



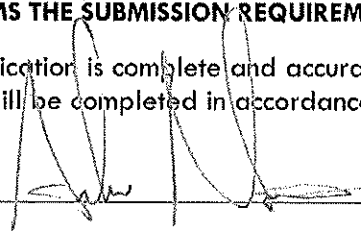
ZONING DIVISION
 200 S. Hamilton Road
 Gahanna, Ohio 43230
 614-342-4025
 zoning@gahanna.gov
 www.gahanna.gov

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS

Project/Property Address or Location: 1317 N. Hamilton Road		Project Name/Business Name Wright Patt Credit Union	
Parcel ID No.(s): 025-010855	Zoning Designation: CC-2	Total Acreage: 1.49	
Please check all that apply:			
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input checked="" type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <small>only applicable to Code Chapter 1160, Old Gahanna</small> <input type="checkbox"/>
OTHER <input type="checkbox"/>			
Project Description: Remove excess parking spaces and install remote canopy for remote teller system. Renovate interior and exterior of building for new use as a credit union.			
APPLICANT Name -do <u>not</u> use a business name: Andrew Navarro		Applicant Address: 580 N. 4th Street #610, Columbus, OH 43215	
Applicant E-mail: andrew.navarro@ohm-advisors.com		Applicant Phone No.: 614-738-8776	
BUSINESS Name (if applicable): OHM Advisors			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): Same as Applicant		Contact Information (phone no./email):	
PROPERTY OWNER Name: (if different from Applicant) MORSE & HAMILTON L P		Property Owner Contact Information (phone no./email):	

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/Primary Contact Signature:  Date: 10-1-2020

INTERNAL USE

Zoning File No. DR-0256-2020

RECEIVED: KAW
 DATE: 10-9-2020

PAID: 100.00
 DATE: 10-9-2020

MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings	N/A	N/A	
Brick	Bowerston	Desert Brown Smooth	
Gutters and Downspouts	TBD	Match Firestone Cityscape	
Lighting	LSI Industries	Bronze	
Roofing	Mcelroy Metals	Charcoal	
Siding	N/A	N/A	
Stucco	STOthern CI Classic	WPCU Blue	Benjamin Moore 2066-10
Trim	TBD	Match Firestone Cityscape	
Windows	Kawneer	Clear anodized framing Clear glazing Blue spandrel	
Other (please specify)	Thin Stone Veneer	Stone Ridge Plaza Standard	
Other (please specify)	Coping - Firestone	Cityscape	

Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.

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.

PROPERTY 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.

Morse & Hamilton LP

(property owner name printed)

Kelley Lee

(property owner signature)

10/2/2020

(date)

Subscribed and sworn to before me on this 2 day of October, 2020
 State of Ohio County of Franklin
 Notary Public Signature: Sheela Hutchins



SHEILA L HUTCHINS
 Notary Public, State of Ohio
 My Commission Expires 6-29-2022

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, 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 representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Andrew Navarro

(applicant/representative/property owner name printed)

Andrew Navarro

(applicant/representative/property owner signature)

10/02/2020

(date)

Subscribed and sworn to before me on this 2nd day of OCTOBER, 2020.
 State of OHIO County of DELANAWE
 Notary Public Signature: Deborah Elaine Price



DEBORAH ELAINE PRICE
 Attorney At Law
 Notary Public, State of Ohio
 My commission has no expiration date
 Sec. 147.03 R.C.

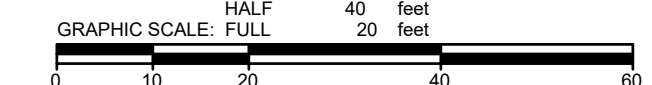
EXISTING CONDITIONS SURVEY

WRIGHT-PATT CREDIT UNION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, LOCATED IN QUARTER TOWNSHIP 1, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS



OHM
ARCHITECTS ENGINEERS PLANNERS
580 N Fourth St, Ste 610
Columbus, OH 43215
P (614) 418-0600 | F (614) 418-0614
OHM-ADVISORS.COM



BASIS OF BEARINGS:
BEARINGS FOR THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD83, SOUTH ZONE, NSRS 2011 ADJUSTMENT

VERTICAL DATUM:
ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

BOTH DATUMS WERE ESTABLISHED USING GPS EQUIPMENT CONNECTED TO ODOT'S VRS NETWORK.

CONTROL POINTS & BENCHMARKS

OHIO STATE PLANE COORD., SOUTH ZONE, NSRS 20				
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP 100	748497.270	1866554.770	939.78	MAG NAIL SET IN ASPHALT
CP 101	748295.850	1866566.760	940.14	MAG NAIL SET IN ASPHALT
CP 102	748286.690	1866404.330	940.66	MAG NAIL SET IN ASPHALT
CP 103	748402.420	1866376.820	941.69	MAG NAIL SET IN ASPHALT
BENCHMARKS (BASED ON NAVD88)				
BM 200	748418.577	1866374.078	944.49	WEST BOLT OF FIRE HYDRANT LOCATED SOUTH OF DRIVEWAY TO SKYLINE RESTAURANT ALONG STONERIDGE DRIVE
BM 201	748169.002	1866360.924	943.88	WEST BOLT OF FIRE HYDRANT LOCATED SOUTH OF DRIVEWAY TO TACO BELL RESTAURANT ALONG STONERIDGE DRIVE

LEGEND

ST	HEDGE	⊙	SANITARY MANHOLE	⊕	LIGHT POLE
S	STORM LINE	⊙	STORM MANHOLE	⊕	TRANSFORMER
G	SANITARY LINE	⊙	SQUARE CATCH BASIN	⊕	BUSH
W	GAS LINE	⊙	ROUND CATCH BASIN	⊕	DECIDUOUS TREE
E	WATER LINE	⊙	CURB INLET	⊕	TREE STUMP
—	ELECTRIC LINE	⊙	CLEANOUT	⊕	EXISTING SIGN
—	TELEPHONE/FIBER OPTIC	⊙	TRAFFIC SIGNAL CONTROLLER	⊕	SIGN ATTACHED TO POST
—	FENCE	⊙	ELECTRICAL PULL BOX	⊕	POST
⊕	GAS VALVE	⊙	TELEPHONE PULLBOX/PEDESTAL/RISER	⊕	BOLLARD
⊕	GAS METER	⊙	TRAFFIC SIGNAL POLE		
⊕	WATER VALVE	⊙	UNKNOWN MANHOLE		
⊕	SPRINKLER HEAD	⊙	UNKNOWN VALVE		
⊕	FIRE HYDRANT	⊙	UNKNOWN OBJECT		
⊕	FINISHED FLOOR ELEVATION				
⊕	ASPHALT				
⊕	CONCRETE				
⊕	BUILDING				

GENERAL SURVEY NOTES

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING UTILITY PLANS. THE SURVEYOR MAKES NO PROMISES THAT THESE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE WITH THE GIVEN INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

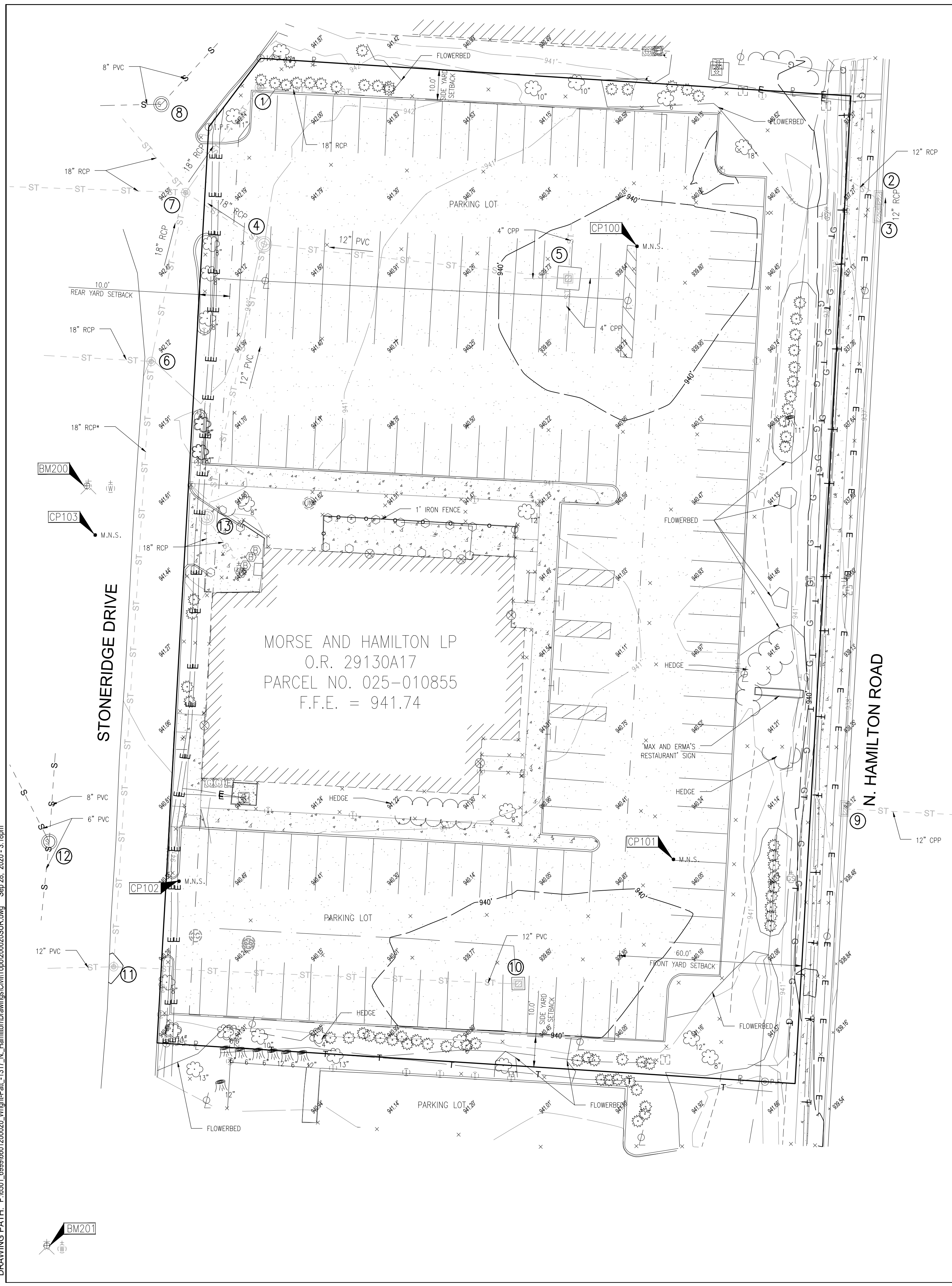
BOUNDARY STATEMENT:
PROPERTY LINES AS SHOWN HEREON ARE FOR REFERENCE AND VERIFICATION ONLY, AND WERE PLACED BY USING RECORD INFORMATION AND FOUND MONUMENTATION WITHIN IMMEDIATE VICINITY ONLY. A BOUNDARY SURVEY PURSUANT TO OAC 4733-37 WAS NOT PERFORMED TO RESOLVE THE PROPERTY LINES FOR THIS SURVEY.

*STRUCTURE NO. 6 AND 11 ARE CONNECTED PER ALTA SURVEY PREVIOUSLY PERFORMED BY OTHERS. PIPE LOCATIONS SHOULD BE FIELD VERIFIED.

STRUCTURE INVENTORY

- | | | | | | |
|---|---|---|---|---|--|
| ① | #432 ROUND CB T/C 943.07
18" RCP INV E 933.03
18" RCP INV SW 933.06 | ⑦ | #1115 ROUND CB T/C 942.59
18" RCP INV NE 933.44
18" RCP INV SE 934.87
18" RCP INV SW 933.75
18" RCP INV W 935.69
18" RCP INV NW 935.59 | ⑬ | #1750 STORM MH T/C 941.54
18" RCP INV N 936.22
18" RCP INV SE 937.42
18" RCP INV S 936.67 |
| ② | #609 CURB INLET T/C 935.95
12" RCP INV NW 932.93
12" RCP INV S 933.38 | ⑧ | #1116 SAN MH T/C 943.36
8" PVC INV NE 937.64
8" PVC INV W 937.58 | | |
| ③ | #610 CURB INLET T/C 935.91
12" RCP INV N 933.57 | ⑨ | #1306 CURB INLET T/C 938.05
12" CPP INV E 935.04 | | |
| ④ | #677 STORM MH T/C 942.14
18" RCP INV NW 934.81
12" PVC INV E 935.23
12" PVC INV S 935.21 | ⑩ | #1452 SQUARE CB T/C 939.21
12" PVC INV W 936.92 | | |
| ⑤ | #686 SQUARE CB T/C 939.27
12" PVC INV W 936.18
4" CPP INV N 937.96
4" CPP INV S 937.99
4" CPP INV E 937.97
4" CPP INV W 937.95 | ⑪ | #1645 ROUND CB T/C 939.93
12" PVC INV W 937.64 | | |
| ⑥ | #1114 ROUND CB T/C 941.99
18" RCP INV N 934.07
18" RCP INV NW 935.64
18" RCP INV S 934.07 | ⑫ | #1661 SAN MH T/C 941.37
8" PVC INV N 933.61
6" PVC INV NW 934.18
6" PVC INV S 933.31 | | |

THIS PLAT WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OHM-ADVISORS ALONG WITH PUBLIC RECORDS ON FILE IN THE FRANKLIN COUNTY RECORDER'S OFFICE AND FRANKLIN COUNTY ENGINEER'S OFFICE. A BOUNDARY SURVEY WAS NOT PERFORMED.



DRAWING PATH: P:\6501_6599\659120020_Wright-Patt_4317_N_HamiltonDrawings\Civil\Topo\200202SUR.dwg Sep 28, 2020 - 11:18am

DATE: --- PRO NUMBER: 68020020 ES: --- PROJ INGR: AL PROJ INGR: AL COUNTY: FRANKLIN COUNTY CAD: RB CITY OF GAHANNA MUNICIPALITY: CITY OF GAHANNA

**WRIGHT-PATT CREDIT UNION
BUILDING RENOVATION & SITE IMPROVEMENTS
EXISTING CONDITIONS**

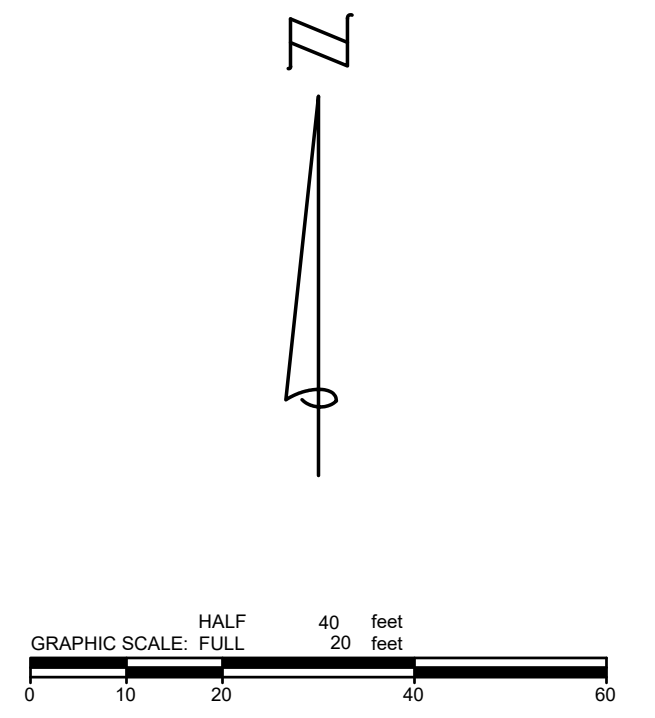
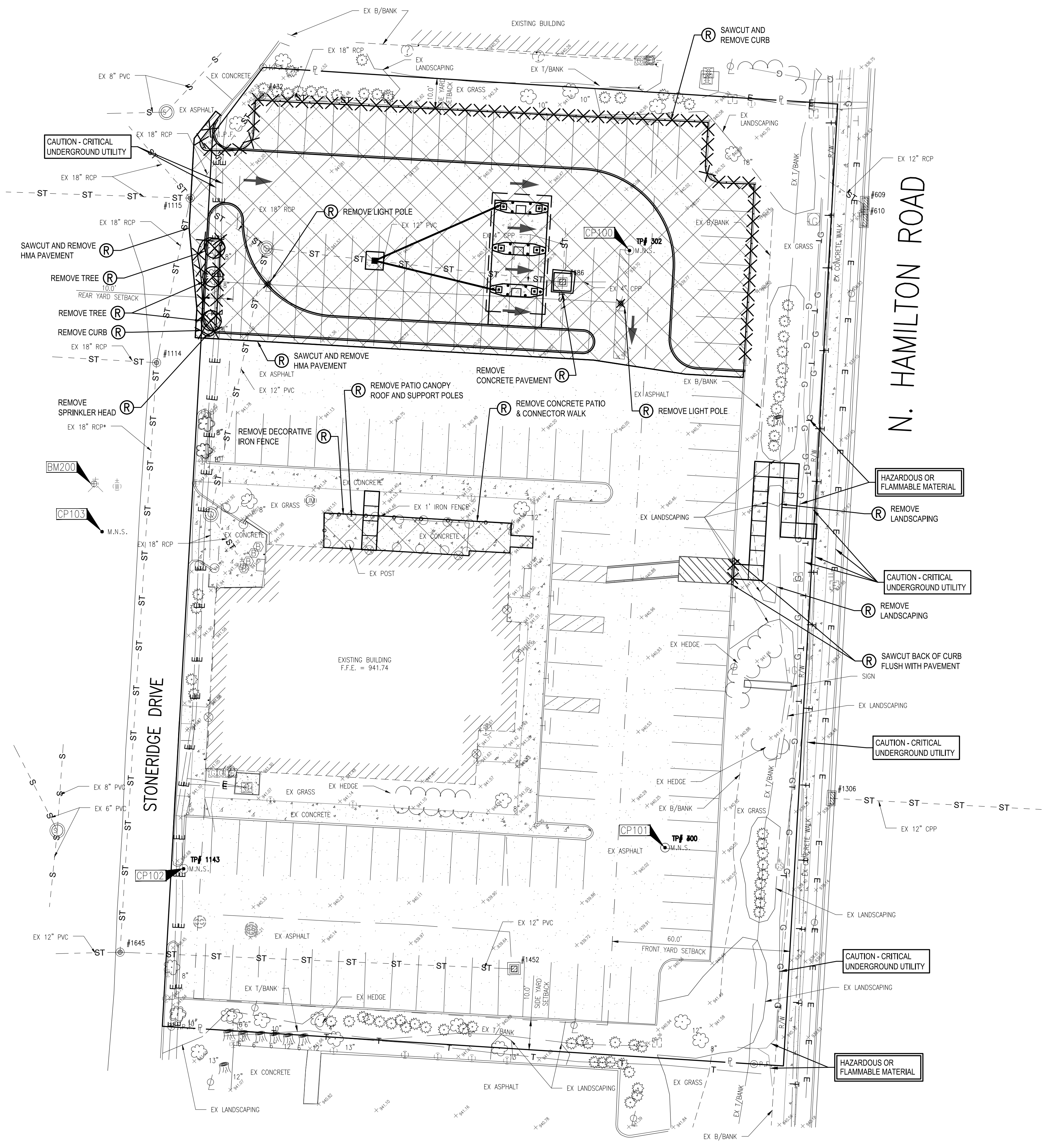
ISSUE: --- REVISIONS: ---

JOHN J. RAAB, PS 7863
DATE 8/26/2020

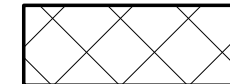
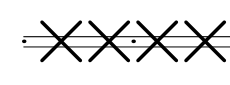


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REMOVAL LEGEND

-  PAVEMENT REMOVAL
-  CURB AND GUTTER REMOVAL
-  TREE REMOVAL
-  LIGHT POLE REMOVAL

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ISSUE	REVISIONS

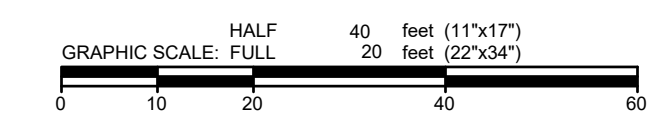
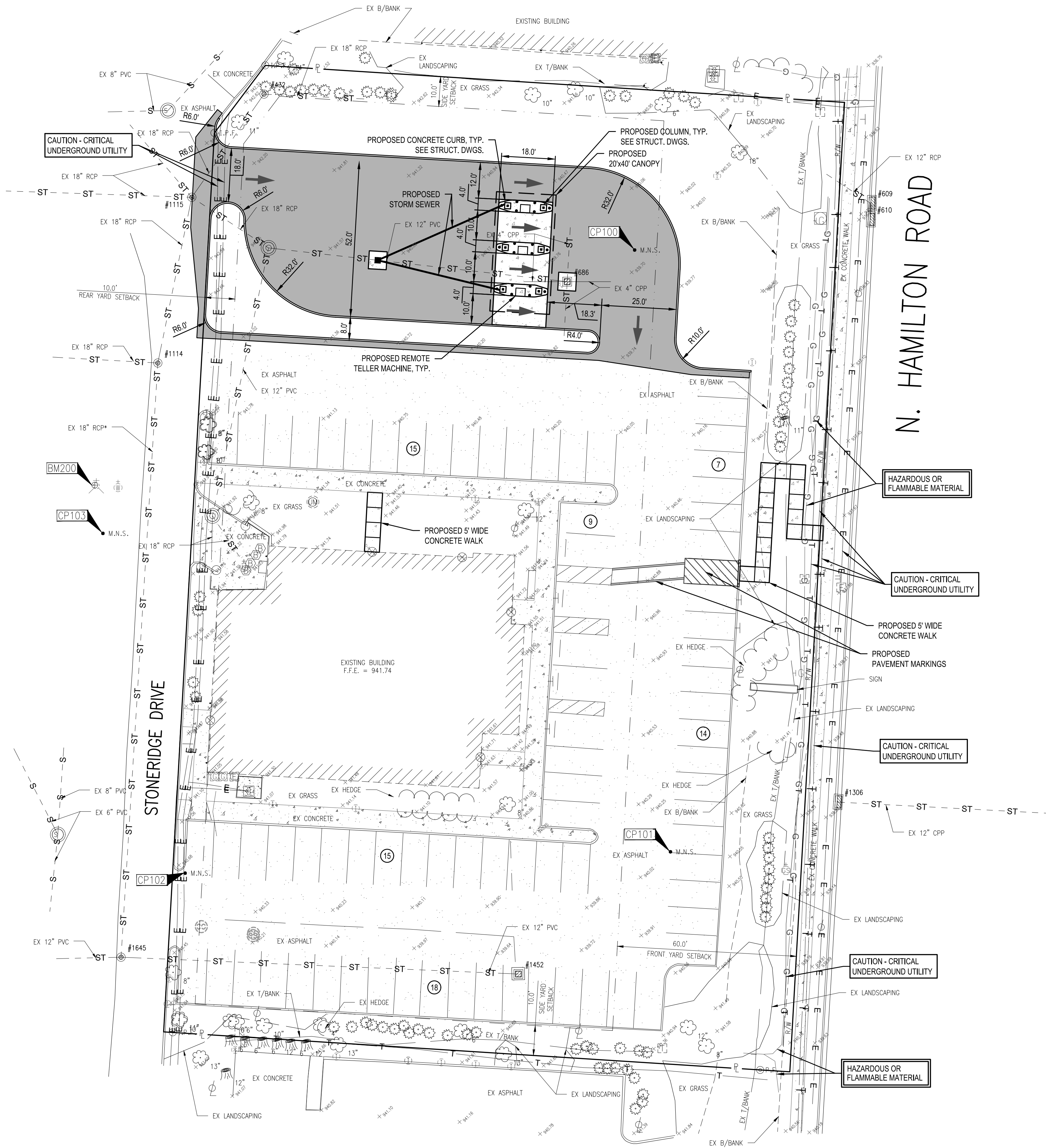
MANICIPALITY: _____ COUNTY: _____
 CADD: RB FRANKLIN COUNTY
 PROJ INGR: AL
 ENG ARCH: ES
 PRO NUMBER: 69070020
 DATE: _____

WRIGHT-PATT CREDIT UNION
BUILDING RENOVATION & SITE IMPROVEMENTS
REMOVAL PLAN

OHIO
Utilities Protection
SERVICE
Call Before You Dig
 800-362-2764 or 8-1-1
 www.oups.org
OGPUPS
 Ohio Oil & Gas Producers Underground Protection Service
 800-925-0988 or 8-1-1
 www.ogpups.org

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PROPOSED LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED CONCRETE WALK
- PROPOSED LIGHT POLES - SEE ELEC PLAN
- PROPOSED BOLLARDS
- PROPOSED CURB
- PROPOSED MANHOLE
- PROPOSED CLEANOUT
- PROPOSED CATCHBASIN
- PROPOSED STORM SEWER
- PARKING COUNT
- PARKING TRAFFIC FLOW ARROW

SITE DATA TABLE

MUNICIPALITY:	CITY OF GAHANNA	
PARCEL NUMBER:	025-010855	
ZONING DISTRICT:	COMMUNITY COMMERCIAL	
TOTAL LOT AREA:	1.56 ACRES	
FRONT YARD SETBACK:	60'	
SIDE YARD SETBACK:	10'	
REAR YARD SETBACK:	10'	
BUILDING FOOTPRINT AREA:	7200 SFT	
EXISTING SITE COVERAGE AREA:	51,837 SFT (76.3%)	
PROPOSED SITE COVERAGE AREA:	45,494 SFT (66.9%)	
	PARKING REQUIREMENT	PROVIDED
PARKING CALCULATION:	1 / 250 SFT = 29	78
ACCESSIBLE PARKING SPACES:	4	5

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
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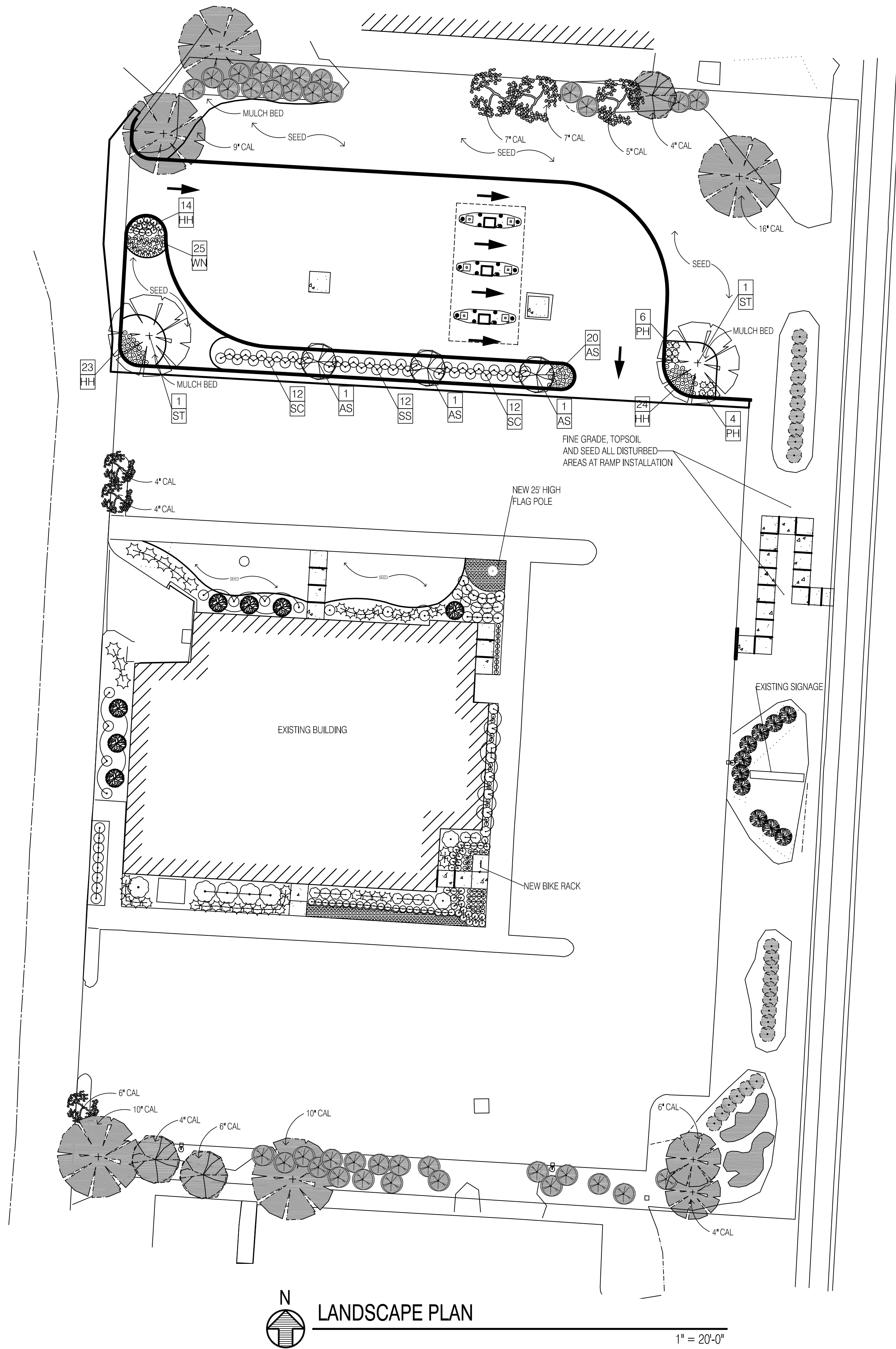
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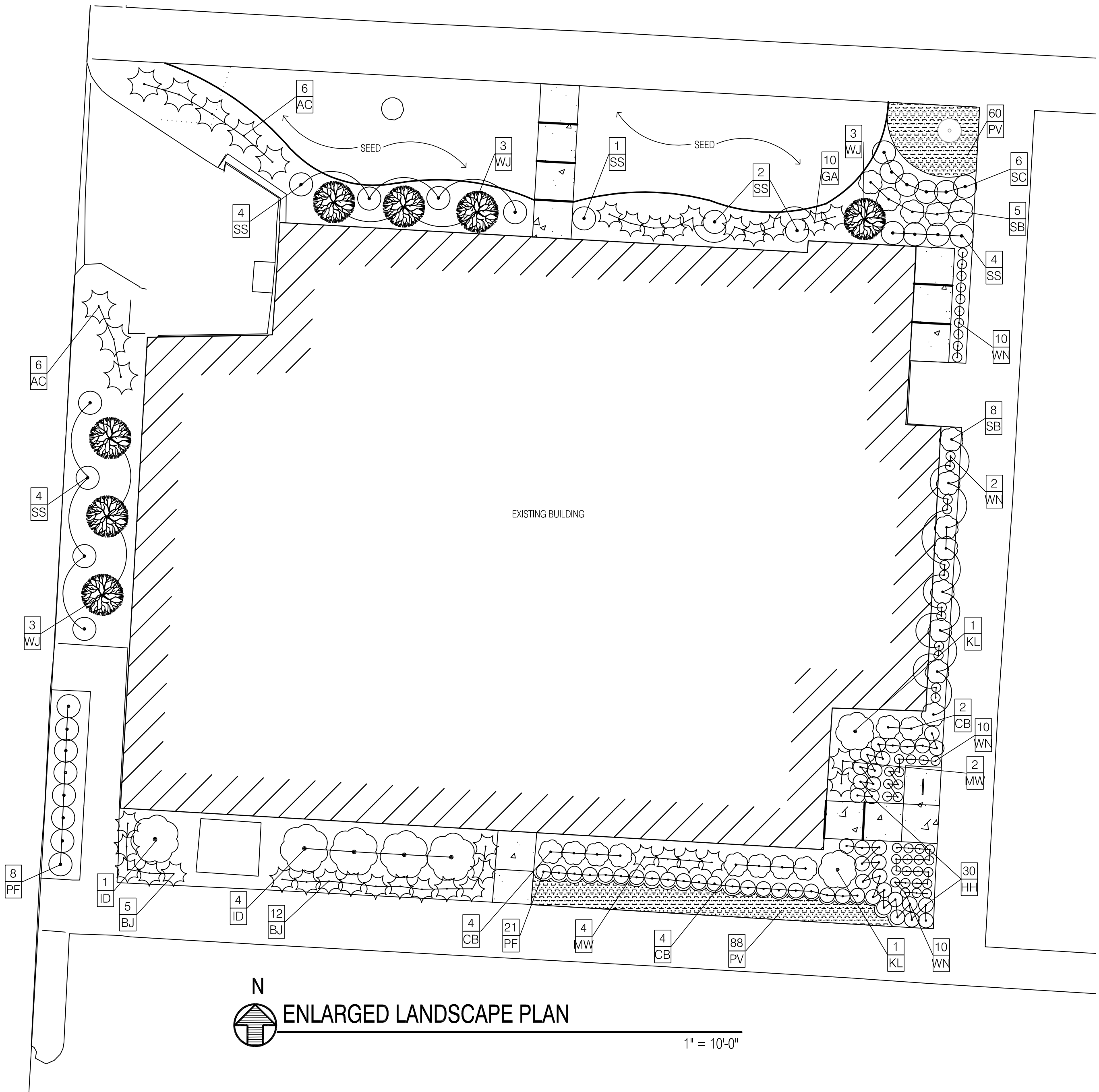
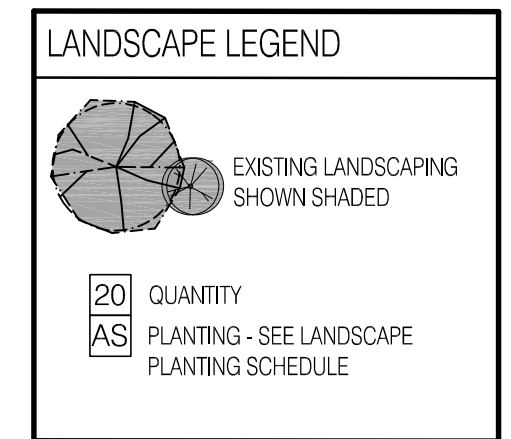
ISSUE / REVISIONS
MUNICIPALITY: CITY OF GAHANNA
COUNTY: FRANKLIN COUNTY
CADD: RB
PROJ INGR: AL
PROJ NUMBER: 680720020
ENG ARCH: ES
DATE: ---
**WRIGHT-PATT CREDIT UNION
BUILDING RENOVATION & SITE IMPROVEMENTS
SITE PLAN**

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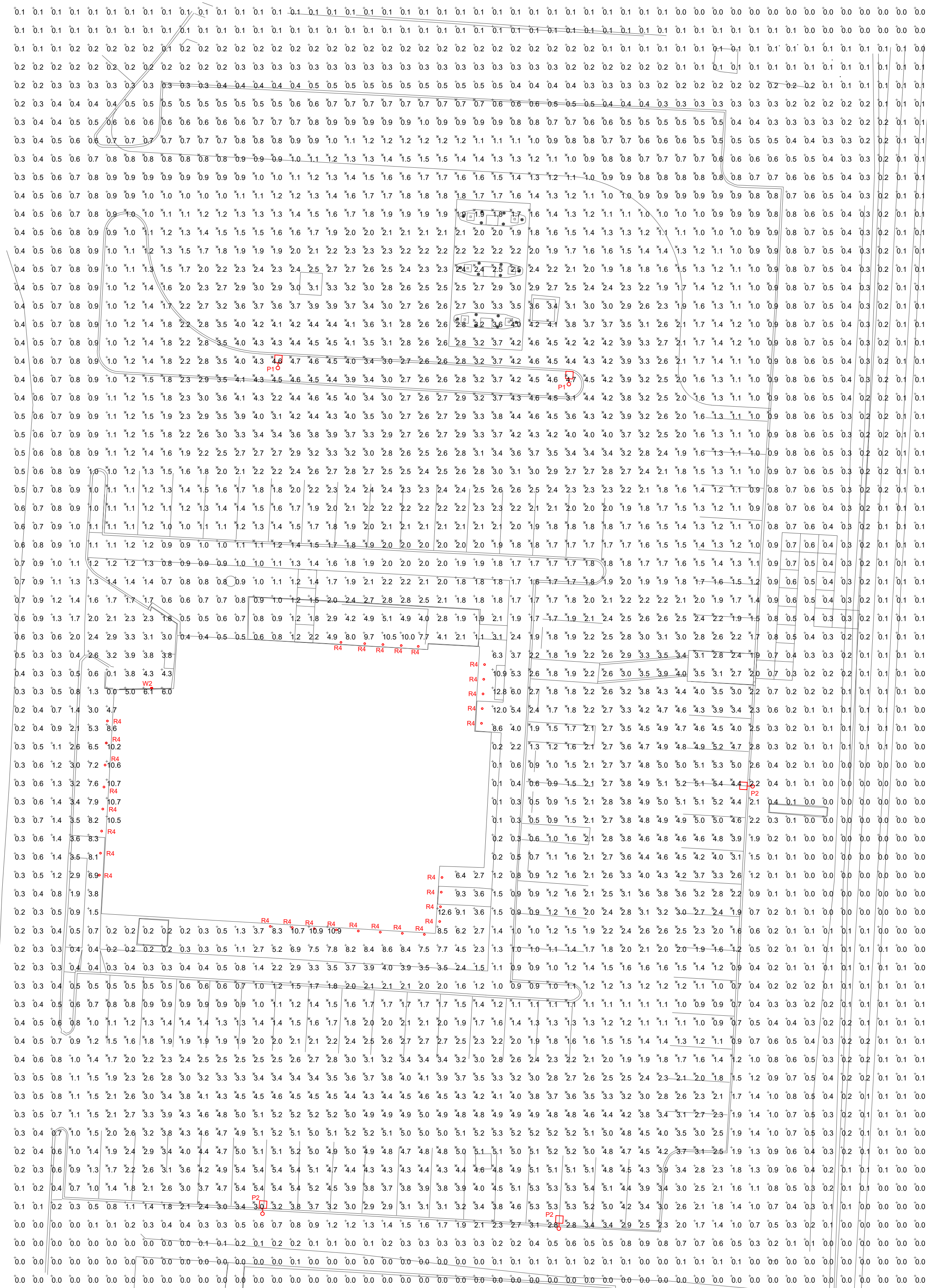
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KEY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES					
AS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	1-1/2' CAL.	B&B	TREE FORM
ST	SILVER LINDEN	TILIA TOMENTOSA	2" CAL.	B&B	TREE FORM
SHRUBS					
SC	LIME PIE SAWARA CYPRESS	CHAMAECYPARIS PISIFERA 'LIME PIE'	3 GAL.	-	
AC	COMPACT AMERICAN CRANBERRY BUSH	VIBURNUM TRILOBUM 'COMPACTUM'	36" HT. MIN.	B&B	5' O.C.
WJ	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	36" HT. MIN.	B&B	5' O.C.
JC	DWARF JAPANESE CEDAR	MUSHROOM CRYPTOMERIA	36" HT. MIN.	B&B	5' O.C.
CB	CRIMSON PYGMY DWARF JAPANESE BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	3 GAL.	-	
GA	GOLDEN GLOBE ARBORVITAE	THUJA OCC 'GOLDEN GLOBE'	3 GAL.	-	
SB	SPRINTER KOREAN BOXWOOD	BUXUS MICROPHYLLA 'BULTHOUSE'	24" HT. MIN.	CONT.	
ID	IVORY HALO RED TWIG DOGWOOD	CORNUS ALBA 'IVORY HALO'	24" HT. MIN.	CONT.	
BJ	BLUE CHIP JUNIPER	JUNIPERUS HOR 'BLUE CHIP'	#3	CONT.	
KL	DWARF KOREAN LILAC	SYRINGA MEYERI	#5	CONT.	
TN	TINY WINE NINEBARK	PHYSCARPUS OPULIFOLIUS	#5	CONT.	
MW	MOONSHADOW WINTERCREEPER	EUONIUMUS FOR 'MOONSHADOW'	#3	CONT.	
PERENNIALS AND ORNAMENTAL GRASSES					
SS	SHENANDOAH RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	#2	CONT.	36" O.C.
PH	PLUM PUDDING CORAL BELLS	HEUCHERA 'PLUM PUDDING'	#1	CONT.	24" O.C.
HH	HAPPY RETURNS DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	4"	CONT.	24" O.C.
WN	WALKERS LOW CATMINT	NEPETA X FAASSEMI 'WALKERS LOW'	4"	CONT.	18" O.C.
PV	PERIWINKLE	VINCA MAJOR	FLAT	CONT.	15" O.C.
PG	ANNUAL PURPLE FOUNTAIN GRASS	PENNISETUM SET RUBRUM	#2	CONT.	36" O.C.
BL	BIG BLUE LILYTURF	LIRIOPE MUS 'BIG BLUE'	4"	CONT.	24" O.C.
PF	PIGLET FOUNTAIN GRASS	PENNISETUM ALO 'PIGLET'	#1	CONT.	24" O.C.



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Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	P1	2	LSI INDUSTRIES, INC	MRM-LED-30L-SIL-SW-40-70CRI			1	MRM-LED-30L-SIL-SW-40-70CRIIES	30543	0.93	247
□	P2	3	LSI INDUSTRIES, INC	MRM-LED-30L-SIL-FT-40-70CRI-IL			1	MRM-LED-30L-SIL-FT-40-70CRI-ILies	20269	0.93	247
○	R4	30	Lithonia Lighting	WF6 LED 40K	6" MATTE WHITE LED ULTRA-THIN WAFER DOWNLIGHT, 4000K CCT, LEXSTAR 2835 LED	LED	1	WF6_LED_40Kies	1202	0.93	13.5
□	W2	1	LSI INDUSTRIES, INC	XWM-FT-LED-06L-40			1	XWM-FT-LED-06L-40ies	6059	0.93	44.7

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.5 fc	12.8 fc	0.0 fc	N/A	N/A
PARKING LOT	X	2.4 fc	5.4 fc	0.5 fc	10.8:1	4.8:1

GENERAL NOTES

- A. POLE LIGHTS P2 INSTALLED ON EXISTING 24" POLE WITH 12" BASE (25' OVERALL HEIGHT).
- B. POLE LIGHTS P1 ARE NEW 22.5' POLES ON 30" BASE (25' OVERALL HEIGHT).
- C. TYPE W2 INSTALLED AT 11'-0" ON EXISTING BOX (WHERE LIGHT WAS REMOVED).

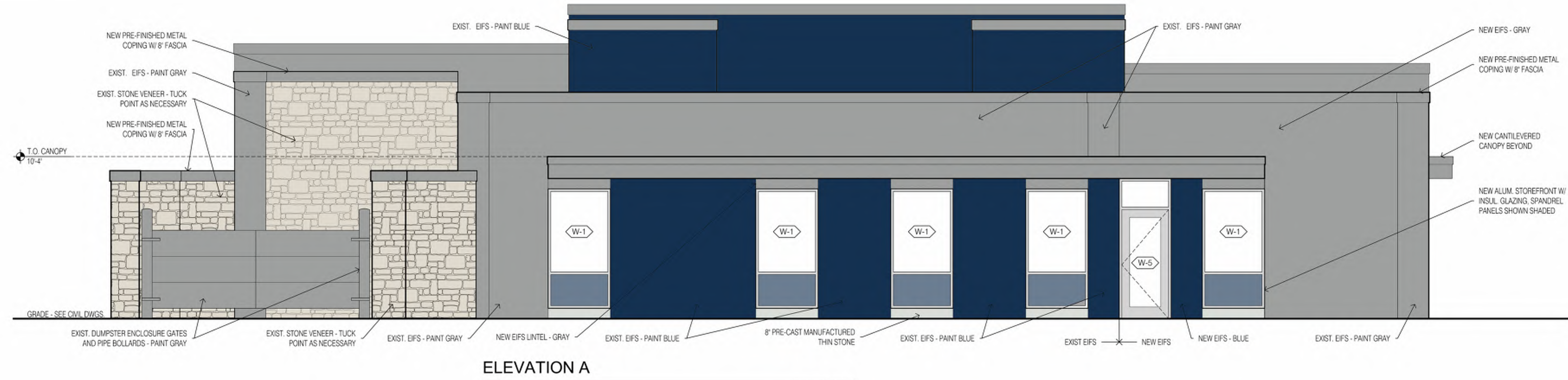
OHM
ARCHITECTS ENGINEERS PLANNERS
580 N. 4TH STREET, SUITE 610
COLUMBUS, OH 43215
614-418-0600
OHM-ADVISORS.COM

ISSUE	REVISIONS

DATE: 09-25-2020
 PROJ NUMBER: 2009
 PROJ INGR: GSO
 COUNTY: FRANKLIN COUNTY
 CITY: GAHANNA
**WRIGHT-PATTERSON CREDIT UNION
 BUILDING RENOVATION & SITE IMPROVEMENTS
 SITE LIGHTING CALCULATION**

**SITE LIGHTING
 CALCULATION**
 SCALE: 1"=20'-0"

SHEET: **E-001**



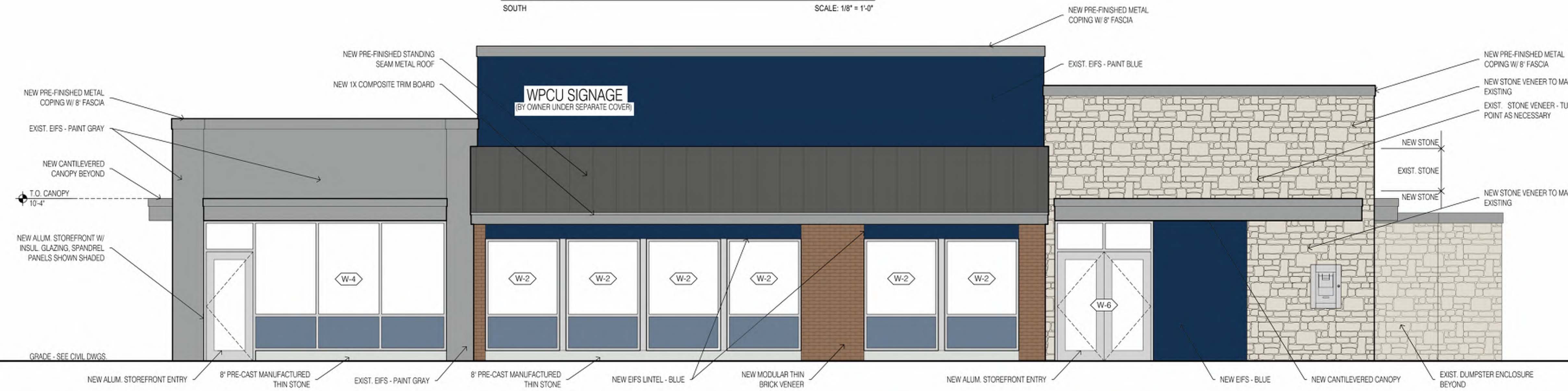
ELEVATION A

WEST SCALE: 1/8" = 1'-0"



ELEVATION B

SOUTH SCALE: 1/8" = 1'-0"



ELEVATION C

EAST SCALE: 1/8" = 1'-0"

DRAWING PATH: P:\6501_6999\6901200203_WhipPat - 1317 N. Hamilton\Drawings\Civil\Plans_Civil\200203SITE.dwg Sep 17, 2020 - 12:36pm

ISSUE	REVISIONS

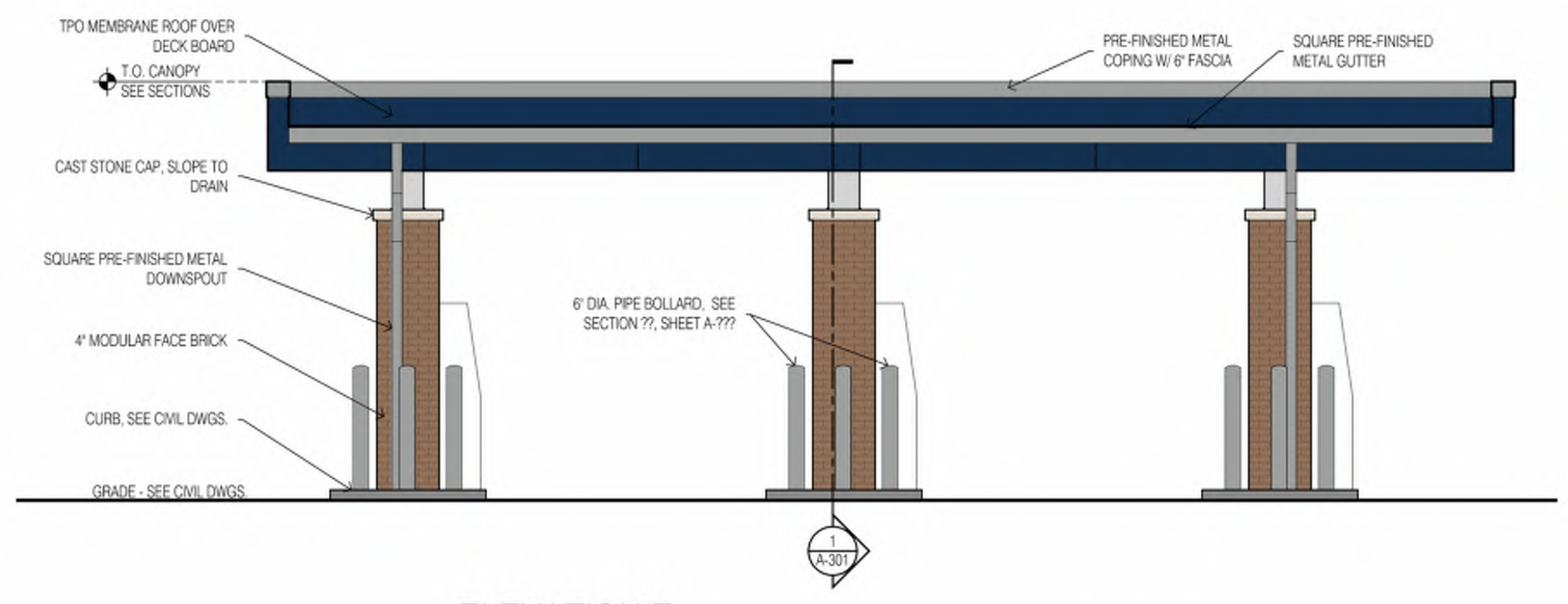
DATE	PROJ NUMBER	ENGINEER	ACT	AWN	CADD	AWN	COUNTY	FRANKLIN COUNTY	MUNICIPALITY	CITY OF GAHANNA
	69700020									

WRIGHT-PATT CREDIT UNION
BUILDING RENOVATION & SITE IMPROVEMENTS
EXTERIOR ELEVATIONS

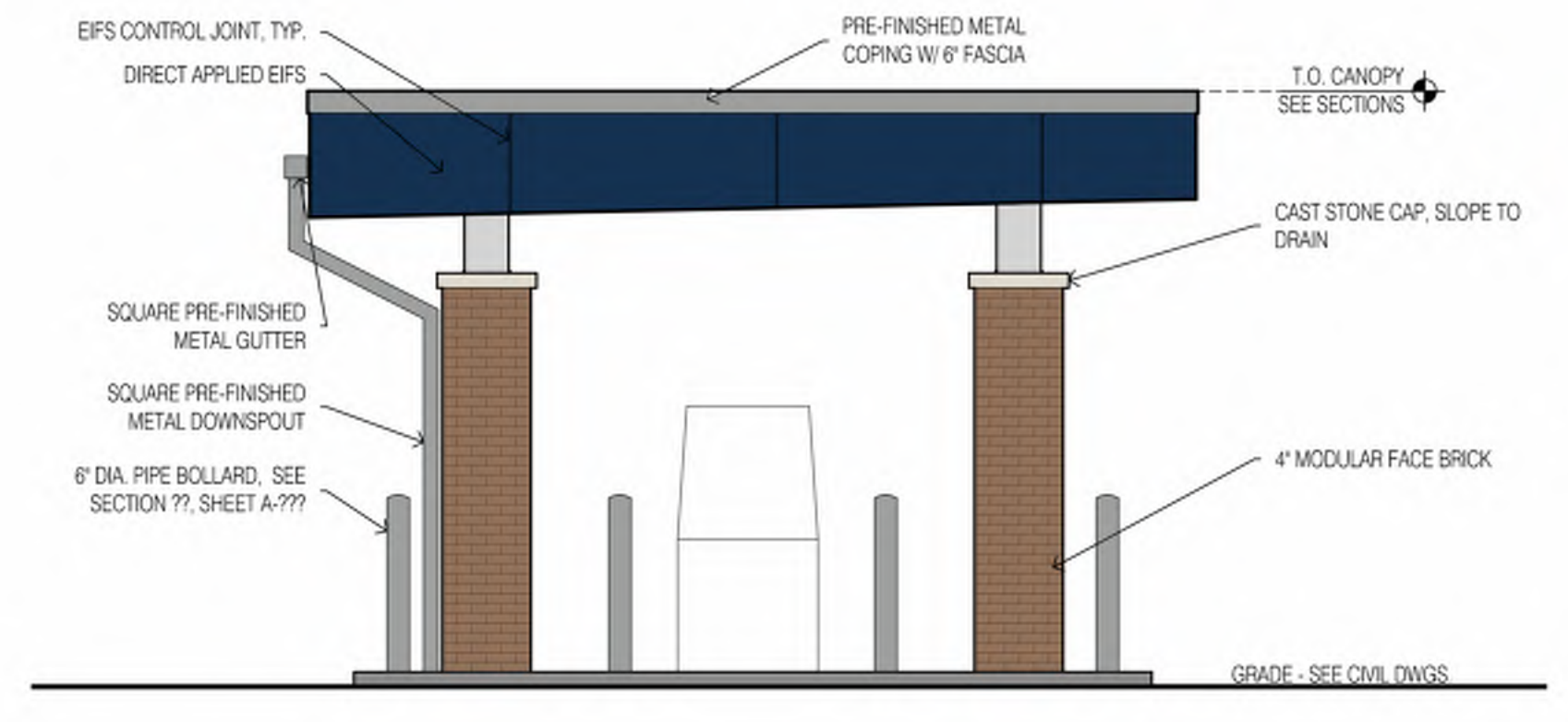
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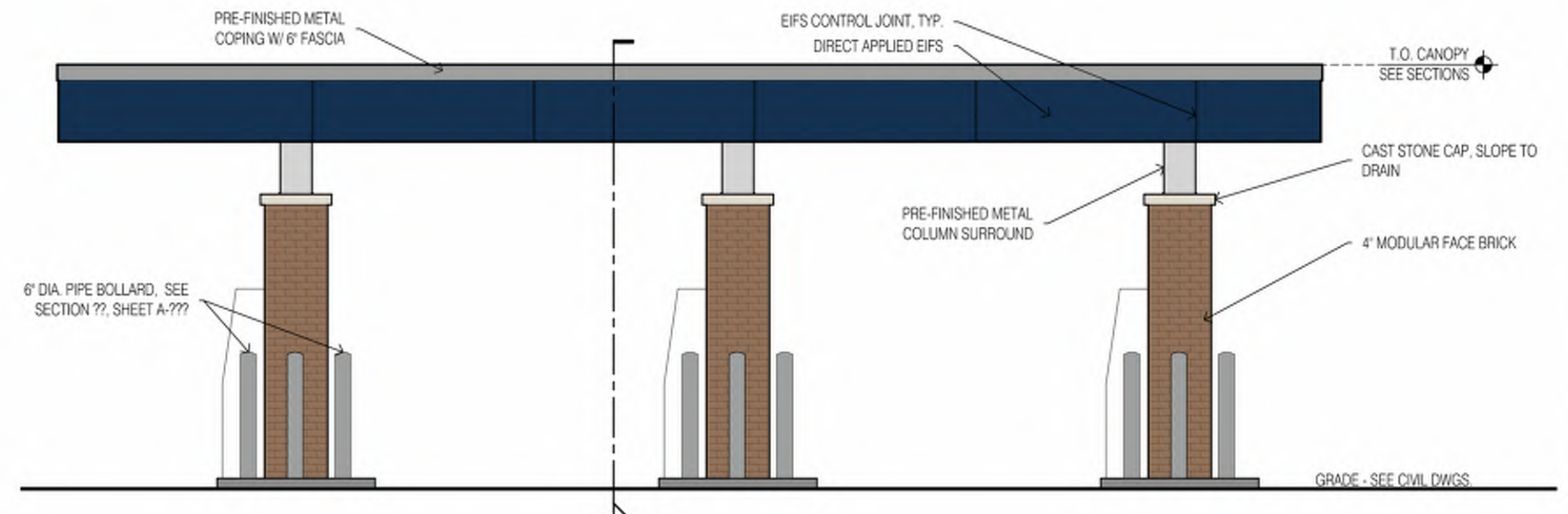
ELEVATION D
NORTH
SCALE: 1/8" = 1'-0"



ELEVATION E
CANOPY
SCALE: 1/8" = 1'-0"



ELEVATION E
CANOPY
SCALE: 1/8" = 1'-0"



ELEVATION G
CANOPY
SCALE: 1/8" = 1'-0"

DRAWING PATH: P:\6501_6999\690120020_1\Wright-Patt_A-1317_N_HamiltonDrawings\CivilPlans_Civil\20020201STE.dwg Sep 17, 2020 - 12:36pm

DATE	PROJ. NUMBER	ENGINEER	ARCHT.	PROJ. MGR.	AWN	CADD	AWN	COUNTY	MANICIPALITY	REVISIONS
	69700020	JCT		AWN				FRANKLIN COUNTY	CITY OF GAHANNA

**WRIGHT-PATT CREDIT UNION
BUILDING RENOVATION & SITE IMPROVEMENTS
EXTERIOR ELEVATIONS**

SHEET **A-202**

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November 5, 2020

Kelly Wicker
Administrative Assistant
City of Gahanna
200 S. Hamilton Road
Gahanna, Ohio 43230

Re: Design Review Comments
1317 N Hamilton Road
Wright-Patt Credit Union

Dear Kelly,

We have reviewed the Design Review Comments Letter for the above referenced project and can offer the following responses.

Building

Comment #1: Plan review and building permits will be required for the alterations to the existing building and for the new drive thru structure.

Response: Building construction drawings for the existing building alterations and new drive thru structure will be submitted for plan review.

Fire District

Comment #2: The existing fire lane around the building is over 20 feet in width and complies with the Ohio Fire Code. There are 2 existing private fire hydrants on the roadway that are within 120 feet of the South entrance and within 50 feet of the North entrance to the property. There is no apparent increase in the existing building size, so the fire hydrants should be adequate for fire protection. The fire division has no objection with the development plans.

Response: None.

Engineering

Comment #3: No comments at this time.

Response: None.

Parks

Comment #4: No Comment Per Julie Prederi

Response: None.



Community Development

Comment #5: The photometrics plan shows lighting in excess of the 1.0 foot candle requirement at the property line along the south west portion of the site by the southern entrance. Please revise to be 1.0 or less foot candles or request a variance to Chapter 1163.06(a).

Response: Please see attached revised photometric plan, sheet E-001 to comply with Chapter 1163.06(a).

Please do not hesitate to call with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Carney Triplett". The signature is written in a cursive, flowing style.

Jennifer Carney Triplett
Architect, AIA, LEED AP



November 6, 2020

OHM Advisors
580 N. 4th Street #610
Columbus, OH 43215

RE: Project 1317 N Hamilton Rd
1317 N Hamilton Rd

Dear OHM Advisors:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Building

1. Plan review and building permits will be required for the alterations to the existing building and for the new drive thru structure.

Fire District

2. The existing fire lane around the building is over 20 feet in width and complies with the Ohio Fire Code. There are 2 existing private fire hydrants on the roadway that are within 120 feet of the South entrance and within 50 feet of the North entrance to the property. There is no apparent increase in the existing building size, so the fire hydrants should be adequate for fire protection.
The fire division has no objection with the development plans.

Engineering

3. No comments at this time.

Parks

4. No Comment Per Julie Prederi

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant

PLANNING STAFF REPORT

Request Summary

A Design Review application has been submitted for the property located at 1317 N. Hamilton Rd. The former tenant was Max and Erma's. The new user is Wright Patt Credit Union. Proposed changes include installation of a remote teller system, removal of parking, and interior and exterior remodeling.

The project is located within Design Review District (DRD-3). Applicable standards include the following:

- Materials – Brick, stone, cement, decorative aluminum, wood, or other materials that will enhance the development in a positive manner and create visual interest and diversity should be encouraged.
- Colors – Specific colors and color schemes should be designed to ensure universal harmony on all commercial developments.

Proposed



Street View



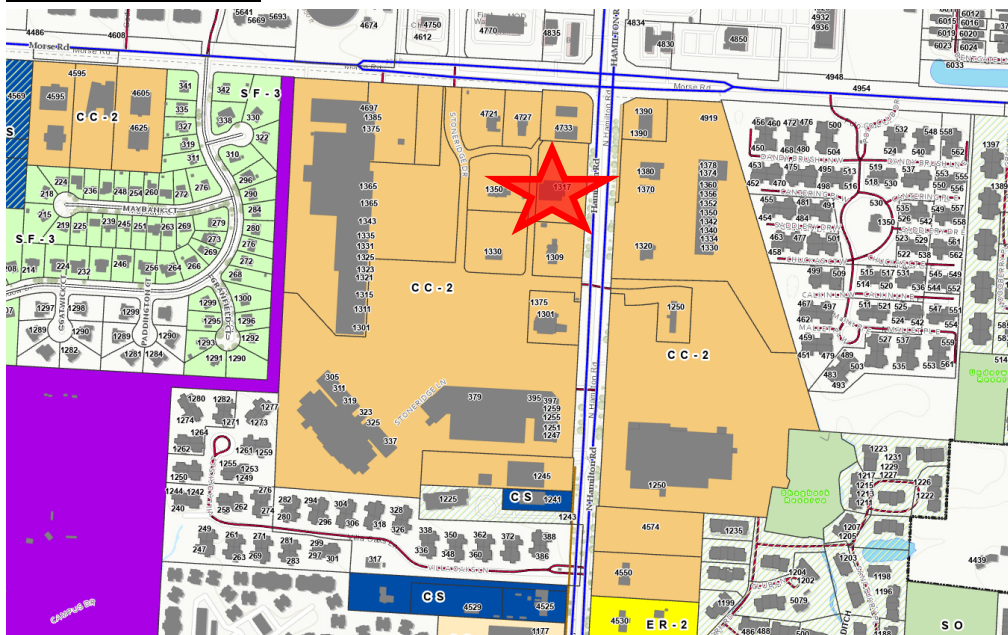


Design Review

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.

Location/Zoning Map





Recommendation

Staff recommends approval of this request. The zoning code does not provide specific color options. It instead states that color palettes should be harmonious with other developments. The request appears to be consistent with other developments. The use is permitted within the zoning of Community Commercial Modified (CC-2).

Respectfully Submitted By:
Michael Blackford, AICP
City Planner/Zoning Administrator