

ZONING DIVISION 200 S. Hamilton Road Gahanna, Ohio 43230 614-342-4025 zoning@gahanna.gov www.gahanna.gov

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

			PROPERT	YINFORMATION					
-	/Property Addr Hamilton Rd.			Project Name/Busir One Church - Ne	ness Name: w Worship Building a	nd Sitewor	k		
Parcel	#: 025-00	1918	Zoning: (see <u>Map</u>) RID		Acreage:	15			
			PLAN SE	PECIFICATIONS					
	ition Type: all that apply)	■ Site Plan	Landscaping	■ Building Design	Demolition Olde Gahanna only	Other			
Worsh New p	arking lot, land etention basin	on to existing budscaping and lig and demolition t of existing build	ht poles of existing pond ding, including new e	xterior entry and finish	es				
			APPLICAN	TINFORMATION					
	nt Name ry Contact):	avid Domine		Applicant Address: 817 N. Hamilton F	Rd.				
	int E-mail: ne63@gmail.c	com		Applicant Phone: (614) 582-8899					
	ss Name one icable):	Church							
		Ple		NAL CONTACTS contacts for correspo	ndence				
		Name(s)		Cont	act Information (phone	e/email)			
	e Hart Torres n Lanning				ttorres@visioneerings slanning@verdantas.d		n		
Proper One C		e: (if different fron	n Applicant)	Property Owner Co (614) 407-4115	ntact Information (phor	ne no./emai	1):		
I certify project	that the info	rmation on this a	application is complet		best of my knowledg	e, and that hat approv	al.		
INTERNAL	Zoning File I	No. <u>DR-24-4</u>		EIVED: <u>KAW</u> E: <u>03-14-2024</u>	PAID: \$200.0 DATE: 03-14	1-2024	Updated Apr 2022		



	MATERIAL LIST NOT REQUIRED FOR DEMOLITION							
ITEM	MATERIAL TYPE	COLOR NAME	COLOR NUMBER					
Facade	20/30 Exterior Plaster Finish	Polar White Iron Mountain	2134-30					
Facade	Storefront	Clear Anodized						
Facade								
Awnings								
Lighting								
Roofing	EPDM Roofing on Canopy	Mhite						
Trim								
Other (please specify)	Mood Beam and Columns	Knotwood - Chestnut						
Other (please specify)	Painted Steel	Iron Mountain	2134-30					
Other (please specify)								

PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.



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.

PERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act 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 applicant/representative.

PRO	ONE CHURCH - DAVE DOMINE, DAVELERONENT	VRA CTOR						
4	(property owner name printed)	1 /						
		3/8/24						
	(property owner signature)	/ (date)						
ate of	red and sworn to before me on this 8th day of March, 2024. County of Frank III Public Signature: Use a valuable of the state of the s	JULIE A RADABAUGI Notary Public State of Ohio My Comm. Expires April 25, 2026						
D.	AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner							
	this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approve							
	and any proposed changes to the approval shall be submitted for review and approval to City staff.							
	AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representative	es to visit, photograph and post						
	notice (if applicable) on the subject property as described.							
	APPLICATION SUBMISSION CERTIFICATION hereby certify that the information	on this application is complete						
	and accurate to the best of my knowledge.							
5								
Application of the property of	(applicant/representative/property owner name printed)							
	(applicant/representative/property owner signature)	(date)						
₹								
ubscril	ped and sworn to before me on this day of, 20							
	f County of							
3.5 0		Stamp or Seal						
otary	Public Signature:							



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March 8, 2024

City of Gahanna Dept. of Planning 200 S. Hamilton Rd. Gahanna, OH 43230

RE: Project 817 N Hamilton Rd. Design Review – Site Master Plan Design Review/COA Application Notes

Dear City of Gahanna, Dept. of Planning,

In conjunction with our application for Design Review/Certificate of Appropriateness, we wanted to communicate some additional work related to One Church expansion planning.

Moving the pond

After months of site development work with Watcon Engineering, we have concluded that moving the existing pond to the Sout West corner of the property is the most efficient method to manage storm water while allowing sufficient parking lot expansion.

We are working with Environmental Design Group to obtain permits.

Wetlands mitigation

A small area near the South West corner and near the West property line has been identified as wetlands. The Environmental Design Group is also helping us through the process of wetlands mitigation.

Traffic Impact

We are working with Smart Services to setup a Traffic Impact Study scoping meeting later this month.

If there is anything you need from us, please let me know.

Thank you,

David Domine

Director of Expansion

ONE CHURCH WORSHIP BUILDING ADDITION AND RENOVATION

817 N HAMILTON RD, GAHANNA, OH 43230

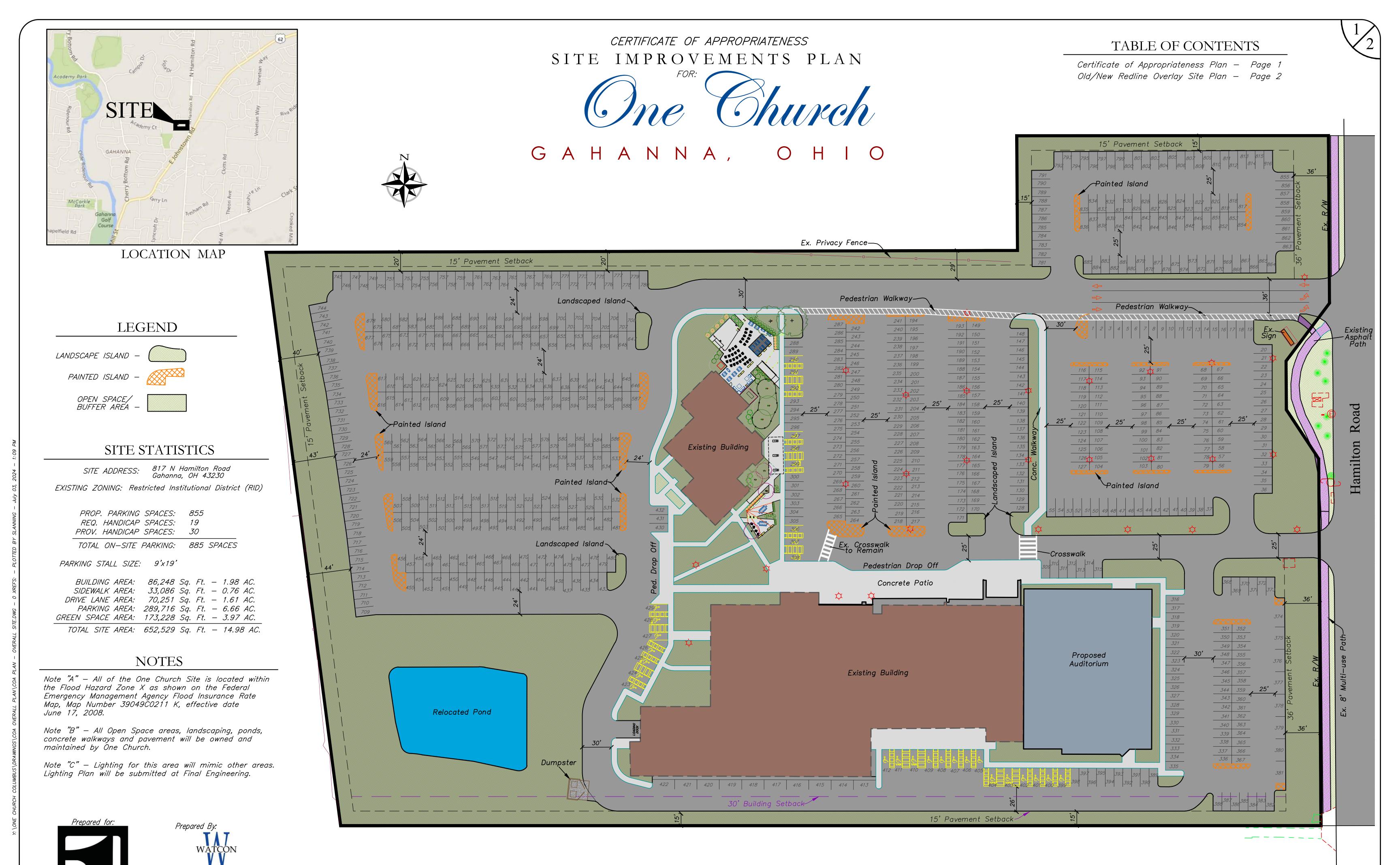


NOTE: RENDERING SHOW ABOVE IS A PRELIMEHINARY ARTIST CONCEPT ONLY. RENDERING MAY NOT REFLECT THE FINAL CONSTRUCTED CONDITION OR ACTUAL EXTERIOR AND INTERIOR COLORS AND FINISH MATERIALS, WHICH BE DETERMINED DURING THE DESIGN PROCESS AND INCLUDED IN THE CONSTRUCTION DOCUMENTS FOR THE PROJECT. THIS CONCEPT MAY ALSO REQUIRE MODIFICATION BASED ON OWNER'S OVERALL PROJECT BUDGET AND ACTUAL CONSTRUCTION COST ESTIMATES ONCE DETERMINED.

DESIGN REVIEW RESUBMITTAL

07/17/2024

23609



CONSULTING ENGINEERS & SURVEYORS

83 Shull Avenue

Gahanna, Ohio 43230

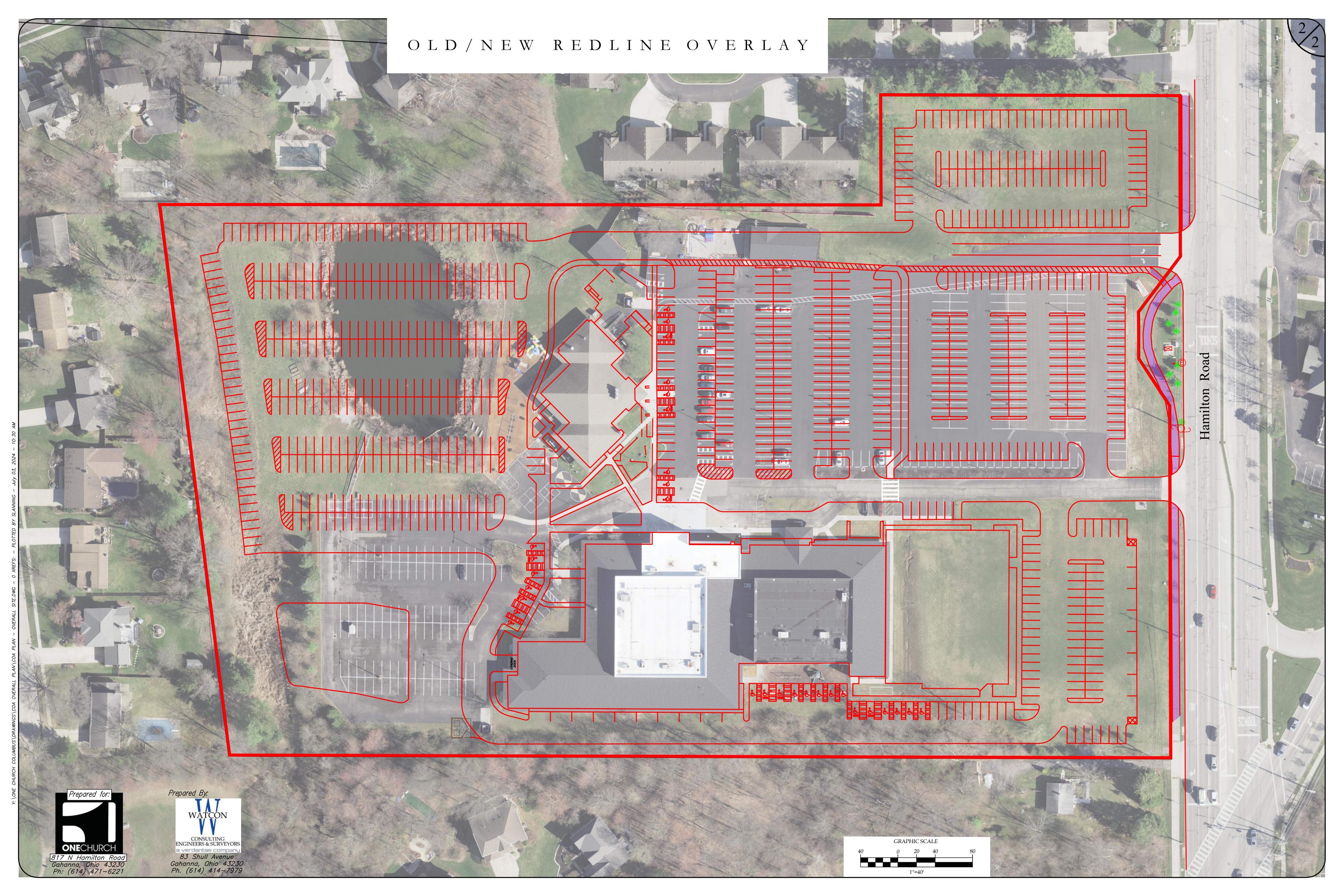
Ph. (614) 414-7979

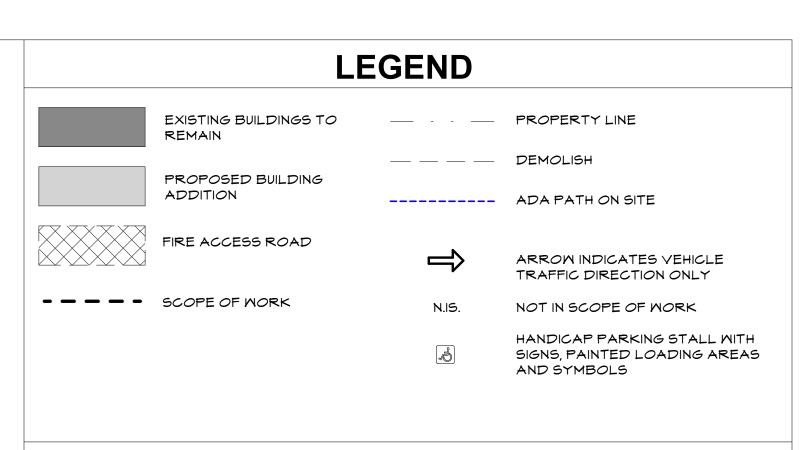
ONECHURCH

Gahanna, Ohio 43230 Ph: (614) 471-6221 GRAPHIC SCALE

1"=40'

DATE: JULY 3, 2024





SITE PLAN KEYNOTES

101 PROPERTY LINE 102 EXISTING STUDENT BUILDING TO REMAIN 103 NEW LANDSCAPE AND PATIO DESIGN

104 NEW ENTRY CANOPY 108 NEW ALUMINUM TRELLIS KIT

LEGAL:

ZONING:

AREA OF SITE:

SETBACKS:

HEIGHT OF BUILDINGS/

NUMBER OF STORIES:

114 PROPOSED NEW WORSHIP BUILDING 117 NEW ADA PARKING STALLS, TYP.

123 STRIPING FOR NEW PARKING STALLS

125 FIRE APPARATUS AND ACCESS DRIVEWAY (150' LENGTH FIRE LANE) 132 PROPOSED TRASH ENCLOSURE W/ CHAIN LINK FENCE AND SKIM COVERING

SITE ANALYSIS

ASSESSOR'S PARCEL NUMBER: ABUTTING ZONES:

*0*25-*00*1918-*00* RID RESTRICTED INSTITUTIONAL DISTRICT SF-2, PRD, MFRD, CC, SO

14.98 ACRES EXISTING CONDITIONAL USE

BUILDING A: 41' 10 5/8", ONE STORY BUILDING

BUILDING C: 35', TWO STORY BUILDING BUILDING D: 38', ONE STORY BUILDING MINIMUM FRONT YARD: 60 FT MINIMUM SIDE YARD: 30 FT OR 25 FT ON RESIDENTIAL SIDE MINIMUM REAR YARD: 40 FT

75 PERCENT F.A.R.: NO RESTRICTION CONFORM TO FEDERAL AVIATION ADMINISTRATION AND BUILDING HEIGHT REQ'D: PORT COLUMBUS AIRPORT HEIGHT LIMITATION.

BUILDING AREA 56,176 S.F. 9,888 S.F. <u>24,044 S.F.</u> 90,108 S.F. (E) BUILDING A =
(E) BUILDING C =
(N) BUILDING D =
TOTAL AREA:

PARKING ANALYSIS

FACILITY	AREA	FACTOR	REQ'D PARKIN
BUILDING 'A' - SUNDAY SCHOOL 1ST FLOOR (INCLUDES ADMINISTRATION)	56,176 SF	1 SPACE PER TEACHER	12
BUILDING 'D' - WORSHIP CENTER	24,044 SF	1 PER 3 SEATS 1,557 FIXED SEATS	519
BUILDING 'C' STUDENT BUILDING	9,888 SF	1 SPACE PER TEACHER/1 SPACE PER 6 STUDENTS	71/6=12+7=19

PARKING PROVIDED	
TOTAL PROVIDED	855 STALLS
TOTAL ADA PARKING REQUIRED (TABLE 1 106.1 - 0BC)	30 STALLS

TOTALS:

VICINITY MAP

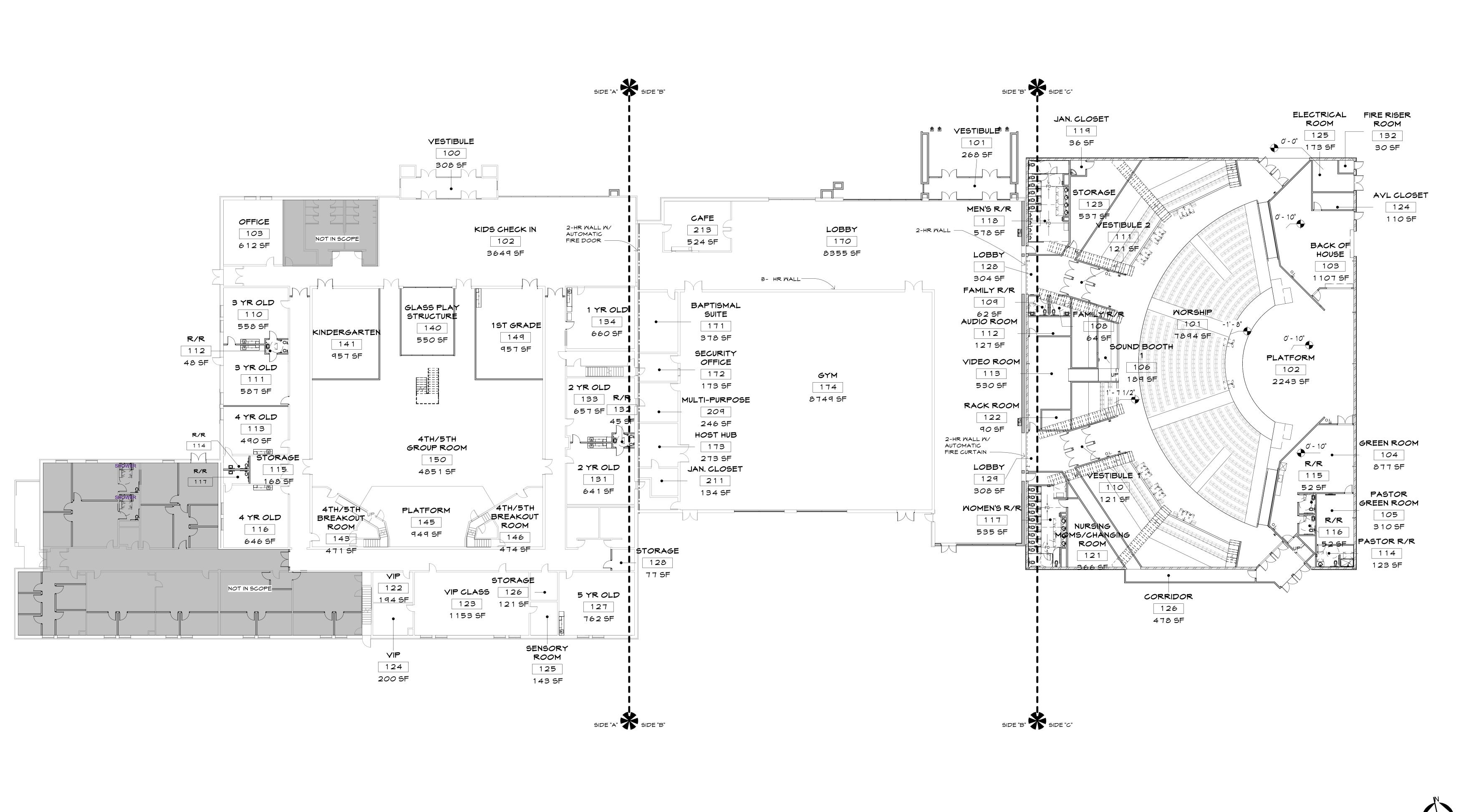


SITE PLAN - OVERALL SCALE 1" = 50'-0"

07/17/2024

NEERIN

23609





OVERALL FLOOR PLAN SCALE
1/16" = 1'-0"

PROJECT INFORMATION

NEW 21,945.49 SF WORSHIP BUILDING ADDITION AND INTERIOR RENOVATION OF EXISTING 55,659.92 SF CHURCH, INCLUDING NEW PARKING LOT DETENTION BASIN AND LANDSCAPING (UNDER SEPARATE ZONING APPLICATION)

BUILDING HEIGHT: 44'-6"

NUMBER OF SEATS: 1,500

ONE CHURCH

NEERING ARCHITECTURE

43230

OH

GAHANNA,

RD

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81

07/17/2024

PROJECT

23609

CODE

Sheet No.

ONE CHURCH
OVERALL F



PROJECT 23609



PROJECT 23609

SOUTH ELEVATION - COLOR SCALE 1/8" = 1'-0" 1

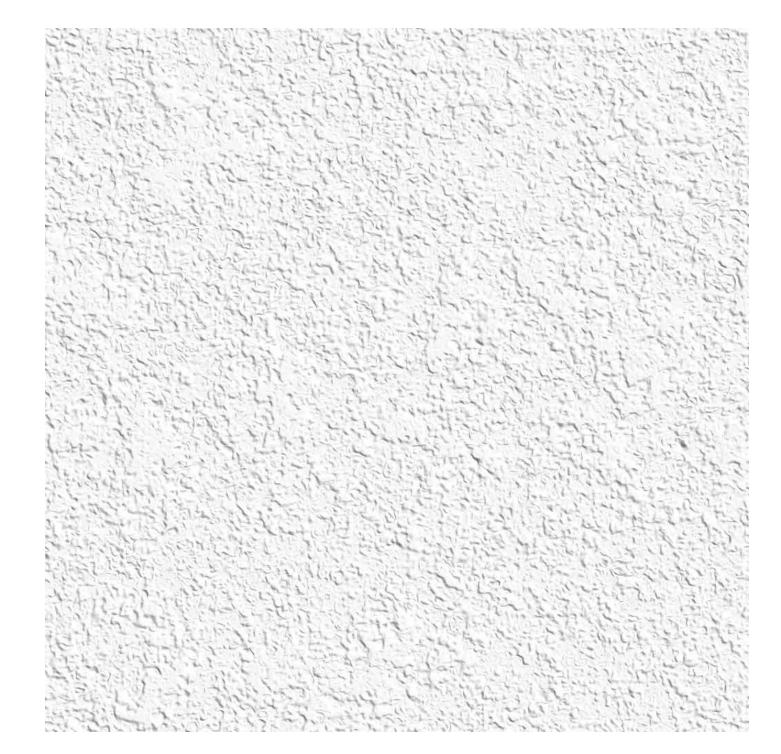
P1: KINGSPAN PAINT COLOR



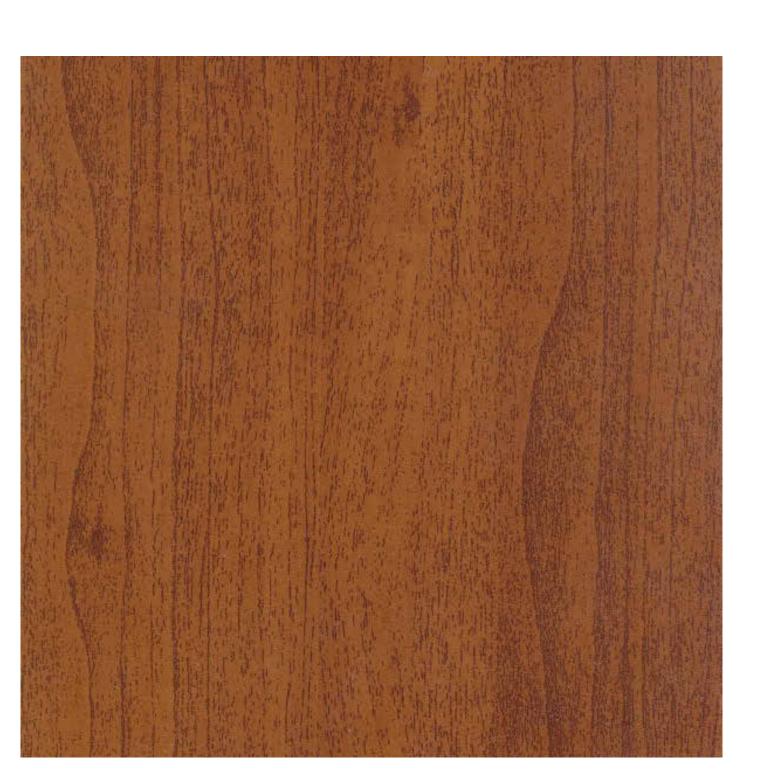
P2/P9/P10: BENJAMIN MOORE - IRON MOUNTAIN 2134-30



P5: CLEAR ANODIZED STOREFRONT WINDOWS



P3: TYPICAL STUCCO MATERIAL - PAINTED TO MATCH KINGSPAN METAL PAINT



P7: WOOD STAIN TO MATCH KNOT WOOD CHESTNUT COLOR



P4: KNOTWOOD ALUMINUM SIDING - CHESTNUT

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43230

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RD,

ESIGN REVIEW

DATE
07/17/202

PROJECT CODE 23609

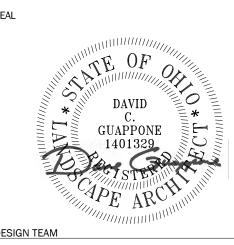
ONE CHURCH
MATERIAL BOARD

Sheet No.









Civil Engineer 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

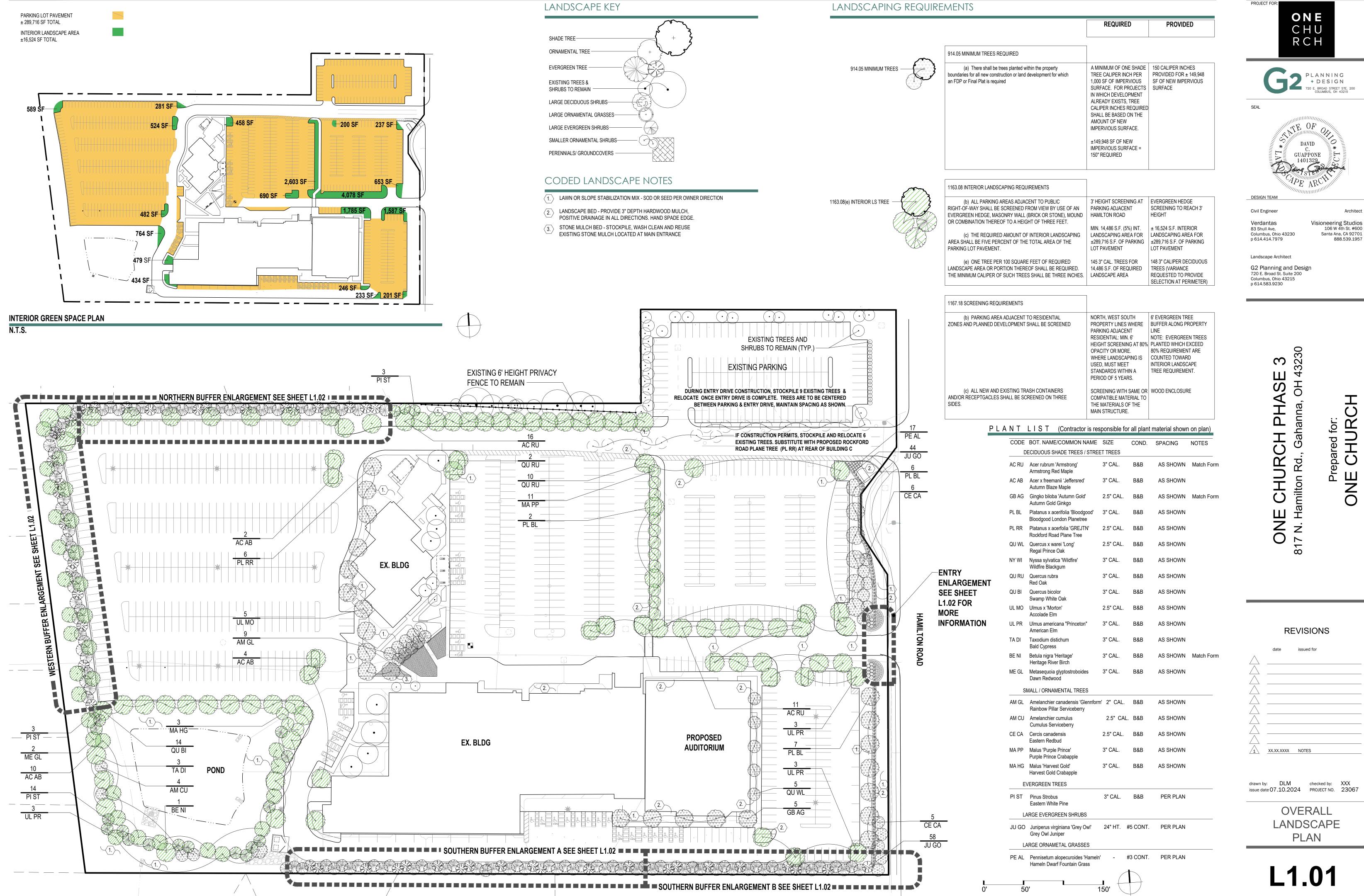
G2 Planning and Design 720 E. Broad St. Suite 200 Columbus, Ohio 43215 p 614.583.9230

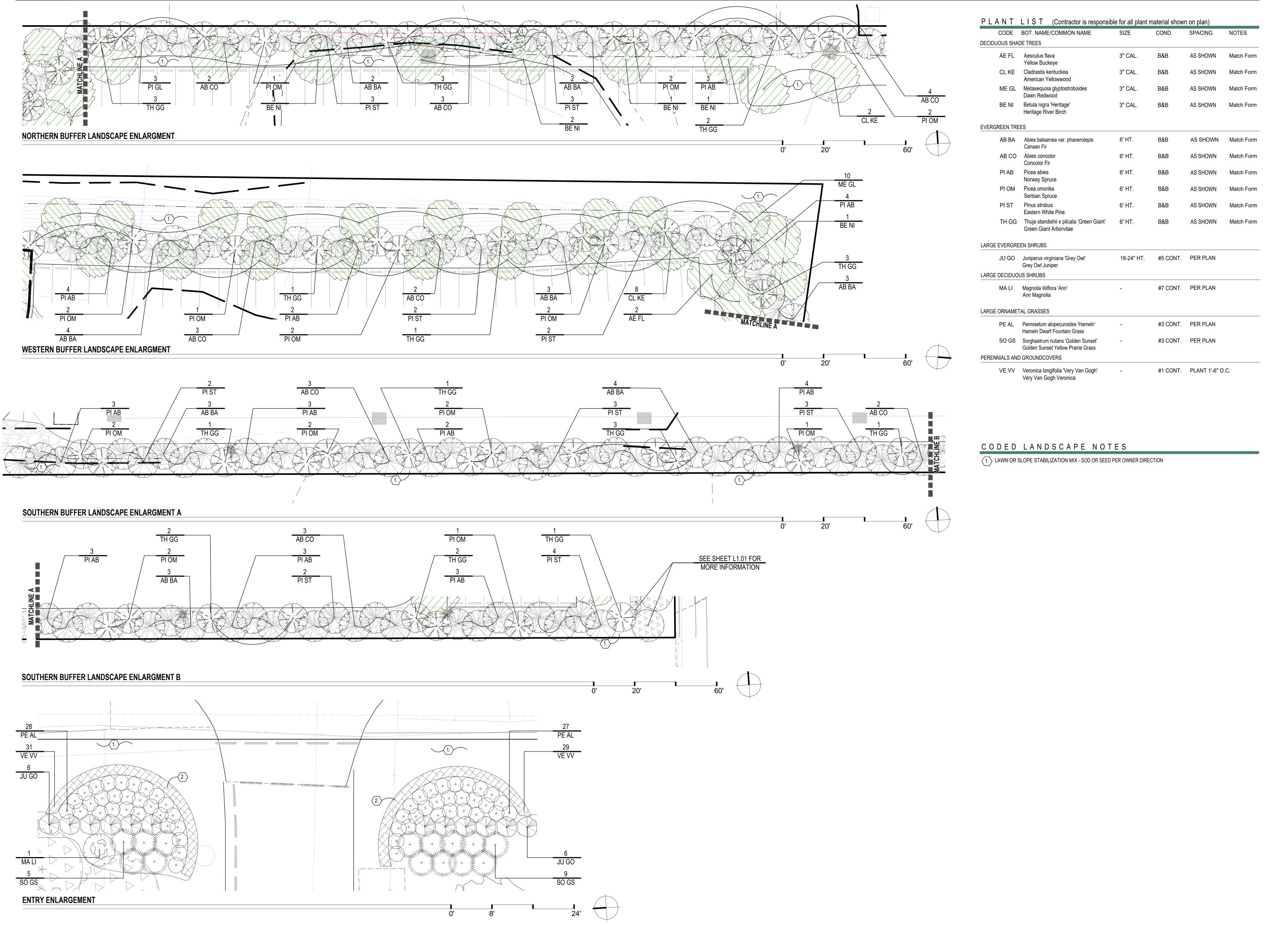
REVISIONS

drawn by: DLM checked by: XXX issue date 07.10.2024 PROJECT NO. 23067

ILLUSTRATIVE PLAN

L1.00





PROJECT FOR:

ONE
CHU
RCH



SEAL



Visioneering Studios 106 W 4th St. #600

Santa Ana, CA 92701

888.539.1957

Civil Engineer

Verdantas 83 Shull Ave, Columbus, Ohio 43230 p 614.414.7979

Landscape Architect

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

30

N. Hamilton Rd., Gahanna, OH 4323

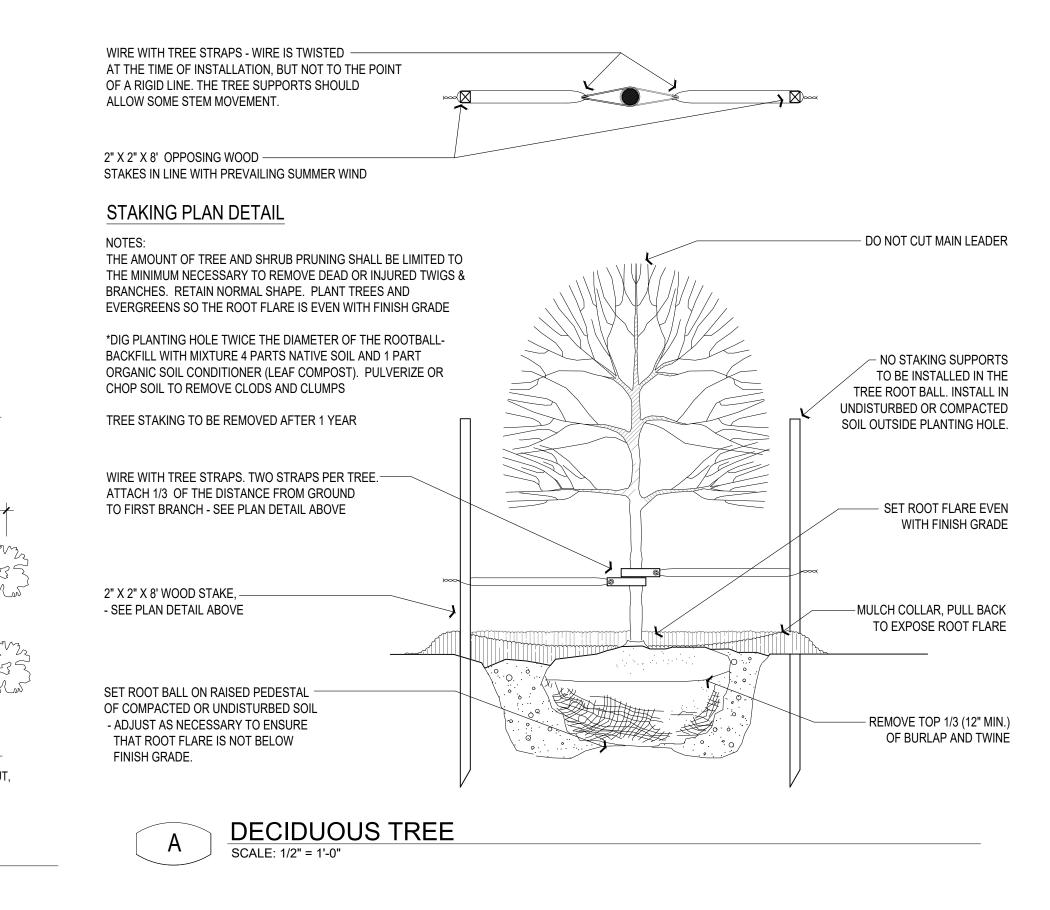
REVISIONS

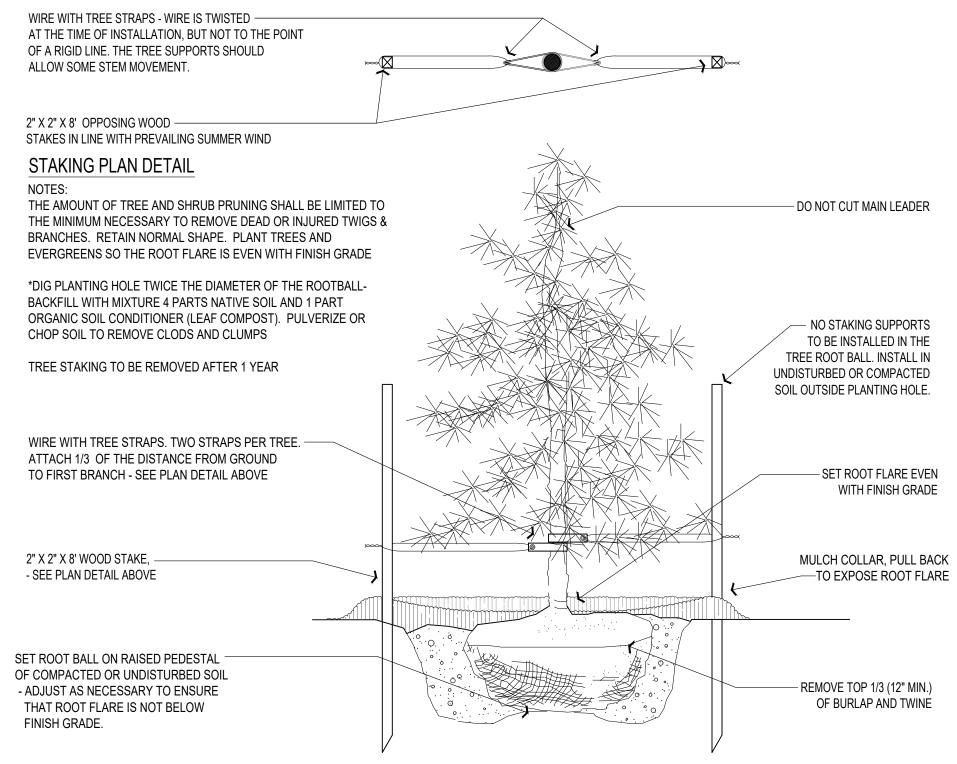
uate	133000 101
XX.XX.XXX	NOTES

drawn by: DLM checked by: XXX issue date 07.10.2024 PROJECT NO. 23067

LANDSCAPE ENLARGEMENTS

L1.02





EVERGREEN TREE

SCALE: 1" = 1'-0"

PROJECT FOR: ONE



SEAL



Civil Engineer Verdantas

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

Architect

Landscape Architect

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

E 3 43230 S PH/

REVISIONS XX.XX.XXXX NOTES

drawn by: DLM checked by: XXX issue date 07.10.2024 PROJECT NO. 23067

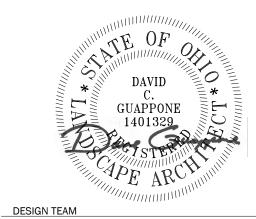
> LANDSCAPE DETAILS

L2.00





ĒAL.



Civil Engineer

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 Des

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

0

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

Pre ONE

REVISIONS
date issued for

drawn by: DLM checked by: XXX issue date 07.10.2024 PROJECT NO. 23067

XX.XX.XXXX NOTES

TREE SURVEY

L3.00

14 18 20 9 8 7 12 14 34 12 7 9 32 8 18 7 13 20 12 7 8 6 7 16 10 7 9 8 9 6 10 7	MAPLE MAPLE MAPLE PINE PINE PINE PINE PINE MAPLE MAPLE MAPLE MAPLE COTTONWOOD MAPLE	GOOD GOOD GOOD GOOD GOOD GOOD GOOD GOOD	SEE PLAN 'SEE PLAN
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10 6	MAPLE MADLE	DEAD	'SEE PLAN
6	MAPLE MAPLE	DEAD DEAD	'SEE PLAN 'SEE PLAN
	CHERRY	POOR	'SEE PLAN
6	MAPLE	POOR	'SEE PLAN
6	TREE	DEAD POOR	'SEE PLAN 'SEE PLAN
6	SYCAMORE	FAIR	'SEE PLAN
6	PINE	POOR	'SEE PLAN
15 7	MAPLE MAPLE	POOR POOR	'SEE PLAN 'SEE PLAN
6	MAPLE	POOR	'SEE PLAN
6	MAPLE	FAIR	'SEE PLAN
8	MAPLE MAPLE	FAIR FAIR	'SEE PLAN 'SEE PLAN
15	MAPLE	FAIR	'SEE PLAN
7	MAPLE	POOR	'SEE PLAN
7	COTTONWOOD	POOR	'SEE PLAN 'SEE PLAN
32	MAPLE	FAIR	'SEE PLAN
9	PINE	FAIR	'SEE PLAN
	COTTONWOOD	FAIR	'SEE PLAN 'SEE PLAN
70	MAPLE	FAIR	'SEE PLAN
11	MAPLE	FAIR	'SEE PLAN
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9	SPRUCE	GOOD	'SEE PLAN 'SEE PLAN
12	SPRUCE	GOOD	'SEE PLAN
	SPRUCE		'SEE PLAN
20	ELM	GOOD	'SEE PLAN 'SEE PLAN
14	PINE	FAIR	'SEE PLAN
12	PINE	FAIR	'SEE PLAN
13	PINE PINE	FAIR FAIR	'SEE PLAN 'SEE PLAN
16	PINE	FAIR	'SEE PLAN
20	PINE	GOOD	'SEE PLAN
7 7	CHERRY SPRUCE	POOR FAIR	'SEE PLAN 'SEE PLAN
6	SUMAC	FAIR	'SEE PLAN
9	SPRUCE	FAIR	'SEE PLAN
8 13	OAK MAPLE	FAIR FAIR	'SEE PLAN 'SEE PLAN
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22	MAPLE OAK	FAIR FAIR	'SEE PLAN
8	OAK	FAIR FAIR	'SEE PLAN
9	SPRUCE	POOR	'SEE PLAN
7	CHERRY	FAIR	'SEE PLAN
10	ELM MULBERRY	FAIR FAIR	'SEE PLAN 'SEE PLAN
8	PINE	FAIR	'SEE PLAN
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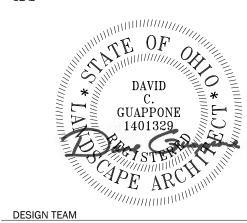
	SIZE	SPECIES	CONDITION	STATUS
101	6	MAPLE	FAIR	'SEE PLA
102	8	MULBERRY	FAIR	'SEE PLA
103	11	PEAR	FAIR	'SEE PLA
104	6	MAPLE	FAIR	'SEE PLA
105	6	MAPLE	FAIR	'SEE PLA
106	18	MAPLE	FAIR	'SEE PLA
107	23 8	MULBERRY	FAIR	'SEE PLA
109	11	MAPLE MAPLE	FAIR DEAD	'SEE PLA
110	41	MAPLE	FAIR	'SEE PLA
111	12	PINE	FAIR	'SEE PLA
112	10	MAPLE	FAIR	'SEE PLA
113	18	COTTONWOOD	FAIR	'SEE PLA
114	9	MAPLE	FAIR	'SEE PLA
115	7	MULBERRY	FAIR	'SEE PLA
116	6	MULBERRY	FAIR	'SEE PLA
117	7	MAPLE	FAIR	'SEE PLA
118	43	COTTONWOOD	FAIR	'SEE PLA
119	6	PEAR	FAIR	'SEE PLA
120	12	MULBERRY	POOR	'SEE PLA
121	15	LOCUST	GOOD	'SEE PLA
122	11	APPLE	GOOD	'SEE PLA
123	10	APPLE	GOOD	'SEE PLA
124	11	APPLE	GOOD	'SEE PLA
125	13	LOCUST	GOOD	'SEE PLA
126	16	LOCUST	GOOD	'SEE PLA
127	13	LOCUST	GOOD	'SEE PLA
128	14	LOCUST	GOOD	'SEE PLA
129	10	LOCUST	GOOD	'SEE PLA
130	14	LOCUST	GOOD	'SEE PLA
131	8	CHERRY	FAIR	'SEE PLA
132	14	MAPLE	FAIR	'SEE PLA
133	14	MAPLE	FAIR	'SEE PLA
134	10	MULBERRY	FAIR	'SEE PLA
135	9	CHERRY	FAIR	'SEE PLA
136	6	MULBERRY	FAIR	'SEE PLA
137	7	MULBERRY	POOR	'SEE PLA
138	6	ELM	FAIR	'SEE PLA
139	6	ELM	POOR	'SEE PLA
140	9	ELM	FAIR	'SEE PLA
141	14	MAPLE	FAIR	'SEE PLA
142	10	MAPLE	FAIR	'SEE PLA
143	6	MAPLE	FAIR	'SEE PLA
144	16	MAPLE	FAIR	'SEE PLA
145	11	ELM	FAIR	'SEE PLA
146	8	OAK	FAIR	'SEE PLA
147	7	ELM	FAIR	'SEE PLA
148	35 9	OAK	FAIR	'SEE PLA
150	6	HACKBERRY HACKBERRY	FAIR FAIR	'SEE PLA
151	23	OAK	POOR	'SEE PLA
152	13	OAK	FAIR	'SEE PLA
153	29	CHERRY	POOR	'SEE PLA
154	7	SASSAFRAS	FAIR	'SEE PLA
155	6	SASSAFRAS	FAIR	'SEE PLA
156	6	SASSAFRAS	FAIR	'SEE PLA
157	6	SASSAFRAS	FAIR	'SEE PLA
158	14	SASSAFRAS	POOR	'SEE PLA
159	6	ELM	FAIR	'SEE PLA
160	6	ELM	FAIR	'SEE PLA
161	8	ELM	POOR	'SEE PLA
162	8	OAK	FAIR	'SEE PLA
163	8	OAK	FAIR	'SEE PLA
164	6	CHERRY	POOR	'SEE PLA
165	9	HACKBERRY	FAIR	'SEE PLA
166	14	OAK	FAIR	'SEE PLA
167	7	MAPLE	FAIR	'SEE PLA
168	11	MAPLE	FAIR	'SEE PLA
169	7	OAK	FAIR	'SEE PLA
170	9	MAPLE	FAIR	'SEE PLA
171	26	OAK	FAIR	'SEE PLA
172	9	OAK	FAIR	'SEE PLA
173	6	OAK	FAIR	'SEE PLA
174	7	SPRUCE	FAIR	'SEE PLA
175	6	SPRUCE	FAIR	'SEE PLA
176	4	SPRUCE	FAIR	'SEE PLA
177	5	SPRUCE	FAIR	'SEE PLA
	22	MAPLE	FAIR	'SEE PLA
178	21	MAPLE	POOR	'SEE PLA
178 179	9	LOCUST	FAIR	'SEE PLA
			FAIR	'SEE PLA
179	6	LOCUST	FAIR	
179 180	6	LOCUST TREE	POOR	
179 180 181				'SEE PLA
179 180 181 182	6	TREE	POOR	'SEE PLA 'SEE PLA 'SEE PLA
179 180 181 182 183	6 6	TREE APPLE	POOR FAIR	'SEE PLA

NOTE: ANY OFF SITE TREE TO BE PRESERVED

PROJECT FOR:



SEAL



Civil Engineer

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

Landscape Architect

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

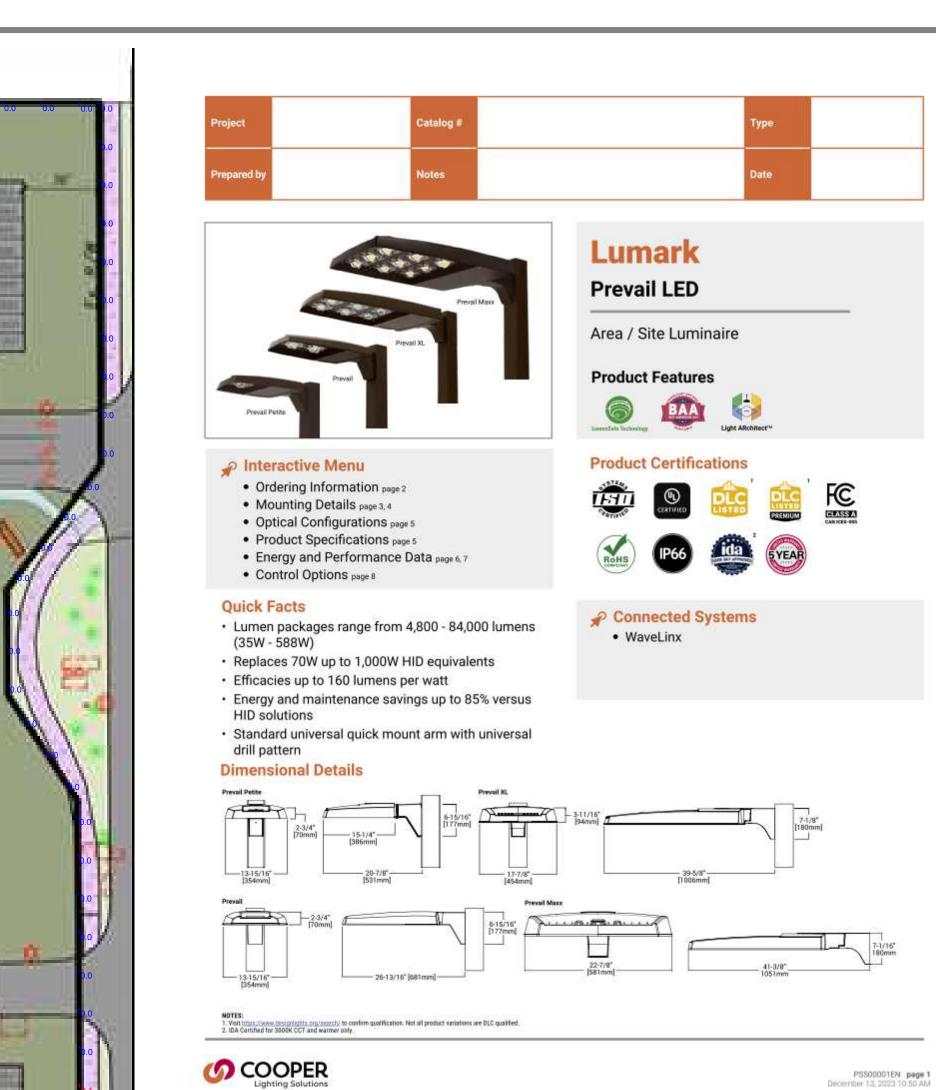
ONE CHURCH PHA 817 N. Hamilton Rd., Gahanna, C

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drawn by: DLM checked by: XXX issue date 07.10.2024 PROJECT NO. 23067

TREE INDEX

L3.01





1. 15' mounting height

١.						Plan View Scale - 1" = 50ft					
	Schedule										
	Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power		
		S1	3	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T3-BZ	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE III OPTICS, BRONZE PAINTED FINISH	6594	0.95	96		
		S2	11	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T5-BZ	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE V OPTICS, BRONZE PAINTED FINISH - Qty 2 Per Pole	7021	0.95	192		
		SH SS	5	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-C25-D-UNV-T3-BZ- -HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	5989	0.95	96		

VICE MUNCH

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Ex. Privacy Fence-

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Concrete Patio

Existing Building

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Statistics										
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min				
New Parking areas	+	1.5 fc	4.8 fc	0.2 fc	24.0:1	7.5:1				
North Boundry	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A				
South Boundry	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A				
West Boundry	+	0.1 fc	0.1 fc	0.0 fc	N/A	N/A				
East Boundry	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A				

Disclai
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Conc. Walkers

Proposed Auditorsim

This lighting design, product specification, photometric information, and visual renderings are provided by,

and property of Springfield, Richards, Holt, or Pepco as designated by logo on current design.

Locations, mounting heights, fixture types, and photometric reports are based on information provided to the lighting designer by others. When information was not provided, standard construction practices and IESNA guidelines were used as applicable.

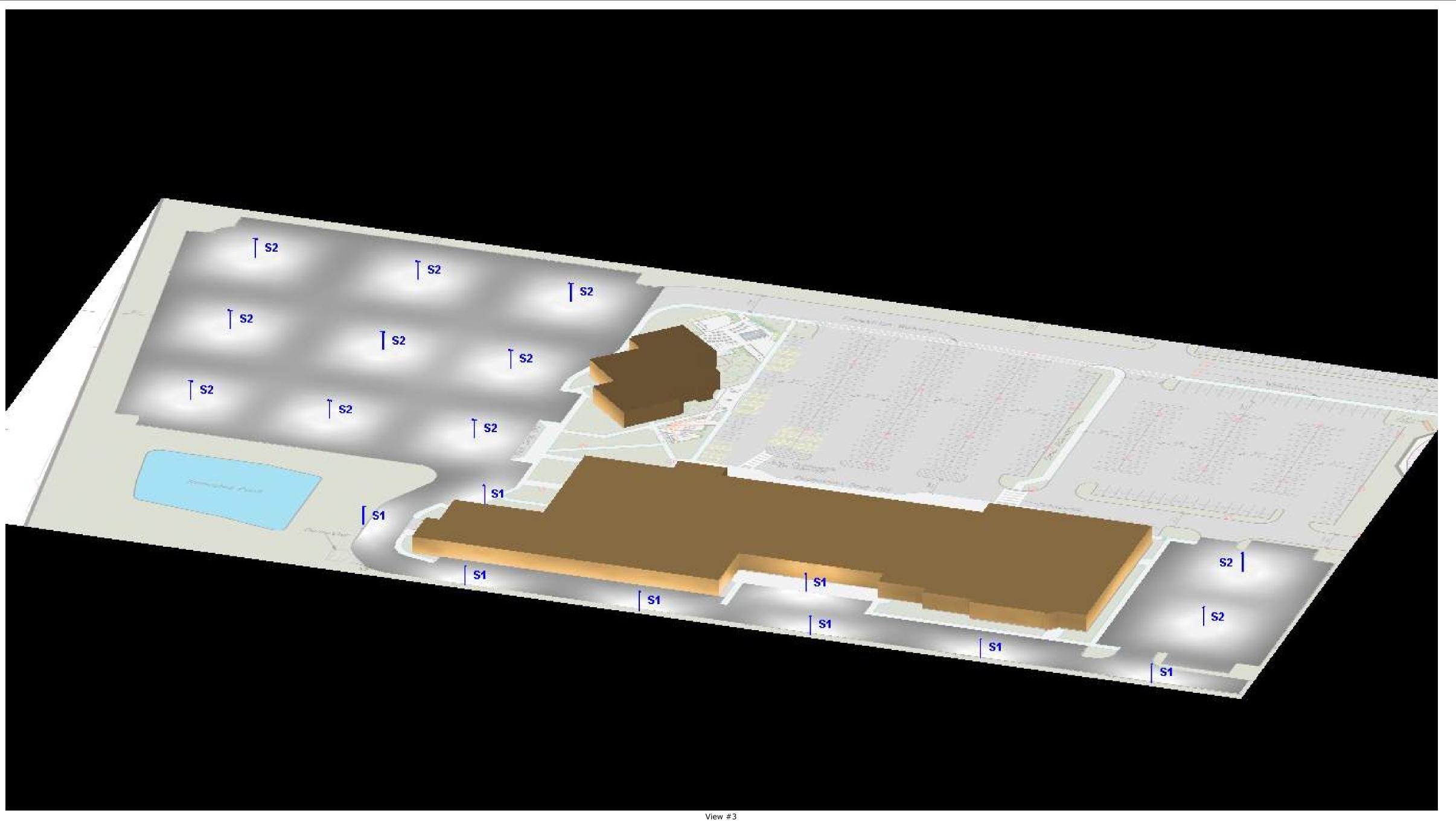
Actual measured light levels may differ from calculated levels due to obstructions, other lighting sources, electrical voltage used, or information not received at the time the report was created.

It is the responsibility of the project engineer, architect, owner or owner's representative to ensure all energy and building codes are adhered to for installation.

Designer
CS
Date
04/24/2024
Scale
Not to Scale
Drawing No.
Rev 1
Summary

1 of 2





Disclaim

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Designer
CS
Date
03/04/2024
Scale
Not to Scale

Drawing No.

Summary



PLANNING COMMISSION STAFF REPORT

Project Summary – One Church

Meeting Date: August 28, 2024

Location: 817 North Hamilton Road

Zoning: Restricted Institutional District (RID)

Application Type(s): Final Development Plan (FDP), Design Review (DR), Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of the Design Review, Final Development Plan, and

two of the three requested variances.

Location Map:



Staff Review

History

In June 2017, a Design Review application was approved for the addition of 219 new parking spaces onsite. 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 variance was to the requirement for a 10-foot-wide island with screening for every two rows of parking. This requirement was removed from Code soon after. 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 expire on December 31, 2024. The lot will be removed once construction on the proposed building addition and parking lot are approved.

Overview

The applicant is requesting approval of Final Development Plan, Design Review, and Variance applications for an auditorium addition, expanded parking lot, and associated landscaping. The existing retention pond in the northwest corner of the lot will be relocated to the southwest corner to accommodate the increase in parking. The Engineering Department reviewed the location of the retention pond and has no objections.

Building Design

The proposed auditorium addition is ~22,000 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 colors are consistent with the design of the existing church building.

Parking

The parking lots on-site are being modified to bring the total parking count to 885 spaces, including 30 ADA spaces. This is an increase of 341 spaces. These applications were filed under the former zoning code, which requires 550 spaces total for all uses on the site, including the school building (building C). To reach the desired parking count of 885, the applicant is requesting two related variances. Code

requires a minimum parking space size of 10 ft x 20 ft when the drive aisle width is within 20-24 ft wide. There are 8 drive aisles (out of 15) that are 24 ft wide, but the parking spaces are only 9 ft x 19 ft. A variance to the location of parking lot landscaping trees has also been requested.

Landscaping

Along with parking space minimums, there are also interior landscaping requirements that are based on the amount of parking area provided. For this project, ~14,500 SF of interior landscaping is required, and ~16,500 is provided. Code also requires 145 3" caliper trees, and 148 trees are provided. However, a variance is being requested to locate most of these trees around the exterior of the parking lots instead of dispersed through islands as Code requires. Approximately 45 trees are located within the parking lots, while the rest are around the exterior.

150 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. Furthermore, when parking lots are adjacent to residential, a 6-8 ft high continuous screen must be provided between the two uses. In this case, trees are being utilized for screening requirements and must reach 6-8 ft in height and 80% opacity within five years of planting. The screening is located along much of the north, south, and west property lines.

The application also includes the removal of 187 existing trees on the site. These trees are mainly being removed for the southeast parking lot and drive aisle, northwest parking lot, and the new retention pond location.

Review Criteria

Final Development Plan (FDP)

Planning Commission shall approve an FDP application if the following four conditions are met:

- 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.

Design Review (DR)

General review criteria for Design Review applications include the following:

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

Since the site is zoned RID, it's part of Design Review District 3 (DRD-3). The following design recommendations apply:

- Parking in commercial areas shall add visual interest and enhance the development.
- Entrances and exits should be well decorated and landscaped to minimize unsightly visual appearance.
- Small individual parking areas should be encouraged over large parking areas that serve many.
- Landscape islands shall be in the center and at the perimeter of parking areas.
- Earth mounding and trees should be considered to reduce noise.
- Generous use of vegetation is encouraged.
- Recommended building materials include brick, stone, cement, decorative aluminum, and wood.

Variance (V)

The following variances have been requested:

- 1. 1163.01(a) Off-Street Parking Space Required
 - a. When the drive aisle width is 20-24 ft, the minimum parking space size is 10 ft x 20 ft.
 - b. There are 8 drive aisles that are 24 ft wide, and the parking spaces are only 9 ft x 19 ft.
- 2. 1163.03(a) Surfacing and Maintenance
 - a. Access drives cannot exceed 35 ft in width.
 - b. The access drive is 36 ft wide.
- 3. 1163.08(g) Interior Landscaping Requirements
 - a. Parking lot trees must be located throughout peninsulas and islands.
 - b. ~103 of the proposed trees are located around the exterior of the parking lots instead of in peninsulas/islands.

Planning Commission shall not grant a variance unless it finds that all the following conditions apply:

- 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 affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

Recommendation

Staff recommends approval of the Final Development Plan and Design Review applications. The criteria for both applications are met, and the requested variances are minor for the most part. All setback and buffering/screening requirements have been met. The proposed addition is compatible with the existing

development of the site and the applicant has demonstrated a need for increased parking. Almost the entire exterior of the site is landscaped and there is a continuous three-foot-high shrub along Hamilton Road to partially screen the parking lots from view.

Staff recommends approval of variances one and two. The current access drive width is 36 ft, and that variance would allow this condition to remain. It is also only 1 foot greater than what Code allows. The parking space size variance is also minor as the variance would not be required if the drive aisles were 1 foot wider. The applicant states that the site would lose 15-20 spaces if they widened the aisles to meet Code.

However, staff recommends disapproval of variance three. The intent behind requiring interior parking lot trees is to help mitigate the negative effects of large parking areas by providing shade, reducing wind, reducing stormwater runoff, and improving overall appearance. Only around 1/3 of the total parking lot trees are located on peninsulas/islands within the parking lots, while the remainder are around the exterior of the parking lots. Some of the trees are located on the opposite side of the retention pond as well. It appears that there are multiple painted islands in the lot that are large enough to accommodate additional trees, specifically in the northwest parking area. If the variance is approved, staff recommends that Planning Commission add a condition to increase the number of trees located within the parking lots instead of around the exterior.