

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS

Project/Property Address or Location: <u>817 N. HAMILTON RD</u>		Project Name/Business Name: <u>ONE CHURCH</u>	
Parcel ID No.(s): <u>025-00-1918</u>	Zoning Designation: <u>RID</u>	Total Acreage: <u>16</u>	
Please check all that apply:			
SITE PLAN <input type="checkbox"/>	LANDSCAPING <input type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <input type="checkbox"/> <small>only applicable to Code Chapter 1150, Old Gahanna</small>
OTHER <input type="checkbox"/>			
Project Description: <u>LOBBY RENOVATION</u>			
APPLICANT Name -do not use a business name: <u>DAVID DOMINE</u>		Applicant Address: <u>128 ACADEMY WOODS DR</u>	
Applicant E-mail: <u>DDOMINE632@gmail.com</u>		Applicant Phone No.: <u>614-582-8899</u>	
BUSINESS Name (if applicable): <u>ONE CHURCH</u>			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): <u>NED RUYKHAVER</u>		Contact Information (phone no./email): <u>(205) 834-2002</u> <u>NED@CHURCH OF THE HIGHLANDS.COM</u>	
PROPERTY OWNER Name: (if different from Applicant)		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: [Signature] Date: 4/28/20

INTERNAL USE

Zoning File No. <u>DR-00562020</u>	RECEIVED: <u>KAW</u> DATE: <u>3-9-20</u>	PAID: <u>100.00</u> DATE: <u>3-9-20</u>
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DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:
1. Review Gahanna Code Section 11.97 (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 copy 24"x36" or 11"x17" prints of the plans
Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)
1. <u>SITE PLAN</u> 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 11.63)
- Provide lot coverage breakdown of building & paved surface areas
2. <u>LANDSCAPE PLAN</u> (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 11.63)
3. <u>ELEVATIONS</u> from all sides
- Fenestration, doorways, & all other projecting & receding elements of the building exterior
4. <u>LIGHTING STANDARD DRAWING</u> 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 APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings	Alucobond or equal	Champagne Metallic	PVDF 2/SRI 63
Brick	Existing		
Gutters and Downspouts	PAC CLAD	Slate Gray	
Lighting	Lithonia RSAO OMERO	Aluminum	Match Existing
Roofing	Firestone TPO or equal	White 60 Mil	
Siding	PAC CLAD 12" Flush Panel	Slate Gray	
Stucco	STO POWERWALL	LIGHT GRAY	16005
Trim	PAC CLAD	Slate Gray	
Windows	Kawneer or equal	Clear anodized	
Other (please specify)			
Other (please specify)			

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.

(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.

DAVID DOMINE, DIR OPS, ONE CHURCH
(applicant/representative/property owner name printed)

[Signature]
(applicant/representative/property owner signature)

3/5/20
(date)

Subscribed and sworn to before me on this 5th day of March, 2020

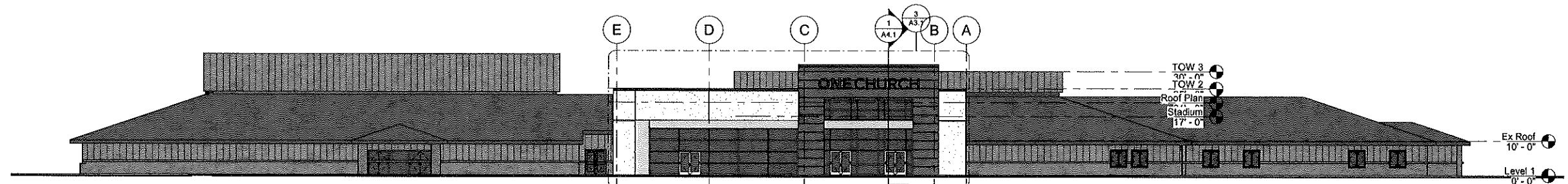
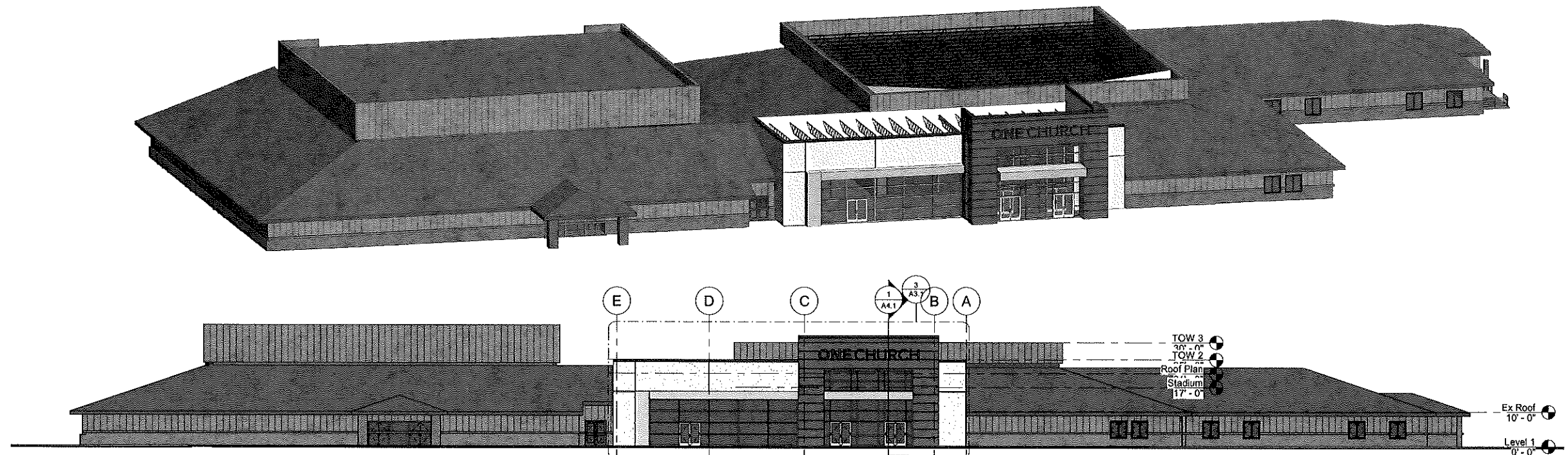
State of Ohio County of Franklin

Notary Public Signature: [Signature]

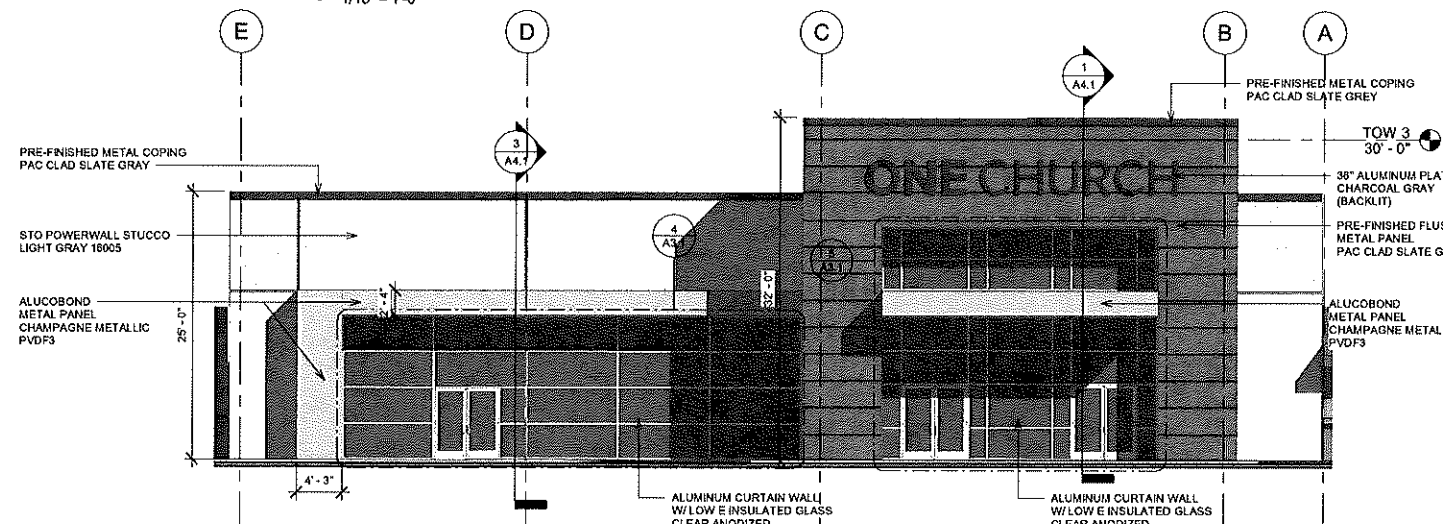


JULIE A. RADABAUGH
Notary Public, State of Ohio
My Commission Expires 04-25-2021

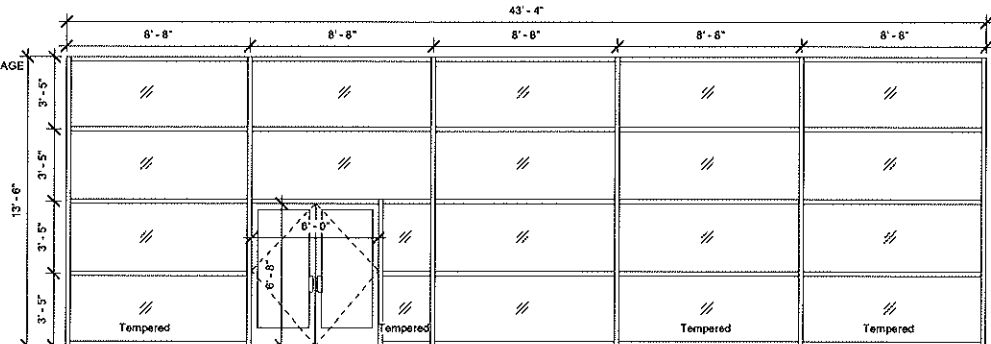




1 North Elevation
1/16" = 1'-0"

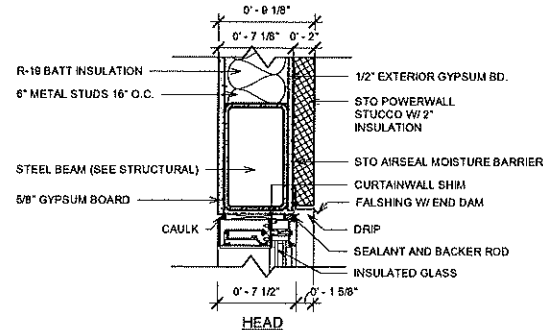


3 Enlarged Elevation - North
1/8" = 1'-0"



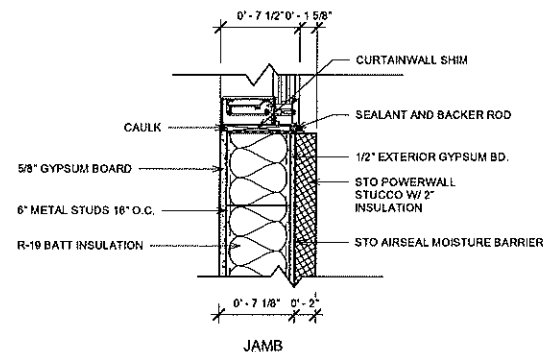
4 Aluminum Curtain Wall Elevation - CW-2
1/4" = 1'-0"

StoGuard Primer INSTALLED
EXPOSED METAL STUDS/STEEL
AT HEAD, JAMB AND SILL TYP.
StoGuard Tape INSTALLED
HEAD, JAMB AND SILL TYP.

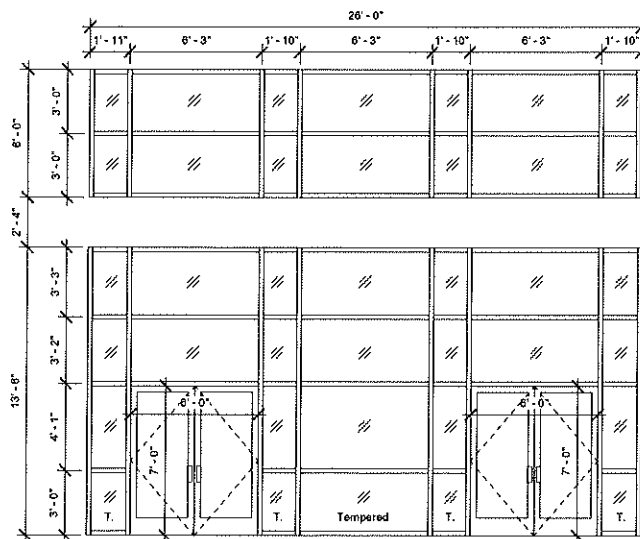


6 Curtainwall Head
1 1/2" = 1'-0"

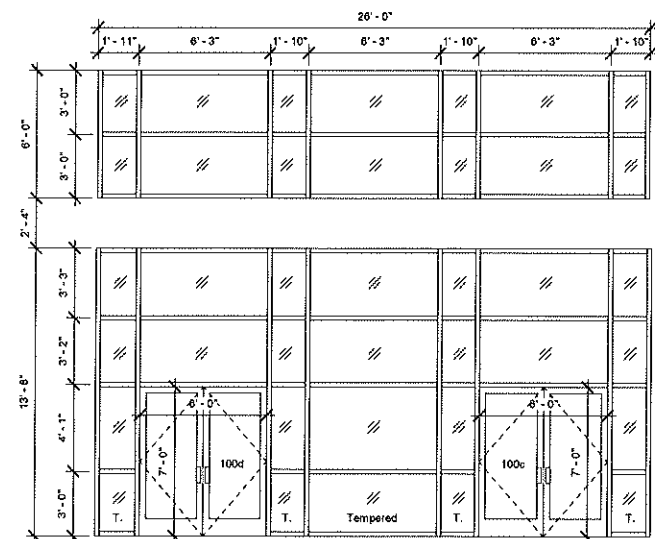
StoGuard Primer INSTALLED
EXPOSED METAL STUDS/STEEL
AT HEAD, JAMB AND SILL TYP.
StoGuard Tape INSTALLED
HEAD, JAMB AND SILL TYP.



7 Curtainwall Jamb
1 1/2" = 1'-0"



5 Aluminum Curtain Wall Elevation - CW-1
1/4" = 1'-0"



8 Aluminum Storefront Elevation - SF-1
1/4" = 1'-0"

NOT FOR CONSTRUCTION

Revisions		
Date	No.	Description

PROJECT 29 ELEVEN

One Church

Client Name
Owner

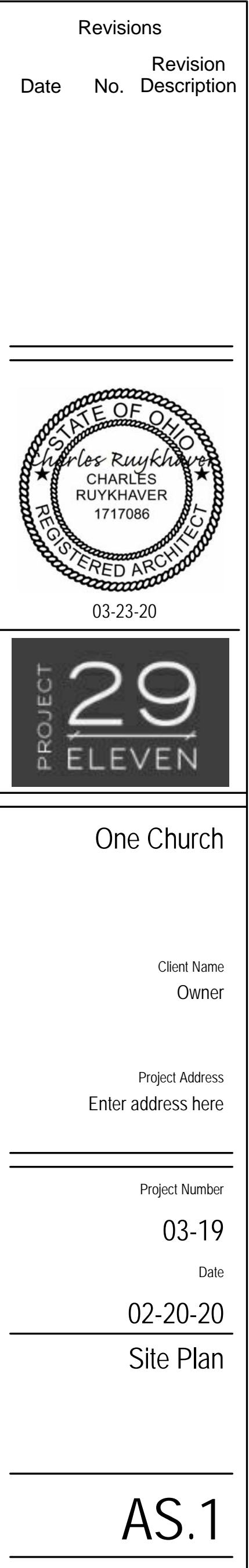
Project Address
Enter address here

Project Number
03-19

Date
02-20-20

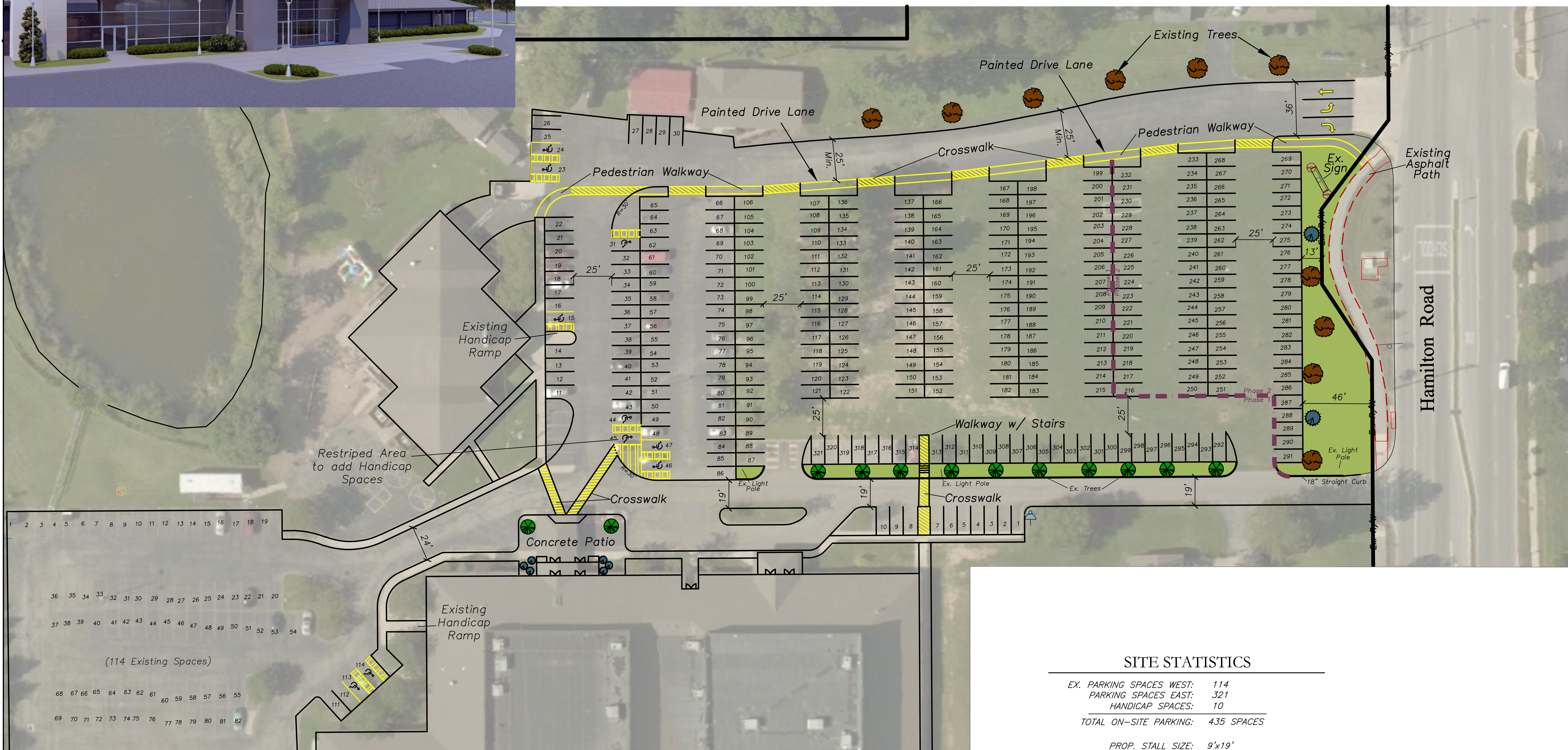
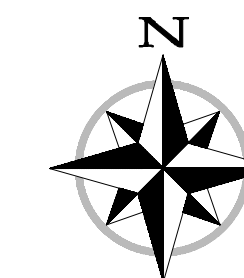
Elevation/3D
Views

A3.1





SITE PLAN
FOR:
One Church Parking Lot Addition
GAHANNA, OHIO



SITE STATISTICS

EX. PARKING SPACES WEST:	114
PARKING SPACES EAST:	321
HANDICAP SPACES:	10
<hr/>	
TOTAL ON-SITE PARKING:	435 SPACES
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PROP. STALL SIZE:	9'x19'
PROP. DRIVE LANES:	1380' L.F. of 25' Drive Lanes
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EXISTING ZONING:	RID - Restricted Institutional District
<hr/>	
SITE ADDRESS:	817 N Hamilton Road Gahanna, OH 43230

NOTES

Note "A" - All of the One Church Site is located within the Flood Hazard Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Map Number 39049C0211 K, effective date June 17, 2008.

Note "B" - All Open Space and Paved areas are to owned and maintained by One Church.

Prepared for:

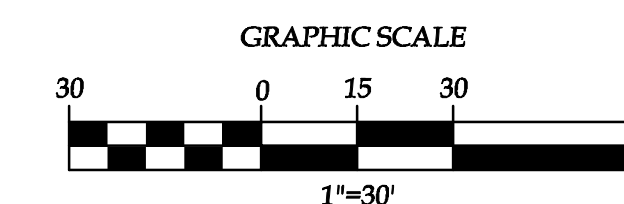


817 N Hamilton Road
Gahanna, Ohio 43230
Ph: (614) 471-6221

Prepared By:



CONSULTING ENGINEERS & SURVEYORS
83 Shull Avenue
Gahanna, Ohio 43230
Ph. (614) 414-7979



DATE: APRIL 13, 2020



April 14, 2020

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

RE: Project 817 N. Hamilton Rd Design Review Comment Letter – Responses

One Church has reviewed the Comment Letter dated April 2, 2020. After correspondences with Gahanna City engineers, our site engineers, our architect, and builder, please review our responses below:

Comment #5:

A site plan is attached describing a pedestrian circulation route. The route follows the best available path. The site plan also shows the ADA compliant parking spaces. The pedestrian route and the ADA spaces will be implemented by 6/15/2020 (in conjunction with phase II of the parking expansion).

Comment #6:


Backflow prevention will be added to mechanical drawings and installed during the lobby modification project.

Comment #7:

All changes, including the changes to the sidewalk mentioned in the comment, will be reflected on the "as-builts" when phase II of the parking expansion is completed. It is scheduled to be completed by 6/15/2020.

One Church:

David Domine, Director of Operations
Printed Name & Title

 4/14/20
Signature



April 24, 2020

One Church
817 N Hamilton Rd
Gahanna, OH 43230

RE: Project 817 N Hamilton Rd One Church

Dear One Church:

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

Building

1. Building plan review and permits will be required.

Parks

2. No Comment

Community Development

3. Informational Comment - The request appears to be consistent with applicable design standards. No comments/concerns.

Public Safety

4. For staff knowledge, we have special duty officers manage traffic for One Church during their Sunday service times (prior to the current situation cancelling in-person services). The change in the parking lot should facilitate better vehicle flow.

Soil & Water Conservation District

5. No Comment Received.

Fire District

6. I reviewed the 2nd submission plans for the fire lane in front of the church and found it was only 19 feet on the architect's rendition. I went to the church and when it was measured, it was just over 20 feet. The fire lane is 25 feet wide for the north and west drive lane, just over 26 feet wide at the front entrance and 20 feet in front of the church.
The design review for the fire lane complies with Section 503 of the 2017 Ohio Fire Code

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

Sincerely,

Kelly Wicker
Administrative Assistant





Design Review

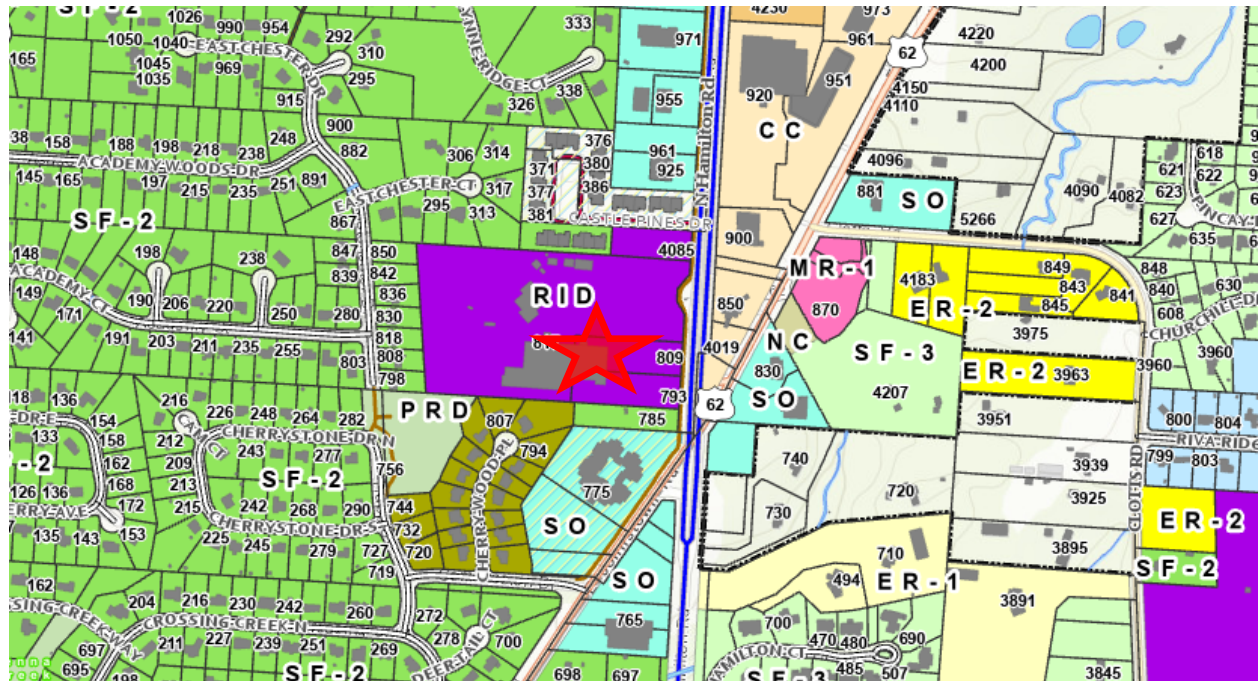
General review criteria for Design Review applications include the following:

- 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.

Recommendation

Staff recommends approval of this request. The renovations to the parking area are minor in nature. The size, number, and location of parking meets code requirements. The façade changes appear to meet the criteria of approval.

Location/Zoning Map



Respectfully Submitted By:

Michael Blackford, AICP

City Planner/Zoning Administrator