is being removed. This means that only the new parking areas (southeast and northwest corners) are subject to the updated code requirements. With the proposed parking areas, the total parking count for the site would be 785 spaces, including 30 ADA spaces. This is 100 less spaces than the previous applications. The zoning code requires a minimum of 280 spaces for this site.

Landscaping

Along with parking space minimums, there are also interior landscaping requirements that are based on the amount of new parking area provided. For this project, 6,020 SF of parking lot landscaping is required, and ~11,000 is provided. Code also requires 61 3" caliper trees, and 61 trees are provided. The previous application required 145 parking lot trees, but the number is much lower now since the applicant is not redoing the existing parking lot to the north of the church building.

186 caliper inches of trees are required and have been provided in addition to those listed above, based on the area of new impervious surface. These trees can be located anywhere on the lot.

As mentioned, there are now screening requirements between institutional and residential uses. The requirement is a 10 ft wide buffer with a 6 ft high continuous screen and one tree per 40 linear ft of boundary. For this project, 55 trees are required for screening. The applicant is requesting a variance to this tree planting requirement since they are not removing as many trees as previously proposed. The

project now includes a 6 ft high white vinyl privacy fence around the entire property to meet the screening requirement and address concerns from the community.

The previous applications included the removal of 187 existing trees on the site. The current applications include the removal of 65 trees. While there are now 122 trees not being removed, they are not eligible for preservation credit since construction is occurring within 10 ft of each tree and protective fencing is unable to be installed during construction. Due to this, the trees may be damaged throughout construction.

Proposal Comparison

	Previous Proposal	Current Proposal
Total Parking Spaces	885	785
New Parking Area	289,716 SF (includes redoing existing parking areas)	119,383 SF
Parking Lot Trees	45	61
Parking Lot Landscape Area	16,524 SF	11,074 SF
Removed Trees	187	65
Addition Size	22,044 SF	19,533 SF

Review Criteria

Major Development Plan (MDP)

Planning Commission shall approve an application for a Major Development Plan if the following four conditions are met:

- 1) The proposed development meets the applicable development standards of this Zoning Ordinance.
- 2) The proposed development is in accord with appropriate plans for the area.
- 3) The proposed development would not have undesirable effects on the surrounding area.
- 4) The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Variance (V)

The following variances have been requested:

1. 1109.01(a)(1) – Parking, Access, and Circulation
 - a. Parking areas cannot be closer to the front property line than the front elevation of the primary building on the lot.

- b. There is a parking area proposed in front of the main church building. It is set back 27 ft from the edge of the ROW.
- 2. 1109.01(j) – Parking, Access, and Circulation
 - a. One electric vehicle charging space is required per 25 new spaces. For this project, that is 16 EV spaces.
 - b. The applicant is providing zero EV spaces and will install an electric power pull location for future EV charging stations for potential future needs.
- 3. 1109.04(c) – Buffers and Screening
 - a. 55 trees must be planted within the 10 ft buffer to provide additional screening.
 - b. There are no buffer trees proposed. There will be some existing trees along the property line that are not eligible for preservation credit.

Before granting a variance, Planning Commission shall find that:

- a) The variance is not likely to result in substantial change to the essential character of the neighborhood;
- b) The variance is not likely to result in damage to adjoining properties;
- c) The variance is not likely to affect the delivery of governmental services (e.g., water, sewer, garbage);
- d) The variance is not likely to result in environmental impacts greater than what is typical for other lots in the neighborhood;
- e) The variance is necessary for the economical use of the property, and such economical use of the property is not easily achieved through some method other than a variance; and,
- f) The variance is not likely to undermine the objectives of the land use plan.

Recommendation

Staff recommends approval of the Major Development Plan application. The criterion for this application is met, and the original plans were revised to address concerns from Planning Commission and the surrounding community. There is now a privacy fence around the exterior of the site to help block any light and sound coming from the parking areas.

All the requirements for parking lot landscaping are met and the required number of parking lot trees are proposed, which addresses staff's concern with the previous applications. There are also now 122 existing trees that will not be removed, while the previous applications did not keep any existing trees.

The proposed addition is compatible with the existing development of the site and matches the design of the existing church building. The size of the auditorium has been reduced by 3,000 SF from the previous applications.

Staff recommends approval of all three variance requests. Although there will be one new parking area to the front of the existing church building, it will line up exactly with the existing parking lot to the north and will be screened from the ROW with a three ft high continuous hedge and 16 3 cal in trees.

The applicant states that the parking area cannot be set back farther from the ROW due to topography changes between the lot and the auditorium addition.

Although the applicant proposes not planting any new trees to meet buffer and screening requirements, there are some existing mature trees that will remain along the property line. Additionally, a 6 ft high privacy fence will help screen the negative effects of a parking lot.

Finally, the applicant is not proposing any EV charging stations since vehicles are typically parked for around one hour, except for employees. The applicant proposes installing an electrical power pull location for future EV charging stations if deemed necessary in the future.