

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PROPERTY INFORMATION			
Project/Property Address: 817 N. Hamilton Rd		Project Name/Business Name: One Church	
Parcel #: 025001918	Zoning: (see Map) RID	Acreage: 0.53 lot; 15 acre site	

PLAN SPECIFICATIONS	
Application Type: (check all that apply)	<input checked="" type="checkbox"/> Site Plan <input checked="" type="checkbox"/> Landscaping <input type="checkbox"/> Building Design <input type="checkbox"/> Demolition <i>Olde Gahanna only</i> <input type="checkbox"/> Other
Project Description: Temporary 4" deep gravel lot on SE corner of property. Note: this lot has been installed prior to permit. West lot expansion zoning application by mid-November.	

APPLICANT INFORMATION	
Applicant Name (Primary Contact): David Domine	Applicant Address: 128 Academy Woods Dr. Gahanna, OH 43230
Applicant E-mail: ddomine63@gmail.com	Applicant Phone: (614) 582-8899
Business Name (if applicable): One Church	

ADDITIONAL CONTACTS	
Please list all applicable contacts for correspondence	
Name(s)	Contact Information (phone/email)
Shane Hart	(614) 313-5211
Property Owner Name: (if different from Applicant)	Property Owner Contact Information (phone no./email):

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED

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: 10/20/23

ADDITIONAL INFORMATION ON NEXT PAGE....

INTERNAL
USE

Zoning File No.

DR-0452-2023

RECEIVED:

DATE:

KAU
10-25-23

PAID:

DATE:

200.00
10-25-23

Updated
Apr 2022

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:

1. Review Gahanna Code [Section 1197](#) (visit www.municode.com)
2. Materials List (see page 3) – does not apply to demolition applicants
3. Authorization Consent Form Complete & Notarized (see page 4)
4. Application & all supporting documents submitted in digital format
5. Application & all supporting documents submitted in hardcopy format
6. Application fee paid (in accordance with the [Building & Zoning Fee Schedule](#))
7. Color rendering(s) of the project in plan/perspective/or elevation
8. **One (1) copy** 24"x36" or 11"x17" prints of the plans

Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)

1. **SITE PLAN** that includes the following: (include: scale, north arrow, & address) if applicable
 - All property & street pavement lines
 - Property size
 - Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets
 - Location of all existing and proposed buildings on the site
 - Location of all existing & proposed exterior lighting standards
 - Breakdown of parking spaces required & spaces provided (see Gahanna Code [Section 1163](#))
 - 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
 - Designation of required buffer screens (if any)
 - Interior landscaping breakdown for paved surface (see Gahanna Code [Section 1163](#))
3. **ELEVATIONS** from all sides
 - Fenestration, doorways, & all other projecting & receding elements of the building exterior
4. **LIGHTING STANDARD DRAWING** that includes the following: (exterior only)
 - All sizing specifications
 - Information on lighting intensity (no. of watts, iso foot candle diagram)
 - Materials, colors, & manufacturer's cut sheet
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			
ITEM	MATERIAL TYPE	COLOR NAME	COLOR NUMBER
Facade			
Facade			
Facade			
Awnings			
Lighting			
Roofing			
Trim			
Other (please specify)	Temporary Gravel Parking lot		
Other (please specify)			
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.

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.

(property owner name printed)

(property owner signature)

(date)

Subscribed and sworn to before me on this _____ day of _____, 20_____.

State of _____ County of _____

Stamp or Seal

Notary Public Signature: _____

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.

ONE CHURCH DAVE DOMINGUE, EXPANSION DIRECTOR
(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

10/20/23
(date)

Subscribed and sworn to before me on this 20 day of October, 2023.

State of Ohio County of Franklin

Notary Public Signature: Julie A Radabaugh



JULIE A RADABAUGH
Notary Public
State of Ohio
My Comm. Expires
April 25, 2026

Expansion Milestones - Best Case

11/28/2023

	Zoning Application	Design Develop Complete	Construction Drawing Submit	Construction Start	Construction Complete	Notes
Parking Expansion	12/20/2023	N/A	3/25/2024 (14 weeks to do)	5/20/2024 (8 week approval)	7/16/2024 (8 weeks)	Watcon delay -- looking to make a change
Building C Entry and Patios	11/30/2023	N/A	12/11/2023	1/25/2024 (7 week approval)	4/15/2024 (12 weeks)	Mid-August exterior re-alignment 9/11~29 Fly Through focus C/D parallel work
Parking Expansion	12/20/2023	N/A	3/25/2024 (14 weeks to do)	5/20/2024 (8 week approval)	7/16/2024 (8 weeks)	Watcon delay -- looking to make a change
Auditorium	12/20/2023	2/15/24 (8 weeks to do)	4/26/2024 (10 weeks to do)	6/10/2024 (6 week approval)	6/10/2025	Try to submit both Site and Auditorium together Likely ties approvals and construction start dates
Kids	N/A	2/15/24 (8 weeks to do)	4/26/2024 (10 weeks to do)	6/10/2024 (6 week approval)	8/19/2025 (plus 10 weeks)	

Prepared for:



Prepared By:

WATCON

CONSULTING ENGINEERS
& SURVEYORS

83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979

TEMPORARY PARKING PERMIT SITE PLAN

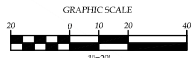
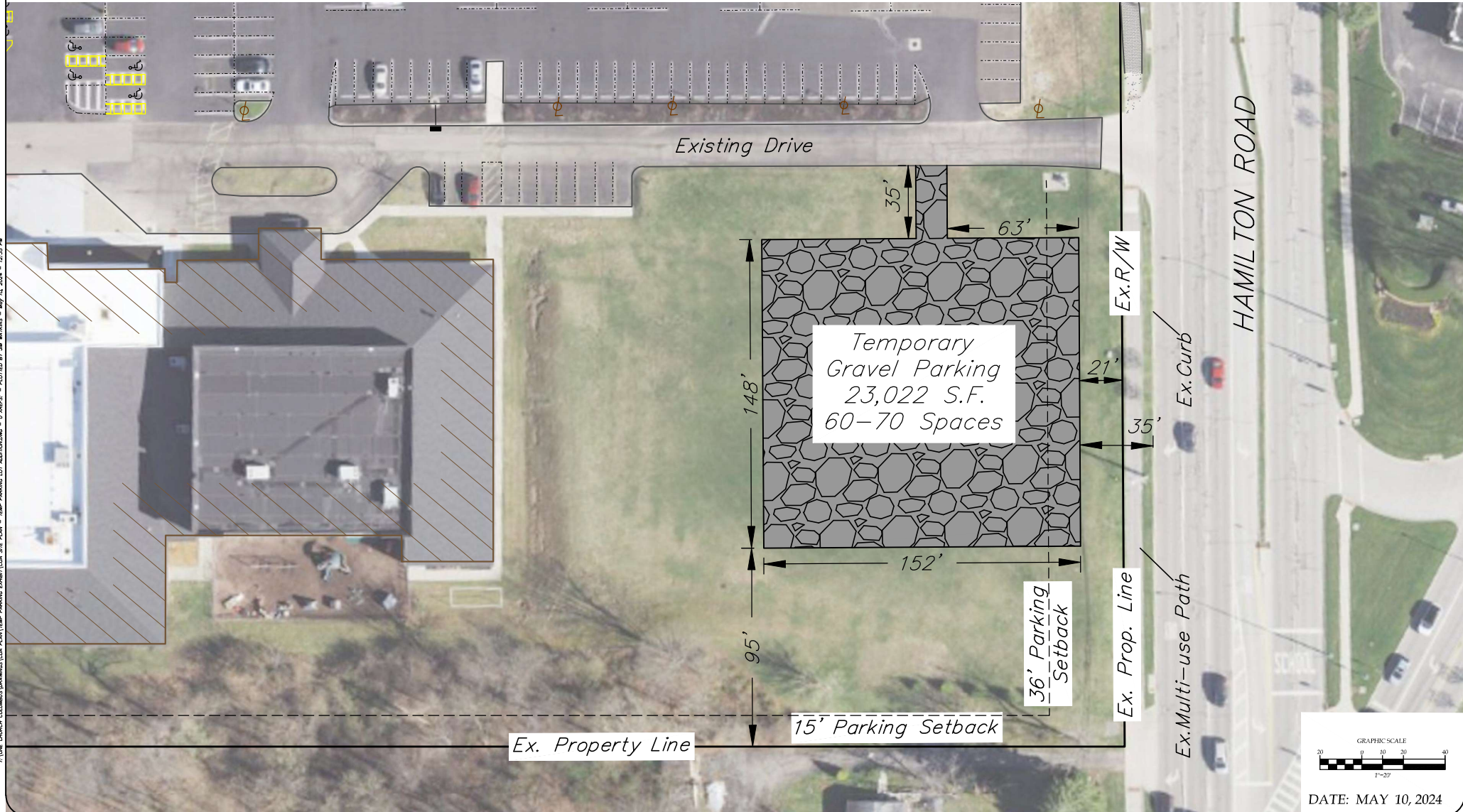
FOR:

One Church Parking

G A H A N N A , O H I O



1/1



DATE: MAY 10, 2024

1: ONE CHURCH COLUMBUS/SPRINGFIELD/COA PLAN/TEMP PARKING EXHIBIT/COA SITE PLAN - TEMP PARKING LOT ADDITION/ONE - © JREFS - PLOTTED BY: AM WATSONS - MAY 10, 2024 - 12:35 PM

**ONE
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Nov 30, 2023

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

RE: Project 817 N Hamilton Rd. Design Review – Disposition of 11/9/2023 Comments

Dear City of Gahanna, Dept. of Planning,

The following is a response to your comments letter of 11/9/2023. I have included the comment and our response.

Planning (614) 342-4025

1. Please provide a parking space count for the gravel lot.

The parking space count is 60 to 70 spaces. Please see the revised site plan submitted with this disposition of comments.

2. The parking lot is technically located on two separate parcels. Please show all parcel lines on the site plan the distance from the parking lot to all parcel lines.

The parcel lot lines are also shown in the revised site plan. For additional information, One Church is pursuing the combination of all 4 parcels.

3. Front parking lot setbacks are measured from the edge of the ROW. For these parcels, that is from the property line. Please update the 35' setback measurement on the site plan as that does not reflect the actual setback.

The distance from the property line is 21'. We understand that Ch 114.03(a)(7) requires 35' and will include justification in our variance request.

4. Please clarify what type of gravel is used for the lot.

Type 304 crushed limestone was used. The bed is 4" deep.

5. Please provide information on any dust control measures that are in place for the lot. This may be a condition of approval by Staff.

ONE CHURCH

817 N. Hamilton Rd., Gahanna, OH 43230

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The current overflow parking is only required for our 10:30 service and the total expected traffic is 60 or 70 cars traveling at less than 5mph. If there is any dust being created, it has not been visible.

We will apply calcium chloride per common gravel dust control measures.

6. Informational Comment: Please be aware that ADA spaces are required with every parking lot. Once a parking count is provided, it will be determined how many ADA spaces are required. Depending on how many ADA spaces are currently at the site, additional spaces may be required. You cannot receive a Variance from ADA standards as they are also required for Building and Engineering.

Thank you for the informational comment. In our experience, handicap spaces have become a demand that is higher than the minimum code requirements. Our current practice includes marking (3) additional handicap spaces with signs and using some of our (11) first time guest spaces as needed for those who need handicap parking.

Engineering Project Administrator (614) 342-4056

7. Be advised, a formal site civil engineering review will be required. The Engineering Department will conduct its formal site civil engineering review following approval from Planning Commission. Plans submitted with this application are viewed for reference only at this time and shall not be construed as being approved.

Understood. We are working to develop engineering plans for all of our future development projects. Our target is to complete the engineering work by the end of March, 2024.

Transportation & Mobility Engineer (614) 342-4050

8. No comments.

Parks (614) 342-4261

9. No Comments Per Julie Predier

Fire District (welshp@mifflin-oh.gov)

10. The fire division has no objection or additional comments

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

Thank you,



David Domine
Director of Expansion

ONE CHURCH

817 N. Hamilton Rd., Gahanna, OH 43230

ONE CHU RCH

Feb 12, 2024

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

RE: Project 817 N Hamilton Rd. Design Review – Disposition of 12/21/2023 Comments

Dear City of Gahanna, Dept. of Planning,

The following is a response to the staff comments letter of 12/21/2023. The staff comment are included with One Church responses.

Planning (614) 342-4025

1. Please provide a parking space count for the gravel lot.

The parking space count is 60 to 70 spaces. Please see the revised site plan submitted with this disposition of comments.

2. The parking lot is technically located on two separate parcels. Please show all parcel lines on the site plan the distance from the parking lot to all parcel lines.

The parcels we combined on 12/4/2023. The new combined parcel is: 025-00198.

3. Four ADA spaces are required with the 60-70 space parking count. Please provide a total parking count for the entire site, as well as the total number of dedicated ADA spaces (only include those that are ADA spaces 100% of the time). If this number is not high enough to account for the four additional spaces, you will need to add additional ADA space(s) to your paved lot.

There are 547 total permanent spaces and 70 temporary spaces. The permanent ADA space requirement for 617 spaces is: 13 spaces (2% of total). There are currently 16 permanent ADA spaces marked (10 with paint, 6 with signs).

4. Please submit an image of the current condition of the lot.

Please see below:

ONE CHURCH

817 N. Hamilton Rd., Gahanna, OH 43230

ONE CHU RCH



5. The front parking setback is 36 ft (measured from the property line), not 35 ft. Please update the site plan to accurately show this setback.

The setback was not measured correctly when the temporary lot was installed. A variance request has also been made.

6. The side setback for parking is 15 ft. Please label the distance from the lot to side property lines.

See #2 above.

7. Please see comments left on associated application and revise as necessary.

Engineering Project Administrator (614) 342-4056

8. Be advised, a formal site civil engineering review will be required. The Engineering Department will conduct its formal site civil engineering review following approval from Planning Commission. Plans submitted with this application are viewed for reference only at this time and shall not be construed as being approved.

Understood. We are working to develop engineering plans for the site development. Our target is to complete the engineering documents by the end of May, 2024.

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9. A separate site civil engineering plan will be required for the gravel lot. The site plan will need to include construction and design information detailing sediment and erosion control measures, a lighting plan, and a striping plan. This site plan must be submitted as soon as possible.

A variance application has been submitted. We are planning to remove temporary lot when the new auditorium construction begins. The target date for start of construction is September 2024.

Transportation & Mobility Engineer (614) 342-4050

10. No comments.

Parks (614) 342-4261

11. No Comments Per Julie Predier

Fire District (welshp@mifflin-oh.gov)

12. The fire division has no objection or additional comments

Building (614) 342-4010

13. If additional parking will be provided, then the number of accessible parking spaces for the site will need to be computed for the total number of parking spaces for the site.

See #3 above.

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

Thank you,

David Domine
Director of Expansion



March 18, 2024

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

RE: Project 817 N Hamilton Rd. Design Review – Disposition of comments 2/23/24

Dear City of Gahanna, Dept. of Planning,

The following is a response to your comments letter of 2/23/24. We have included the comment and our response.

Engineering Project Administrator (614) 342-4056

1. Be advised, a formal site civil engineering review will be required. The Engineering Department will conduct its formal site civil engineering review following approval from Planning Commission. Plans submitted with this application are viewed for reference only at this time and shall not be construed as being approved. *(Informational Comment)*

Response: *Understood.*

2. If the variance is approved, this lot will need to undergo the site civil engineering review process.

Response: *Understood.*

Transportation & Mobility Engineer (614) 342-4050

3. No comments.

Parks (614) 342-4261

4. No Comments Per Julie Predieri

Fire District (welshp@mifflin-oh.gov)

5. The fire division has no objection or additional comments

Planning (614) 342-4025

6. The front parking setback is 36 ft (measured from the property line), not 35 ft. Please update the site plan to accurately show this setback.
2/2024: Comment has not been addressed. Please label all setbacks on the site plan, both front and side. This is an application requirement.

ONE CHURCH

817 N. Hamilton Rd., Gahanna, OH 43230

ONE CHU RCH

Response: *This comment was addressed in the variance application re-submittal 2/12/24.*

7. The side setback for parking is 15 ft. Please label the distance from the lot to the side property line.

2/2024: Comment has not been addressed. Please label the distance from the edge of the lot to the south property line.

Response: *The side setback is 95' and has been added to the attached site plan.*

8. Since the lots are now combined, please submit an updated site plan with the new property lines and what is requested in the above comments.

Response: *The property lines are shown on the attached site plan.*

9. Please see comments left on associated application and revise as necessary.

Response: *These comments we received are addressed.*

Building (614) 342-4010

10. If additional parking will be provided, then the number of accessible parking spaces for the site will need to be computed for the total number of parking spaces for the site.

Response: *Understood.*

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

Thank you,



Dave Domine
Director of Expansion

ONE CHURCH

817 N. Hamilton Rd., Gahanna, OH 43230



April 25, 2024

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

RE: Project 817 N Hamilton Rd. Design Review – Disposition of comments 2/23/24

Dear City of Gahanna, Dept. of Planning,

The following is a response to your comments letter of 3/21/24. We have included the comment and our response.

Engineering Project Administrator (614) 342-4056

1. Be advised, a formal site civil engineering review will be required. The Engineering Department will conduct its formal site civil engineering review following approval from Planning Commission. Plans submitted with this application are viewed for reference only at this time and shall not be construed as being approved. (*Informational Comment*)

Response: *Understood.*

2. If the variance is approved, this lot will need to undergo the site civil engineering review process.

Response: *Understood.*

Transportation & Mobility Engineer (614) 342-4050

3. No comments.

Parks (614) 342-4261

4. No Comments Per Julie Predieri

Fire District (welshp@mifflin-oh.gov)

5. The fire division has no objection or additional comments

Planning (614) 342-4025

6. The front parking setback is 36 ft (measured from the property line), not 35 ft. Please update the site plan to accurately show this setback. 2/2024: Comment has not been addressed. Please label all setbacks on the site plan, both front and side. This is an application requirement. 3/2024: Comment has not been addressed. The current site plan

ONE CHU RCH

labels 35 ft from the curb. You need to label 36 ft from the ROW. You will also need to label 15 ft from the south property line to address the side yard setback.

Response: The setbacks are properly noted on the attached site plan. The actual side yard setback is 95' but the setback from the ROW is 21' not the 36' required. The ROW setback is addressed in the variance application.

Building (614) 342-4010

7. If additional parking will be provided, then the number of accessible parking spaces for the site will need to be computed for the total number of parking spaces for the site.

Response: Understood.

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

Thank you,

Dave Domine
Director of Expansion



PLANNING COMMISSION STAFF REPORT

Project Summary – One Church Gravel Lot

Meeting Date: June 12, 2024

Location: 817 North Hamilton Road

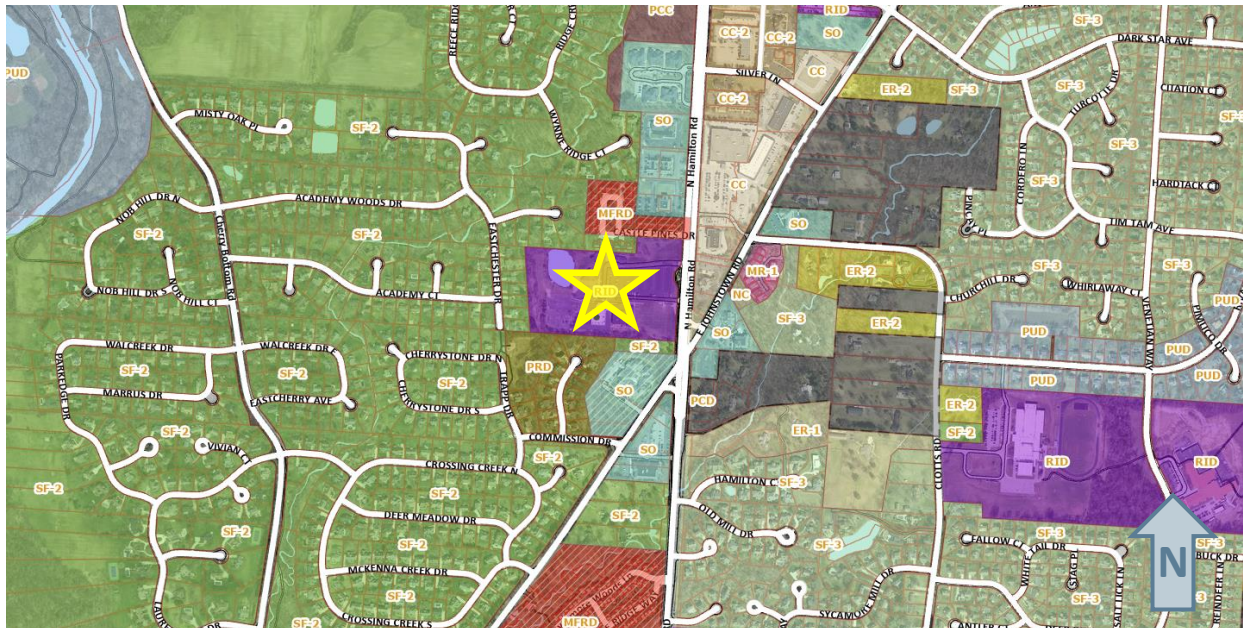
Zoning: Restricted Institutional District (RID)

Application Type(s): Design Review (DR), Variance (V)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends disapproval of the Design Review and two of the requested variances.

Location Map:



Staff Review

History

In June 2017, a Design Review application was approved for the addition of 233 new parking spaces on-site. 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 561 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.

There are currently Final Development Plan, Design Review, and Variance applications under staff review for a building addition and parking lot improvements on the site. These applications were initially submitted in March of this year.

Overview

The applicant is requesting approval of Design Review and Variance applications for a temporary gravel lot. The lot is located in front of the main church building, in the southeast corner. The applicant states that it has approximately 60-70 total spaces, and ADA parking space count requirements are still met with the additional spaces.

The gravel lot was installed prior to receiving City approval and this application was filed due to Code Enforcement action. The lot was installed in October of last year and the applications were filed shortly after a notice of violation was issued. The applicant states that the lot is necessary to address the high parking demand during the Sunday morning service and is only used one day per week. The applicant also stated that the gravel lot would be removed in summer 2024 when construction for the new auditorium and parking lot was anticipated to begin. However, those applications were just filed in March and are still in the review stage of the process. The applicant did provide clarification that the new intent is to remove the gravel lot this fall.

The Zoning Code requires that all parking lots are hard-surfaced and therefore does not permit any gravel lots. Due to this, as well as the temporary nature of the lot, multiple variances are required. All of the requested variances are typical for gravel lots, except for the variance to setback requirements.

Review Criteria

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 standards 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.
- Generous use of vegetation is encouraged.

Variance (V)

The following variances have been requested:

1. 1154.03(a)(7) – Development Standards
 - a. Parking lots shall be at least 36 ft from the edge of the right-of-way (ROW).
 - b. The parking lot is 21 ft from the ROW.
2. 1163.05(a) – Surfacing and Maintenance
 - a. All off-street parking lots and access drives shall be hard-surfaced.
 - b. The parking lot and access drive are gravel instead of hard-surfaced.
3. 1163.06(a) – Lighting, Striping, and Traffic Control
 - a. Every parking area shall provide adequate lighting.
 - b. There is no lighting provided. The applicant states that lighting is not necessary since the lot is only used on Sunday mornings.
4. 1163.08(b-g) – Interior Landscaping Requirements
 - a. Parking areas must be screened from the ROW, parking lots shall include interior landscaping, one tree required per 100 SF of landscaping, etc.
 - b. There is no new landscaping with this application. The applicant states that any new landscaping would need to be relocated when construction begins.
5. 1167.18(b)(1) – Screening Requirements
 - a. Parking areas adjacent to residential shall provide screening of at least 6 ft tall with 80% opacity or more.
 - b. There is no screening provided between the lot and the residential area to the south. There is some existing foliage there.

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 disapproval of the Design Review application. Staff believes that the Design Review criteria is not met. There are no other gravel parking lots in the immediate area, and it is adjacent to Hamilton Rd and is very visible from the ROW, especially since it encroaches 15 ft into the front parking setback.

Staff also recommends disapproval of variances 1 and 2. The setback variance is not minor in nature and increases visibility of the lot from the ROW, especially since there is no existing screening. If the Design Review is approved, staff has no objections to variances 3-5 as they are commonly requested and approved for gravel lots.

The majority of gravel lots that were previously approved were in primarily industrial areas, and most were approved to only be temporary. Regardless, many of these temporary lots were not removed and still exist years past the approved timeline. For example, the gravel lot at 1655-1675 Eastgate Parkway was approved for three years in 2015, and it has not been removed yet.

If the application(s) are approved, Planning Commission may add conditions for a maximum timeframe or dust control measures. However, the 2023 Design Review application at this site for a new parking lot was approved with conditions for additional screening, and those conditions have not been met by the applicant. Additionally, it can be challenging for staff to enforce certain conditions and timeframes as staff resources are limited and property owners and tenants change over time.