



MEETING MINUTES

Administrative Review Team

Thursday, August 20, 2020 | Live Streaming on YouTube at 2:00 pm

ART Members and Designees: Jennifer Rauch, Planning Director (Chair); Brad Fagrell, Director of Building Standards; Colleen Gilger, Director of Economic Development; Shawn Krawetzki, Landscape Architect Manager; Aaron Stanford, Senior Civil Engineer; William Morris, Police Corporal; and Chad Hamilton, Fire Inspector.

Other Staff: Chase Ridge, Planner I; Nichole Martin, Planner II; Kyle McKee, IT; and Laurie Wright, Administrative Assistant II.

Applicants: Ben Punturi, Ford and Associates; Mike Kallmeyer, VA Data; and James Whitacre, Advanced Civil Design. (Case 1)

Ms. Rauch welcomed everyone and called the meeting to order at 2:32 pm as there were technical difficulties. Per the State of Emergency, laws were enacted including the Stay at Home Order for which the City will need to live-stream all public meetings until that order has lifted. Comments can be submitted on the City's website before or during the meeting.

Ms. Rauch asked if there were any amendments to the meeting minutes from August 6, 2020. [There were none.] The minutes were approved as presented.

INTRODUCTION/DETERMINATION

1. VA Data Booster Station WID-DP

6685 Crosby Court Development Plan

Ms. Martin said this application is a proposal for the construction of a 1,800-square-foot accessory building that houses electric and plumbing equipment and the installation of a transformer and screening wall on a 68.75-acre site. She presented an aerial view of the site, which is east of Houchard Road and south of SR 161 at the terminus of Crosby Court within the West Innovation District (WID) - zoned ID-3 Research Assembly District. The purpose of a Development Plan Review is to provide an efficient and predictable review process for development projects within the WID to ensure all applicable requirements of Chapter 153 are met.

Ms. Martin noted this proposal was last reviewed by the ART on January 16, 2020, and with additional revisions, the application is back for review by the ART today. Currently, there are two data centers on this site with the third is under construction as well as other improvements requested over time.

Ms. Martin presented the proposed site plan highlighting the 950-square-foot pump house at 20 feet in height that will contain a booster station and electrical room. A new transformer and generator, associated with the pump house, will be adjacent. This pump house is just north of data center building #1. As part of the original master plan, Houchard Road frontage was designated as the front yard with the northern property line being designated as the side yard. This accessory structure is proposed to be architecturally integrated with the primary structures and located to the side of a primary structure.



Ms. Martin presented the proposed elevations of the pump house facility, which is clad in anodized aluminum panels finished in shades of white, gray, and soft blue to match the data center buildings; the screening wall for the generator was presented as well. There are two entrances, one on the east elevation and one on the south elevation, which provide access to the booster pump room and electrical room, respectively. A mechanical area, which will accommodate a generator, transformer, and (future) water tank will be to the west of the pump house. This mechanical area and screen wall are sized to allow for the future installation of the water tank. The current screen wall is approximately 12 feet, 8 inches in height, and clad in horizontal pre-finished metal panels in a slate gray color. The height of the wall should be increased to be one foot taller than the future water/storage tanks so it will be expanded to 30 feet to meet the screening requirements.

Ms. Martin reported a portion of the palisade fence will be relocated around the proposed improvements and existing landscaping will be removed and replaced to soften the appearance of the pump house and mechanical area from Crosby Court and ensure that the intent of the masterplan is maintained.

Ms. Martin said the application was reviewed against the Development Plan Criteria and approval is recommended with two conditions:

- 1) That the applicant coordinate with Washington Township Fire at the Building Permit stage to ensure the provision of public fire and life-safety services are maintained; and
- 2) That the height of the screen wall should be increased to be one foot taller than the future water/storage tanks.

Ms. Rauch asked the applicant if there was anything they wished to add to this presentation or clarify.

Ben Punturi, Ford and Associates said he did not have additional information.

Ms. Rauch asked the Administrative Review Team members if they had any questions or comments.

Mr. Stanford thanked the applicant for working through this application with the Engineering Staff in conjunction with the City of Columbus Water Department to review the demand of the proposed improvements on the public water system, which it meets.

Mr. Fagrell thanked Mr. Stanford for working through all the questions and comments needed for the integration of this booster station to the site.

Mr. Fagrell confirmed the wall and fence around the transformer is currently 12 feet, eight inches in height and will need to match the existing architecture of the site, if it is ever increased in height for a (future) water tower. In that instance, he asked the applicant if they would build supports onto the current fence or if they would tear the fence down and rebuild. Mr. Punturi answered they would modify the existing kickers and include additional diagonal members to provide more support for the additional height.

Ms. Rauch asked each member if they had comments for this project. Ms. Martin confirmed there were no public comments on this application.

Ms. Rauch made a motion to approve the Development Plan with the two conditions as stated above and called for a vote (Approved 7 – 0). She thanked everyone for their patience today as the technical issues were worked through. She adjourned the meeting at 2:43 pm.