



MEETING MINUTES

Administrative Review Team

Thursday, November 10, 2022 | 2:00 pm

Development Building, Large Conference Room
5200 Emerald Parkway, Dublin, OH 43017

CALL TO ORDER

Ms. Rauch welcomed everyone and called the meeting to order at 2:04 pm.

ROLL CALL

ART Members and Designees present: Jennifer Rauch, Planning Director, (Chair); Brad Fagrell, Director of Building Standards; Jennifer Klus, Economic Development Director; Matt Earman, Director of Parks and Recreation; and Michael Hendershot, Sr. Civil Engineer.

Staff Members present: Christopher Will, Planner II; Taylor Mullinax, Planner I; and Laurie Wright, Administrative Assistant II.

Consultant present: Dan Phillabaum, AICP, RLA, Principal, Landplan Studios, LLC

Applicant present: James Whitacre, Advanced Civil Design

Mr. Hendershot made a motion and Ms. Klus seconded to approve the minutes from the October 13, 2022, meeting.

Votes: Mr. Earman, abstained; Mr. Fagrell, yes; Ms. Rauch, yes; Ms. Klus, yes; and Mr. Hendershot, yes.
[The minutes were approved 4 – 0 with 1 abstention]

INTRODUCTION/DETERMINATION

1. Astra Dublin at 6645 Crosby Court, 22-133WID-DP, Development Plan Review

Installation of two new antenna sites at an existing data center campus located within the West Innovation District. The 66.83-acre site is zoned ID-3 Research Assembly District and located southwest of the intersection of Crosby Court with Dublin-Plain City Road.

Staff Presentation

Mr. Phillabaum described the process for a Development Plan when it occurs in the West Innovation District, which allows for flexibility in design to expedite review procedures. The process begins with a review by the Administrative Review Team. Upon approval of the Development Plan, the applicant may file for building permits through Building Standards.

He presented an aerial view of the site that is in the northwest portion of the City with undeveloped property within Darby Township directly west, Jerome Township to the north, developed properties to the east in Washington Township that includes a notched out area in the middle of the site for an existing substation.

Development of the site occurred over time in phases, which began in 2015 with the construction of the first data center building along with landscaping and fencing. There are now five buildings on site, two retention ponds, an existing Astra Satellite Antenna location; and an evolving landscape with fencing. The detailed existing site plan highlighted the location of this proposed project to install two new antenna sites, south of the most southern retention pond.

This proposal includes: two, 25-foot by 25-foot concrete structural mats to serve as equipment bases; a six-foot wide concrete sidewalk will surround the bases on all sides; two radomes that are 35 feet in diameter and 33.93 feet in height with a spherical, triangulated off-white surface will protect the new antennas underneath from the elements and also conceal the black vinyl chain-link fence topped with barbed wire that surround each antenna; a 12-foot black aluminum palisade-style fence extension; and a 20-foot wide asphalt drive between the existing pond and antennas with a vehicular turnaround located between the antennas. The total area of concrete will be 2,808 square feet and the asphalt will cover 7,707 square feet in total. The proposal meets all setback, lot coverage, and landscaping requirements with conditions, and the existing stormwater management facilities are sized to handle the additional impervious area proposed with this project within the West Innovation District.

This application was reviewed against the Development Plan Review Criteria. Planning Staff recommended approval of the Development Plan with four (4) conditions:

- 1) That the proposed 8-foot tall fence be reduced in height to meet the 6-foot maximum permitted by Code;
- 2) That any relocation of trees be minimized to the maximum extent possible;
- 3) That field verification of tree locations and the proposed limits of the area of disturbance be conducted prior to construction in coordination with Staff; and
- 4) That the existing landscape screening on the mound be augmented with a staggered row of 6-foot-tall Green Giant arborvitae along the area of the proposed radomes.

Applicant Presentation

James Whitacre, Advanced Civil Design, 781 Science Boulevard, Suite 100, Gahanna, OH, said to preserve trees the project was pushed closer to the pond. The access drive location was determined by the Washington Township Fire Department. The fence proposed at 8 feet in height is a security standard. He was not agreeable to planting Green Giant arborvitae to screen the radomes because as they grew, they would eventually block 5-feet of reflection area that is needed; smaller shrubs or slower growing trees would be preferred.

Questions for the Applicant

Ms. Rauch inquired about the cross sections of mounding and domes.

Mr. Whitacre – A cross section can be generated on a mound that is four to six feet tall.

Mr. Phillabaum – Contours of a 2:1 slope on a mound 4:1, growing grass could be a challenge and perhaps a retaining wall would make more sense. He also question water being trapped.

Mr. Hendershot – The outside base should be 4:1 or flatter.



Ms. Rauch asked why this location was chosen and if the project could be moved more to the interior of the site.

Mr. Whitacre – The location was for the site line. There needs to be a 360-degree clearance in all directions from the radomes and that is why they are positioned out on their own. An internal location with all the buildings would block the radomes.

Mr. Earman – There are options for a 5% elevation with mounding and trees that could work instead of the Green Giant arborvitae that can reach heights of 40 – 50 feet.

Mr. Whitacre – A height of 15 feet is best.

Mr. Phillabaum showed a photograph of a temporary chain-link fence around a two-story, data center building and where the existing palisade-style fences turns. The data center is 68 feet in height not counting technical screens.

Mr. Hendershot – Ideally, there would be a 3 – 5 foot buffer slope along the drive. Obstructions require 2 feet of horizontal separation so moving the proposed fence further from the drive would be preferred.

Mr. Whitacre – The drive is one foot off the security fence. The fire department determined the location of the access drive and we tried not to disturb too many trees. The security fence cannot be penetrated and only the fire department will have access to the area.

Mr. Henderson questioned if there would ever be anyone needed in the area for maintenance that would drive a truck.

Mr. Whitacre – That person would probably drive a golf cart.

Mr. Fagrell - Shift the access drive to the back side of the slope and stay out of there with trees. The ratio is currently 3:1, which should be fine.

Ms. Rauch – She inquired about the height of the two existing satellites.

Mr. Whitacre – The proposed antennas will be the same size as the existing but will have radomes over them with enough room for the antennas to move.

Ms. Rauch – There is an issue with an 8-foot fence. She said 8-foot fences would not have been approved and asked if the existing antenna had an 8-foot fence as it was not included in the presentation to the ART. If the existing antenna was submitted in 2018 to Building Standards, the fence was not permitted and the applicant would need to go to the Planning and Zoning Commission (PZC).

Mr. Fagrell inquired if there were more 8-foot fences.

Mr. Whitacre - There are 8- foot fences screening generators and the walls are screened with 12-foot fences.

Ms. Rauch asked if this application needs to be forwarded to the PZC or if there is an alternative.

Mr. Whitacre – 12-foot palisade-style fences were already approved and could be used instead of the proposed 8-foot fences.

Team Members' Discussion

Ms. Rauch - Modify condition 4 to read a maximum height of 15 feet for landscaping and Staff will come up with options.



Ms. Rauch motioned, Mr. Fagrell seconded, to approve the Development Plan for the installation of two new antenna sites with four (4) conditions as amended:

- 1) That the proposed 8-foot tall fence be reduced in height to meet the 6-foot maximum permitted by Code or an alternate solution be proposed in coordination with Staff;
- 2) That any relocation of trees be minimized to the maximum extent possible;
- 3) That field verification of tree locations and the proposed limits of the area of disturbance be conducted prior to construction in coordination with Staff; and
- 4) That the existing landscape screening on the mound be augmented with a staggered row of evergreen material along the area of the proposed radomes, subject to Staff approval.

Votes: Ms. Klus, yes; Mr. Hendershot, yes; Mr. Earman, yes; Mr. Fagrell, yes; and Ms. Rauch, yes.
[The Minor Project was approved 5 – 0.]

ADJOURNMENT

Ms. Rauch adjourned the meeting at 2:45 pm.

