



RECORD OF DETERMINATION

Administrative Review Team

Thursday, January 14, 2021

The Administrative Review Team made the following determination at this meeting:

3. VA Data Building 5 20-214WID-DP

6645 Crosby Court Development Plan Review

Proposal:	Construction of a fifth data center building, ±260,000 square feet in size, within the West Innovation District.
Location:	East of Houchard Road, south of Dublin-Plain City Road, and is zoned ID-3, Research Assembly District.
Request:	Review and approval of a Development Plan Review under the provisions of Zoning Code Section 153.042.
Applicant:	Bernie Woytek, HKS Incorporated
Planning Contacts:	Nichole M. Martin, AICP, Planner II
Contact Information:	614.410.4635, nmartin@dublin.oh.us
Case Information:	www.dublinohiousa.gov/art/20-214

Request: Approval for a Development Plan is recommended with seven conditions:

- 1) That the temporary access point along Houchard Road be removed and the landscaping and fence be restored with completion of the permanent access point on Houchard Road, subject to approval of the Franklin County Engineer;
- 2) That the applicant work with Washington Township Fire to work through site security for emergency personnel for the Houchard Road access point;
- 3) That the site layout be revised to relocate all parking to the side or rear of the building, subject to Staff approval and prior to building permit submittal;
- 4) That the applicant provide updated lot coverage calculations, meeting all Code requirements, prior to building permit submittal;
- 5) That the applicant work with Staff to provide all required parking on-site, eliminating deferred parking, prior to submittal of a building permit; and, the applicant construct all required parking on-site, for this application and other previously approved applications, prior to issuance of occupancy for building five, unless otherwise approved by the Planning and Zoning Commission;
- 6) That the applicant work with Staff to provide additional landscaping, west of Building 5, consistent with the ART's discussion, and subject to Staff approval; and



**3. VA Data Building 5
20-214WID-DP**

**6645 Crosby Court
Development Plan Review**

- 7) That the applicant continue to work with the City's landscape zoning inspector to finalize landscape items with the building permit review.

Determination: This application was approved (7 – 0). This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.065(H) and §153.066(G).

STAFF CERTIFICATION

DocuSigned by:

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Jennifer M. Rauch, AICP
Director of Planning

Ms. Rauch asked if any other members had comments or questions [hearing none]. Ms. Gilger made a motion and Mr. Stanford seconded, to approve the Minor Project Review with the one condition as written.

Votes: Brad Fagrell, yes; William Morris, yes; Aaron Stanford, yes; Colleen Gilger, yes; Chad Hamilton, yes; Shawn Krawetzki, yes; and Jennifer Rauch, yes. The Minor Project was approved 7 – 0.

3. VA Data Building 5 20-214WID-DP

6645 Crosby Court Development Plan Review

Ms. Martin said this application is a proposal for the construction of a fifth data center building, ±260,000 square feet in size, within the West Innovation District. The site is located east of Houchard Road, south of Dublin-Plain City Road, and is zoned ID-3, Research Assembly District. An aerial view of the 8-acre site was presented. This is the final building proposed as part of the Master Plan for VA Data that is being built over time. The applicant has made modifications, which includes temperature-controlled storage, a parking lot expansion, and igloos.

Ms. Martin presented a graphic of the proposed site plan, which differs from the previously approved buildings on the site, due to the nature of a second story building. While this building is complimentary to previous buildings on the site but the footprint is modified. This 268,800-square-foot data center building has approximately 19,300 square feet of office space and 249,500 square feet of warehouse and data center space.

The outdoor bridge and service area are limited in size. Given the substantial size of this building and will be screened with a 17 and a half foot screen wall in height. A front yard faces Houchard Road. Front setbacks are determined by street type. Per the Code in this district, parking is not permitted in front of a structure. The applicant expects a limited number of visitors to the site and high security of its uses. Staff is conditioning that parking be revised to be relocated to the rear of the building.

Staff anticipates the building will need to shift to the west to enable a better alignment with the previously built buildings, creating a continuous street wall.

The Code requires 106 parking spaces; the applicant is proposing 90 spaces. The minimum number of bike parking spaces required in the West Innovation District is six but the applicant is proposing 10 spaces. As this is the fifth and final addition to the site, the applicant is not eligible to defer parking as they had with the other applications.

The proposed building elevations are a combination of similar rectangular forms with flat roofs consistent with the established character of the data center complex. The combination of materials proposed is identical to what was used on previous approved buildings but the design of the accent panels is horizontal. Given the two-story composition of this building, staff is supportive of this alternative design as it meets the intent of the WID. The west and rear elevation are primary elevations. The north and south elevations perpetuate the linear forms of the structure.

Ms. Martin said this application was reviewed against the Development Plan Criteria, which it met with five conditions. Therefore, approval was recommended:

- 1) That the temporary access point along Houchard Road be removed and the landscaping and fence be restored with completion of the permanent access point on Houchard Road;
- 2) That the site layout be revised to relocate all parking to the rear of the building, subject to Staff approval and prior to building permit submittal;

- 3) That the applicant provide updated lot coverage calculations, meeting all Code requirements for the entire site, prior to building permit submittal;
- 4) That the applicant work with Staff to provide all required parking on-site, eliminating deferred parking, prior to submittal of a building permit; and, the applicant construct all required parking on-site, for this application and other previously approved applications, prior to issuance of occupancy for building five, unless otherwise approved by the Planning and Zoning Commission; and
- 5) That the applicant continue to work with the City's landscape zoning inspector to finalize landscape items with the building permit review.

Ms. Gilger asked if parking is permitted to get as close as the other buildings given this is the only two-story building.

Ms. Rauch asked the applicant if they wanted to address the board and provide any additional information. Bernie Woytek said he was with HBS, and he is the architect on this project. Temporary access point will make a permanent entry as a secondary access for emergency vehicles constructed with permanent gates. Lot coverage calculations and setbacks are now on the drawings for building permitting. The applicants appreciated help in spite of the interruption of the holidays. To address deferred parking, on the main site in the northeast corner there is a large parking lot area currently permitting deferred parking. In the spring all parking will be constructed before construction starts for this fifth building. Jim Whitacre, Advanced Civil Design, will work with the landscaping inspector. Limited visitor parking is provided since limited visitors will be on site. They are considering relocating the parking along Houchard. He asked if the board is open to discussing further. Ms. Rauch answered Code states parking has to be at the side or rear of the building. If anything different is proposed, the proposal gets kicked up to the Planning and Zoning Commission for review as the authority of the ART is limited. Mr. Woytek said okay. Moving the parking to side or front poses certain issues with engineering on the site. Mr. Woytek said Andrew Innis, Amazon, is also here.

Mr. Whitacre asked if they eliminate the parking in the front of the building, if staff would be okay with existing building location and not pushing towards Houchard Road. There would need to be an extension of utilities.

They thought since it is the only 2-story building, having it a little farther back relieves going from one story to two. Ms. Rauch said there is not requirement that the buildings must align. She suggested the applicant work with staff. Ultimately, it all needs to be approved on your site unless you get approval from the PZC.

Ms. Gilger noted the parking in this proposal is decreased. She asked if the other buildings had any parking deferrals and requested the total number. She asked if they plan to create deferral parking at the parking lot on the northern part of the site. Mr. Whitacre said they have flexibility once those 50 extra spaces are built. The parking for this building is operational so people would not have to park all the way out front. At the end of the day, there will be more than enough required parking on the site.

Mr. Stanford inquired about the temporary access point and stated if it is to become permanent, the applicant will have to obtain approval from Franklin County - otherwise he has no issues. There has been a lot of emphasis on security at this site and how we access it. The applicant was asked if there is any other security at this point. Ms. Gilger said her assumption was that was a temporary access during construction. Surprised to hear that is to be permanent. The applicant expects very limited visitors. Mr. Whitacre said only emergency personnel are anticipated at that access point. There will be secure gates with no free access. Mr. Fagrell asked if a lock box will be used. Mr. Whitacre answered they are waiting on the security team to respond.

Ms. Rauch asked if a condition should be modified or if the applicant wants to table this for now. Mr. Stanford said he is fine with modifying a condition as long as Washington Township Fire and the Dublin Police are

comfortable. Approval through Franklin County is needed in conditions. Mr. Hamilton said he had no issues with the gate but asked if it would be manned. If so, a small building would be needed. The applicant stated they will not allow a double lock. Corporal Morris asked how emergency vehicles use this access point if there is not a manned gate.

Ms. Martin stated if this proposal should require a manned gate the applicant would need to return to the ART for a separate approval as that cannot be approved with this application. She inquired about a condition for parking.

Mr. Whitacre reported the electric feeds come from the substation and if the building was moved to the front, they would need longer lines. Fiber optic leads for all runs from the substation on the east side and would need as much room as possible at the end of the road to provide some sort of lay down. As this is the last building, it will be very tight to provide layup area and construction staging. Mr. Woytek said the two-story building should be farther from Houchard Road. He said multiple reasons were considered to keep the building on the east instead of moving it further to the west. Mr. Whitacre said outside generators limit how far that can push forward, keeping the generators away from the road. Ms. Rauch agreed that was a good idea. She asked if the building could be shifted to align with the closer end. Mr. Woytek stated that yard and loading dock were there and as tight as it can be for proper airflow to the generators. He indicated his hands are tied with that. Ms. Rauch said she understood putting the yard on inside instead of the outside too.

Ms. Rauch requested thoughts from the ART.

Mr. Stanford asked if landscaping would work as a compromise. Ms. Rauch said the applicant did the initial plantings around the perimeter at the beginning of the project. Ms. Martin said there is not any landscaping, just lawn. Ms. Rauch asked if the applicant would consider additional screening. Mr. Woytek answered that could be a viable option to keep the building in its current location.

Mr. Krawetzki said he could not recall what landscaping was there originally but additional landscaping is possible. He suggested using evergreens as screening and the ART agreed.

Ms. Rauch agreed having the two-story building back farther softens it.

Reviewed revised conditions as follows:

- 1) That the temporary access point along Houchard Road be removed and the landscaping and fence be restored with completion of the permanent access point on Houchard Road, subject to approval of the Franklin County Engineer;
- 2) That the applicant work with Washington Township Fire to work through site security for emergency personnel for the Houchard Road access point;
- 3) That the site layout be revised to relocate all parking to the side or rear of the building, subject to Staff approval and prior to building permit submittal;
- 4) That the applicant provide updated lot coverage calculations, meeting all Code requirements, prior to building permit submittal;
- 5) That the applicant work with Staff to provide all required parking on-site, eliminating deferred parking, prior to submittal of a building permit; and, the applicant construct all required parking on-site, for this application and other previously approved applications, prior to issuance of occupancy for building five, unless otherwise approved by the Planning and Zoning Commission;

- 6) That the applicant work with Staff to provide additional landscaping, west of Building 5, consistent with the ART's discussion, and subject to Staff approval; and
- 7) That the applicant continue to work with the City's landscape zoning inspector to finalize landscape items with the building permit review.

Ms. Rauch asked the applicant if they agreed with the conditions. Mr. Woytek answered he was in agreement with the conditions.

Ms. Martin confirmed there were no public comments submitted with this application.

Mr. Stanford inquired about the third condition having to do with parking. Ms. Rauch answered the parking will be removed in that area.

Ms. Rauch asked if any other members had comments or questions [hearing none]. Ms. Gilger made a motion and Mr. Stanford seconded, to approve the Minor Project Review with the seven conditions, as written.

Votes: Chad Hamilton, yes; William Morris, yes; Shawn Krawetzki, yes; Brad Fagrell, yes; Jennifer Rauch, yes; Aaron Stanford, yes; and Colleen Gilger, yes. The Development Plan was approved 7 – 0.

COMMUNICATIONS and ADJOURNMENT

With no communications to convey, Ms. Rauch adjourned the meeting at 3:22 pm.



RECORD OF DETERMINATION

Administrative Review Team

Thursday, March 5, 2020

The Administrative Review Team made the following determination at this meeting:

**1. VA Data – Building 4 at 6665 Crosby Court
20-006WID-DPR**

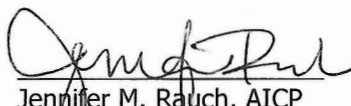
Development Plan Review

Proposal: Construction of a fourth data center building and associated site improvements on a 68-acre parcel in the West Innovation District.
Location: South of Crosby Court, approximately 800 feet south of the intersection with SR 161 and is zoned ID-3, Research Assembly District.
Request: Review and approval of a Development Plan Review under the provisions of Zoning Code Section 153.042.
Applicant: Mark Ford, Ford and Associates
Planning Contact: Nichole M. Martin, AICP, Planner II
Contact Information: 614.410.4635, nmartin@dublin.oh.us
Case Information: www.dublinohiousa.gov/art/20-006

Request: Approval for a Development Plan without conditions.

Determination: This application was approved. This approval shall be valid for a period of two years from the date of approval in accordance with Zoning Code §153.065(H) and §153.066(G).

STAFF CERTIFICATION


Jennifer M. Rauch, AICP
Director of Planning





MEETING MINUTES

Administrative Review Team

Thursday, March 5, 2020 | 2:00 pm

ART Members and Designees: Jennifer Rauch, Interim Director (Chair); Colleen Gilger, Director of Economic Development; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Sr. Civil Engineer; Mike Altomare, Fire Marshal; and Renae Rice, Sergeant.

Other Staff: Chase Ridge, Planner I; Claudia Husak, Senior Planner; Nichole Martin, Planner II; Zach Hounshell, Planner I; and Laurie Wright, Administrative Support II.

Applicants: Mark Ford, Ford and Associates (Case 1); and Alison Crumley, M+A Architects (Case 2).

Ms. Rauch called the meeting to order at 2:04 pm. She asked if there were any amendments to the meeting minutes from February 20, 2020. [There were none.] The minutes were approved as presented.

MEETING MINUTES – February 20, 2020

DETERMINATIONS

1. VA Data at 6665 Crosby Court Development Plan Review

Ms. Martin said this application is a proposal for the construction of a fourth data center building and associated site improvements in the West Innovation District. The 68-acre parcel is on the east side of Houchard Road, south of SR 161 and future Crosby Court and north of Darree Fields, west of Old Avery Road, approximately 750 feet northwest of the intersection with Shier-Rings Road. She presented an aerial view of the site and the location of the proposed building within the site that fronts Houchard Road in the ID-3: Research Assembly District.

Ms. Martin presented the site plan highlighting the first three data center buildings that have been completed, this proposed fourth building, and the location of the intended future fifth building. The first three buildings are ±150,000 square feet and the fourth building is consistent in size with buildings 2 & 3. The proposed west elevation was shown and she explained how the neutral color scheme was the same as building 3 but the block pattern was different.

Ms. Martin noted that additional perimeter fencing and landscaping are not required as they were approved and subsequently completed in Phase 1. Two large retention ponds for stormwater as well as utilities were completed in Phase 2 and additional site improvements were completed with Phase 3. The most recent application was approved for the installation of antennas, a substation, climate controlled igloos, realignment of the entry, and improvements to the gravel parking lot. Once the multi-phase masterplan is built out, the number of parking spaces and bicycle parking spaces required will meet the zoning requirements. A 12-foot high metal panel screen wall will be installed to screen the cooling tanks, generators, a dumpster, and one loading dock with overhead doors, all of which are all located in the open service areas.



Mark Ford, Ford and Associates, indicated that he had addressed the ART's previous items including revising the parking plan and photometric plan.

This proposal was reviewed against the criteria for the West Innovation District, which it met. Therefore, approval is recommended for the Development Plan without conditions.

Ms. Rauch asked if there were any other questions or concerns. [Hearing none.] She called for a vote on the Development Plan Review. (Approved 6 – 0)

2. ~~Crawford Hoying Leasing and Sales Office at 6741 Longshore Street~~ Minor Project Review

~~Mr. Hounshell said this application is a proposal for exterior storefront modifications to an existing tenant space within building D1 of the Bridge Park development for a leasing and sales office. The 0.77-acre site is northwest of the intersection of Longshore Street and Tuller Ridge Road and zoned Bridge Street District Scioto River Neighborhood. He presented an aerial view of the site as well as the proposed tenant space with it highlighted that runs between Riverside Drive and Longshore Street.~~

~~Mr. Hounshell presented the proposed west elevation along Riverside Drive for this new storefront system in the existing rough opening with accompanying Black Aluminum Composite Metal (ACM) surrounds. He explained the existing shell is remaining, barring the removal of a small portion of the existing wall for an entrance. The majority of the storefront system windows are suited with Zippy Grid-adhered muntins. Many of the windows will have insulated ACM panels with trim located below the muntins, and some storefronts will have functional louvers above the muntins. The proposed east elevation along Longshore Street will have the same new storefront system with accompanying black ACM surrounds to match the west facade. New Nanawall folding glass doors are proposed as well as new ACM panels to replace the existing limestone below the new decorative ACM awning that connects to the new vertical black blade to the right of the entrance. The Nanawall system will consist of folding doors that can be mechanically operated to open the space to the streetscape. The improvements being made within the rough openings will not affect the transparency calculations for the building on either façade, which are calculated between 2-8 feet above grade. The improvements happening on the east and west facades of the tenant space align with the transparency approved with the Building D1 Final Development Plan. The awning is proposed to extend 2 feet from the building. The vertical blade will extend 2 feet from the building where it meets the awning and then slope back towards the building until it is extended 0 feet from the wall, at grade.~~

~~Mr. Hounshell said approval is recommended without conditions.~~

~~Ms. Rauch asked if there were any other questions or concerns. [Hearing none.] She called for a vote on the Minor Project Review. (Approved 6 – 0)~~

~~Ms. Rauch adjourned the meeting at 2:12 pm.~~

~~As approved by the Administrative Review Team March 30, 2020~~



RECORD OF DETERMINATION

Administrative Review Team

Thursday, June 22, 2016

The Administrative Review Team made the following determinations at this meeting:

**1. ID-3 - Vadata, Building 3
17-027WID-DP**

**6645 Crosby Court
Development Plan Review**

Proposal: Construction of a third Data Center building and associated site improvements on a 68-acre parcel approximately 800 feet south of the intersection of Crosby Court and SR 161.

Request: Review and approval of a Development Plan under the provisions of Zoning Code §153.042(D).

Applicant: Ann McGee, Gresham Smith and Partners

Planning Contact: Nichole M. Martin, Planner I; (614)410-4635, nmartin@dublin.oh.us

REQUEST: Approval of a Development Plan Review with two conditions:

- 1) That the applicant provide an alternate panel pattern within a similar color palette for the east and west elevations to enhance architectural diversity, to be approved by staff, prior to building permitting; and
- 2) That the temporary access point along Houchard Road be removed and the landscaping and fence restored with completion of the permanent access point on Houchard Road at the southwest corner of the site.

Determination: The Development Plan was approved.

STAFF CERTIFICATION



Vince Papsidero, FAICP
Planning Director





MEETING MINUTES

Administrative Review Team

Thursday, June 22, 2017 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Kyle Kridler, Economic Development Administrator; Ray Harpham, Commercial Plans Examiner; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; and Mike Altomare, Fire Marshall.

Other Staff: Lori Burchett, Planner II; Logan Stang, Planner I; Nichole Martin, Planner I; Nick Badman, Planning Assistant; and Laurie Wright, Administrative Support II.

Applicants: Russ Hunter, Crawford Hoying Development Partners; and David Keyser, DKB Architects (Case 4).

Vince Papsidero called the meeting to order at 2:02 pm. He asked if there were any amendments to the June 15 meeting minutes. The minutes were accepted into the record as presented.

Mr. Papsidero noted the following Minor Modifications:

Bridge Park, AC Hotel – Other modifications deemed appropriate by the Planning Director.

Bridge Park, Local Cantina – Other modifications deemed appropriate by the Planning Director.

DETERMINATIONS

1. ID-3 – Vadata, Building 3 17-027WID-DP

6645 Crosby Court Development Plan Review

Nichole Martin said this is a proposal for construction of a third data center building and associated site improvements on a 68-acre parcel within the West Innovation District. She said the site is approximately 800 feet south of the intersection of Crosby Court and SR 161. She said this is a request for a review and approval for a Development Plan under the provisions of Zoning Code §153.042(D).

Ms. Martin stated this is a proposal for the construction of a 152,945-square-foot data center building with approximately 4,000 square feet of office and 149,000 square feet of warehouse space. She said this third building on the site will be located on building pad three, south of the two existing buildings. An additional 42 vehicular parking spaces and 4 bicycle spaces are proposed she said along the north and east facades of the building with access being provided via a common drive off of Crosby Court. She said loading docks and service areas are to be located in the center of the data center building on the north and south facades with overhead doors facing the south. She noted there will be landscape mounding to the south and building two to the north.

Ms. Martin said the proposed design is consistent in size with building two and aligns with both existing buildings along Houchard Road. She said the main entrance is provided on the east end with a secondary entrance located on the south; both entrances are located adjacent to the parking areas. The ends of the building, she said, incorporate a gable roof feature to mimic the design of the ends of building one to the north. Both the north and south elevations incorporate horizontal metal panels on the upper portion she said.



Ms. Martin stated the proposal meets Code for color that includes a variety of whites and grays; primary and secondary material requirements are also met.

Ms. Martin said approval is recommended for the Development Plan Review with two conditions:

- 1) That the applicant provide an alternate panel pattern within a similar color palette for the east and west elevations to enhance architectural diversity, to be approved by staff, prior to building permitting; and
- 2) That the temporary access point along Houchard Road be removed and the landscaping and fence restored with completion of the permanent access point on Houchard Road at the southwest corner of the site.

Ms. Martin reported that she had shared this information with the applicant, who is currently out of the country.

Ray Harpham asked if staff could ask the applicant what they plan to do with buildings four and five. Ms. Martin asked if Mr. Harpham was looking for consistencies to which he replied he was not. Ms. Martin suggested that staff meet internally to discuss obtaining some sort of rhythm throughout the buildings.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He called for a vote, the motion carried, and the Development Plan Review was approved by the ART.

**2. BSD HC – Harvest Pizza - Patio
17-042ARB-MPR**

**45 N. High Street
Minor Project Review**

Logan Stang said this is a proposal for a patio addition and associated site improvements to an existing restaurant space on a .25-acre parcel. He said the site is on the west side of N. High Street, approximately 125 feet south of the intersection with North Street. He said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Mr. Stang reported the case was reviewed June 15, 2017, to discuss the detailed changes the applicant had proposed.

Mr. Stang presented an aerial view of the site as well as the proposed site plan.

Mr. Stang said the applicant is proposing to install a paver patio with a wood picket fence in the front of the property along N. High Street. He explained the patio will connect to the existing sidewalk and wrap around the southern façade to connect to a public pathway in-between this site and Tucci's Restaurant. A hedge and stone wall will be installed along the inner edge of the patio, he added, due to the existing grade change with a limestone step to the existing porch staircase. He stated the existing trees on the southern portion of the site will be removed to allow for the patio space and the applicant will work with staff to preserve the trees located along N. High Street.

Mr. Stang said the proposed wood picket fence would be painted white to match the trim with light red brick pavers for the patio surface. He said the patio furniture proposed utilizes a black wrought iron chair with Trex two- and four-top tables giving the appearance of wood and umbrellas proposed are described as dark beige to match the color palette of the existing building.



RECORD OF DETERMINATION

Administrative Review Board

Thursday, November 3, 2016

The Administrative Review Team made the following determinations at this meeting:

**1. ID-3 - Vadata, Building 2
16-087WID-DP**

**Crosby Court
Development Plan Review**

Proposal: Construction of a data center building within the West Innovation District for phase two, including associated site improvements on a 68-acre site on the east side of Houchard Road, north of Darree Fields, and south of SR 161 and Crosby Court.

Request: Review and approval for a Development Plan Review under the provisions of Zoning Code §153.042(D).

Applicant: Ann McGee, Gresham Smith Partners.

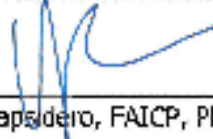
Planning Contact: Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

REQUEST: Approval of a Development Plan Review with two conditions:

- 1) That the plans need to be revised to incorporate the 15 additional parking spaces required to meet Code with Phase II; and
- 2) That the plans be revised to include information regarding the proposed wall and screening details that match the approved details for Phase I in material and color.

Determination: The Development Plan was approved.

STAFF CERTIFICATION


Vince Pappalardo, FAICP, Planning Director



MEETING MINUTES

Administrative Review Team

Thursday, November 3, 2016 | 2:00 pm

ART Members and Designees: Vince Papsidero, Planning Director; Donna Goss, Director of Development; Jeff Tyler, Building Standards Director; Colleen Gilger, Director of Economic Development; Matt Earman, Director of Parks and Recreation; Shawn Krawetzki, Landscape Architect; Aaron Stanford, Senior Civil Engineer; Mike Altomare, Fire Marshall; and Tim Hosterman, Police Sergeant.

Other Staff: Claudia Husak, Senior Planner; Jennifer Rauch, Planning Manager; Lori Burchett, Planner II; Logan Stang, Planner I; Nichole Martin, Planner I; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

Applicants: Ann McGee, Gresham Smith Partners, joined the meeting on the conference phone (Case 1); and Greg Briya, Moody Nolan (Case 2).

Vince Papsidero called the meeting to order at 2:00 pm.

DETERMINATIONS

1. ID-3 - Vadata, Building 2 16-087WID-DP

Crosby Court Development Plan Review

Jennifer Rauch said this is a request for the construction of a data center building within the West Innovation District for phase two, including associated site improvements on a 68-acre site on the east side of Houchard Road, north of Darree Fields, and south of SR 161 and Crosby Court. She said this is a request for a review and approval for a Development Plan Review under the provisions of Zoning Code §153.042(D).

Ms. Rauch said the applicant had addressed earlier issues/comments from the ART review on October 6, 2016, with the exception of parking.

Ms. Rauch presented the site and noted the existing building and its entrance and the location of the second building that will mirror the first building but smaller in overall size at 152,945 square feet. She explained the generators from each building will face each other for better screening and the 12-foot screening wall matches the building materials.

In order to meet Code, Ms. Rauch said the applicant needs to provide 15 additional parking spaces. She explained there is an existing parking lot that was partially constructed for the future office building during Phase 1 and suggested the spaces be added there. She said the applicant also needs to demonstrate the proposed wall and screening details in material and color that match the approved details for Phase I.

Ms. Rauch said approval is recommended with two conditions:

- 1) That the plans need to be revised to incorporate the 15 additional parking spaces required to meet Code with Phase II; and
- 2) That the plans be revised to include information regarding the proposed wall and screening details that match the approved details for Phase I in material and color.



Ann McGee, Gresham Smith Partners, said she was directed by AWS to build out 15 additional spaces plus what is required for the (future) third building.

Colleen Gilger asked if the architecture for this building is similar to Phase 1. Ms. Rauch confirmed that the architecture is identical with regard to materials and color palette.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's approval of the Development Plan Review.

**2. BSD SRN - Bridge Park, Building C3 — Window Sills
16-098WR**

**4550 Bridge Park Ave.
Waiver Review**

~~Lori Burchett said this is a request to permit the windows within siding-clad walls to not have a projecting sill within Building C3 in Bridge Park. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Waiver under the provisions of Zoning Code §153.066.~~

~~Ms. Burchett presented the site and approved elevations. She explained that the residential units will have sills but any areas clad in fiber cement panels will not have projecting sills. She added the brick areas on levels 1 and 2 will not have projecting sills, either. She reported that Staff agrees the mass would look awkward to have sills so by not providing projecting sills, it improves the aesthetic nature of the building.~~

~~Ms. Burchett said approval is recommended as the overall aesthetic matches the overall design intent and sills would not enhance the appearance of the building.~~

~~Vince Papsidero asked the applicant if this Waiver request was the result of design issues or cost. Greg Briya, Moody Nolan, answered it is purely from a design perspective. He said by adding sills to the whole building they would appear pasted on and the architectural elements forced, which takes away the vertical element they are trying to achieve.~~

~~Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the PZC for the Waiver Review.~~

ADJOURNMENT

~~Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:15 pm.~~

~~As approved by the Administrative Review Team on November 10, 2016.~~



City of Dublin

Land Use and Long
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ADMINISTRATIVE REVIEW TEAM

RECORD OF DETERMINATION

FEBRUARY 26, 2015

The Administrative Review Team made the following determination at this meeting:

**1. WID – ID – 3 – Project Granite, Phase 1
15-015WID-DP**

**Crosby Court
Development Plan Review**

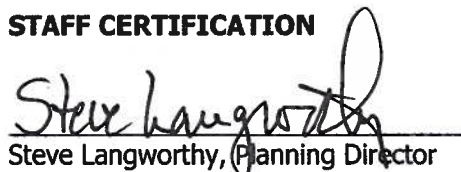
Proposal:	Construction of Phase 1 of a data center building on a 68-acre site within the West Innovation District, including site improvements, landscaping, and site buffering. The site is on the east side of Houchard Road, north of Darree Fields, and south of SR161 and future Crosby Court.
Request:	Review and approval for a Development Plan under the provisions of Zoning Code Section 153.042.
Applicant:	Mark Ford, Ford and Associates
Planning Contact:	Jennifer M. Rauch, AICP, Senior Planner
Contact Information:	(614) 410-4690, jrauch@dublin.oh.us

DETERMINATION: Approval of this request for a Development Plan Review with five conditions:

- 1) That the applicant revises the drawings to correctly label the setbacks along the northeastern and western property lines;
- 2) That the applicant provides revised drawings for the guard house demonstrating the proposed building meets the Code requirements for primary and secondary materials;
- 3) That the applicant provides a revised landscape plan demonstrating that the perimeter buffering will be met at the temporary access point;
- 4) That the applicant provides the Code-required five feet of maneuvering area around the bicycle parking area; and
- 5) That the applicant revises the plans in accordance with Engineering's comment letter dated February 23, 2015.

RESULT: This application was approved.

STAFF CERTIFICATION


Steve Langworthy, Planning Director

ADMINISTRATIVE REVIEW TEAM

MEETING MINUTES

FEBRUARY 26, 2015

ART Members and Designees: ~~Steve Langworthy, Planning Director; Fred Hahn, Director of Parks and Open Space; Alan Perkins, Fire Marshal; Aaron Stanford, Civil Engineer; Jeff Tyler, Building Standards Director; and Jeremiah Gracia, Economic Development Administrator.~~

Other Staff: ~~Gary Gunderman, Planning Manager; Rachel Ray, Planner II; Jenny Rauch, Senior Planner; Joanne Shelly, Urban Designer/Landscape Architect; Laura Ball, Landscape Architect; Claudia Husak, Planner II; Devayani Puranik, Planner II; Marie Downie, Planner I; and Laurie Wright, Staff Assistant.~~

Applicants: ~~Mark Ford, Ford and Associates; Tom Warner, Advanced Civil Design; Todd Faris and Dan Magley, Faris Design and Planning (Case 1); Russ Hunter, Crawford Hoying Development Partners (Cases 2 & 3); Brian Quackenbush, EMH&T; Teri Umbarger, Moody Nolan (Case 3); Paul Rockwell, Average Joe's Pub & Grill; Eric Hilty, Hilty Sign (Case 4); and Kolby Turnock, Casto; Aaron Underhill, Underhill and Yaross; Linda Menerey and Scott Schaffer, EMH&T; and Joe Sullivan, B&S Architecture (Case 5).~~

Others Present: ~~Dan Phillabaum, dp planning & design, LLC, consultant to the ART.~~

~~Steve Langworthy called the meeting to order. He asked if there were any amendments to the February 19, 2015, meeting minutes. The minutes were accepted into the record as presented.~~

DETERMINATION

1. West Innovation District – ID-3 – Project Granite, Phase 1 15-015WID/DP

Crosby Court Development Plan Review

Jennifer Rauch said this is a request for construction of Phase 1 of a data center building on a 68-acre site within the West Innovation District, including site improvements, landscaping, and site buffering. She said the site is on the east side of Houchard Road, north of Darree Fields, and south of SR161 and future Crosby Court. She said this is a request for review and approval for a Development Plan under the provisions of Zoning Code Section 153.042.

Ms. Rauch said Staff reviewed the application for the first phase of development and identified the following items that will need to be clarified or revised with the building permit submittal:

- 1) The drawings need to be revised to label the setbacks correctly along the northeastern and western property lines. The setbacks on the plan are correct, they are just incorrectly labeled.
- 2) The applicant will need to provide revised drawings for the guard house demonstrating the proposed building meets the Code requirements for primary and secondary materials.
- 3) A revised landscape plan will need to be provided to demonstrate how the perimeter buffering will be met at the temporary access point.
- 4) The applicant will need to provide the Code requirement for five feet of maneuvering area around the bicycle parking area.
- 5) The applicant should revise the plans in accordance with Engineering's comment letter dated 2/23/15 prior to building permitting.

Aaron Stanford asked the applicant if they were aware of extensive field tile through the site.

Tom Warner, Advanced Civil Design, said he reviewed aerial maps and it appeared that there was a darker line where the soccer fields were added. He said there may be a line of field tiles that Fred Hahn had referred to at the last meeting to the south of the site. He reported that the County exhausted all records and the presence of field tiles could not be determined.

Fred Hahn said his recollections were pre-park developments and that the field tiles could just be in the park.

Mr. Stanford said the County was the best resource for field tile information and if their records had been exhausted then that is sufficient. He said if field tile is encountered it would have to tie into the stormwater management system for this project. He pointed out that the release rates for which the ponds are designed are very conservative and this also makes the ponds oversized beyond what is required by Dublin regulations.

Mr. Warner said since they have the room, they want to get as much depth as they can.

Mr. Stanford said the plans will need to clarify if the City is constructing the improvements associated with the Crosby Court infrastructure. He said if improvements are to be the responsibility of others there needs to be coordination. He noted the existing pond on the north side of the existing AEP substation will be removed with the Crosby Court improvements. Mr. Stanford said he preferred to see stormwater management plans submitted with the Development Plan.

Ms. Rauch inquired about the building materials for the proposed guard house. Mark Ford, Ford and Associates, said the client has used this design in other locations but he would provide more information.

Ms. Rauch said the guard house should look more substantial and must adhere to the primary and secondary material requirements as with all buildings on the site.

Jeff Tyler said a separate building permit would be required for the guard house.

Joanne Shelly asked if the guard house will have signs on it. Mr. Ford said no signs are proposed on any of the buildings but there may be directional signs for the site. Ms. Rauch said that directional signs can be administratively approved.

Alan Perkins said the fire access has been addressed but he is still concerned with the sprinkler connections. He said it is not clear where the main water line comes in and how it will coordinate with future phases.

Steve Langworthy asked the ART if there were any further questions or concerns regarding this application. [There were none.] He stated this Development Plan application was approved with the following five conditions to be addressed at building permitting:

- 1) That the applicant revises the drawings to correctly label the setbacks along the northeastern and western property lines;
- 2) That the applicant provides revised drawings for the guard house demonstrating the proposed building meets the Code requirements for primary and secondary materials;
- 3) That the applicant provides a revised landscape plan demonstrating that the perimeter buffering will be met at the temporary access point;
- 4) That the applicant provides the Code-required five feet of maneuvering area around the bicycle parking area; and
- 5) That the applicant revises the plans in accordance with Engineering's comment letter dated February 23, 2015.