



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 817 N HAMILTON RD GAHANNA, OH 43230		Project Name/Business Name (if applicable): ONE CHURCH PARKING LOT	
Parcel ID No.(s) 025-001918	Current Zoning: RID-RESTRICTED INST DISTRICT	Total Acreage: 1.58 ACRES	
Please check all that apply:			
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input checked="" type="checkbox"/>	BUILDING DESIGN <input type="checkbox"/>	DEMOLITION <input type="checkbox"/> <small>only applicable to Code Chapter 1150, Old Gahanna</small>
SIGNAGE <small>- please use the Permanent Sign Permit Application</small>			
Additional Information (if applicable): PARKING LOT LIGHTING PLAN			
APPLICANT INFORMATION (primary contact)			
Name (please do not use a business name): DAVE DOMINE		Address: 817 N HAMILTON RD GAHANNA, OH 43230	
E-Mail: DDOMINE63@GMAIL.COM		Phone No. (614) 471-6221	
ATTORNEY/AGENT INFORMATION			
Name: WATCON ENGINEERS-SHAWN LANNING		Address: 83 SHULL AVE GAHANNA, OH 43230	
E-Mail: SHAWN@WATCONENG.COM		Phone No. (614) 313-4444	
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)			
Names: -Contractor: -Developer: -Architect:		Contact Information (phone no./email):	
Property Owner Name: (if different from Applicant) David Domine		Contact Information (phone no./email): 614-471-6221	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2 & 3)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature: _____

Date: 4/12/17

Zoning File No. 17050002

RECEIVED: FW

PAID: 50.00

PC Meeting Date: _____

DATE: 04/12/2017

DATE: 4-12-2017

PC File No. _____

CHECK#: 7393

INTERNAL USE ONLY



DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

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STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code <u>Section 119Z</u> (visit www.municode.com)	✓			
	2. Pre-application conference with staff	✓		✓	
	3. Materials List (see page 3) – does not apply to demolition applicants		✓		✓
	4. Authorization Consent Form Complete & Notarized (see page 4)	✓		✓	
	5. Application & all supporting documents submitted in digital format	✓		✓	
	6. Application & all supporting documents submitted in hardcopy format	✓		✓	
	7. Application fee paid (in accordance with the <u>Building & Zoning Fee Schedule</u>)	✓		✓	
PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT					
NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")					
SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS					
GENERAL REQUIREMENTS					
	1. One 24"x36" & One 11"x17" prints of the plans	✓		✓	
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)	✓		✓	
	3. A list of all samples to include color names & PMS #'s (required for all exterior materials) – please bring samples to meeting(s)		✓		✓
	4. Color rendering(s) of the project in plan/perspective/or elevation		✓		✓
BUILDING CONSTRUCTION, EXTERIOR REMODELING, & ADDITIONS (INCLUDING PARKING LOTS & LANDSCAPING)					
	1. SITE PLAN that includes the following: (include: scale, north arrow, & address)	✓		✓	
	- All property & street pavement lines	✓		✓	
	- Gross area of tract stated in square feet	✓		✓	
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)	✓		✓	
	- Location of all existing and proposed buildings on the site	✓		✓	
	- Location of all existing (to remain) & proposed lighting standards	✓		✓	
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code <u>Section 1163</u>)	✓		✓	
	- Provide lot coverage breakdown of building & paved surface areas	✓		✓	
	2. LANDSCAPE PLAN (including plant list)	✓		✓	
	- Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated	✓		✓	
	- Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)		✓		✓
	- Designation of required buffer screens (if any) between parking area & adjacent property		✓		✓
	- Interior landscaping breakdown for paved surface (see Gahanna Code <u>Section 1163</u>)	✓		✓	
	3. ELEVATIONS from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)		✓		✓
	- Exterior materials identified		✓		✓
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior		✓		✓
	4. LIGHTING STANDARD DRAWING that includes the following: (scaled drawing)				✓
	- All sizing specifications				✓
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least 1/2 ft. candles req.)				✓
	- Materials, colors, & manufacturer's cut sheet				✓
	- Ground or wall anchorage details				✓

CONTINUE TO PAGE 3



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5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:			✓		✓
	- Scale model				
	- Section profiles				
	- Perspective drawing				
DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS					
1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:					
	- That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district		✓		✓
	- That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights		✓		✓
	- That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood		✓		✓

MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings			
Brick			
Gutters and Downspouts			
Lighting			
Roofing			
Siding			
Signs			
Stucco			
Trim			
Windows			

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

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

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed and notarized.

I, DAVE DOMINE, SEC'Y ONE CHURCH, the owner of the subject property listed on this application, hereby authorize SHAWN LANNING to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

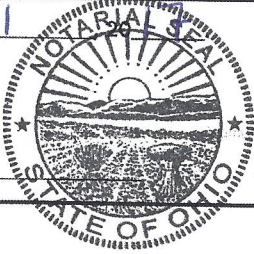
Property Owner Signature: [Signature] Date: 4/13/17

AUTHORIZATION TO VISIT THE PROPERTY

I, DAVE DOMINE, the owner of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: [Signature] Date: 4/13/17

Subscribed and sworn to before me on this 13th day of April
State of Ohio County of FRANKLIN
Notary Public Signature: [Signature]



Marie-Eve Utt
Notary Public, State of Ohio
My Commission Expires
October 27, 2019

AGREEMENT TO COMPLY AS APPROVED

I, SHAWN LANNING, the contractor/applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Contractor/Applicant Signature: Shawn A. Lanning Date: 4/13/17

Subscribed and sworn to before me on this 13 day of April, 2017
State of Ohio County of Franklin
Notary Public Signature: [Signature]



NICOLETTE COLE-SANTA
Notary Public, State of Ohio
My Commission Expires
May 15, 2018

SAVE APPLICATION



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

INTERNAL USE ONLY

APPLICATION ACCEPTANCE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- Forwarded to the City of Gahanna Planning Commission for consideration.
- Forwarded to Administration for consideration (one-tenant signage applications).

Planning & Zoning Administrator Signature: Bonnie Garo Date: 5/1/17

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

INTERNAL USE ONLY

Planning & Zoning Administrator Signature: _____ Date: _____

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: _____ Date: _____

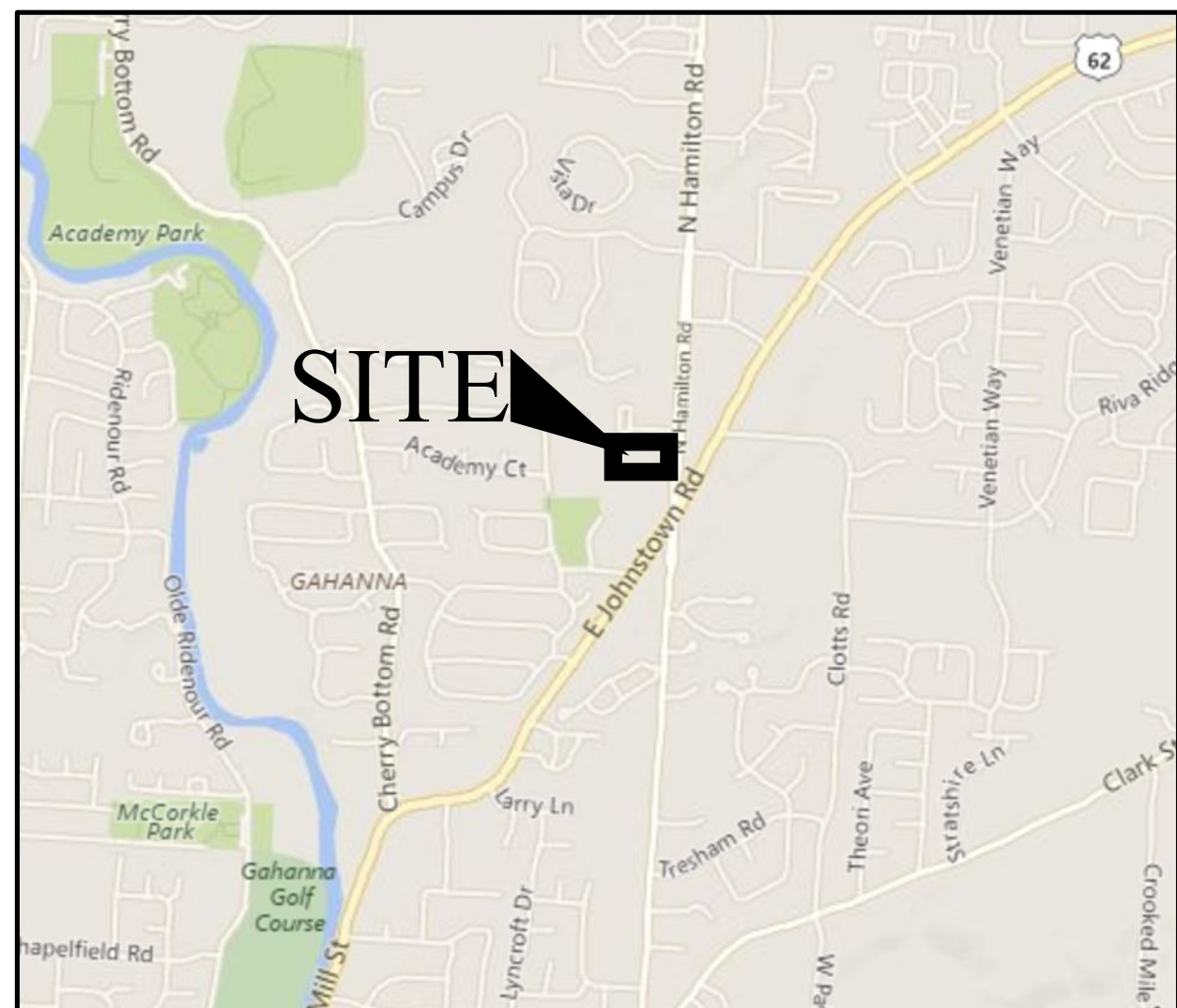
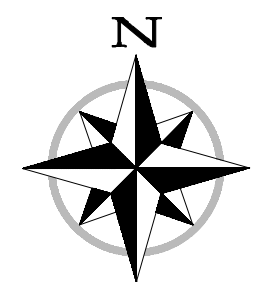
City Engineer Signature: _____ Date: _____

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.

CERTIFICATE OF APPROPRIATENESS
SITE PLAN
FOR:

One Church Parking Lot Addition

GAHANNA, OHIO



LOCATION MAP

SITE STATISTICS

EX. PARKING SPACES: 206
PROP. PARKING SPACES: 223
HANDICAP SPACES: 10
TOTAL ON-SITE PARKING: 439 SPACES

PROP. STALL SIZE: 9'x19'
PROP. DRIVE LANES: 1380' L.F. of 25' Drive Lanes

EXISTING ZONING: RID - Restricted Institutional District

SITE ADDRESS: 817 N Hamilton Road
Gahanna, OH 43230

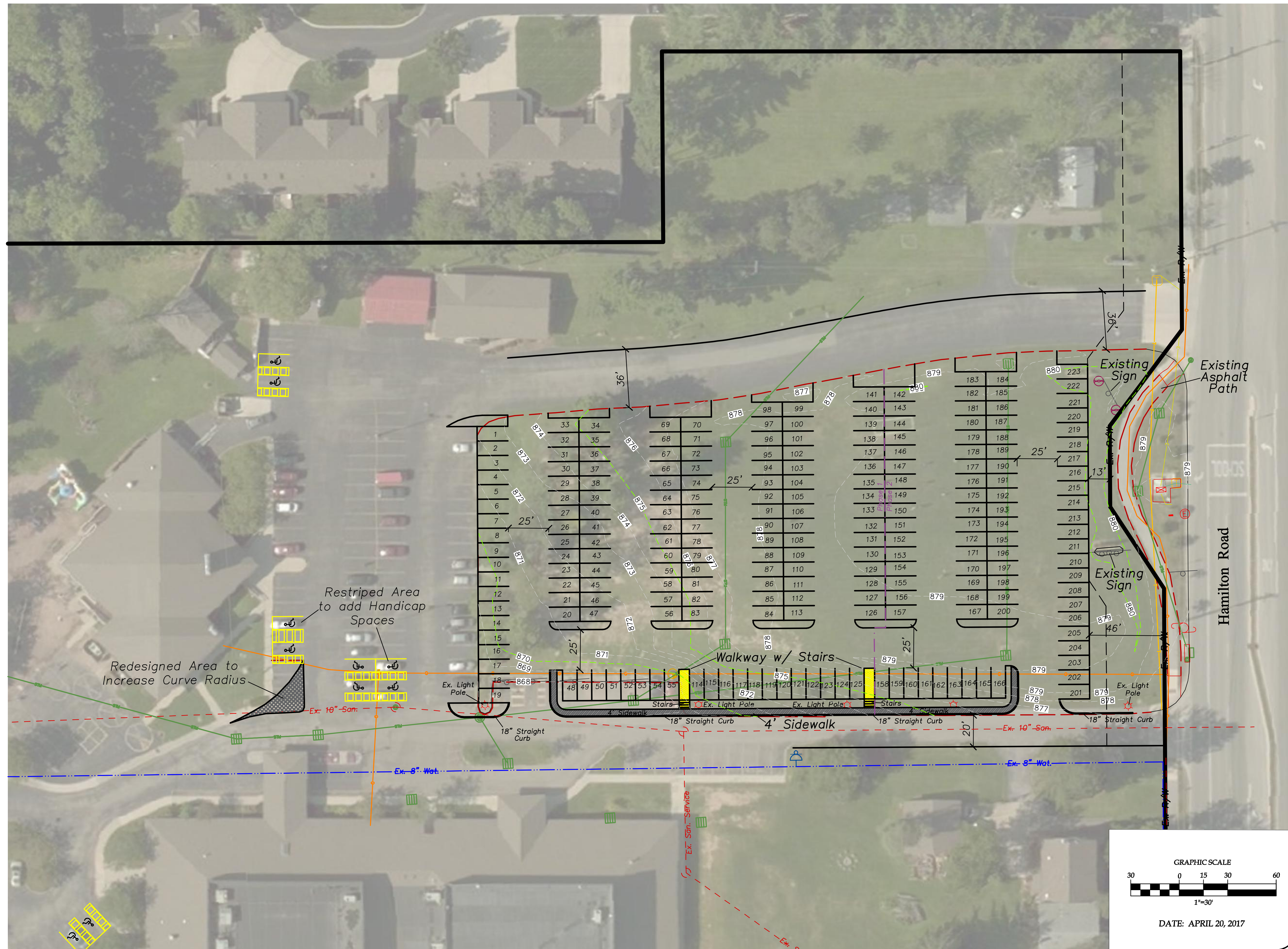
INTERIOR LANDSCAPE REQUIREMENTS

New Pavement Area: 68,824 Sq. Ft.
Green Space Required: 3,441 Sq. Ft. (5%)
Green Space Provided: 9,000 Sq. Ft.
Landscape Trees Req'd: 34 Trees Total
(See Landscape Plan on Page 2)

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 and Paved areas are to owned and maintained by One Church.

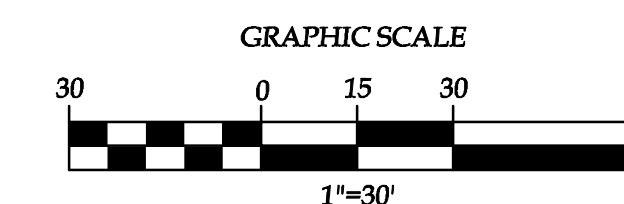


817 N Hamilton Road
Gahanna, Ohio 43230
Ph: (614) 471-6221

Prepared By:



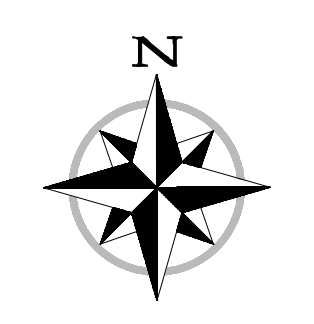
CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979



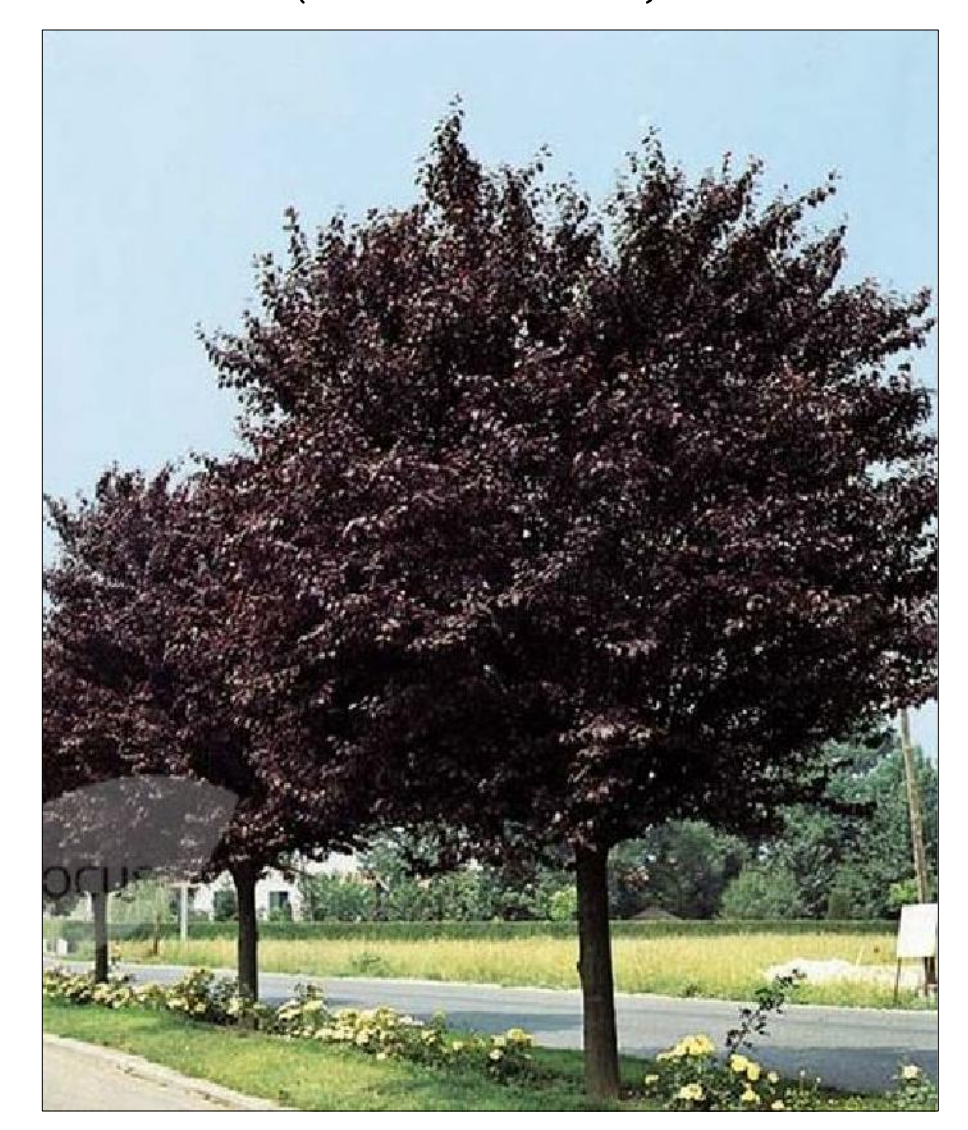
DATE: APRIL 20, 2017

One Church Parking Lot Addition

GAHANNA, OHIO



MIDSIZE TREE
Black-Leaved Plum
(*Prunus cerasifera*)



EVERGREEN TREE
Burk Eastern Redcedar
(*Juniperus virginiana*)





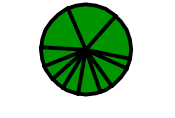
SMALL TREE
Eastern Redbud
(*Cercis Canadensis*)

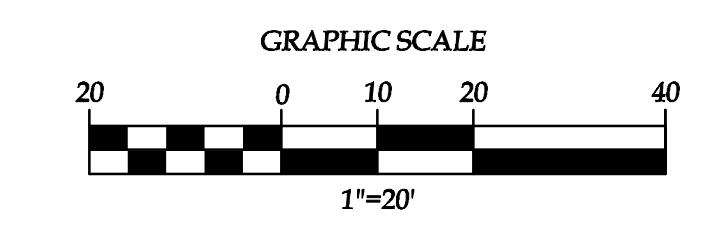


INTERIOR LANDSCAPE REQUIREMENTS

New Pavement Area:	68,824 Sq. Ft.
Green Space Required:	3,441 Sq. Ft. (5%)
Green Space Provided:	9,000 Sq. Ft.
Landscape Trees Req'd:	34 Trees Total

LEGEND

-  10 - Black-Leaved Plum (*Prunus cerasifera*)
-  2 - Burk Eastern Redcedar (*Juniperus virginiana*)
-  21 - Eastern Redbud (*Cercis Canadensis*)



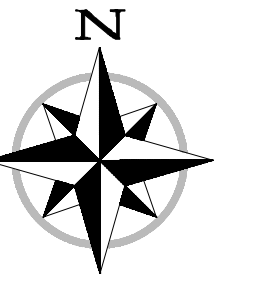
Z:\ONE CHURCH COLUMBUS\DRAWINGS\COA PLAN\COA PLAN - ONE CHURCH PARKING LOT.DWG - 0 XREFS - PLOTTED BY: JIM WATKINS - April 11, 2017 - 11:53 AM



LIGHTING PLAN
FOR:

One Church Parking Lot Addition

GAHANNA, OHIO



LUMINAIRE SCHEDULE

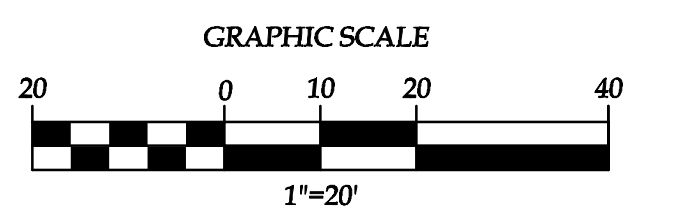
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
■	A	25	153 25M R3 SG	153 SERIES 250W MH TYPE 3 MED CUTOFF	ONE 250-WATT METAL HALIDE	153_25M_R3_SG.ies	20500	0.95	310

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.7 fc	13.5 fc	0.5 fc	27.0:1	5.4:1

LUMINAIRE LOCATIONS

No.	Label	X	Location Y	Z	MH	Orientation	Tilt	X	Aim Y	Z
1	A	756.0	311.4	17.0	17.0	184.1	0.0	756.0	311.4	0.0
2	A	906.1	303.8	17.0	17.0	183.8	0.0	906.1	303.8	0.0
3	A	961.1	300.1	17.0	17.0	183.3	0.0	961.1	300.1	0.0
4	A	1136.3	286.5	17.0	17.0	182.5	0.0	1136.3	286.5	0.0
5	A	1043.3	294.3	17.0	17.0	183.6	0.0	1043.3	294.3	0.0
6	A	760.6	448.9	17.0	17.0	94.8	0.0	760.6	448.9	0.0
7	A	1174.4	542.2	17.0	17.0	180.9	0.0	1174.4	542.2	0.0
8	A	1032.3	542.2	17.0	17.0	178.3	0.0	1032.3	542.2	0.0
9	A	953.2	532.5	17.0	17.0	173.1	0.0	953.2	532.5	0.0
10	A	878.6	527.2	17.0	17.0	180.6	0.0	878.6	527.2	0.0
11	A	820.0	527.3	17.0	17.0	180.0	0.0	820.0	527.3	0.0
12	A	886.6	446.0	17.0	17.0	94.8	0.0	886.6	446.0	0.0
13	A	823.9	449.6	17.0	17.0	94.8	0.0	823.9	449.6	0.0
14	A	950.1	451.1	17.0	17.0	94.8	0.0	950.1	451.1	0.0
15	A	1013.5	456.2	17.0	17.0	94.8	0.0	1013.5	456.2	0.0
16	A	755.6	367.9	17.0	17.0	94.8	0.0	755.6	367.9	0.0
17	A	819.3	378.0	17.0	17.0	94.8	0.0	819.3	378.0	0.0
18	A	882.2	374.1	17.0	17.0	94.8	0.0	882.2	374.1	0.0
19	A	945.1	370.2	17.0	17.0	94.8	0.0	945.1	370.2	0.0
20	A	1007.9	366.3	17.0	17.0	94.8	0.0	1007.9	366.3	0.0
21	A	1070.8	362.5	17.0	17.0	94.8	0.0	1070.8	362.5	0.0
22	A	1077.0	461.2	17.0	17.0	94.8	0.0	1077.0	461.2	0.0
23	A	1140.1	461.5	17.0	17.0	-84.8	0.0	1140.1	461.5	0.0
24	A	1133.9	362.8	17.0	17.0	-84.8	0.0	1133.9	362.8	0.0
25	A	835.7	308.1	17.0	17.0	183.8	0.0	835.7	308.1	0.0



Hamilton Road

Z:\ONE CHURCH COLUMBUS\DRAWINGS\COA PLAN\COA PLAN - ONE CHURCH PARKING LOT.DWG - 0 AREES - PLOTTED BY JIM WATKINS - April 28, 2017 - 12:02 PM



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
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APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments - YOURNAME" to:
T:/Zoning/Applications/IN PROGRESS/(the project folder)

Project/Property Address or Location: 817 N. Hamilton Rd.

Project Name/Business Name: One Church - Parking Lot

SUBMITTED BY:

Name: Kenneth W. Fultz Title: Chief Building Officer

Department: Building Dept.

No. Comments

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 817 North Hamilton

Project Name/Business Name: One Church

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

The applicant has requested a parking lot expansion and variance. One item to note is that the newly adopted Tree Preservation and Planting requirements of Chapter 914 do not apply to this request since a Final Development Plan has not been submitted.

Area/Land Use Plan

The subject property is adjacent to but not located in the South Triangle Plan. The 2002 Land Use Plan designated the property as Institutional. Objectives and Principles of the Institutional land use include the following: maintain high standards of building and landscape design, promote shared facilities, and ensure private sector participates in infrastructure improvements.

2015 Economic Development Strategy

The project location is not located within a Priority Development Area and therefore a redevelopment concept was not developed for this property.

Design Review

Applications for Design Review are subject to the following criteria:

- a) Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain continuity and provide protection of existing design environment;
- b) Contribute to the improvement and upgrading of the architectural and design character of the Design Review District;
- c) Contribute to the continuing economic and community vitality of the Design Review District; and
- d) Maintain, protect and enhance the physical surroundings of the Design Review District.

Properties that are zoned Restricted Institutional District (RID) are subject to the design standards of Design Review District-3 (DRD-3). Two relevant standards of DRD-3 are as follows:

- a) Parking in commercial areas shall add visual interest to the development and enhance the development.
- b) Small individual parking areas should be encouraged over large parking areas that serve many.

It is Planning and Development staff's opinion that the request as submitted does not meet the standards of DRD-3. The proposal is for one large parking area consisting of 223 spaces on approximately 1.5 acres of pavement. The Code encourages smaller, individual parking areas. Possible compromises to a redesign may include increased screening along Hamilton Road and/or pervious pavers, additional tree islands, or other green infrastructure initiatives.

Variance

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply to the case in questions:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially adversely affect the health or safety of person residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to the property or improvements in such neighborhood.

Staff concurs with the applicant that a special condition exists due to the right-of-way bump out along Hamilton Road. A cursory review of the area indicates that this is the only such bump out. Therefore, staff finds that there is a special circumstance. Additionally, it appears that the edge of pavement of Hamilton Road is consistent, meaning the light from the parking area should not create an unsafe condition as it is setback the same distance as other lights from the road.

Street View



APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To **SUBMIT:** File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: 817 Hamilton Road

Project Name/Business Name: One Church Parking Lot Expansion

SUBMITTED BY:

Name: Robert S. Priestas Title: City Engineer

Department: Public Service and Engineering

Design Review Application

General Comments

- A formal final engineering plan review will be performed following approval of the Final Development Plan, or concurrently with the FDP process if requested by the Developer at their risk.

Site Access

- The site access for this project will be via the existing access locations located on Hamilton Road.

Sanitary Sewer

- No new taps are expected for this project.

Water Service

- No new taps are expected for this project.

Stormwater Management

- Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193.
- We recommend that consideration be given to incorporating green infrastructure best management practices (BMP's) for any proposed detention and water quality measures.
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.



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Gahanna, Ohio 43230
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zoning@gahanna.gov

Variance Application

General

- No Comment

Respectfully Submitted By: Robert S. Priestas, P.E.



Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230
Phone: (614) 471-0542

Development Plan Review Response 2017050302

Applicant One Church
817 North Hamilton Road
Gahanna, OH 43230

The proposed parking lot does have adequate driving lanes to allow for fire apparatus access and there are at least 2 ways into the parking lot. The fire division is ok with the parking lot improvements,

Additional requirements and comments could follow after plans are submitted and the review process starts

May 3, 2017

Date

A handwritten signature in black ink, appearing to read "Steve Welsh".

Steve Welsh, Captain, Fire Marshal

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

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Project/Property Address or Location: 817 N. Hamilton Road

Project Name/Business Name: One Church

SUBMITTED BY:

Name: Bonnie Title: P&ZA

Department: Service

The applicant seeks a variance to allow parking to be located closer than 36' from the public right-of-way, and approval for a new parking lot to be built on the property.

The ROW jogs to the west right in front of the church property, and in order to add a row of parking in this area, the setback is reduced to 13' at the pinch point.

The new parking lot will accommodate 223 spaces. Stalls are 9'x19' and the drive aisles are 25'. The required number of handicapped spaces will be restriped in existing parking areas. No trees will be removed from the proposed parking lot area. 34 2" caliper new trees will be planted on the site.