

CU-7-2015

File No. 15090017
Date Received: 11/3/15
Scheduled Public Hearing Date: Oct 14, 2015

Fee: \$100.00
Initials: SW
Check or Receipt No. 52903

APPLICATION FOR CONDITIONAL USE
CITY OF GAHANNA PLANNING COMMISSION

Applicant's Name: Pathway Church / Gahanna Christian
Address: 817 N. Hamilton Road, Gahanna, OH 43230
Parcel ID#: 025-001918-00

Company: _____ Phone: _____ Fax: _____

Status: Land Owner Option Holder Cont. Purchaser Agent

Property Location: 817 N. Hamilton Road

Proposed Use: Church/School Total Acreage: 11.488 Current Zoning: _____

Reason for Conditional Use: Modular Building to serve special needs children

Developer: _____ Phone: _____

Contact: _____ Title: _____

Address: _____

Landowner: Pathway Church Phone: 614-536-1561

Address: 817 North Hamilton Rd., GAHANNA, OH 43230

*Note: Planning Commission and/or City Staff may visit the property prior to the hearing.

Rev. Michael Smith

Applicant's Signature

8-31-15
Date

PAID
SEP 03 2015

Submission Requirements

1. A plan that complies with the list of Conditional Use requirements stated in Section 1169.02(b). See attached sheet.
2. 10 copies of plan **folded** (not rolled) to 8 1/2 X 11 inch size prior to submission.
3. Statements of information as required in Section 1169.02(a). 03
4. Application Fee of \$100.
5. A list of contiguous property owners and their mailing addresses.
6. Submit reduced drawing to an 8 1/2 X 11 inch size.

BY: SW ck 52903
RECEIVED
SEP 03 2015
BY: SW

APPROVAL

In accordance with Section 1169 of the Codified Ordinances of Gahanna, Ohio, I hereby certify that this project, as stated above, has been approved by the City of Gahanna Planning Commission on _____. A copy of the minutes is hereby attached. The applicant shall comply with any conditions approved by the Planning Commission, and shall comply with all building, zoning, and landscaping regulations now in place. This approval is valid from public hearing date to _____.

Planning & Zoning Administrator

Date

*Note: All correspondence will be to applicant above unless otherwise stated.

Revised April 2010

1169.02 WRITTEN APPLICATIONS

Ten copies of a provided application form shall be filed with the Planning & Zoning Administrator not less than twenty days prior to the date of the public hearing.

- a) **Description of Property and Intended Use.** The application shall include the following statements:
1. A legal description of the property.
 2. The proposed use of the property.
 3. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
 4. A statement of the relationship of the proposed use to adjacent property and land use.
 5. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the application or required for appropriate action by the Commission.
- b) **Plot Plan.** The application shall be accompanied by ten copies of a plot plan, drawn to an appropriate scale, clearly showing the following:
1. The boundaries and dimensions of the lot.
 2. The size and location of existing and proposed buildings and/or structures.
 3. The proposed use of all parts of the lot, buildings and/or structures, including access ways, walks, off-street parking and loading spaces, and landscaping.
 4. The relationship of the proposed development to the development standards.
 5. The use of land and location of structures on adjacent property.

Planning Commission

Information for All Applicants

1. All required information must be submitted with the application. The Tuesday, four (4) weeks prior to the Public Hearing Date, by 5:00 p.m., is the deadline for acceptance of all applications. No application will be forwarded to Planning Commission until all information is received in the Planning & Zoning Office.
2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. Council office must be advised in advance if a court reporter is going to be present.
3. Reduced drawings suitable to an 11x17 inch size must be submitted. If an application is amended at any time during the process, a new reduced drawing must be submitted as well as any full size drawings requested.
4. Agendas will be mailed to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to go to someone other than the applicant, it needs to be noted on the application.
5. If a list of Contiguous Property owners needs to be submitted with an application, it must be compiled in a list on a separate sheet of paper. This must include mailing name and address of property owner. Showing them only on one of the plan sheets is not acceptable.
6. For Design Review applications, a materials list, unless otherwise instructed by the Planning & Zoning Administrator, must be submitted with the application. If materials are changed during the process, then a new materials list must be submitted.
7. For Multi-tenant ground sign & Master Sign Plan applications, location must be noted on a site plan. Also notate location on site plan for a freestanding sign or on building elevation for a wall sign. Color renderings must be submitted.
8. Please review "Submission Requirements" on any application before submitting to the Planning & Zoning Division.
9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. Zoning Code is available on line and can be found @ www.gahanna.gov/departments/development/planning.asp under Code Ordinances.
10. Planning Commission members may visit the property prior to the hearing to review the application.

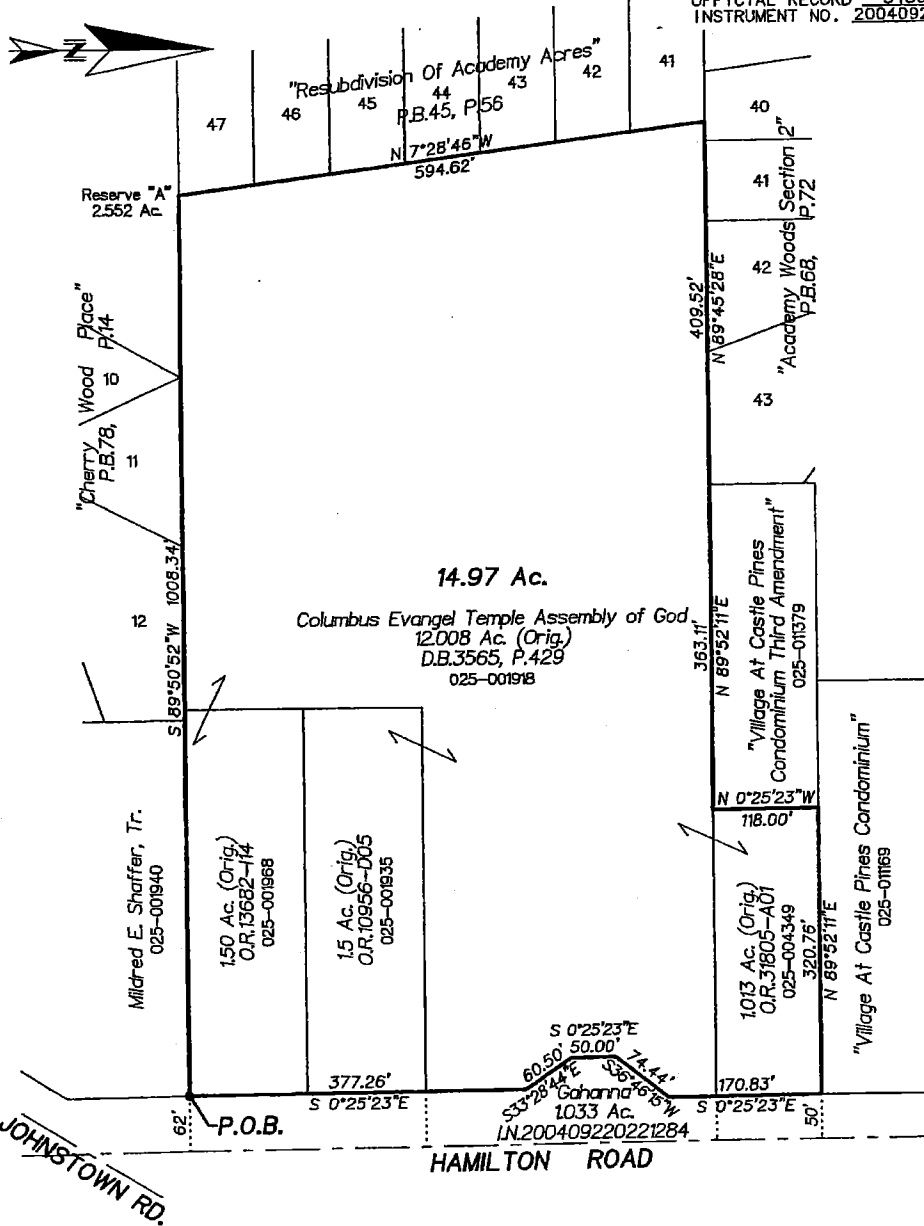
TITLE

REZONING MAP
COLUMBUS EVANGEL TEMPLE ASSEMBLY OF GOD
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO

PREPARED EXCLUSIVELY FOR:
GAHANNA CITY CLERK'S OFFICE

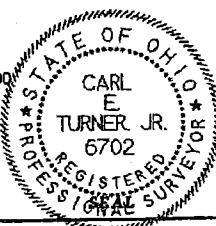
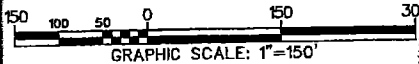
22 OCTOBER 2007

DEED 3565 PAGE 429
OFFICIAL RECORD 10956-D05
OFFICIAL RECORD 13682-114
OFFICIAL RECORD 31805-A01
INSTRUMENT NO. 200409220221284



We hereby Declare that this map was prepared from existing records, for rezoning purposes only, and does not represent an actual property line survey.

BASIS OF BEARINGS: Bearings are based on that meridian used for the deed of the original 12,008 acre tract (see D.B.3565, P.429).



By: *Carl E. Turner Jr.*
CARL E. TURNER JR.
REGISTERED PROFESSIONAL SURVEYOR No. S-6702

NOT AN AUTHORIZED DOCUMENT UNLESS SURVEYOR'S SEAL APPEARS IN RED INK.

DESCRIPTION FOR REZONING
COLUMBUS EVANGEL TEMPLE ASSEMBLY OF GOD

Situated in the State of Ohio, County of Franklin, City of Gahanna, being part of those original 12.008, 1½, 1.50 & 1.013 acre tracts of land described in the deeds to Columbus Evangel Temple Assembly of God, recorded in Deed Book 3565, Page 429, Official Record 10956-D05, Official Record 13682-I14 and Official Record 31805-A01, respectively (record references being to those of the Recorder's Office, Franklin County, Ohio), and being more particularly described as follows:

Beginning at the intersection of the southerly line of said 1.50 acre tract, with the current westerly right-of-way line of Hamilton Road;

thence westerly along said southerly line and the southerly line of said 12.008 acre tract, South 89°50'52" West, 1,008.34 feet to the southwesterly corner of said 12.008 acre tract;

thence northerly along the westerly line of said 12.008 acre tract, North 7°28'46" West, 594.62 feet to the northwesterly corner of said 12.008 acre tract;

thence easterly along the northerly line of said 12.008 acre tract, North 89°45'28" East, 409.52 feet to an angle point in said line;

thence continuing easterly along said northerly line, North 89°52'11" East, 363.11 feet to the southwesterly corner of said 1.013 acre tract;

thence northerly along the westerly line of said 1.013 acre tract, North 0°25'23" West, 118.00 feet to the northwesterly corner of said 1.013 acre tract;

thence easterly along the northerly line of said 1.013 acre tract, North 89°52'11" East, 320.76 feet to the intersection of said line, with the aforesaid westerly right-of-way line of Hamilton Road;

thence southerly along said westerly line of Hamilton Road, the following five (5) courses and distances:

1. South 0°25'23" East, 170.83 feet;
2. South 36°46'15" West, 74.44 feet;
3. South 0°25'23" East, 50.00 feet;
4. South 33°28'44" East, 60.50 feet; And,
5. South 0°25'23" East, 377.26 feet, returning to the 'Point of Beginning,' containing 14.97 acres of land, more or less, as described in October of 2007, by Carl E. Turner Jr., Professional Surveyor No. 6702, from existing records for re-zoning purposes only.

* End of Description *

September 22, 2015

Gahanna Christian Academy is proposing to obtain grant money to purchase a replacement modular classroom. It will be placed behind the Family Life Center and over an easement that runs to the right side of the west (back) parking lot. It will be placed in the same spot as the existing unit. The grant money is available by application through the Ohio Department of Education. Gahanna Jefferson Schools is the fiscal agent for the grant money. The modular classroom will only be accessible to students grades K-12 that have been identified as being at risk through a testing process. The testing process will either be completed by Gahanna Christian Academy teachers through state approved tests or by the Special Education Department at Gahanna Jefferson Public Schools as mandated by the ORC. The students having access to the module will be students with IEP's, 504's, Jon Peterson Scholarship recipients or eligible for Title I services. The module will have electricity and internet connectivity. The unit will not have running water or a bathroom. Bathrooms are readily available in either the Family Life Center/Elementary building or the Multi-purpose building. There will be a drinking water cooler so students will have access to water.

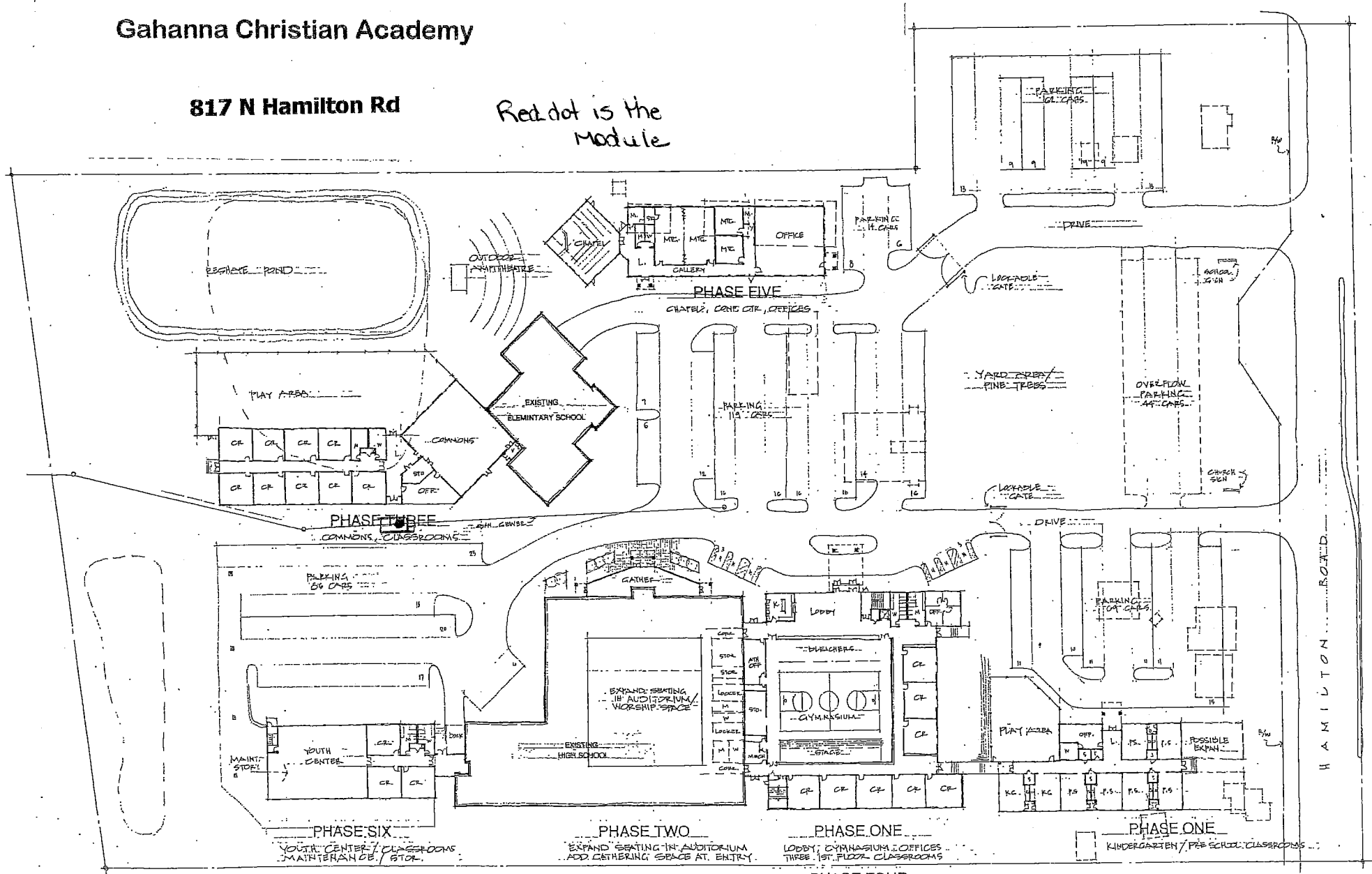
The building will be manufactured to match the other buildings on the Pathway Complex that houses the Gahanna Christian School. It will meet the codes and regulations as prescribed by the City of Gahanna. It will be secured by restraints to make the building compliant with the code. It will be accessible as prescribed by the ADA.

Pathway Church

Gahanna Christian Academy

817 N Hamilton Rd

Red dot is the module



Corra/Kokosing Construction Company.



Meacham & Apel Architects, Inc.

SITE MASTER PLAN

SCALE: 1" = 30'

FEB. 15, 2006

Laura E. Newman
795 Cherry Wood Pl
Columbus, Oh 43230

Mildred E. Shaffer
785 North Hamilton Road
Columbus, Oh 43230

Alec and Elaine Fleschner
842 Eastchester Dr.
Columbus, OH 43230

Leonid and Nina Polonsky
836 Eastchester Dr.
Columbus, Oh 43230

Frank and Susan Stein
305 Eastchester Ct.
Columbus, OH 43230

Lee Wyckoff
798 Eastchester Dr.
Columbus, Oh 43230

Henry and Natalie Bashman
808 Eastchester Dr.
Columbus, OH 43230

Erica J. Raymore McKinley Raymore III
818 Eastchester Dr.
Columbus, OH 43230

Douglas R. & Sung H. Smith
273 Eastchester Ct.
Columbus, Oh 43230

City of Gahanna
200 South Hamilton Rd.
Gahanna, OH 43230

Jack and Helen Stacy
313 Eastchester Ct.
Columbus, OH 43230

Maxley and Penney Brooks, Sr.
806 Cherry Wood Place
Columbus, Oh 43230

George and Elayne Slegler
850 Eastchester Dr.
Columbus, Oh 43230

Pathway Church Assembly of God
4085 North Hamilton Rd.
Columbus, Oh 43230

John Uvira
285 Eastchester Ct.
Columbus, OH 43230

Bryan A. Caudill
807 Cherry Wood Pl.
Gahanna, Oh 43230

Pathway Church
817 North Hamilton Rd.
Columbus, OH 43230

Diann Nelson-Houser Rebecca Shaw
830 Eastchester Dr.
Columbus, OH 43230

Aniti Lestini
385 Castle Pines Dr.
Columbus, OH 43230





CITY OF GAHANNA

STAFF COMMENTS

Project Name: Pathway Church/Gahanna Christian Modular Unit

Project Address: 817 N. Hamilton Rd

Planning and Development

The applicant requests Conditional Use approval to allow for the replacement of a modular classroom. The new modular classroom will be located in the same location as the existing unit. The modular will house students and contain electricity and internet but not a restroom. Restrooms are available in adjacent buildings on campus.

The subject property is zoned Restricted Institutional District (RID). The purpose and intent of the RID district is to recognize that institutions such as schools have special needs and land use requirements. Specific attention shall focus on institutional development that may significantly affect present traffic or parking activity within the City. The request will not reduce parking or significantly affect traffic.

The subject property is not located within an area plan. The 2002 Land Use Plan update does not speak specifically to modular buildings. Relevant goals and principles include promoting high quality development and a high standard of building design. Those development activities are consistent with the 2002 Land Use Plan.

Conditional use criteria is found within Chapter 1169.04. Planning Commission may approve a conditional use if the following conditions are met:

1. The proposed use is a conditional use of the zoning district and the applicable development standards of the zoning ordinance is met.
2. The proposed development is in accord with appropriate plans for the area.
3. The proposed development will not have undesirable effects on the surrounding area.
4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

Planning and Development recommends approval of the request.



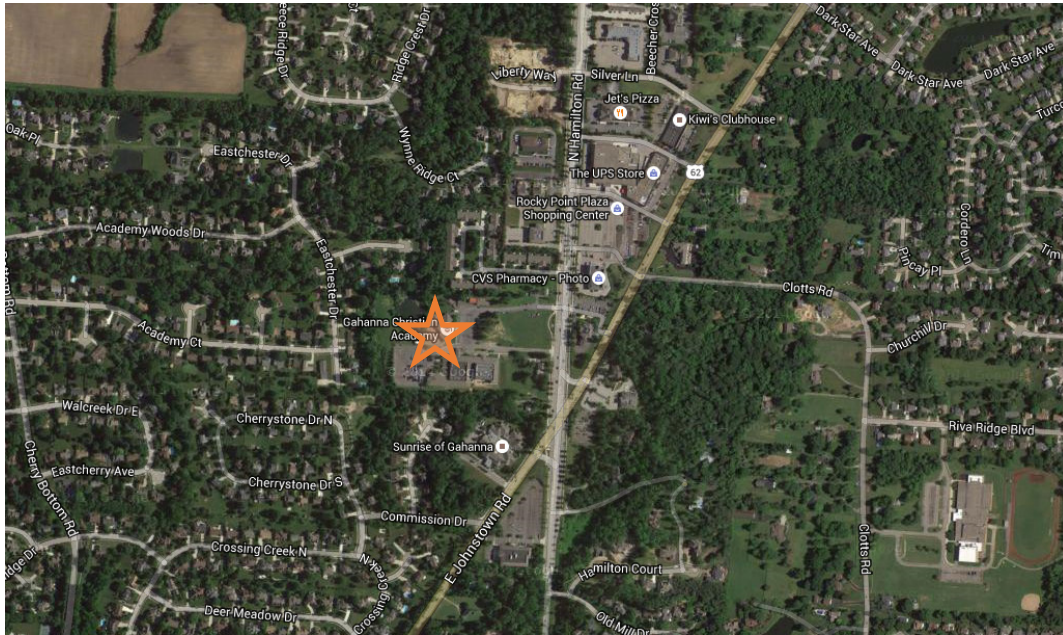
"HERB CAPITAL OF OHIO"

200 SOUTH HAMILTON ROAD, GAHANNA, OH 43230
614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV

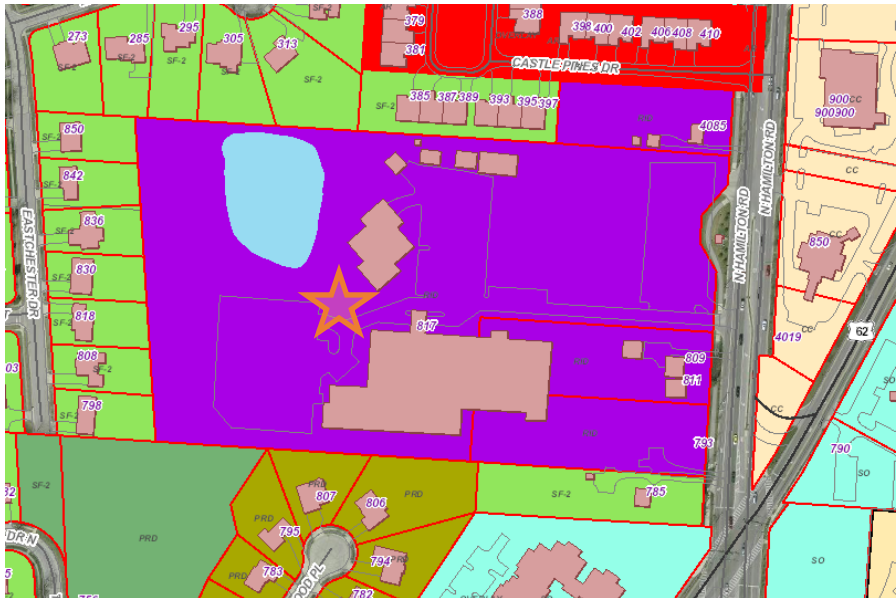


CITY OF GAHANNA

Aerial Map



Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP





CITY OF GAHANNA

STAFF COMMENTS

Project Name: Pathway Church/Gahanna Christian Modular Unit

Project Address: 817 N. Hamilton Rd

The applicant seeks approval for a conditional use to replace a modular unit on the property. No records could be found for the original unit approval, so this approval is just a housekeeping item for the record. This unit is mandated by the State of Ohio to serve special needs students, just like the unit at St. Matthew, and other private schools.

1169.04 ACTIONS OF THE PLANNING COMMISSION.

The Planning Commission shall hold a public hearing and act on a conditional use in one of the following ways:

(a) Approval. The Planning Commission shall approve an application for a conditional use if the following four conditions are met:

(1) The proposed use is a conditional use of the zoning district and the applicable development standards established in this Zoning Ordinance are met.

(2) The proposed development is in accord with appropriate plans for the area.

(3) The proposed development will not have undesirable effects on the surrounding area.

(4) The proposed development will be in keeping with the existing land use character and physical development potential of the area.

(b) Approval with Modification. The Commission may approve, with modification, an application for a conditional use if the proposed use is a conditional use of the zoning district and the applicable development standards are met, but plot plan modification is required:

(1) To be in accord with the appropriate plans for the area; and

(2) To prevent undesirable effects on adjacent property and the surrounding area.

Such modification may include but not be limited to a limitation on the extent or intensity of development, a requirement for additional screening by fence or landscaping, a change in the method or plan for lighting, time limits as to the length of time the use may be permitted to exist, control of access or other conditions of development as may be required. Requirements regarding the modification of plans or other appropriate actions shall be stated with the reasons for each requirement.

(c) Disapproval. The Commission shall only disapprove an application for a conditional use for any one of the following reasons:

(1) The proposed use is not a conditional use of the zoning district, or the applicable development standards are not and cannot be met.

(2) The proposed development is not in accord with appropriate plans of the area.

(3) The proposed development will have undesirable effects on the surrounding area.

(4) The proposed development is not in keeping with the existing land use character and physical development potential of the area.



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CITY OF GAHANNA

Respectfully Submitted By: *Bonnie Gard*



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614-342-4000 PHONE 614-342-4100 FAX WWW.GAHANNA.GOV



CITY OF GAHANNA
STAFF COMMENTS

Project Name: Pathway Church / Gahanna Christian Modular Unit
Project Address: 817 N. Hamilton Rd

The existing modular unit appears to be located in the close vicinity to a City Sanitary Sewer, and or encroaching into the sewer easement. Since there is an existing encroachment, and that the proposed unit is modular, our office will permit the continued encroachment with the following condition:

1. The applicant will be required to move the modular unit in the event that City utilities crews, or representatives of the City need to access the easement and or underground utilities within 48 hours of the City's request.

Respectfully Submitted By: Robert S. Priestas





CITY OF GAHANNA
STAFF COMMENTS

Project Name: Pathway Church / Gahanna Christian modular unit
Project Address: 817 N. Hamilton Rd

The building department will require
a building permit for the structure.
No other comments at this time.

Respectfully Submitted By:

Kenneth W. Fultz, P.E.
Chief Building Official

