

History

- June 2017: DR application approved for 233 new parking spaces
 - Minor modifications to this lot approved in 2020
- April 2023: DR application approved for a new parking lot and landscaping in NE corner of lot
 - Brought current parking count to 561 spaces
 - Condition to add additional screening to north property line
- October 2023: Gravel lot installed without approvals; applications filed due to Code Enforcement action
- May 2024: DR approved for building modifications only
- Currently: FDP, DR, and V applications under review for building addition and parking lot modifications

Request Summary

- Design Review and Variance applications for a temporary gravel parking lot
 - Zoning Code does not permit gravel lots anywhere in City
 - Variance required
 - 23,022 SF gravel lot with ~60-70 parking spaces
 - 21 ft from front property line along Hamilton Rd
 - Setback variance required
 - Applicant states lot is for overflow parking for Sunday service
 - Lot was originally going to be removed in summer 2024 when construction began on the new addition, but removal has been pushed back to fall 2024 by applicant



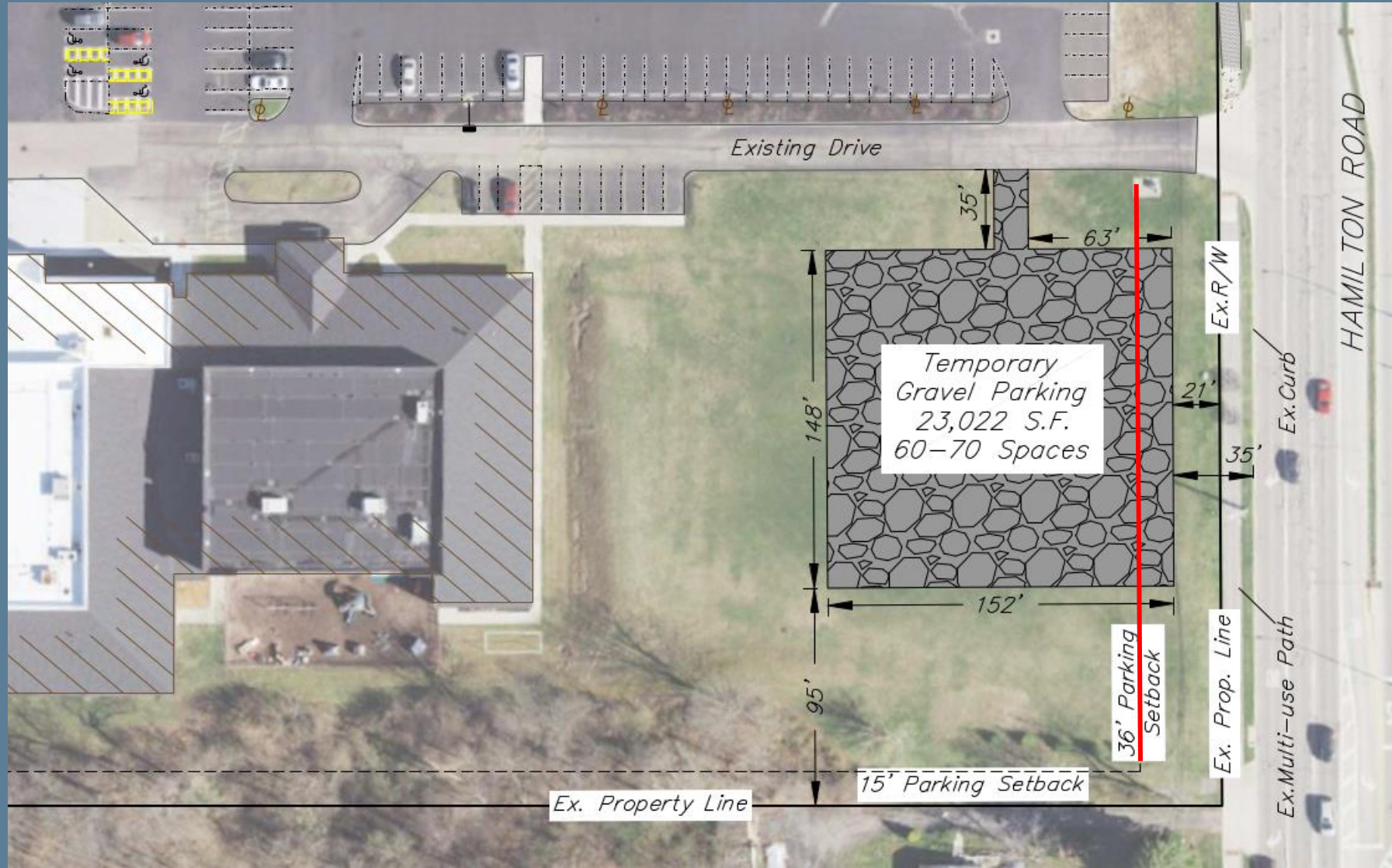
April 2023

June 2017

Gravel lot



Site Plan



Existing Condition

View from
across the
street



View from
the
sidewalk



View from the parking lot

Requested Variances

- **Ch 1154.03(a)(7) – Development Standards**
 - Parking lots must be at least 36 ft from the ROW
 - Gravel lot is 21 ft from the ROW
- **Ch 1163.05(a) – Surfacing and Maintenance**
 - Parking lots must be hard-surfaced
 - The lot is gravel and not hard-surfaced
- **Ch 1163.06(a) – Lighting, Striping, and Traffic Control**
 - Parking lots must provide adequate lighting
 - No lighting is provided

Requested Variances

- **Ch 1163.08(b-g) – Interior Landscaping Requirements**
 - Technically 6 total variances
 - Parking lot must be screened from ROW, include interior landscaping, one tree per 100 SF of interior landscaping
 - No landscaping included with these applications
- **Ch 1167.18(b)(1) – Screening Requirements**
 - Parking lots adjacent to residential must have a 6 ft tall continuous screen of at least 80% opacity
 - No screening provided between residential lot to the south; there is some existing mature foliage there

Request Summary

- **Design Review Criteria**

- Compatibility with existing structures
- Contributes to the improvement of the design of the district
- Contributes to the economic and community vitality of the district
- Maintain, protect, and enhance physical surroundings

- **Variance Criteria**

- There are special circumstances or conditions applying to the land, building or use referred to in the application.
- The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- The granting of the application will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Request Summary

- Staff recommends disapproval of the Design Review
 - There are no other gravel lots in the immediate area and it is very visible from Hamilton Rd since there is no existing screening and it encroaches 15 ft into the front parking setback
 - Most previously approved gravel lots were in industrial areas, and most were approved as temporary lots
 - Multiple temporary lots were not removed and exist years past the approved timeline (1655-1675 Eastgate Pkwy was supposed to be removed in 2018)
 - If approved, PC may add conditions for a strict timeline and/or screening
 - PC added a condition to the April 2023 parking lot application for increased screening, and this has not been met by the applicant
 - Code Enforcement action due to resident complaints; in progress
 - Conditions can be hard to fully enforce

Request Summary

- Staff recommends disapproval of the following variances:
 - Ch 1154.03(a)(7) – Parking lots must be 36 ft from the ROW
 - Ch 1163.05(a) – All parking lots must be hard-surfaced
- If the DR is approved, Staff recommends approval of the following variances:
 - Ch 1163.06 – Parking areas must provide adequate lighting
 - Ch 1163.08(b-g) – Interior landscaping requirements
 - Ch 1167.18(b)(1) – Parking areas must be screened from residential lots



Gahanna