

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

FINAL DEVELOPMENT PLAN APPLICATION

	PROPERTY IN	FORMATION				
Project/Property Address:	Project/Property Address: Project Name/Business Name:					
817 N. Hamilton Rd.		One Church - Ne	w Worship Building a	nd Sitework		
Parcel #: 025-001918	Zoning: (see <u>Map</u>) RID		Acreage:	15		

PLAN SPECIFICATIONS

Project Description & Proposed Use(s): Worship room addition to existing building New parking lot, landscaping and light poles New detention basin and demolition of existing pond

Tenant improvement of existing building, including new exterior entry and finishes

APPLICANT INFORMATION				
Applicant Name	Applicant Address:			
(Primary Contact): David Domine	817 N. Hamilton Rd.			
Applicant E-mail:	Applicant Phone:			
ddomine63@gmail.com	(614) 582-8899			
Business Name (<i>if applicable</i>): One Church				

	AL CONTACTS ontacts for correspondence*
Name(s)	Contact Information (phone/email)
Shane Hart Tony Torres Shawn Lanning	(614) 843-1002 (714) 780-2873 / ttorres@visioneeringstudios.com (614) 352-2914 / slanning@verdantas.com
Property Owner Name: (<i>if different from Applicant</i>) One Church	Property Owner Contact Information (phone no./email): (614) 407-4115

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: 3/15/24

ADDITIONAL INFORMATION ON NEXT PAGE

INAL E		
INTER US	Zoning File No.	DP-24- 7

RECEIVED: <u>KAW</u> DATE: 03-14-2024 PAID: _____ DATE: 03-14-2024

\$1000.00

Updated Apr 2022



ERTY OWNER

Applicant/Property Owner/Representative

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.

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.

ONE CHURCH - DAVE DOMINE, DEVELOPMENT	DRACHAR
(property owner name printed)	
	3/8/24
(property owner signature)	(date)
Subscribed and sworn to before me on this $\frac{20 \text{ March}}{100000000000000000000000000000000000$	JULIE A RADABAUGH JULIE A RADABAUGH State of Ohio My Comm. Expires April 25, 2026

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.

(applicant/representative/property owner name printed)

(applicant/representative/property owner signature)

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

State of _____ County of _____

Notary Public Signature: ____

(date)

Kathleen Shaffer-Fletcher 785 N. Hamilton Road Gahanna, OH 43230

Joan Thornton 397 Castle Pines Dr. Gahanna, OH 43230

Linda Baker 395 Castle Pines Dr. Gahanna, OH 43230

Andrea Rose 393 Castle Pines Dr. Gahanna, OH 43230

Lorraine Rothrauff 389 Castle Pines Dr. Gahanna, OH 43230

Anna Anderson 387 Castle Pines Dr. Gahanna, OH 43230

Anita Lestini 385 Castle Pines Dr. Gahanna, OH 43230

David Richards 410 Castle Pines Dr. Gahanna, OH 43230

Robert Christopher 408 Castle Pines Dr. Gahanna, OH 43230

Christy Nelson 406 Castle Pines Dr. Gahanna, OH 43230 Bruce Henn 402 Castle Pines Dr. Gahanna, OH 43230

Kristy Scott 400 Castle Pines Dr. Gahanna, OH 43230

Carol McPeek 398 Castle Pines Dr. Gahanna, OH 43230

Laura Newman 795 Cherry Wood Pl. Gahanna, OH 43230

Bryan Caudill 807 Cherry Wood Pl. Gahanna, OH 43230

Brian Smith 806 Cherry Wood Pl. Gahanna, OH 43230

Alec Fleschner 842 Eastchester Dr. Gahanna, OH 43230

Leonid Polonsky 830 Eastchester Dr. Gahanna, OH 43230

Erica Raymore 818 Eastchester Dr. Gahanna, OH 43230

Natalia Basham 808 Eastchester Dr. Gahanna, OH 43230 Robert Barnes 798 Eastchester Dr. Gahanna, OH 43230

Sung Smith 273 Eastchester Ct. Gahanna, OH 43230

David Haines 285 Eastchester Ct. Gahanna, OH 43230

Brian Hofmann 295 Eastchester Ct. Gahanna, OH 43230

Michael King Thomas 305 Eastchester Ct. Gahanna, OH 43230

Joshua Wiener 313 Eastchester Ct. Gahanna, OH 43230

ONE CHURCH **WORSHIP BUILDING ADDITION** AND RENOVATION 817 N HAMILTON RD, GAHANNA, OH 43230



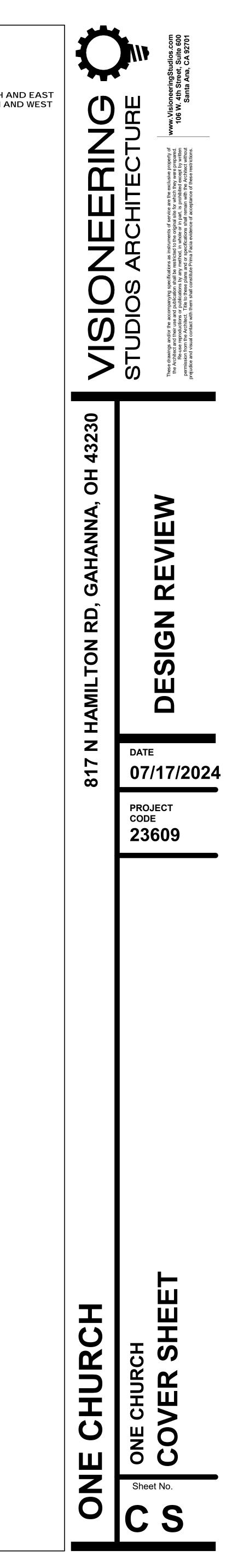
NOTE: RENDERING SHOW ABOVE IS A PRELIMEHINARY ARTIST CONCEPT ONLY. RENDERING MAY NOT REFLECT THE FINAL CONSTRUCTED CONDITION OR ACTUAL EXTERIOR AND INTERIOR COLORS AND FINISH MATERIALS, WHICH BE DETERMINED DURING THE DESIGN PROCESS AND INCLUDED IN THE CONSTRUCTION DOCUMENTS FOR THE PROJECT. THIS CONCEPT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



DESIGN REVIEW RESUBMITTAL 07/17/2024

SHEET INDEX

CS	COVER SHEET & RENDERING
1 OF 2	SITE IMPROVEMENT PLAN
1 OF 2	OLD/NEW REDLINE OVERLAY
A 1	OVERALL SITE PLAN
A 2	OVERALL FLOOR PLAN
A 3	COLOR - EXTERIOR ELEVATIONS - NORTH
A 4	COLOR - EXTERIOR ELEVATIONS - SOUTH A
M 1	MATERIAL BOARD
L1.00	ILLUSTRATIVE SITE PLAN
L1.01	OVERALL LANDSCAPE PLAN
L1.02	LANDSCAPE ENLARGEMENTS
L2.00	LANDSCAPE DETAILS
1 of 2	PHOTOMETRIC PLAN
2 OF 2	LIGHT STUDY

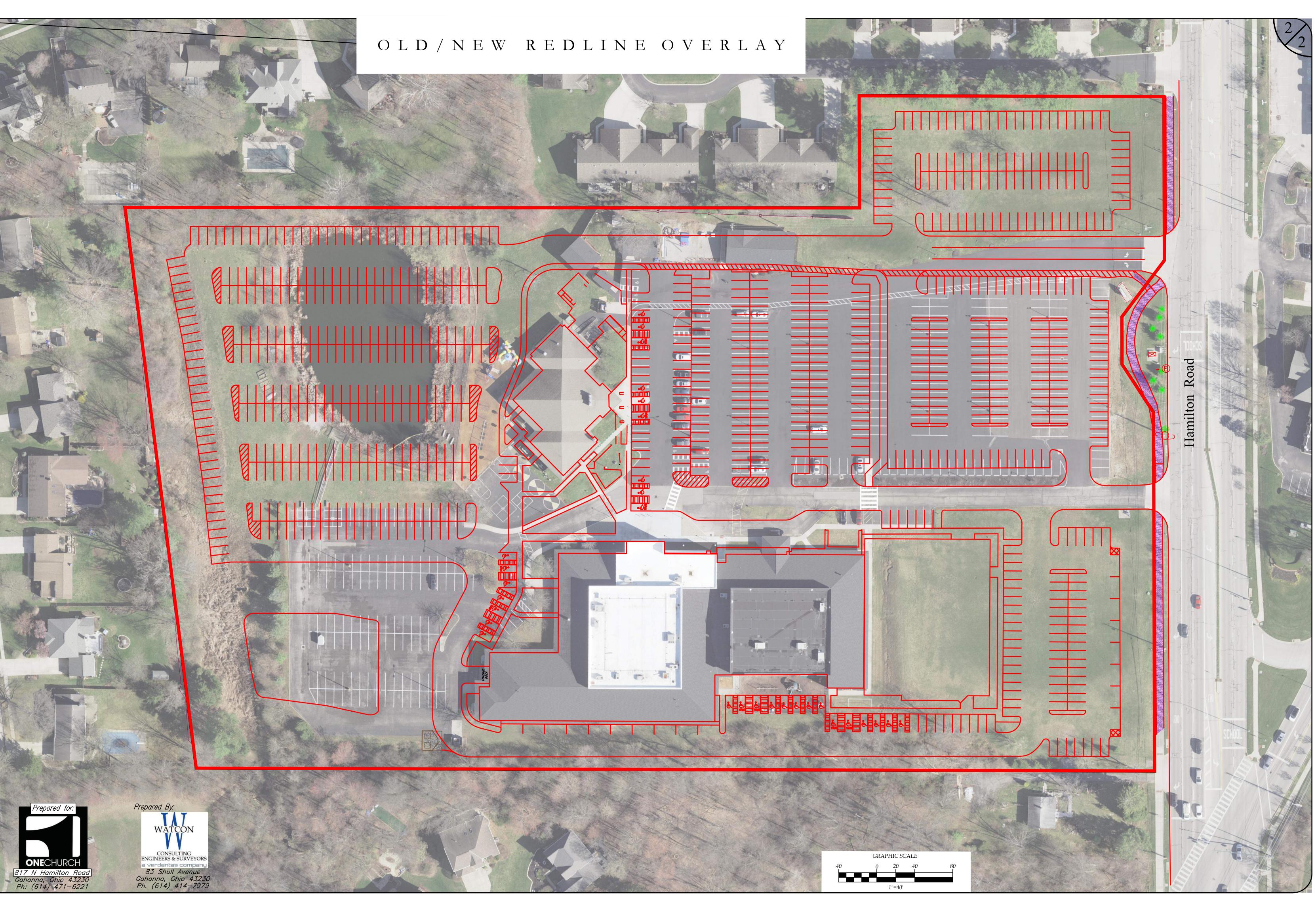




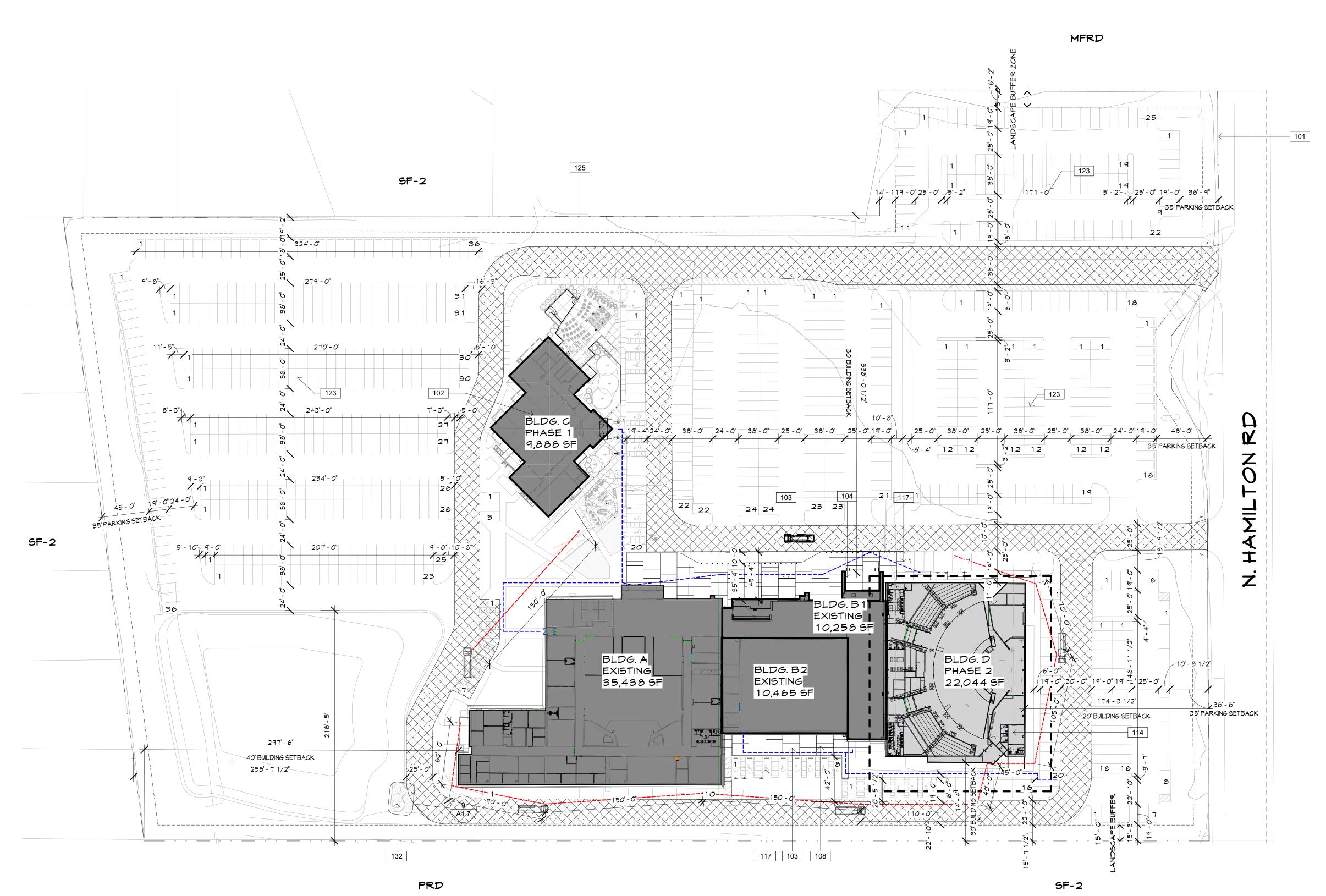
Gahanna, Ohio 43230 Ph: (614) 471–6221

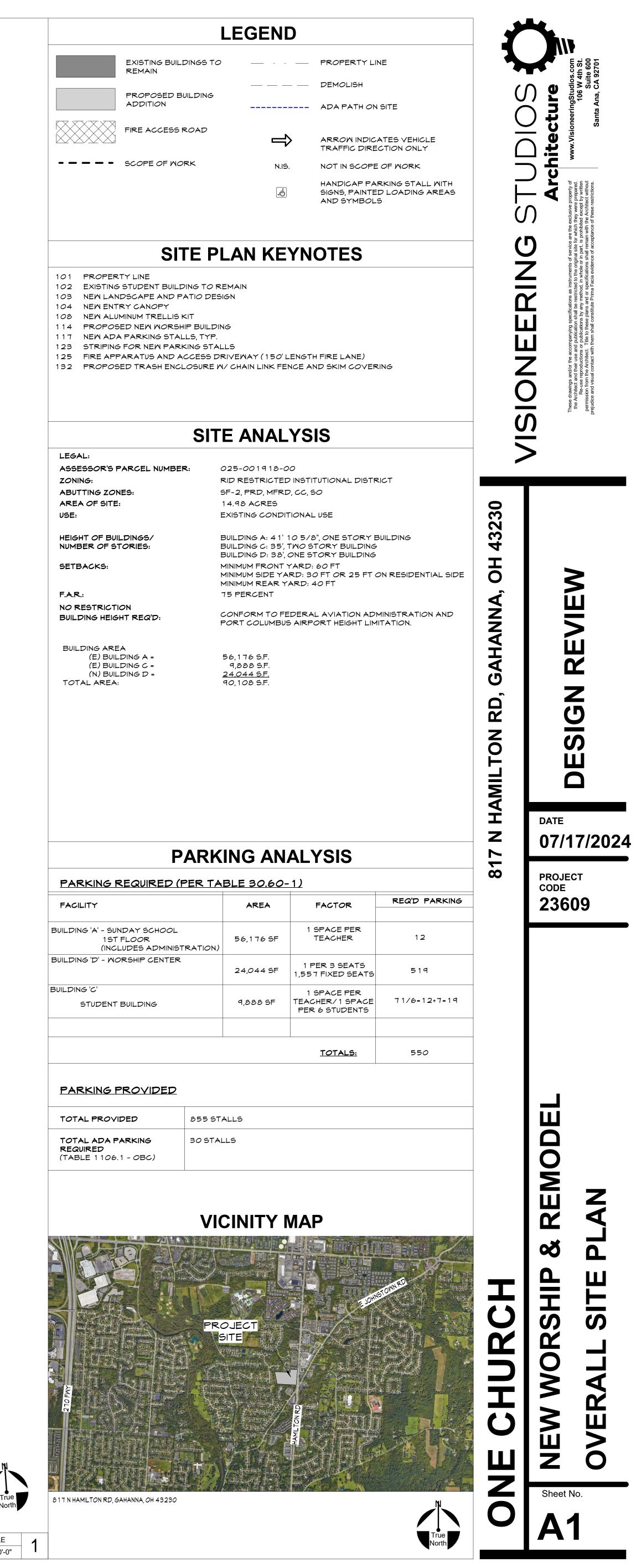
Gahanna, Ohio 43230 Ph. (614) 414-7979





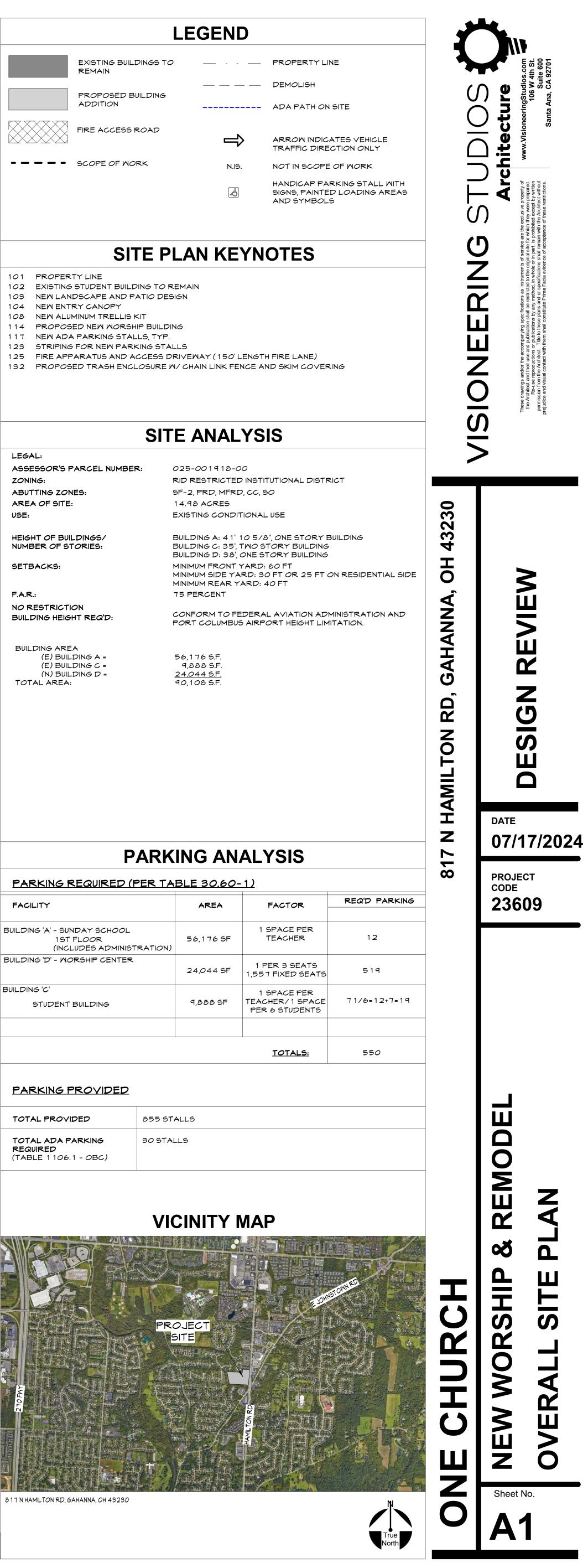






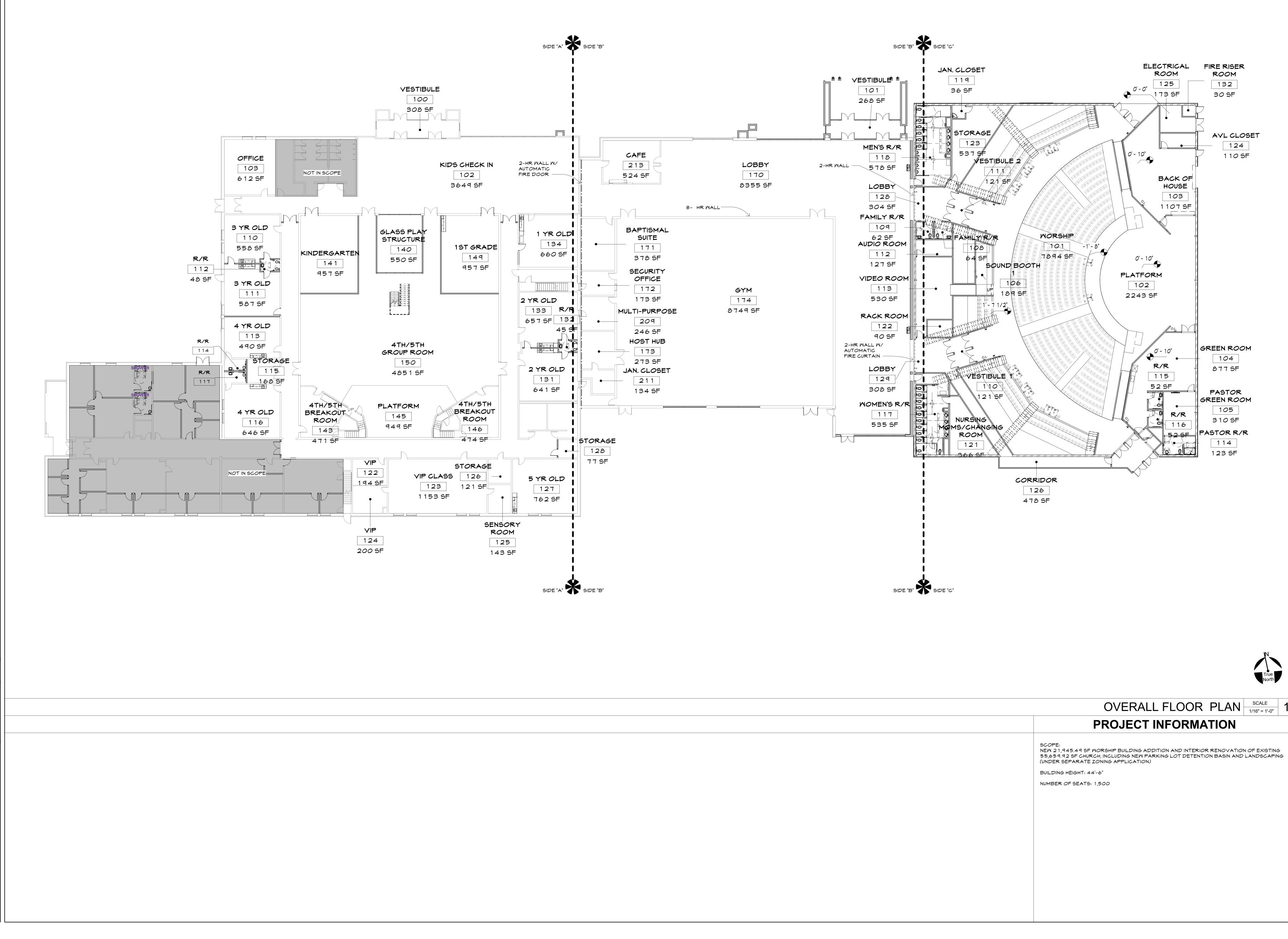


PARKING REQUIRED (PER TABLE 30.60-1)						
FACILITY	AREA	FACTOR	REQ'D			
BUILDING 'A' - SUNDAY SCHOOL 1ST FLOOR (INCLUDES ADMINISTRATION)	56,176 SF	1 SPACE PER TEACHER	12			
BUILDING 'D' - WORSHIP CENTER	24,044 SF	1 PER 3 SEATS 1,557 FIXED SEATS	51			
BUILDING 'C' STUDENT BUILDING	9,888 SF	1 SPACE PER TEACHER/1 SPACE PER 6 STUDENTS	71/6=1			
		TOTALS:	550			

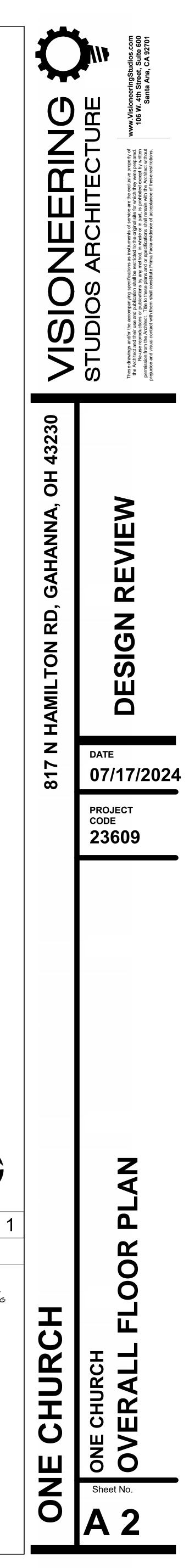


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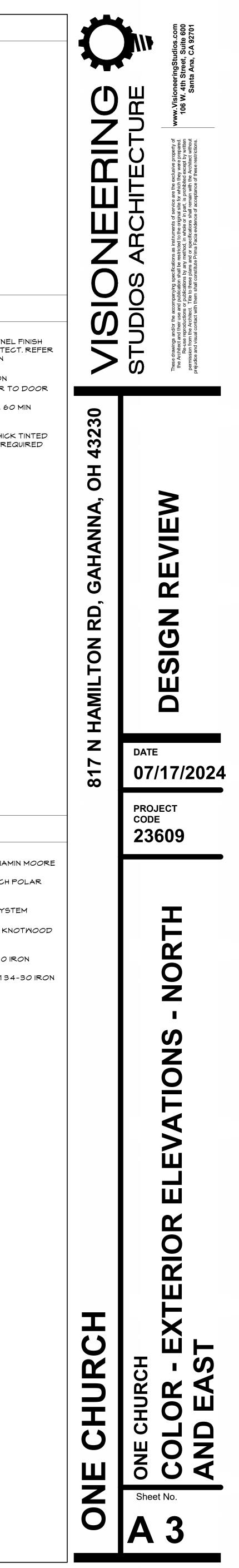




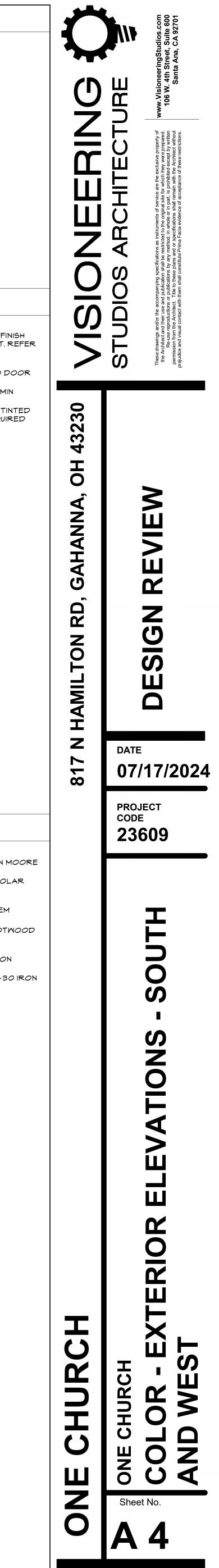




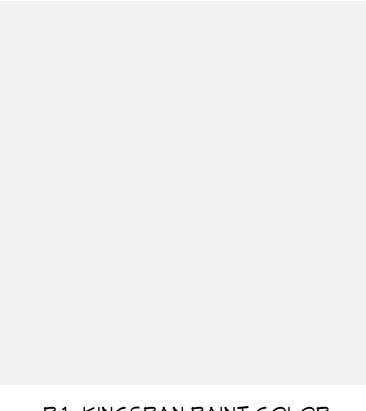
	LEGEND
9	ABBREVIATIONS:B.O.T.BOTTOM OF CHORD TRUSST.O.T.TOP OF TRUSST.O.B.TOP OF DEAMT.O.C.C.TOP OF DECKT.O.D.TOP OF DECKT.O.S.TOP OF SLABT.O.G.R.TOP OF GUARD RAILT.O.P.TOP OF LOW WALLT.O.P.TOP OF PARAPETT.O.R.TOP OF METAL DECKT.O.M.D.TOP OF MASONRY
<u>T.O.ROOF</u> 44'-6"	
$- \underbrace{MEZZANINE}_{12' - 10''}$	 KEY NOTES 601 PRE-ENGINEERED STANDING SEAM METAL ROOF 604 PRE-MANUFACTURED INSULATED METAL PANELS AT 3'-4" O.C., PANEL SHALL BE RIBBED METAL, FINISH COLOR AS SELECTED BY ARCHITEC TO DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION 605 EXTERIOR SCONCE LIGHT, REFER TO ELECTRICAL PLANS 606 ROLLING DOOR / ELECTRONICALLY ACTIVED W/ KEY OPERATION 607 TYP. HOLLOW METAL DOOR AND FRAME. FOR PAINT FINISH, REFER TO SCHEDULE. COLOR TO BE SELECTED BY ARCHITECT 608 TYP. STUCCO SYSTEM OV. APPROVED LATH OV. (2) LAYERS OFR 60 WATER RESISTIVE BARRIER 609 KNOTWOOD ALUMINUM SLATS 612 TYP. ALUMINUM DOOR/ WINDOW STOREFRONT SYSTEM WITH 1" THICK DUAL PANE ASSEMBLY. CLEAR ANODIZED, TEMPERED GLASS AS REC 613 NEW ENTRY CANOPY WITH HEAVY TIMBER GLUELAM BEAMS 615 NEW ENTRY SIGNANGE
EAST ELEVATION - COLOR SCALE 1/8" = 1'-0" 2	PAINT COLOR KEY NOTES P1 KINGSPAN VERTICAL METAL PANEL SYSTEM - POLAR WHITE P2 KINGSPAN VERTICAL METAL PANEL SYSTEM - PAINTED WITH BENJAMI 2134-30 IRON MOUNTAIN (COLOR TO MATCH EXISTING BUILDING) P3 TYPICAL STUCCO MATERIAL - PAINT (2) COATS - COLOR TO MATCH F
$\frac{P}{5}612$ 615 $P}{7}613$ $T.O.ROOF$ $44'-6"$	 P4 KNOTWOOD ALUMINUM SIDING - CHESTNUT P5 CLEAR ANODIZED MULLIONS TO MATCH EXISTING STOREFRONT SYST P6 KINGSPAN ROOF TRIM - POLAR WHITE P7 STAIN GLUELAM BEAMS (2) COATS, ALL SIDES; COLOR TO MATCH KNO 'CHESTNUT' P8 PRIME AND PAINT (2) COATS - COLOR TO MATCH POLAR WHITE P9 KINGSPAN ROOF TRIM - PAINTED WITH BENJAMIN MOORE 2 134-30 IR MOUNTAIN (COLOR TO MATCH EXISTING BUILDING) P10 TYPICAL STUCCO MATERIAL - PAINTED WITH BENJAMIN MOORE 2 134 MOUNTAIN (COLOR TO MATCH EXISTING BUILDING)
NECHURCH RISER LEVEL 12' - 10" FINISH FLOOR 0' - 0"	
NORTH ELEVATION - COLOR SCALE 1/8" = 1'-0" 1	







PAINT COLOR



P1: KINGSPAN PAINT COLOR

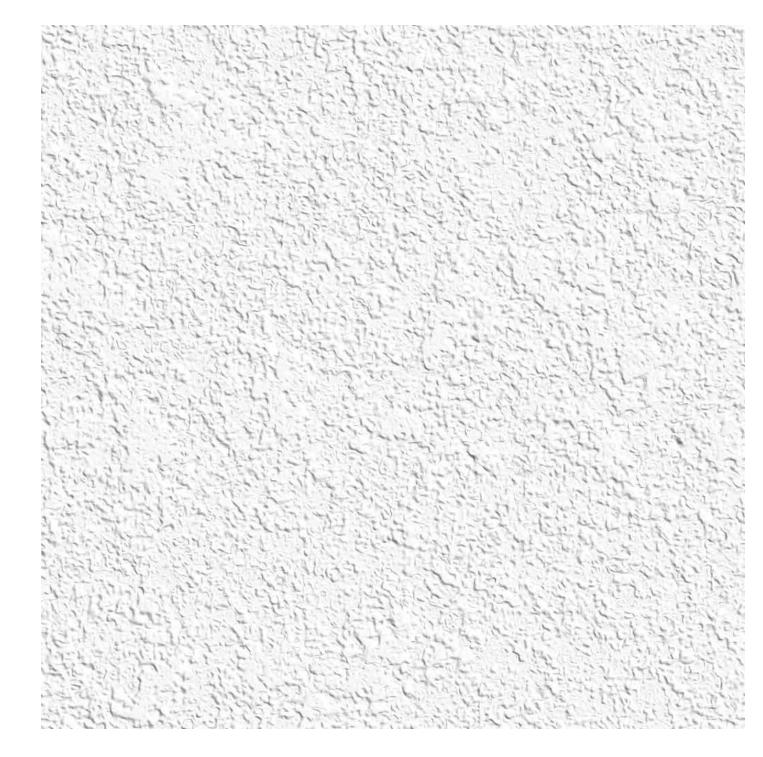


P2/P9/P10: BENJAMIN MOORE - IRON MOUNTAIN 2134-30



P5: CLEAR ANODIZED STOREFRONT WINDOWS

BUILDING MATERIAL



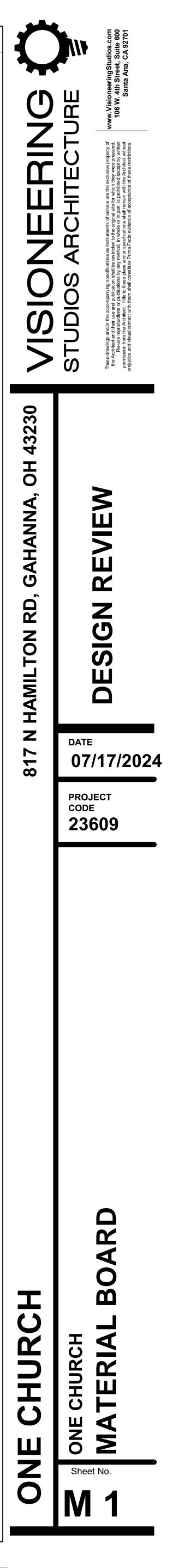
P3: TYPICAL STUCCO MATERIAL - PAINTED TO MATCH KINGSPAN METAL PAINT



P7: WOOD STAIN TO MATCH KNOT WOOD CHESTNUT COLOR

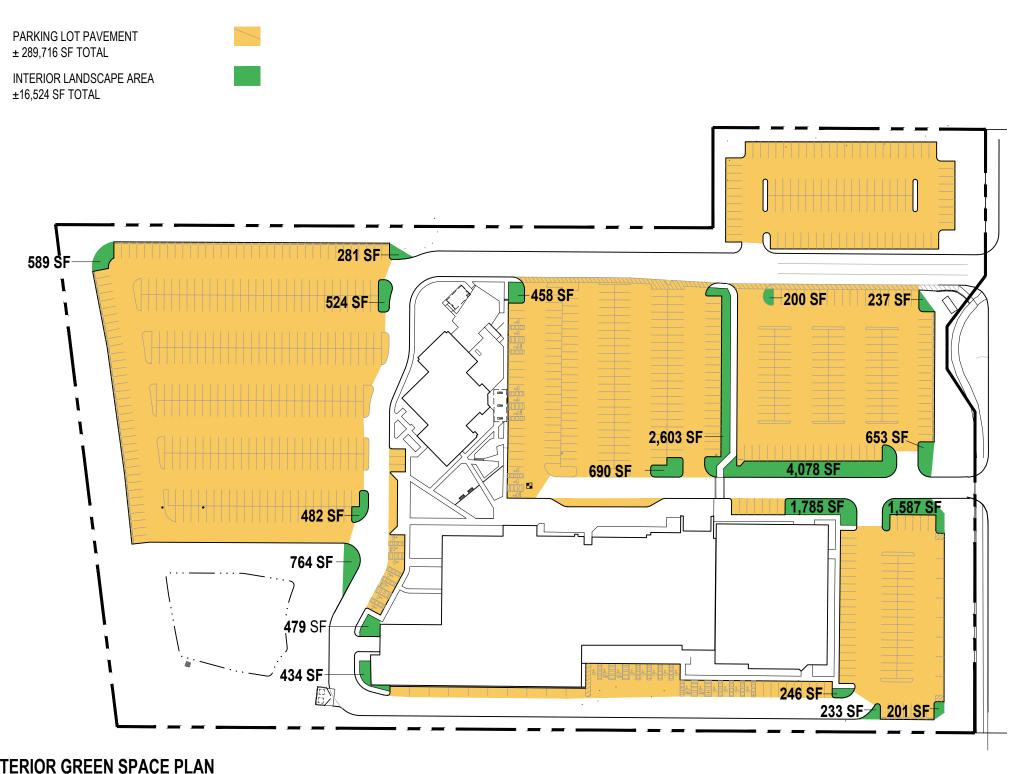


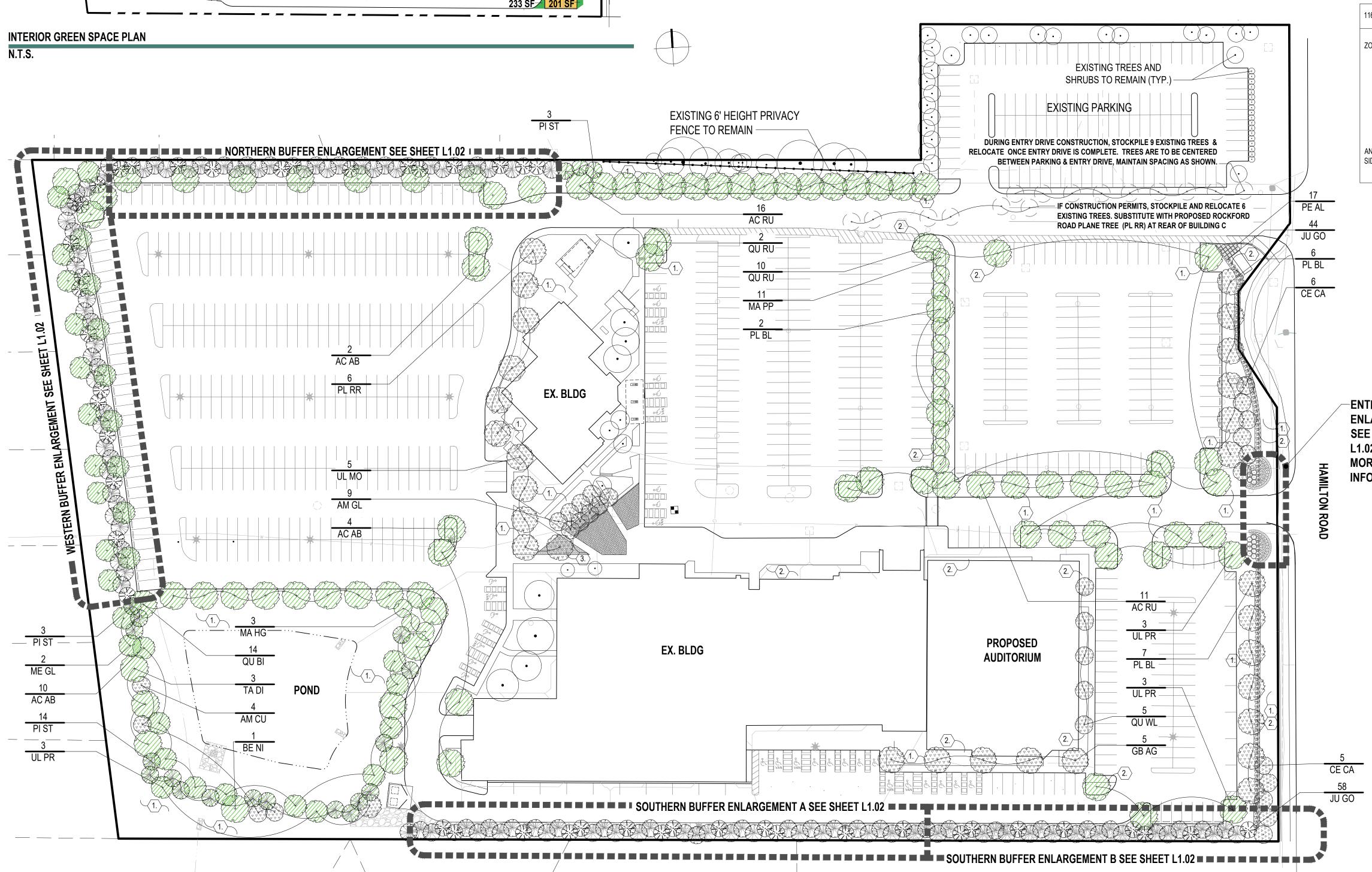
P4: KNOTWOOD ALUMINUM SIDING - CHESTNUT





PROJECT FOR: ONE CHU RCHU RCH PLANNIN + DESIG 720 E. BROAD STREET COLUMBUS, OH	N r ste. 200 43215
Columbus, Ohio 43230 Santa An	Architect
ONE CHURCH PHASE 3 817 N. Hamilton Rd., Gahanna, OH 43230 Prepared for:	ONE CHURCH
Image: Dress of the second	23067
PLAN L1.00	





LANDSCAPE KEY

SHADE TREE

ORNAMENTAL TREE

EVERGREEN TREE -

EXISTIING TREES &

SHRUBS TO REMAIN -

LARGE DECIDUOUS SHRUBS-

LARGE ORNAMENTAL GRASSES-

LARGE EVERGREEN SHRUBS-

LANDSCAPING REQUIREMENTS

914.05 MINIMUM TREES -

1163.08(e) INTERIOR LS TREE

SMALLER ORNAMENTAL SHRUBS-PERENNIALS/ GROUNDCOVERS

CODED LANDSCAPE NOTES

- (1.) LAWN OR SLOPE STABILIZATION MIX SOD OR SEED PER OWNER DIRECTION
- 2. LANDSCAPE BED PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS. HAND SPADE EDGE.
- STONE MULCH BED STOCKPILE, WASH CLEAN AND REUSE $\langle 3. \rangle$
- EXISTING STONE MULCH LOCATED AT MAIN ENTRANCE

MENTS							
				REQUIRI	ED	PROVIDE	ED
			1				
914.05 MINIMUM TREES REC	QUIRED						
(a) There shall be tre boundaries for all new constru an FDP or Final Plat is require	ction or land		TREE 1,000 SURF IN WH ALRE CALIF SHAL AMOI	IMUM OF O CALIPER IN SF OF IMPE ACE. FOR F HICH DEVELO ADY EXISTS PER INCHES L BE BASED UNT OF NEW RVIOUS SUF	ICH PER RVIOUS PROJECTS OPMENT S, TREE REQUIRED ON THE	150 CALIPER INCH PROVIDED FOR ± SF OF NEW IMPER SURFACE	149,948
			IMPE	948 SF OF N RVIOUS SUF REQUIRED	I		
1163.08 INTERIOR LANDSCA	APING REQU	IREMENTS					
(b) ALL PARKING AF RIGHT-OF-WAY SHALL BE S				IGHT SCREE		EVERGREEN HEDO	
	NRY WALL	(BRICK OR STONE), MOUND	HAMI	LTON ROAD		HEIGHT	
(c) THE REQUIRED AREA SHALL BE FIVE PERC PARKING LOT PAVEMENT.		INTERIOR LANDSCAPING TOTAL AREA OF THE	LAND ±289,	14,486 S.F. (5 SCAPING AF 716 S.F. OF PAVEMENT	REAFOR	± 16,524 S.F. INTEF LANDSCAPING ARE ±289,716 S.F. OF P. LOT PAVEMENT	EA FOR
LANDSCAPE AREA OR POR	TION THERE	e feet of required Of Shall be required. S Shall be three inches.	14,48	" CAL. TREE 6 S.F. OF RE ISCAPE ARE	QUIRED	148 3" CALIPER DE TREES (VARIANCE REQUESTED TO PI SELECTION AT PEI	ROVIDE
1167.18 SCREENING REQUI	REMENTS						
(b) PARKING AREA ZONES AND PLANNED DEVI			PROF PARK RESII HEIG OPAC WHEI USED STAN	TH, WEST SC PERTY LINES (ING ADJACE DENTIAL: MII HT SCREEN CITY OR MOF RE LANDSC/ D, MUST MEE IDARDS WIT OD OF 5 YEA	S WHERE ENT N. 6' ING AT 80% RE. APING IS ET HIN A	6' EVERGREEN TRI BUFFER ALONG PF LINE NOTE: EVERGREE PLANTED WHICH E 80% REQUIREMEN COUNTED TOWAR INTERIOR LANDSC TREE REQUIREME	ROPERTY EN TREES EXCEED IT ARE D APE
(c) ALL NEW AND E. AND/OR RECEPTGACLES S SIDES.			COMI THE I	EENING WITH PATIBLE MA MATERIALS STRUCTUR	TERIAL TO OF THE	WOOD ENCLOSUR	E
PL	ΑΝΤ	LIST (Contractor	is res	ponsible f	or all plan	t material shown	n on plan)
		BOT. NAME/COMMON N		SIZE	COND.	SPACING	NOTES
	D AC RU	ECIDUOUS SHADE TREES / Acer rubrum 'Armstrong'	STREE	3" CAL.	B&B	AS SHOWN	Match Form
	AC AB	Armstrong Red Maple Acer x freemanii 'Jeffersred'		3" CAL.	B&B	AS SHOWN	indicit i citi
	GB AG	Autumn Blaze Maple Gingko biloba 'Autumn Gold'		2.5" CAL.	B&B	AS SHOWN	Match Form
	PL BL	Autumn Gold Ginkgo Platanus x acerifolia 'Bloodgo		3" CAL.	B&B	AS SHOWN	
	PL RR	Bloodgood London Planetree Platanus x acerfolia 'GREJTN		2.5" CAL.	B&B	AS SHOWN	
	QU WL	Rockford Road Plane Tree Quercus x warei 'Long' Regal Prince Oak		2.5" CAL.	B&B	AS SHOWN	
	NY WI	Nyssa sylvatica 'Wildfire' Wildfire Blackgum		3" CAL.	B&B	AS SHOWN	
TRY LARGEMENT	QU RU	Quercus rubra Red Oak		3" CAL.	B&B	AS SHOWN	
E SHEET	QU BI	Quercus bicolor Swamp White Oak		3" CAL.	B&B	AS SHOWN	
.02 FOR DRE	UL MO	Ulmus x 'Morton' Accolade Elm		2.5" CAL.	B&B	AS SHOWN	
ORMATION	UL PR	Ulmus americana "Princeton' American Elm	'	3" CAL.	B&B	AS SHOWN	
	TA DI	Taxodium distichum Bald Cypress		3" CAL.	B&B	AS SHOWN	
	BE NI	Betula nigra 'Heritage' Heritage River Birch		3" CAL.	B&B	AS SHOWN	Match Form
	ME GL	Metasequoia glyptostroboide Dawn Redwood	S	3" CAL.	B&B	AS SHOWN	
		MALL / ORNAMENTAL TREES					
	AM GL	Amelanchier canadensis 'Gle Rainbow Pillar Serviceberry	ennform			AS SHOWN	
	AM CU	Amelanchier cumulus Cumulus Serviceberry		2.5" CA		AS SHOWN	
	CE CA	Cercis canadensis Eastern Redbud		2.5" CAL.	B&B	AS SHOWN	
	MA PP MA HG E\	Malus 'Purple Prince' Purple Prince Crabapple Malus 'Harvest Gold' Harvest Gold Crabapple /ERGREEN TREES		3" CAL. 3" CAL.	B&B B&B	AS SHOWN AS SHOWN	
	PI ST	Pinus Strobus		3" CAL.	B&B	PER PLAN	
	LA	Eastern White Pine					
	JU GO	Juniperus virginiana 'Grey O Grey Owl Juniper	wl'	24" HT.	#5 CONT.	PER PLAN	
	LA	RGE ORNAMETAL GRASSE		-	#3 CONT.	PER PLAN	
		Hameln Dwarf Fountain Gras		-			
L O'	1 50)'	1	J 50'			

PLANNING + DESIGN 720 E. BROAD STREET STE. 200 COLUMBUS, OH 43215 GUAPPONE DESIGN TEAM Civil Engineer Architect Visioneering Studios 106 W 4th St. #600 Verdantas 83 Shull Ave, Columbus, Ohio 43230 Santa Ana, CA 92701 p 614.414.7979 888.539.1957 Landscape Architect G2 Planning and Design 720 E. Broad St. Suite 200 Columbus, Ohio 43215 p 614.583.9230 43230 \mathfrak{O} Ы С HO μ σ \mathbf{O} Ŷ CH Ŷ Sd

PROJECT FOR:

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REVISIONS

ONE CHU 817 N. Hamilton I

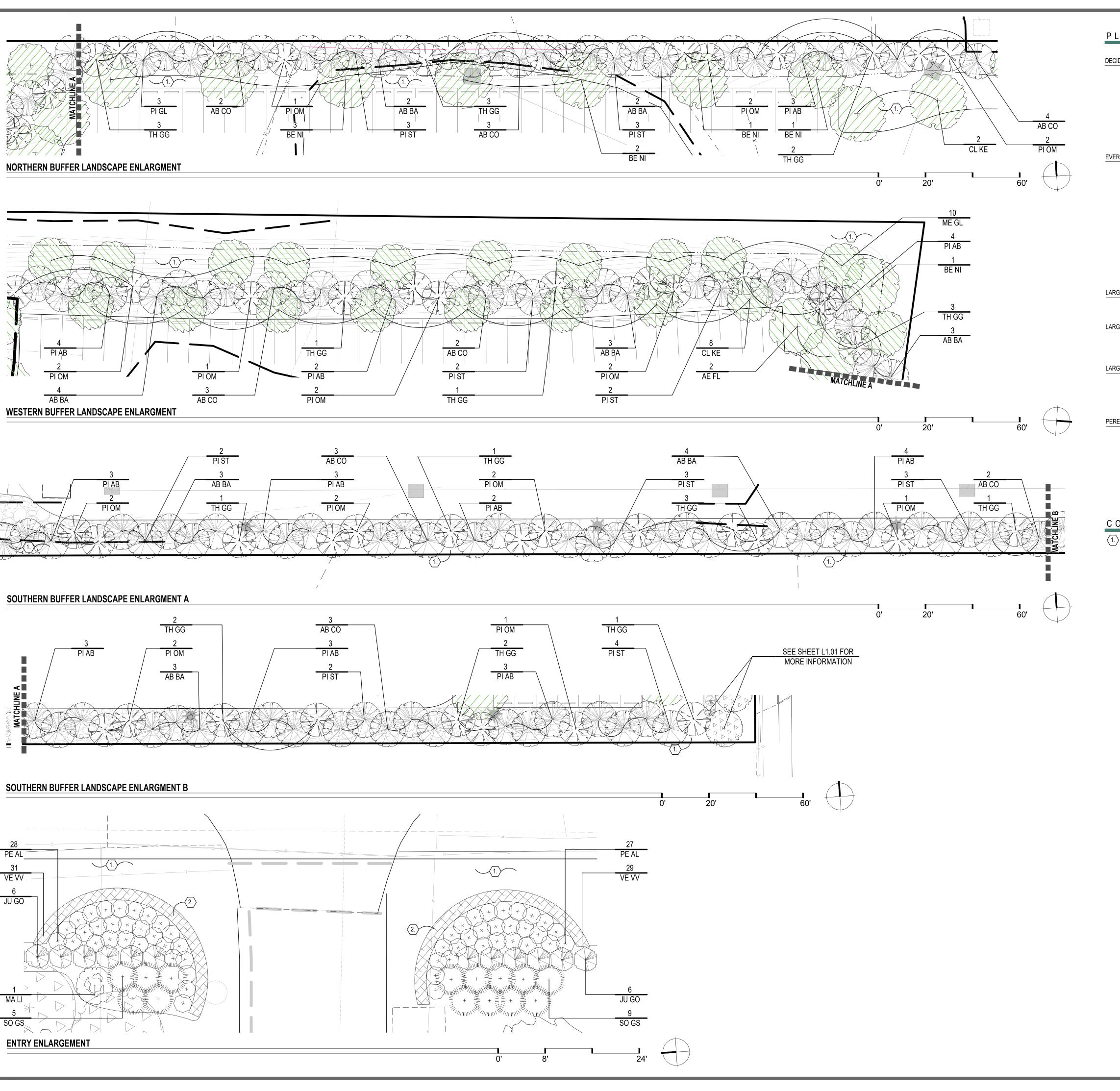
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XX.XX.XXXX	NOTES	

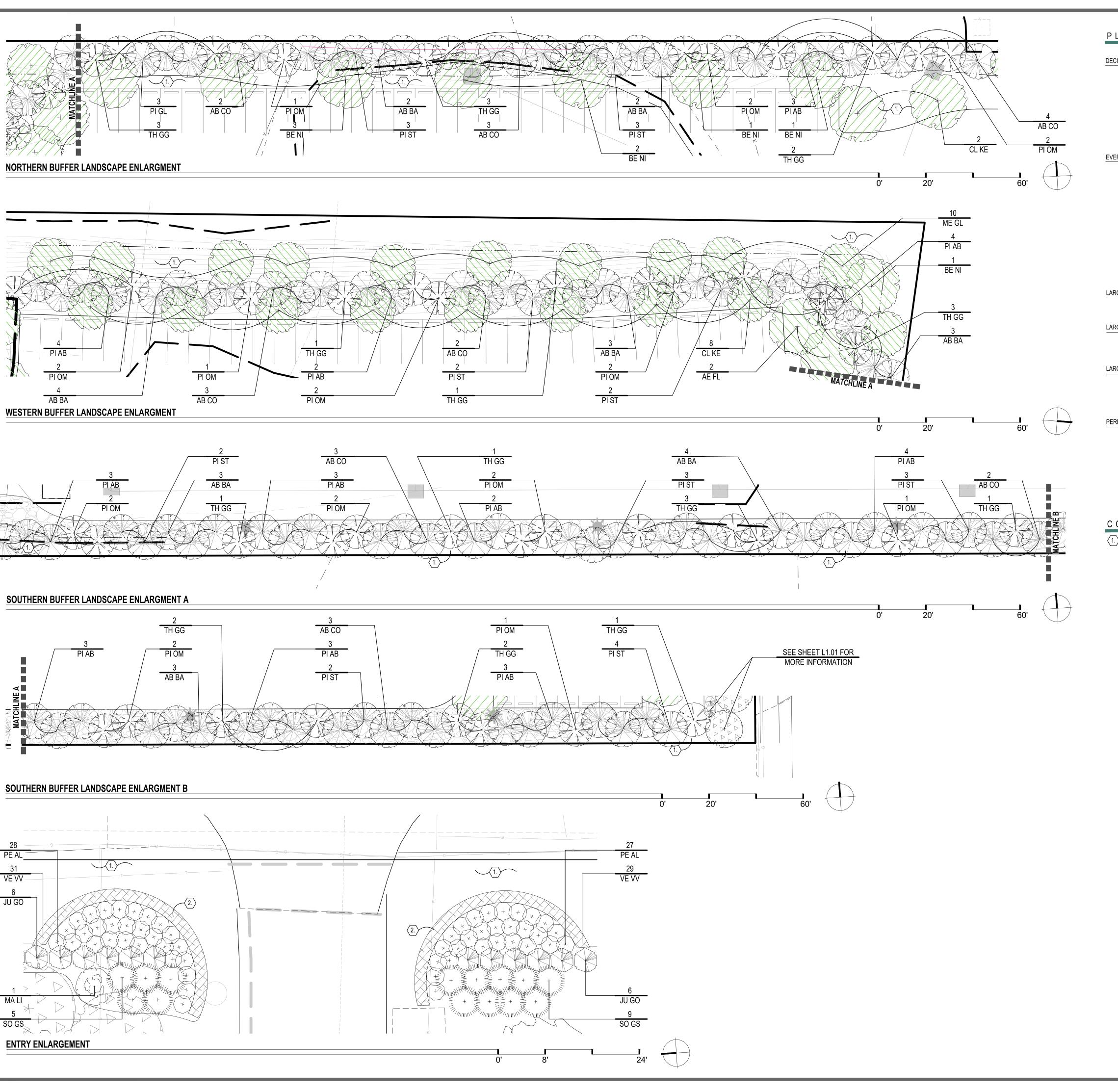
drawn by: DLM checked by: XXX issue date 07.10.2024 PROJECT NO. 23067

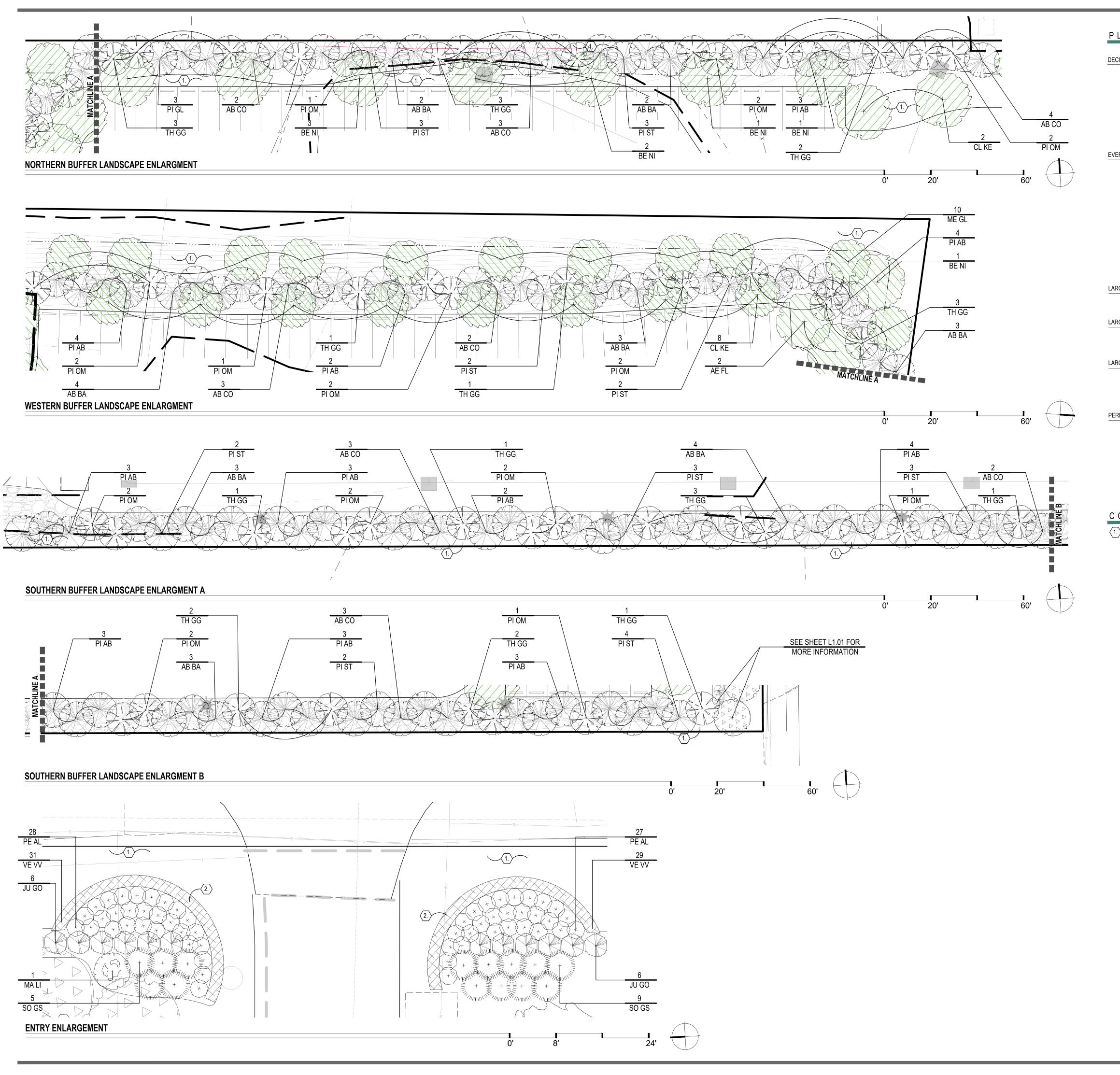
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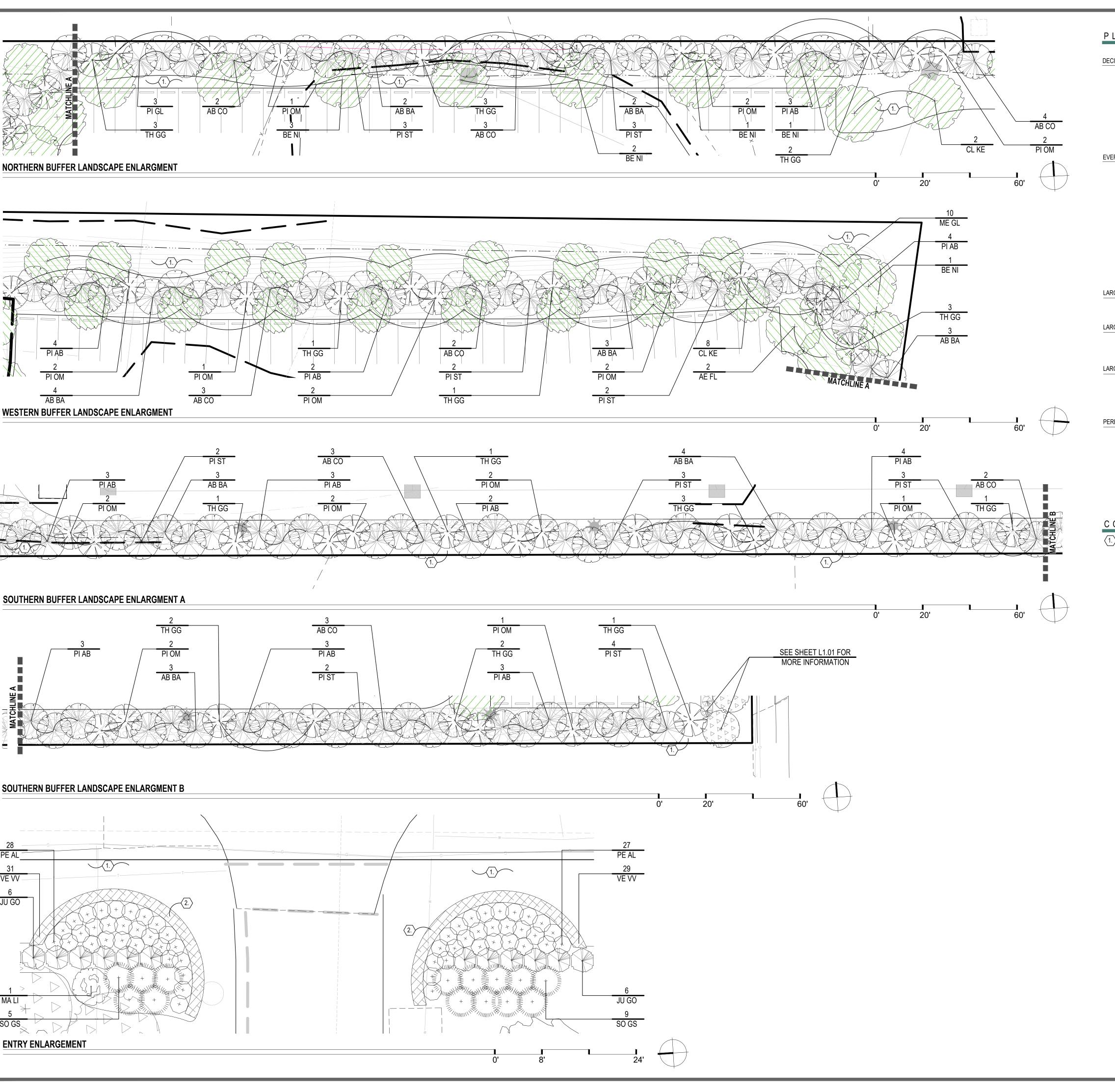
OVERALL LANDSCAPE PLAN

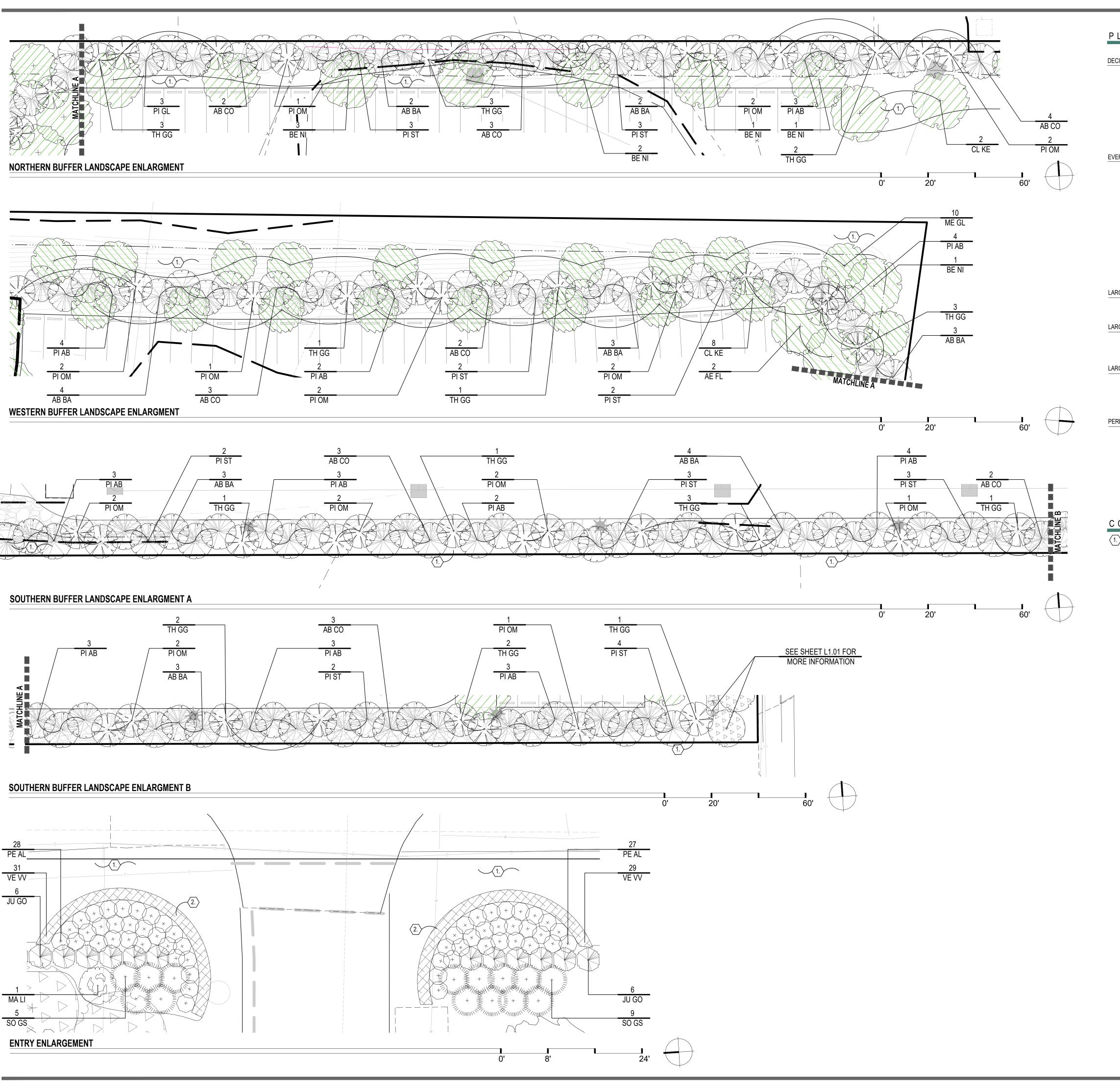
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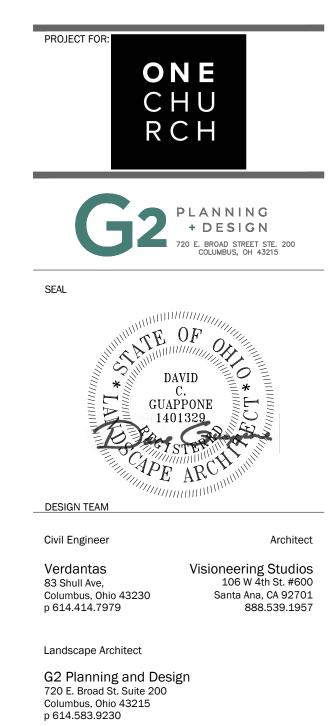








CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
CIDUOUS SHA	DE TREES				
AE FL	Aesculus flava Yellow Buckeye	3" CAL.	B&B	AS SHOWN	Match Form
CL KE	Cladrastis kentuckea American Yellowwood	3" CAL.	B&B	AS SHOWN	Match Form
ME GL	Metasequoia glyptostroboides Dawn Redwood	3" CAL.	B&B	AS SHOWN	Match Form
BE NI	Betula nigra 'Heritage' Heritage River Birch	3" CAL.	B&B	AS SHOWN	Match Form
ERGREEN TRI	EES				
AB BA	Abies balsamea var. phanerolepis Canaan Fir	6' HT.	B&B	AS SHOWN	Match Form
AB CO	Abies concolor Concolor Fir	6' HT.	B&B	AS SHOWN	Match Form
PI AB	Picea abies Norway Spruce	6' HT.	B&B	AS SHOWN	Match Form
PI OM	Picea omorika Serbian Spruce	6' HT.	B&B	AS SHOWN	Match Form
PI ST	Pinus strobus Eastern White Pine	6' HT.	B&B	AS SHOWN	Match Form
TH GG	Thuja standishii x plicata 'Green Giant' Green Giant Arborvitae	6' HT.	B&B	AS SHOWN	Match Form
RGE EVERGRI	EEN SHRUBS				
JU GO	Juniperus virginiana 'Grey Owl' Grey Owl Juniper	18-24" HT.	#5 CONT.	PER PLAN	
RGE DECIDUC	OUS SHRUBS				
MA LI	Magnolia liliiflora 'Ann' Ann Magnolia	-	#7 CONT.	PER PLAN	
RGE ORNAME	TAL GRASSES				
PE AL	Pennisetum alopecuroides 'Hameln' Hameln Dwarf Fountain Grass	-	#3 CONT.	PER PLAN	
SO GS	Sorghastrum nutans 'Golden Sunset' Golden Sunset Yellow Prairie Grass	-	#3 CONT.	PER PLAN	
RENNIALS AN	D GROUNDCOVERS				
VE VV	Veronica longifolia 'Very Van Gogh' Very Van Gogh Veronica	-	#1 CONT.	PLANT 1'-6" O	.C.



CODED LANDSCAPE NOTES

 $\langle 1. \rangle$ LAWN OR SLOPE STABILIZATION MIX - SOD OR SEED PER OWNER DIRECTION



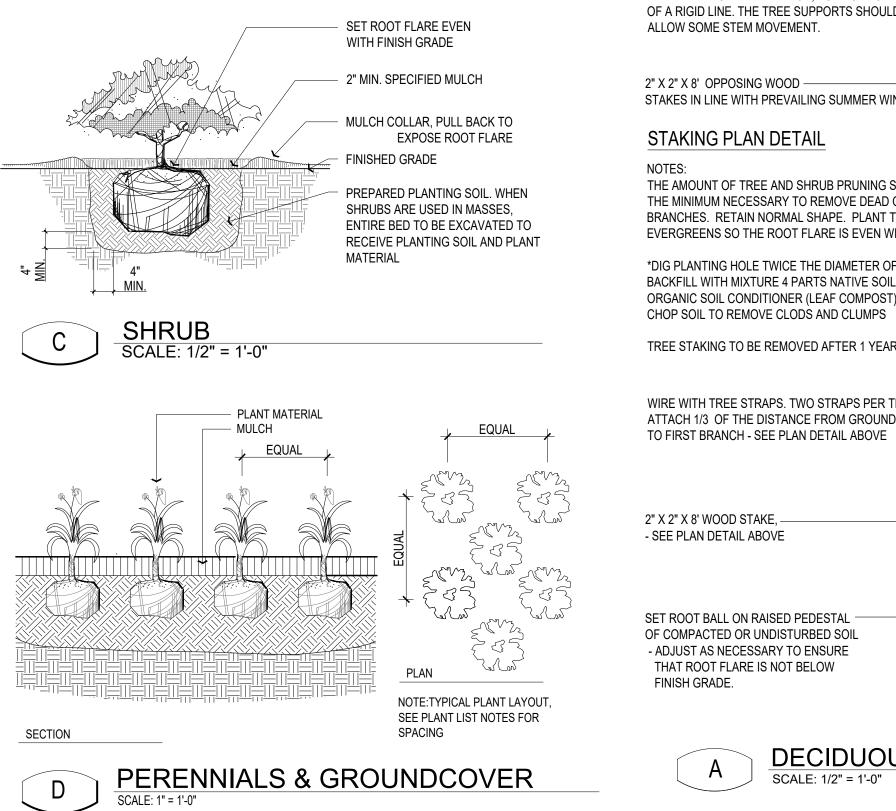
REVISIONS

XX.XX.XXXX NOTES 1

LANDSCAPE **ENLARGEMENTS**



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



AT THE TIME OF INSTALLATION, BUT NOT TO THE POINT OF A RIGID LINE. THE TREE SUPPORTS SHOULD ALLOW SOME STEM MOVEMENT.

STAKES IN LINE WITH PREVAILING SUMMER WIND

NOTES: BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND

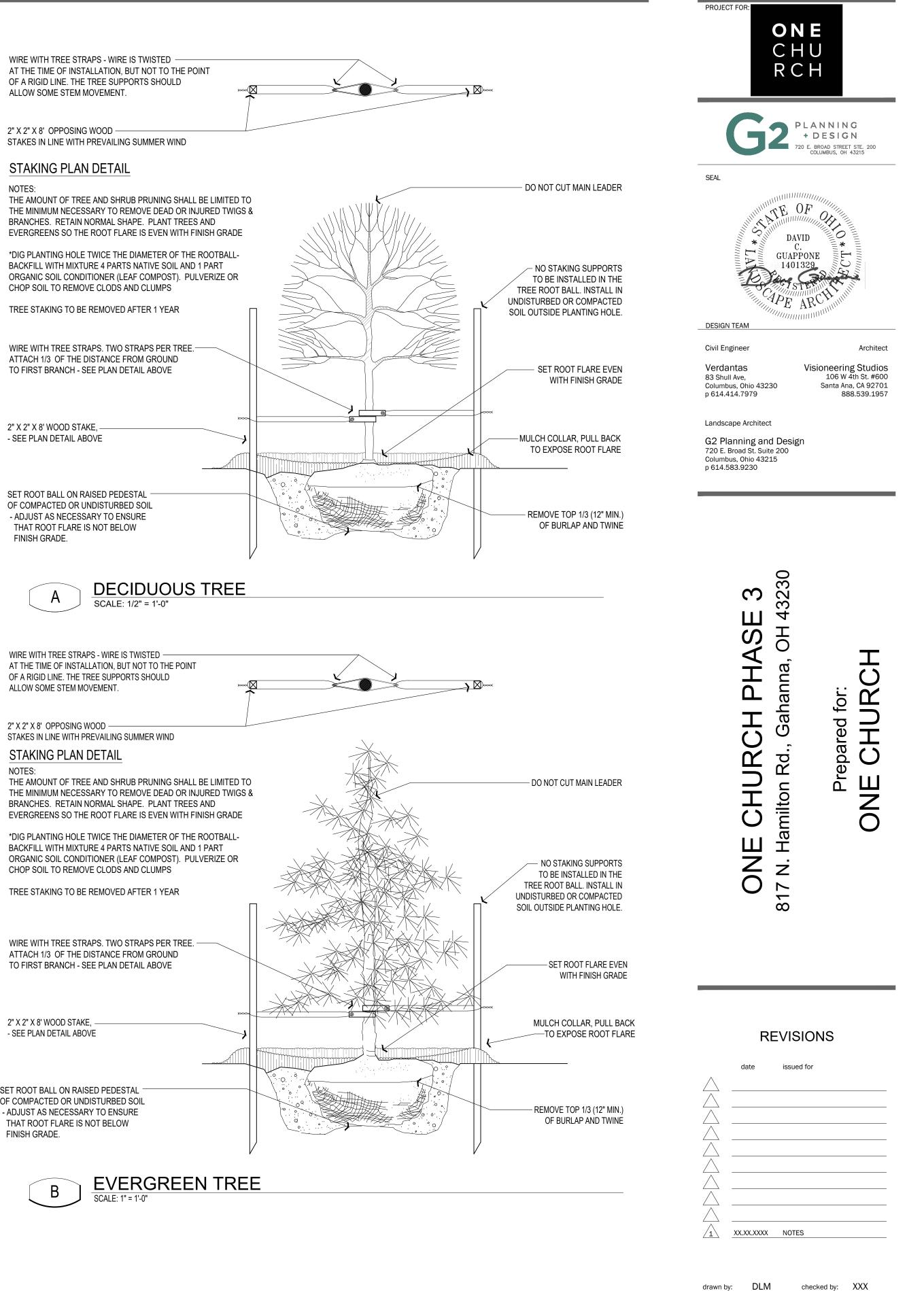
BACKFILL WITH MIXTURE 4 PARTS NATIVE SOIL AND 1 PART CHOP SOIL TO REMOVE CLODS AND CLUMPS

TREE STAKING TO BE REMOVED AFTER 1 YEAR

WIRE WITH TREE STRAPS. TWO STRAPS PER TREE. ----ATTACH 1/3 OF THE DISTANCE FROM GROUND TO FIRST BRANCH - SEE PLAN DETAIL ABOVE

2" X 2" X 8' WOOD STAKE, - SEE PLAN DETAIL ABOVE

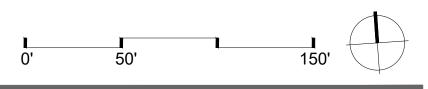
SET ROOT BALL ON RAISED PEDESTAL OF COMPACTED OR UNDISTURBED SOIL - ADJUST AS NECESSARY TO ENSURE THAT ROOT FLARE IS NOT BELOW FINISH GRADE.

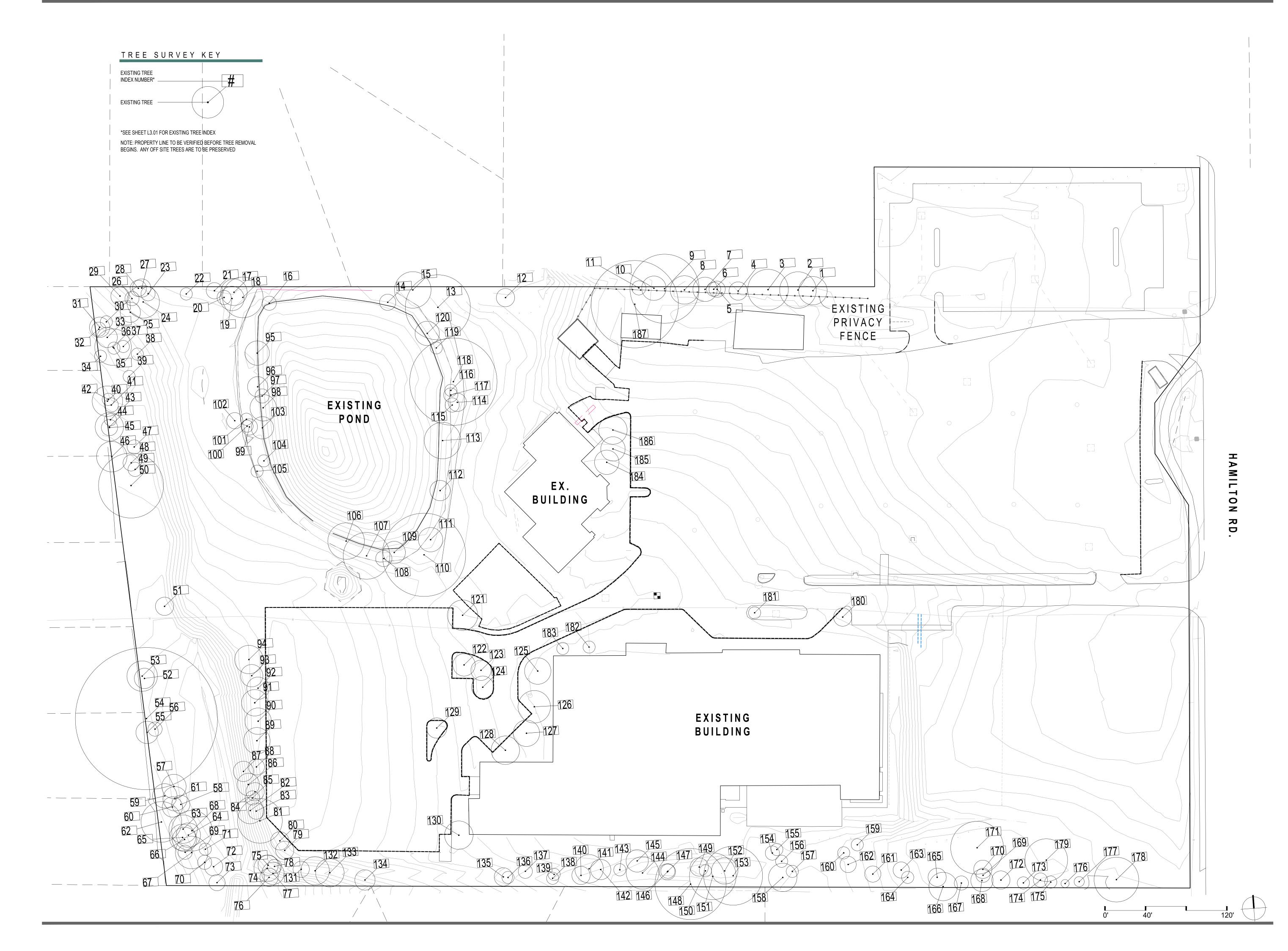


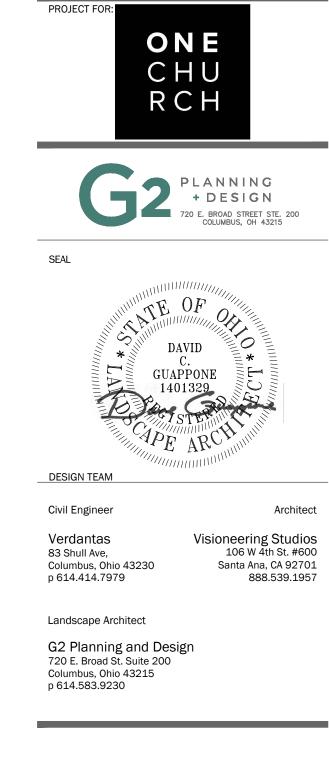
LANDSCAPE DETAILS

issue date 07.10.2024 PROJECT NO. 23067





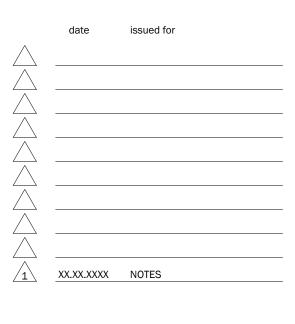




ASE 3 OH 43230 **CHURCH PHA** anna Gar Rd., ONE CHU 817 N. Hamilton F

repared for: CHURCH Pre ONE

REVISIONS



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

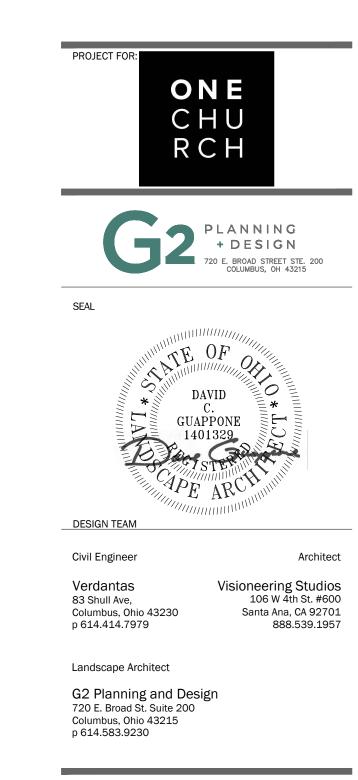
TREE SURVEY



TREE #	SIZE	SPECIES	CONDITION	STATUS
1 2	14	MAPLE MAPLE	GOOD GOOD	SEE PLAN 'SEE PLAN
3	20	MAPLE	GOOD	'SEE PLAN
4	9	PINE	GOOD	'SEE PLAN
5 6	8 7	PINE	GOOD	'SEE PLAN 'SEE PLAN
7	12	PINE	GOOD	'SEE PLAN
8	14	MAPLE	GOOD	'SEE PLAN
9 10	34	MAPLE	GOOD GOOD	'SEE PLAN 'SEE PLAN
11	7	MAPLE	GOOD	'SEE PLAN
12	9	MAPLE	FAIR	'SEE PLAN
13 14	<u> </u>	BIRCH	FAIR GOOD	'SEE PLAN 'SEE PLAN
15	18	MAPLE	GOOD	'SEE PLAN
16	7	ОАК	FAIR	'SEE PLAN
17 18	13 20	OAK OAK	FAIR	'SEE PLAN 'SEE PLAN
19	12	OAK	FAIR	'SEE PLAN
20	7	MAPLE	FAIR	'SEE PLAN
21 22	8 6	MAPLE	FAIR	'SEE PLAN
23	7	MAPLE	FAIR POOR	'SEE PLAN 'SEE PLAN
24	16	COTTONWOOD	FAIR	'SEE PLAN
25	10	MAPLE	FAIR	'SEE PLAN
26 27	7 9	MAPLE	FAIR	'SEE PLAN 'SEE PLAN
28	8	TREE	DEAD	'SEE PLAN
29	9	MAPLE	DEAD	'SEE PLAN
30 31	6 10	MAPLE MAPLE	DEAD DEAD	'SEE PLAN 'SEE PLAN
32	7	MAPLE	DEAD	'SEE PLAN
33	10	MAPLE	DEAD	'SEE PLAN
34 35	6	CHERRY	POOR	'SEE PLAN
35	18	MAPLE TREE	POOR DEAD	'SEE PLAN 'SEE PLAN
37	6	COTTONWOOD	POOR	'SEE PLAN
38 39	6	SYCAMORE	FAIR POOR	'SEE PLAN
40	15	PINE MAPLE	POOR	'SEE PLAN 'SEE PLAN
41	7	MAPLE	POOR	'SEE PLAN
42	6	MAPLE	POOR	'SEE PLAN
43 44	6	MAPLE	FAIR	'SEE PLAN 'SEE PLAN
45	8	MAPLE	FAIR	'SEE PLAN
46	15	MAPLE	FAIR	'SEE PLAN
47 48	7 8	MAPLE COTTONWOOD	POOR POOR	'SEE PLAN 'SEE PLAN
49	7	OAK	FAIR	'SEE PLAN
50	32	MAPLE	FAIR	'SEE PLAN
51 52	9 10	PINE COTTONWOOD	FAIR FAIR	'SEE PLAN 'SEE PLAN
53	15	OAK	FAIR	'SEE PLAN
54	70	MAPLE	FAIR	'SEE PLAN
55 56	7	MAPLE MAPLE	FAIR FAIR	'SEE PLAN 'SEE PLAN
57	12	SPRUCE	FAIR	SEE PLAN
58	9	SPRUCE	GOOD	'SEE PLAN
59 60	12	SPRUCE	GOOD	'SEE PLAN
60 61	10	SPRUCE SPRUCE	GOOD	'SEE PLAN 'SEE PLAN
62	20	ELM	GOOD	'SEE PLAN
63	14	PINE	FAIR	'SEE PLAN
64 65	12	PINE	FAIR	'SEE PLAN 'SEE PLAN
66	12	PINE	FAIR	'SEE PLAN
67	16	PINE	FAIR	'SEE PLAN
68 69	20	PINE CHERRY	GOOD POOR	'SEE PLAN 'SEE PLAN
70	7	SPRUCE	FAIR	'SEE PLAN 'SEE PLAN
71	6	SUMAC	FAIR	'SEE PLAN
72	9	SPRUCE	FAIR	'SEE PLAN
73 74	8 13	OAK MAPLE	FAIR	'SEE PLAN 'SEE PLAN
75	10	MAPLE	FAIR	'SEE PLAN
76	9	MAPLE	FAIR	'SEE PLAN
77 78	7	MAPLE MAPLE	FAIR	'SEE PLAN 'SEE PLAN
79	9	SPRUCE	FAIR	SEE PLAN SEE PLAN
80	9	SPRUCE	FAIR	'SEE PLAN
81 82	22	MAPLE	FAIR	'SEE PLAN
82 83	8	OAK OAK	FAIR FAIR	'SEE PLAN 'SEE PLAN
84	9	SPRUCE	POOR	'SEE PLAN
85	7	CHERRY	FAIR	'SEE PLAN
86 87	11 10	ELM MULBERRY	FAIR	'SEE PLAN 'SEE PLAN
88	8	PINE	FAIR	SEE PLAN
89	13	PINE	FAIR	'SEE PLAN
90 91	13	PINE	FAIR	'SEE PLAN
91 92	13	SPRUCE SPRUCE	FAIR	'SEE PLAN 'SEE PLAN
93	11	SPRUCE	FAIR	'SEE PLAN
94	14	SPRUCE	FAIR	'SEE PLAN
95 96	12	COTTONWOOD MAPLE	FAIR	'SEE PLAN 'SEE PLAN
97 97	7	WILLOW	FAIR	SEE PLAN
98	13	PEAR	FAIR	'SEE PLAN
99	8	MAPLE	FAIR	'SEE PLAN

REE #	SIZE	SPECIES	CONDITION	STATUS
101 102	6	MAPLE	FAIR	'SEE PLAN
102	8	MULBERRY	FAIR	'SEE PLAN
103	11	PEAR	FAIR	'SEE PLAN
104	6	MAPLE	FAIR	'SEE PLAN
105	6	MAPLE	FAIR	'SEE PLAN
106	18	MAPLE	FAIR	'SEE PLAN
107	23	MULBERRY	FAIR	'SEE PLAN
108	8	MAPLE	FAIR	'SEE PLAN
109	11	MAPLE	DEAD	'SEE PLAN
110	41	MAPLE	FAIR	'SEE PLAN
111	12	PINE	FAIR	'SEE PLAN
112	10	MAPLE	FAIR	'SEE PLAN
113	18	COTTONWOOD	FAIR	'SEE PLAN
114	9	MAPLE	FAIR	'SEE PLAN
115	7	MULBERRY	FAIR	'SEE PLAN
116	6	MULBERRY	FAIR	'SEE PLAN
117	7	MAPLE	FAIR	'SEE PLAN
118	43	COTTONWOOD	FAIR	'SEE PLAN
119	6	PEAR	FAIR	SEE PLAN
120	12			
		MULBERRY	POOR	'SEE PLAN
121	15	LOCUST	GOOD	'SEE PLAN
122	11	APPLE	GOOD	'SEE PLAN
123	10	APPLE	GOOD	'SEE PLAN
124	11	APPLE	GOOD	'SEE PLAN
125	13	LOCUST	GOOD	'SEE PLAN
126	16	LOCUST	GOOD	'SEE PLAN
127	13	LOCUST	GOOD	'SEE PLAN
128	14	LOCUST	GOOD	'SEE PLAN
129	10	LOCUST	GOOD	'SEE PLAN
130	14	LOCUST	GOOD	'SEE PLAN
131	8	CHERRY	FAIR	'SEE PLAN
132	14	MAPLE	FAIR	'SEE PLAN
133	14	MAPLE	FAIR	'SEE PLAN
133	10	MAPLE	FAIR	SEE PLAN
	9			
135 136	6		FAIR	'SEE PLAN
		MULBERRY	FAIR	'SEE PLAN
137	7	MULBERRY	POOR	'SEE PLAN
138	6	ELM	FAIR	'SEE PLAN
139	6	ELM	POOR	'SEE PLAN
140	9	ELM	FAIR	'SEE PLAN
141	14	MAPLE	FAIR	'SEE PLAN
142	10	MAPLE	FAIR	'SEE PLAN
143	6	MAPLE	FAIR	'SEE PLAN
144	16	MAPLE	FAIR	'SEE PLAN
145	11	ELM	FAIR	'SEE PLAN
146	8	OAK	FAIR	'SEE PLAN
147	7	ELM	FAIR	'SEE PLAN
148	35	OAK	FAIR	'SEE PLAN
149	9	HACKBERRY	FAIR	'SEE PLAN
150	6	HACKBERRY	FAIR	'SEE PLAN
150	23			
		ОАК	POOR	'SEE PLAN
152	13	OAK	FAIR	'SEE PLAN
153	29	CHERRY	POOR	'SEE PLAN
154	7	SASSAFRAS	FAIR	'SEE PLAN
155	6	SASSAFRAS	FAIR	'SEE PLAN
156	6	SASSAFRAS	FAIR	'SEE PLAN
157	6	SASSAFRAS	FAIR	'SEE PLAN
158	14	SASSAFRAS	POOR	'SEE PLAN
159	6	ELM	FAIR	'SEE PLAN
160	6	ELM	FAIR	'SEE PLAN
161	8	ELM	POOR	'SEE PLAN
162	8	OAK	FAIR	'SEE PLAN
163	8	OAK	FAIR	'SEE PLAN
164	6	CHERRY	POOR	SEE PLAN
165	9	HACKBERRY	FAIR	SEE PLAN
166	14			
			FAIR	'SEE PLAN
167 468	7	MAPLE	FAIR	'SEE PLAN
168	11	MAPLE	FAIR	'SEE PLAN
169	7	OAK	FAIR	'SEE PLAN
170	9	MAPLE	FAIR	'SEE PLAN
171	26	OAK	FAIR	'SEE PLAN
172	9	OAK	FAIR	'SEE PLAN
173	6	ОАК	FAIR	'SEE PLAN
174	7	SPRUCE	FAIR	'SEE PLAN
175	6	SPRUCE	FAIR	'SEE PLAN
176	4	SPRUCE	FAIR	'SEE PLAN
177	5	SPRUCE	FAIR	'SEE PLAN
178	22	MAPLE	FAIR	SEE PLAN SEE PLAN
178 179				
	21	MAPLE	POOR	'SEE PLAN
180	9	LOCUST	FAIR	'SEE PLAN
181	6	LOCUST	FAIR	'SEE PLAN
182	6	TREE	POOR	'SEE PLAN
183	6	APPLE	FAIR	'SEE PLAN
	12	APPLE	FAIR	'SEE PLAN
184	12			
184 185	12	APPLE	FAIR	'SEE PLAN

NOTE: ANY OFF SITE TREE TO BE PRESERVED



ASE 3 OH 43230 epared for: CHURCH ONE CHURCH PHA 817 N. Hamilton Rd., Gahanna, C ep ONE Pre

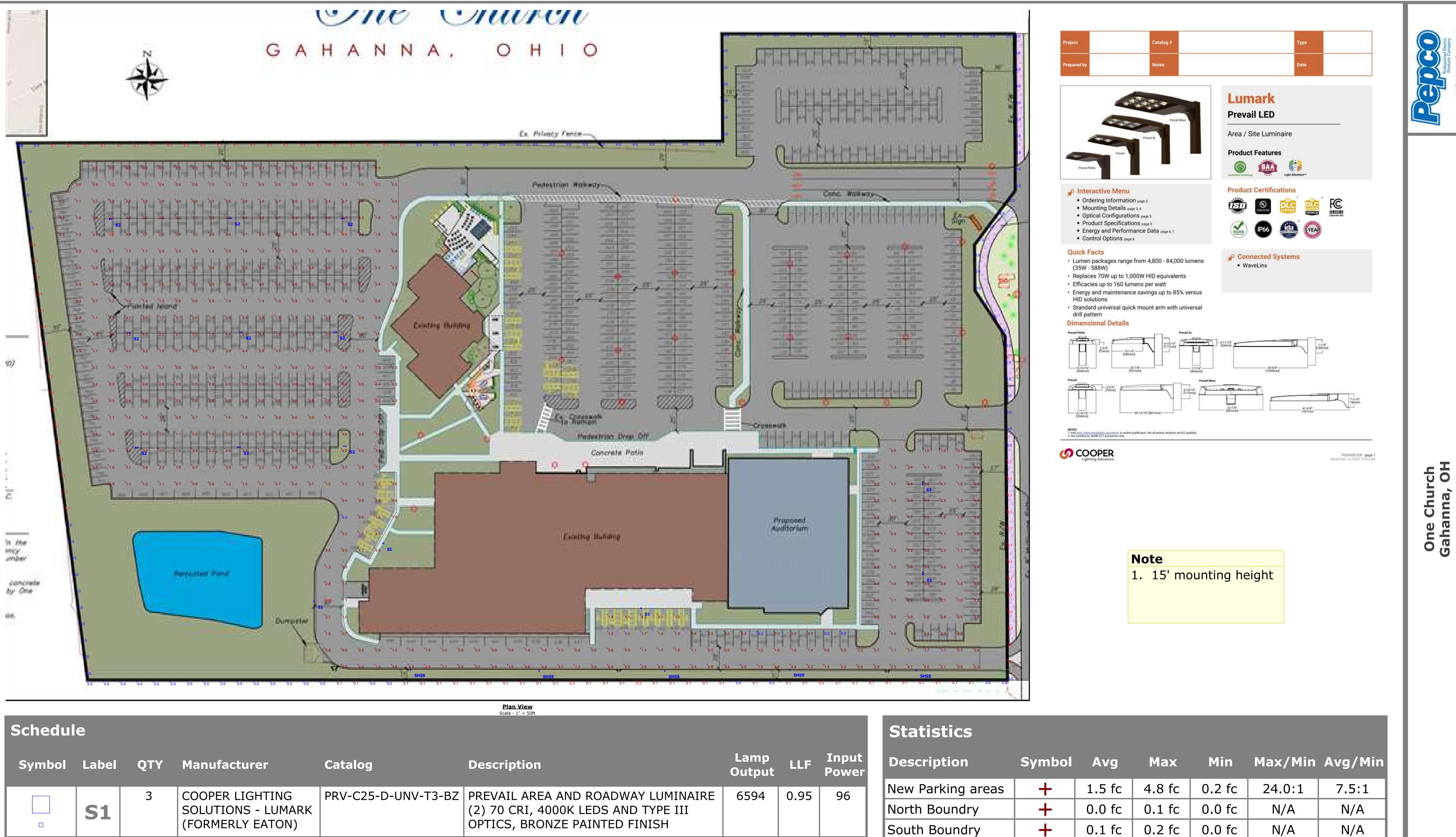
REVISIONS

issued for date XX.XX.XXXX NOTES

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

TREE INDEX





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

West Boundry East Boundry Disclaimer 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.

report was created.

+

+

0.1 fc

0.0 fc

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

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.

0.0 fc

0.0 fc

N/A

N/A

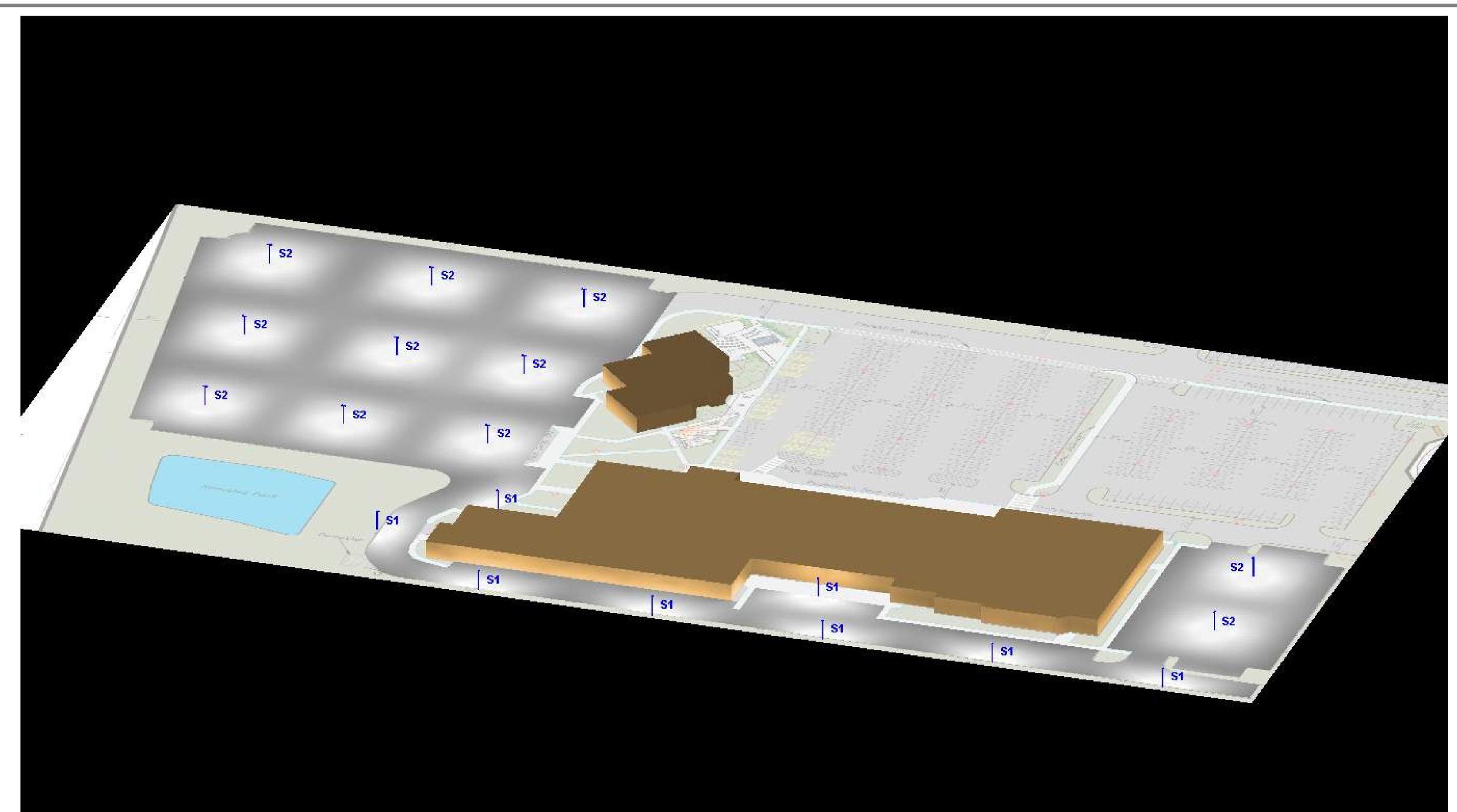
N/A

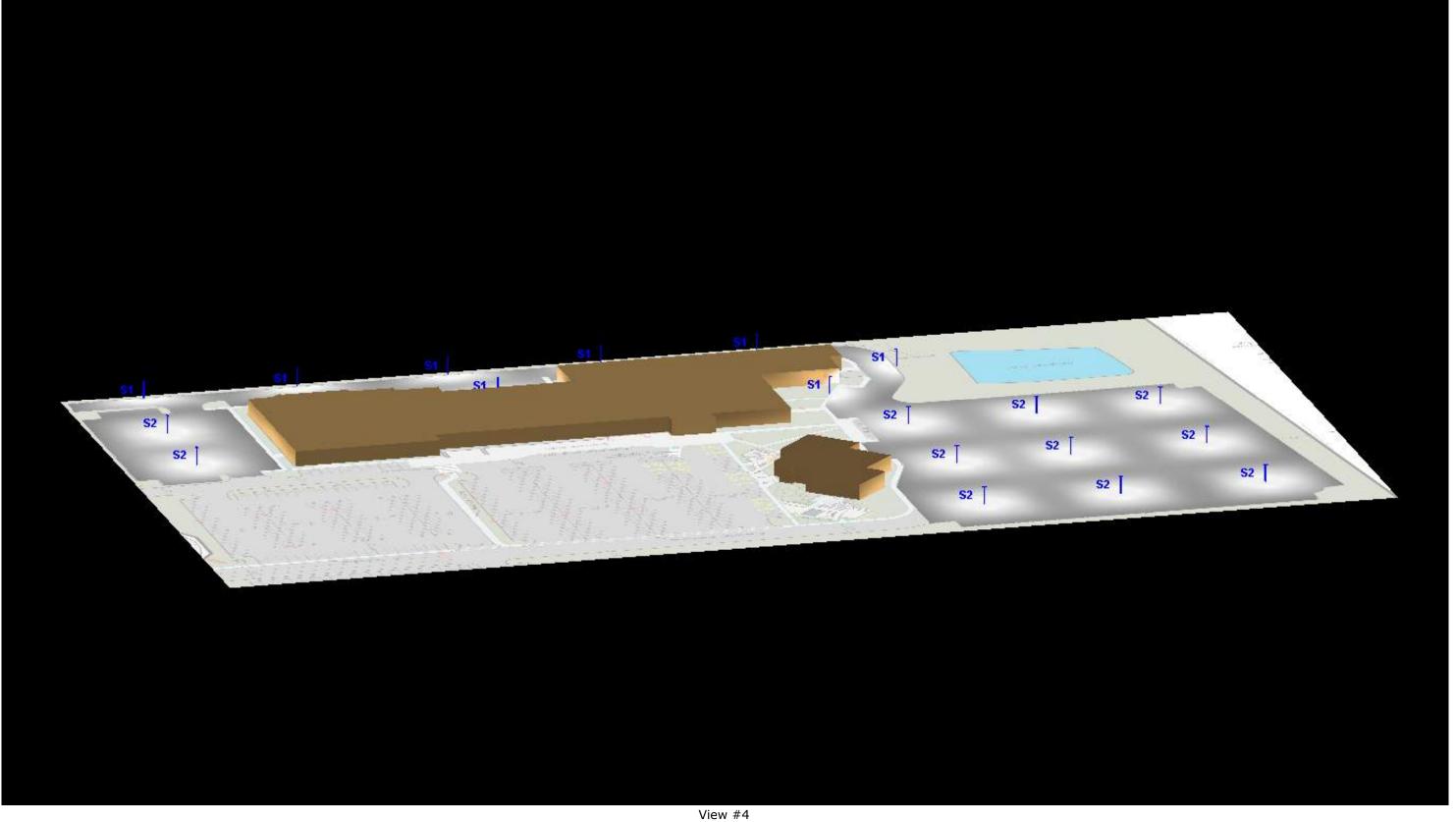
N/A

0.1 fc

0.1 fc

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





View #3

View #4



church na, OH U One C Gahan

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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 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:

- 1. 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.