

14060003

File No. CU-6-2014
Date Received: 5-30-14
Scheduled Public Hearing Date: 7-9-14

Fee: 100.00
Initials: CAS
Check or Receipt No. 055406

APPLICATION FOR CONDITIONAL USE
CITY OF GAHANNA - Planning Commission or Zoning Division

***REQUIRED INFORMATION**

*Site Address 110 N HAMILTON ROAD Parcel ID# 025-003844
*Applicant's Name CHRIS HUMPHREY Email chris@humphreyarchitect.com
*Status: Land Owner Option Holder Cont. Purchaser X Agent
*Business Owner KEMBA FINANCIAL CREDIT UNION Phone# 729-1309
*Business Address 555 OFFICENTER PLACE Fax# _____
*City/State/Zip GAHANNA OH 43230 Current Zoning CC
*Proposed Use BRANCH CREDIT UNION WITH DRIVE-THRU Total Acreage 1.116
*Reason for Conditional Use DRIVE-THRU TELLER AND ATM LANES
*Developer KEMBA FINANCIAL CREDIT UNION Phone _____
*Complete Address 555 OFFICENTER PLACE GAHANNA OH 43230
*Contact CHRIS HUMPHREY Title ARCHITECT
Landowner KEMBA FINANCIAL CREDIT UNION Phone 729-1309
Complete Address: 555 OFFICENTER PLACE GAHANNA OH 43230

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


*Applicant's Signature

5-29-14
Date

Submission Requirements

1. A plan that complies with the list of Conditional Use requirements stated in Section 1169.02(b). See attached sheet.
- ~~2. Two (2) 11x17 copies of plan if application is handled Administratively by Zoning Administrator.~~
3. Two (2) 11x17, Nine (9) 8 1/2 x 11 copies of plan if application goes before Planning Commission.
4. Statements of information as required in Section 1169.02(a).
5. Application Fee of \$100.
6. A list of contiguous property owners and their mailing addresses.
7. Submit reduced drawing to an 8 1/2 X 11 inch size.

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

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

PAID Date _____
RECEIVED
JUN 16 2014 Revised April 2012 MAY 30 2014
BY: CAS CUST# 055406 BY: CAS

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.

CONTIGUOUS PROPERTY OWNERS

100 N HAMILTON RD
025-009999

BRUCE D ALDRICH
100 N HAMILTON RD
COLUMBUS, OH 43230

80 N HAMILTON RD
025-003863

STEPHANIE ALLESPACH
218 HOPEWELL CT
POWELL OH 43065

470 HAVENS CORNERS RD
025-004258

GAHANNA COMMUNITY CHURCH
470 HAVENS CORNERS RD
COLUMBUS, OH 43230

DESCRIPTION OF PROPERTY AND INTENDED USE

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Gahanna and being located in Quarter Township 2, Township 1, Range 16, United States Military Lands and being part of the 2.28 acre tract conveyed to James M. Ryan by deeds of record and Deed Book 3097 Page 283 and Deed Book 3215 page 545, all references being to records in the Recorder's office Franklin County, Ohio and bounded and described as follows;

Beginning at a nail in the centerline of Hamilton Road at the northwesterly corner of said 2.28 acre tract, the southwesterly corner of the 1.848 acre tract conveyed to John C. Ryan by deeds of record in Deed Book 3097 page 283 and Deed Book 3214 page 687, said nail also being located north 515.0 feet from the intersection of said centerline of Hamilton Road with the centerline of Havens Corners Road;

Thence along with a southerly line of said John C. Ryan 1.848 acre tract South $89^{\circ}57'$ E (passing an iron pin at 50.0 feet) 374.8 feet to an iron pin the western line of the 5.865 acre tract conveyed to Gahanna Community Church by deed of record in Deed Book 2148 page 8162;

Thence along said westerly line of the Gahanna Community Church 5.865 acre tract, south 150.0 feet to an iron pin;

Thence crossing the James M. Ryan 2.28 acre tract North $89^{\circ}57'$ W (passing an iron pen at 374.8 feet) 374.8 feet to a nail in the centerline of Hamilton road;

Thence along said centerline of Hamilton Road North 150.0 feet to the place of beginning containing 1.291 acres more or less.

Less than accept the following.

Beginning for reference at the railroad spikes found where the existing centerline of Hamilton Road intersects the existing centerline of Havens Corners Road;

Thence north $3^{\circ}49'10''$ E along the centerline of Hamilton Road a distance of 515.00 feet to the point marking grantor's northwesterly property corner and being the true place of beginning;

Thence Leaving said centerline south $86^{\circ}07'50''$ east along grantor's northerly property line a distance of 50 feet to a point;

Thence south $3^{\circ}49'10''$ W a distance of 150 feet to a point in the grantor's southerly property line;

Thence north $06^{\circ}07'50''$ west, along grantor's southerly property line a distance of 50 feet to the point in the centerline of Hamilton Road marking grantor's southwesterly property corner;

Thence north $3^{\circ}49'10''$ E, along the centerline of Hamilton Road, a distance of 150.00 feet to the place of beginning and containing 0.1722 acre more or less acres.

PROPOSED USE:

A 3,472 square foot branch credit union office with 31 parking spaces, 2 drive-through teller lanes and a drive-up ATM

STATEMENT OF THE NECESSITY:

Drive-up service and product delivery points are an expected and therefore essential part of many retail outlets. KEMBA desires to serve its community with the same services afforded most other financial institutions in the surrounding neighborhood

STATEMENT OF RELATIONSHIP:

With the exception of the rear property, this parcel is surrounded by established and newly re-developed retail and commercial uses. This site is the former site of a McDonalds restaurant; also with a drive-through. The credit union will use the existing signalized entrance drive creating no more and probably less vehicular traffic than the previous user.



PHOTO NO. 1



PHOTO NO. 2



PHOTO NO. 3



PHOTO NO. 4



PICKERINGTON OFFICE (OPENING FALL 2014)



CHRISTOPHER J. HUMPHREY
#0771
Expiration Date 12/31/15

CHRISTOPHER J. HUMPHREY
Architect, LLC
4400 Mainway, 200 W
Pickering, Ohio 45109
Phone: 740-881-0910
info@humphreysarchitect.com

AREA NAME	LOT COVERAGE AND TREE TABLE				
	AREA	LOT PERCENTAGE	% OF PAVEMENT	TREES REQUIRED	TREES PROVIDED
TOTAL LOT AREA	48716	100%			
PAVEMENT AND WALKS	33667	67%	1193	12	15 IS EXISTING
BUILDING AREA	9481	19%			
LANDSCAPE AREA	22568	46%			

USE NAME	PARKING TABLE		
	AREA	SPACES MIN	SPACES PROVIDED
BANK	3472	1280 S.F.	31
TOTAL PROVIDED			31

SITE INFORMATION

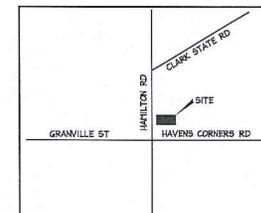
SITE ADDRESS: 110 N. HAMILTON RD.
PARCEL NO. 028-00844
TOTAL AREA: 1.18 ACRES, 49,720 S.F.
FLOOD DESIGNATION: X
ZONING: LOCAL COMMUNITY COMMERCIAL
BUILDING AREA: 3472 S.F.
PARKING PROVIDED: 31 SPACES
ACCESSIBLE SPACES: 2

APPLICANT:
CHRIS HUMPHREY
4295 MILLWATER DR
POMELL, OH 43065
740-881-0910 (O)
chj@humphreysarchitect.com

OWNER:
CHIANG DEVELOPMENT LLC
6742 SHEETWATER CT
POMELL, OH 43065

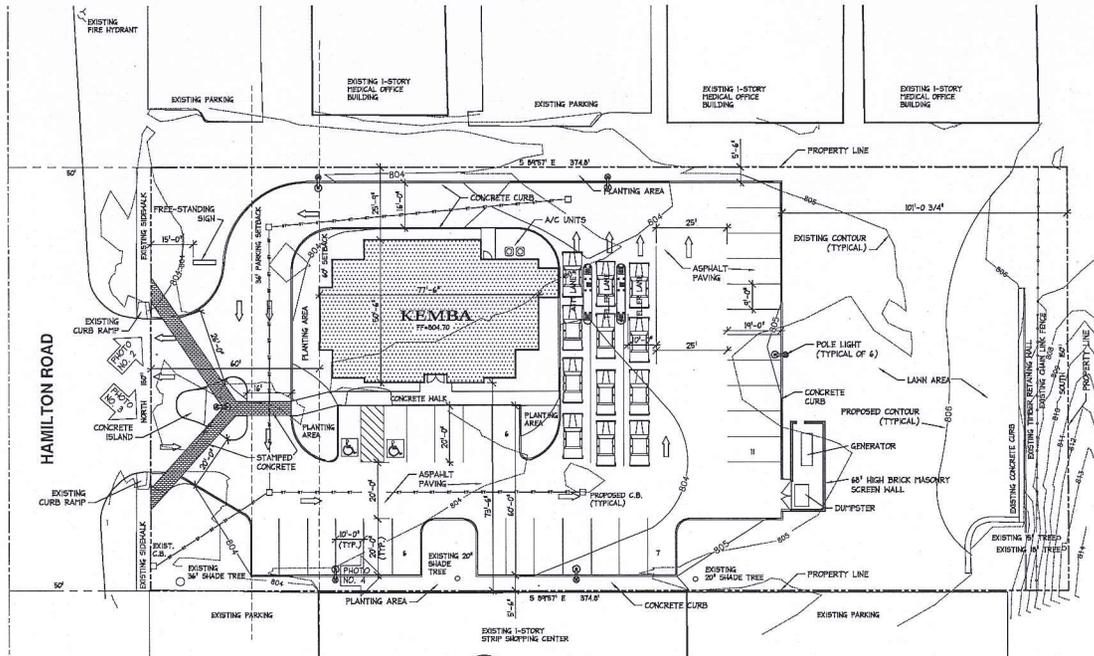
DEVELOPER:
KEMBA FINANCIAL CREDIT UNION
555 OFFICERS PLACE
GAHANNA, OH 43230

ARCHITECT:
CHRIS HUMPHREY
4295 MILLWATER DR
POMELL, OH 43065
740-881-0910 (O)
740-881-3060 (F)
chj@humphreysarchitect.com



LOCATION PLAN
SCALE: N.T.S.

INDEX OF DRAWINGS	
COA-1	SITE PLAN, PHOTOS, TABLES
COA-2	BUILDING ELEVATIONS, MATERIALS LIST
COA-L	SITE LIGHTING CALCULATIONS AND CATALOG CUTS
L001	LANDSCAPE PLAN



SITE PLAN
SCALE: 1"=20'

KEMBA FINANCIAL CREDIT UNION
110 N HAMILTON ROAD
GAHANNA OHIO 43230

DATE: MAY 30 2014

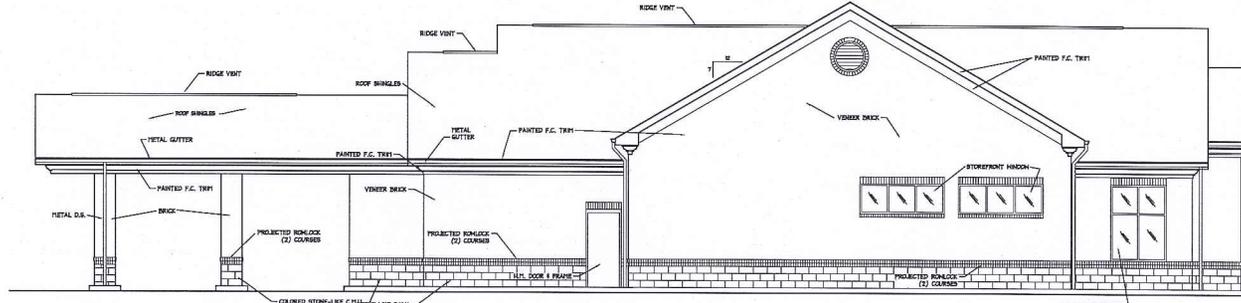
- PROGRAMMING
- SCHEMATIC
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENT
- BIDDING
- PERMIT
- REVISION

PROJECT NO. 13038

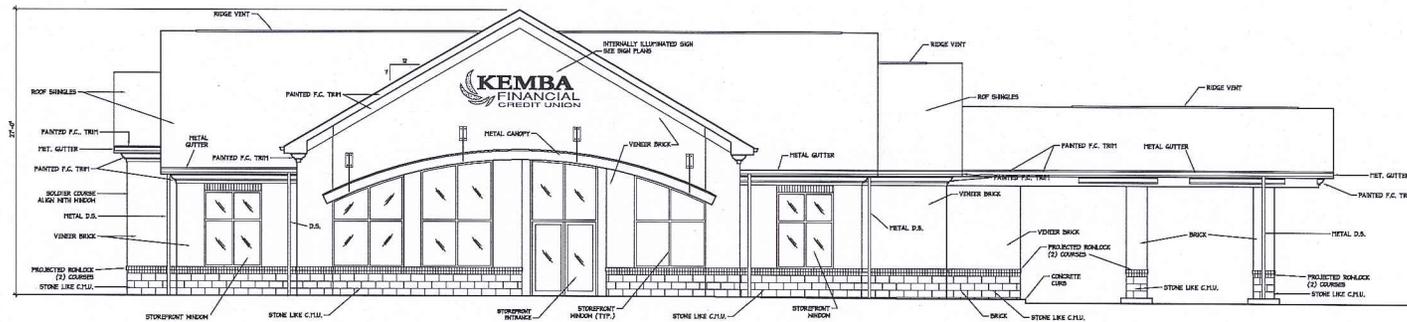
COA-1

PROPOSED EXTERIOR FINISHES
 KEMBA FINANCIAL CREDIT UNION
 110 N HAMILTON ROAD
 GAHANNA OH 43230

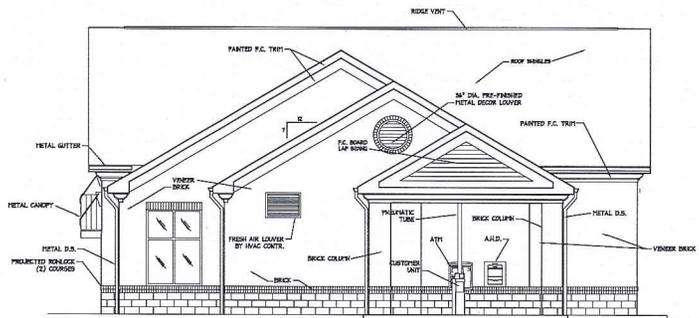
- FIELD BRICK: LAWRENCEVILLE BRICK WIRECUT FLASHED NO. 4-213
 MODULAR FIELD
- BRICK MORTAR: CEMEX RICHMORTAR TYPE N
- WATERTABLE: SPLIT-FACESHOLDICE DESIGNER STONE, ROCK-STONE
 STYLE 16" x 8" UNITS
 COLOR: DESERT BUFF
- WATERTABLE MORTAR: CEMEX RICHCOLOR 59-F TUSK
- TRIM, GUTTERS AND DOWNSPOUTS: PAINT AND PRE-FINISHED METAL TO MATCH
 SHERWIN-WILLIAMS SW6141 SOFTER TAN
- STOREFRONT AND AWNING METAL: CLEAR ANODIZED ALUMINUM AND PAINT TO
 MATCH
- ROOF SHINGLES: CERTANTEED LANDMARK DESIGNER SHINGLES MOIR BLACK



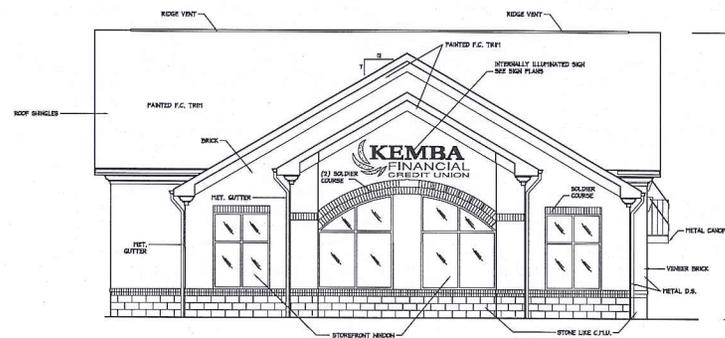
LEFT SIDE (WEST) ELEVATION
 SCALE: 3/16"=1'-0"



RIGHT SIDE (SOUTH) ELEVATION
 SCALE: 3/16"=1'-0"



REAR (EAST) ELEVATION
 SCALE: 3/16"=1'-0"



FRONT (WEST) ELEVATION
 SCALE: 3/16"=1'-0"



CHRISTOPHER J. HUMPHREY
 #8771
 Expiration Date 12/31/15

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 www.christopherjhumphrey.com

KEMBA
 FINANCIAL
 CREDIT UNION
 110 N HAMILTON ROAD
 GAHANNA OHIO 43230

DATE MAY 30 2014

- PROGRAMMING
- SCHEMATIC
- DESIGN DEVELOPMENT
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- REVISION

PROJECT NO. 13038

COA-2

Submitted by Spectrum Lighting, Inc. Job Name: KEMBA - GAHANNA Catalog Number: VA-107-S1-B2 Type: A

Project Name: KEMBA - GAHANNA

VA106

VA106 is available for both posttop and suspended luminaires.

VA106 is constructed of 2" x 4" (small) or 2" x 6" (large) rectangular extruded aluminum using 100% shock tested flat bar. The center 40" flat bar can be made to 48" over the 30" wide lens or only 36" at 2100'. VA106 is available in the following pole mounting configurations: Single and Double 100' Finish: custom factory for custom mounting.

Finish	A	B	C	D	E	F	G	H	I	J	K	L
VA106A	24"	24"	24"	18"	24"	1	1.4					
VA106B	18"	24"	24"	18"	14"	2.0	2.1	1.5				
VA106 S1	↔		↔		↔		↔		↔		↔	

VA107

VA107 is constructed of 2" x 4" (small) or 2" x 6" (large) rectangular extruded aluminum using 100% shock tested flat bar. The center 40" flat bar can be made to 48" over the 30" wide lens or only 36" at 2100'. VA107 is available in the following pole mounting configurations: Single and Double 100' Finish: custom factory for custom mounting.

Finish	A	B	C	D	E	F	G	H	I	J	K	L
VA107A	24"	24"	24"	18"	24"	1	1.2					
VA107B	18"	24"	24"	18"	14"	2.1	2.1	1.8				
VA107 S1	↔		↔		↔		↔		↔		↔	

MOUNTING ARM

Submitted by Spectrum Lighting, Inc. Job Name: KEMBA - GAHANNA Catalog Number: ODN-2L-T4-84LC-5-55K-UNV-AML-BZ-CSFH Type: A

Project Name: KEMBA - GAHANNA

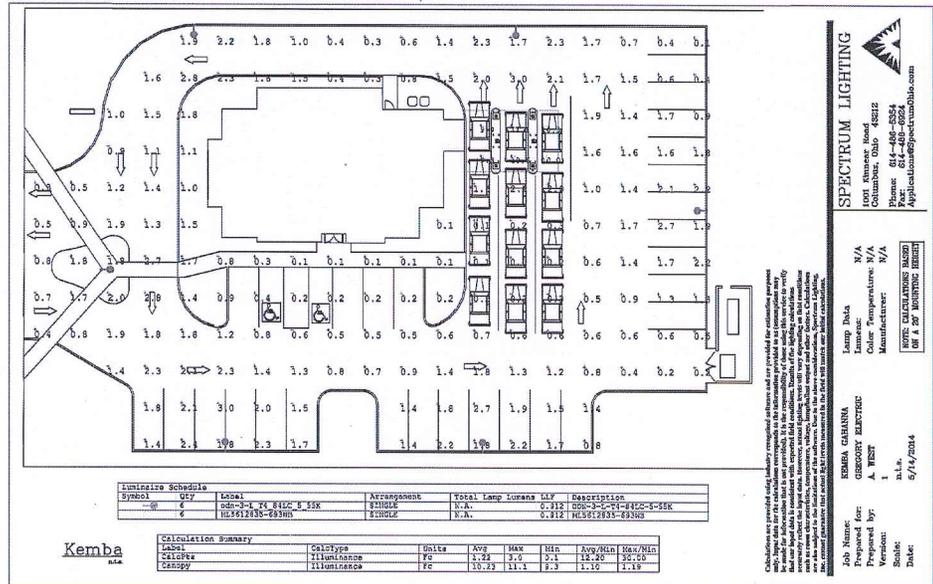
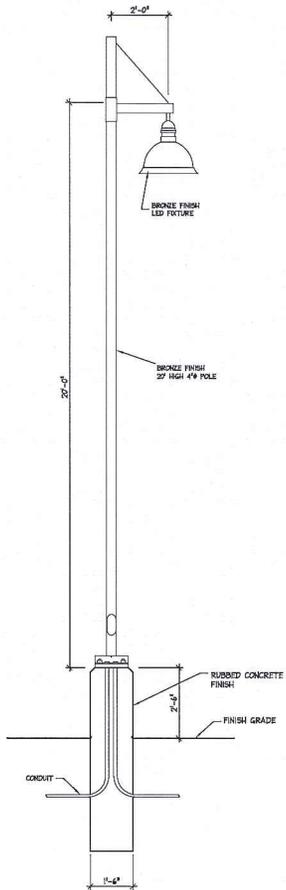
Oden LED

With an interchangeable case for spot and area light, the Oden LED offers attachment, design and adjustability features for a custom fixture for a wide range of applications.

The Oden LED is available in the following pole mounting configurations: Single and Double 100' Finish: custom factory for custom mounting.

Finish	A	B	C	D	E	F	G	H	I	J	K	L
ODN-2L	24"	24"	24"	18"	24"	1	1.4					
ODN-2L	18"	24"	24"	18"	14"	2.0	2.1	1.5				

POLE LIGHT



PHOTOMETRIC SITE PLAN
SCALE: 1"=10'-0"

CHRISTOPHER J. HUMPHREY
Architect, LLC
1400 Main Street, Suite 400
Gahanna, OH 43030

KEMBA
FINANCIAL
CREDIT UNION
110 N HAMILTON ROAD
GAHANNA OHIO 43230

DATE: MAY 30 2014

PROGRAMMING

SCHEMATIC

DESIGN DEVELOPMENT

CONSTRUCTION DOCUMENT

BIDDING

PERMIT

REVISION

PROJECT NO. 13038

COA-L

