



City of Dublin

Land Use and Long  
Range Planning

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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**

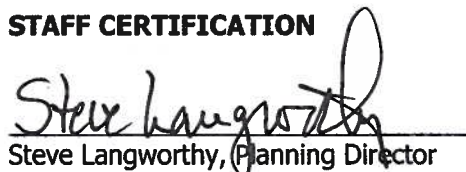
Proposal:	Construction of Phase 1 of a data center building on a 68-acre site within the West Innovation District, including site improvements, landscaping, and site buffering. The site is on the east side of Houchard Road, north of Darree Fields, and south of SR161 and future Crosby Court.
Request:	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, <a href="mailto:jrauch@dublin.oh.us">jrauch@dublin.oh.us</a>

**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



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**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.



## ADMINISTRATIVE REVIEW TEAM

### MEETING MINUTES

OCTOBER 6, 2016

**ART Members and Designees:** Jennifer Rauch, Planning Manager; 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; and Mike Altomare, Fire Marshall.

**Other Staff:** Claudia Husak, Senior Planner; Lori Burchett, Planner II; Mike Kettler, Planning Technician; and Laurie Wright, Administrative Support II.

**Applicants:** Chris Meyers and Tony Coalt, Meyers + Associates Architecture; Matt Dunlap, Charles Penzone; (Case 1); Randy Roberty, Design Collective, LLC and Steve Weis, Cameron Mitchell Restaurants (Case 2); Kipp Edgington, Mesh Fitness (Case 3); and Ann McGee, Gresham Smith, and Partners and Hans Schultz, VAData (Case 4).

Jennifer Rauch called the meeting to order at 2:04 pm. She asked if there were any amendments to the September 29, 2016, meeting minutes. The minutes were accepted into the record as presented.

Ms. Rauch reported a Minor Modification was made to Columbus Fencing & Fitness as required by outside agencies.

### DETERMINATIONS

**1. ~~BSD SCN – Charles Penzone Salon~~  
~~16-071SPR~~**

**~~6671 Village Parkway~~  
~~Site Plan Review~~**

~~Lori Burchett said this is a request for the construction of a 12,600-square-foot building and associated site improvements on a ±3.54-acre site on the west side of Village Parkway at the roundabout with Shamrock Crossing. She said this is a request for a review and recommendation of approval to the Planning and Zoning Commission for a Site Plan Review under the provisions of Zoning Code §153.066.~~

~~Ms. Burchett presented an aerial view of the site and noted the existing Grand Salon is on part of the site and that there is no division of the site proposed. She said the applicant is proposing 85 parking spaces whereas Code permits a minimum of 25 spaces and a maximum of 31 spaces. She explained that the applicant provided information based on the existing salon for the Basic Site Plan Review by the ART and the PZC and demonstrated a need. She presented proposed elevations and noted the east façade is considered the front of the building and faces Village Parkway and the north façade faces toward the parking lot where guests will enter the salon; this entry feature is highly visible from Village Parkway as well.~~

~~Ms. Burchett said approval is recommended for an Administrative Departure:~~

- ~~1. §153.062 (O)(4) – Loft Building Type – Vertical increment – No greater than every 40 feet (required); west elevation at ±41 feet (requested). {vertical increments for other facades included in Waivers below}~~

~~the proposal meets all Code requirements except for height, which is a condition of approval that the applicant not exceed a height of 15 feet.~~

~~Jennifer Rauch asked the applicant how long they intend on occupying this space. Kipp Edgington, Mesh Fitness, answered January or February of 2017 at the latest.~~

~~Donna Goss thanked the applicant for taking up space in this building as a new roof was added.~~

~~Ms. Burchett concluded with a recommendation of approval to the Architectural Review Board for a Minor Project Review with the following condition recommended:~~

- ~~1) That the applicant provide revised drawings indicating the exact height of the sign not to exceed 15 feet, subject to staff approval.~~

~~Ms. Rauch asked if there were any further questions or concerns regarding this application. [There were none.] She confirmed the ART's recommendation of approval to the Architectural Review Board for the Minor Project Review.~~

## **CASE REVIEW**

### **4. 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 Center 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 under the provisions of Zoning Code §153.042(D).

Ms. Rauch presented the site location and noted the access off Crosby Court. She reported that in February 2015, the ART approved the initial Development Plan that included parking and extensive landscaping for the entire perimeter of the site. Phase 2 she said includes the construction of the second building.

After an initial review of the proposal, Ms. Rauch said additional information and details are needed on the plans. She stated this should include property lines, setbacks, landscape material, internal drive dimensions, lot coverage, a photometric plan, and primary/secondary material calculations. She encouraged the applicant to refer to the Code and the plans approved for Phase 1, which demonstrates the correct level of detail. She said this second proposed building appears to mirror the building from Phase 1 with a similar layout. She indicated concerns with the previously approved Phase 1 plan where either all concrete or all gravel was to be in between generators. She said the previously approved plan differs from this proposal. She inquired about parking as the correct number of spaces has not been provided. She asked if the number would include sharing spaces with the future office building. She explained that if the proposal does not meet Code, the applicant would need to go before the PZC. She asked the applicant to verify any information about the pond.

Aaron Stanford asked what would be built with this phase as a grading plan was included. Ann McGee, Gresham Smith Partners, said this is not their final design and stormwater management would still need to be worked out.

Mr. Stanford inquired about the applicant's intentions for additional building pads and how the site would be graded. Ms. McGee said she was not the civil engineer but they were trying to prepare for the next building.

Ms. Rauch inquired about the temporary access as all the plans do not currently match. Ms. McGee answered the construction entrance would remain with the construction of the second building and the construction drive on the site would be rerouted. Ms. Rauch emphasized the need for this information to be shown and noted on the plans.

Colleen Gilger requested additional and more detailed perspectives of the elevations. She said the windows approved on the first building need to be provided on the subsequent buildings.

Ms. McGee explained the prototype has evolved; they now have a cannon design to help airflow. She explained they are converting to a more efficient flat roof and screen walls. She said they are sensitive to the form of the original building but building two will not be the same building. She indicated the first building was all white and longer. She said the buildings are in alignment along Houchard Road.

Ms. Gilger called out the differences in the two buildings and screen walls. Ms. McGee said they will make an attempt to blend the screening walls on the roof. She explained the parapet is 10 feet in height to screen the mechanicals.

Ms. McGee noted the addition of two overhead doors. Ms. Rauch said Houchard Road is the front setback and Code does not permit overhead doors along this elevation.

Jeff Tyler requested different perspectives of the Sketch-up models in order to make a determination. He indicated he wanted to compare the proposed building to the existing building.

Ms. Rauch added the elevations need to be more detailed.

Ms. Rauch inquired about the landscaping. Ms. McGee indicated she was new to the project and had planned to follow the master landscaping plan.

Donna Goss inquired about the terms of the Economic Development Agreement. Ms. Gilger said the fence was corrected. She said with building 2 being proposed smaller, she was concerned that all subsequent buildings would also be smaller and that was not what they agreed to. She indicated that as long as the applicant provided five buildings with 750,000 total data space the applicant would be in compliance. Ms. McGee assured her it would not be an issue; she said she has rendered out the other buildings and the current plan will work in the future.

Ms. Gilger indicated that each building can have a bit of uniqueness but she did not want the first building to stand out from all the other buildings.

Ms. Rauch concluded a more thorough review would be conducted internally and detailed comments would be provided to the applicant.

## **ADJOURNMENT**

Jennifer Rauch asked if there were any additional administrative issues or other items for discussion. [There were none.] She adjourned the meeting at 3:22 pm.

As approved by the Administrative Review Team on October 13, 2016.



# 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 Papsidero, FAICP, Planning Director





## MEETING MINUTES

# Administrative Review Team

Thursday, May 30, 2019 | 2:00 pm

**ART Members and Designees:** Vince Papsidero, Planning Director (Chair); Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Shawn Krawetzki, Landscape Manager; Aaron Stanford, Senior Civil Engineer; Brad Fagrell, Director of Building Standards; and Mike Altomare, Fire Marshal.

**Other Staff:** Claudia Husak, Senior Planner; Nicki Martin, Planner I; Chase Ridge, Planner I; Richard Hansen, Planner I; and Laurie Wright, Administrative Support II.

**Applicants:** Mark Ford (Case 1).

Mr. Papsidero called the meeting to order at 2:04 pm. He asked if there were any amendments to the meeting minutes from May 16, 2019. [There were none.] The minutes were approved as presented.

Mr. Papsidero noted two Minor Modifications approved recently:

1. Building D4/D5 – Bridge Door Changes - Other modifications deemed appropriate by the Planning Director.
2. Building D1 – Canopy Change to Door - Other modifications deemed appropriate by the Planning Director.

### INTRODUCTION

#### 1. VA Data 19-036DP

#### 6685 Crosby Court Development Plan

Ms. Martin said this application is a proposal for the construction of a third data center building and associated site improvements on a 68-acre parcel within the West Innovation District. She presented an aerial view of the site.

Ms. Martin presented the proposed full site plan that included all three phases; two data centers currently exist. Building 3 was previously approved but the applicant has hired a different architect whom made changes so therefore, a new application was required. She presented the previously approved third building and said the new proposal looks similar but screen walls are attached to the building. She presented the southeast and northwest elevations and asked the applicant to further explain any changes.

Mark Ford said the changes that Ms. Martin is referring to is in the interior. He emphasized the applicant was proposing what has been previously approved for the exterior. He noted security measures are significantly increased, which makes this a robust building. He said the rough-ins have been surveyed and will continue to use those. He said the parking may have been moved slightly.

Ms. Martin said parking was reduced but a new parking lot is added for the future office space and parking places are made up there.





Ms. Martin said the ART just approved five igloo structures on Building 1 and security had increased as part of this. She said the ART had asked if larger buildings could be constructed to accommodate the changes since these accessory structures are basically connected to the building anyway. Mr. Ford said igloo structures would probably be a part of any new building they constructed. Mr. Ford said he has had no discussion to that effect with VA Data.

Ms. Martin said "Ansley" with Ford and Associates indicated there are more significant changes, hence the reason for this review by the ART, but since it appears to be all internal a Minor Modification approval is all that is required. The applicant will not be required to return to the ART for a Development Plan Review approval.

Mr. Papsidero asked if there were any questions or concerns. [Hearing none.] He confirmed the next step will be the Minor Modification.

### **ADJOURNMENT**

Mr. Papsidero adjourned the meeting at 2:20 pm.

As approved by the Administrative Review Team July 25, 2019.



## RECORD OF DETERMINATION

# Administrative Review Team

Thursday, July 25, 2019

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

**1. VA Data  
19-053DP**

**6685 Crosby Court  
Development Plan**

Proposal: Construction of an additional ingress lane, updated security features, and associated site improvements. The 69-acre site is zoned ID-3, Research Assembly District in the West Innovation District.

Location: South of Crosby Court, approximately 800 feet south of the intersection with SR161.

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

Applicant: Stephen Brown, Gresham Smith

Planning Contact: Nichole M. Martin, AICP, Planner I

Contact Information: 614.410.4635, nmartin@dublin.oh.us

**REQUEST: DEVELOPMENT PLAN REVIEW**

Approval of a Development Plan with two conditions:

- 1) That the applicant coordinate with Washington Township Fire Department at the Building Permit review stage to ensure that emergency services can continue to safely and efficiently be provided; and
- 2) That the applicant revise the landscape plan to show the relocation of all trees removed in association with this work.

**Determination:** The Development Plan was approved.

**STAFF CERTIFICATION**

Claudia D. Husak, AICP  
Senior Planner, Acting Chair





# MEETING MINUTES

## Administrative Review Team

Thursday, July 25, 2019 | 2:00 pm

**ART Members and Designees:** ~~Claudia Husak, Senior Planner (Acting Chair); Donna Goss, Director of Development; Colleen Gilger, Director of Economic Development; Shawn Krawetzki, Landscape Architect; Renae Rice, Police Sergeant; Aaron Stanford, Sr. Civil Engineer.~~

**Other Staff:** ~~Chase Ridge, Planner I; Nicki Martin, Planner II; and Laurie Wright, Administrative Support II.~~

**Applicants:** ~~Stephen Brown, Gresham Smith via conference call (Case 1); Christopher Krupa (Case 2); Cara Hering, DK Architects; and Jordan Sandvig, DK Architects (Case 3); Mike Close, Isaac Wiles; Dustin Todd, Architectural Alliance; Brain Reynolds, Renier; Gregory Krobot, GrKLA; Curtis Echelberry, Advanced Civil Design (Case 4).~~

~~Ms. Husak called the meeting to order at 2:03 pm. She asked if there were any amendments to the meeting minutes from May 30<sup>th</sup> and July 11, 2019. [There were none.] Both minutes were approved as presented.~~

### DETERMINATIONS

#### 1. VA Data at 6685 Crosby Court Development Plan Review

Ms. Martin said this application is a proposal for the construction of an additional ingress lane, updated security features, and associated site improvements on the 69-acre parcel within the West Innovation District. She presented an aerial view of the site and an image that highlighted the buildings and mechanics already built on the property.

Ms. Martin presented photographs of the existing conditions of the existing ingress lane to compare to the proposed ingress lane area. She presented the proposed site plan, which highlighted the alignment change and double locking gate system proposed for a greater level of security. She said the holding zone to process vehicles is 45 feet. The applicant will need to modify landscaping for the existing mechanicals to the east and provide more detail on the landscape plan.

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

- 1) That the applicant coordinate with Washington Township Fire Department at the Building Permit review stage to ensure that emergency services can continue to safely and efficiently be provided; and
- 2) That the applicant revise the landscape plan to show the relocation of all trees removed in association with this work.

Stephen Brown, Gresham Smith, participated by conference call and said Ms. Martin provided an accurate summary.

Ms. Husak asked Mr. Altomare if he was okay with the first condition to which he answered affirmatively.



Ms. Husak asked if there were any questions or concerns. [Hearing none.] She called for a motion to approve the Development Plan with two conditions. Ms. Goss motioned, and Mr. Krawetzki seconded to approve the Development Plan. (Approved 6 – 0)

**2.     ~~Thalia + Dahlia - Sign at 4441 W. Dublin-Granville Road~~  
Minor Project Review**

~~Mr. Ridge said this application is a proposal for an 11.66-square-foot wall sign for an existing tenant space located in the Shoppes at River Ridge. He noted the ART is the final reviewing body for this Minor Project Review.~~

~~Mr. Ridge presented an aerial view of the 12.67-acre parcel and said it is approximately 360-feet southeast of the intersection of W. Dublin-Granville Road and Dale Drive, which is zoned Bridge Street District Commercial.~~

~~Mr. Ridge presented the proposed wall sign, which is an approximately 11.5-square-foot sign where Code permits a 20-square-foot sign for this tenant space. The sign is situated directly above the front entrance of the space with a total height from grade to the top of the sign of 12 feet; Code permits a height of 15 feet. The sign consist of two colors, navy blue and white, which is within the Code permitted three-color maximum.~~

~~Mr. Ridge said the sign will be made of an Extria painted panel, which is a wood-based High Density Urethane (HDU) product (instead of foam based). The panel will be 1.25 inches thick and will have the business name and a border engraved into it. The sign will be flush mounted onto the façade using 3/8 inch-wood screws. He presented an image of the building façade to show the proposed location of the sign.~~

~~Mr. Ridge reported this Minor Project was reviewed against the BSD Sign Design Guidelines and the Minor Project Review Criteria and it met all requirements and criteria without conditions so approval is recommended for this Minor Project without conditions.~~

~~Ms. Goss inquired about wood screws being used to mount the sign onto a masonry surface. Mr. Ridge said the surface was Stucco and they would be fine.~~

~~Mr. Ridge asked if the tenant space was illuminated. Man said Crawford Hoying leaves the carriage lights on until 10:00 pm.~~

~~Ms. Husak asked if there were any questions or concerns. [Hearing none.] She called for a motion to approve the Minor Project Review without conditions. Mr. Krawetzki motioned, and Ms. Goss seconded to approve the Minor Project Review. (Approved 6 – 0)~~

**INTRODUCTIONS**

**3.     ~~Fukuryu Patio at 4540 Bridge Park Avenue~~  
Minor Project Review**

~~Mr. Ridge said this application is a proposal for the construction of a patio that wraps around the building and associated site improvements for an existing tenant space located within Bridge Park. The modifications made will also bring the existing patio into compliance. He said the ART will be the final reviewing body for this Minor Project Review.~~

~~Mr. Ridge presented an aerial view of the site and a graphic showing the tenant space within the building on the east side for context. He presented the proposed site plan that has the patio boundaries staying as they currently exist: at approximately 7.5 feet wide; with three feet of unobstructed space for pedestrian~~



## 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~~





# MEETING MINUTES

## Administrative Review Team

Thursday, February 20, 2020 | 2:00 pm

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

**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); Alison Crumley, M+A Architects (Case 2); and Jim McFarland, Zoning Resources; Cindy Kingery, Zoning Resources (Case 3).

Ms. Rauch called the meeting to order at 2:04 pm. She asked if there were any amendments to the meeting minutes from January 30, 2020. [There were none.] The minutes were approved as presented.

### INTRODUCTIONS

#### 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. The 68-acre parcel is south of Crosby Court, approximately 800 feet south of the intersection with SR 161 and is zoned ID-3. She presented an aerial view of the site and the location of the proposed building within the site that fronts Houchard Road in the West Innovation District.

Ms. Martin presented the site plan highlighting the first three buildings that have been completed, this proposed fourth building, and the location of the expected fifth building to follow. 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 said a parking analysis was requested of the applicant as approximately 55 spaces are required for each building and for building 4, 24 spaces will be provided, deferring 30 parking spaces. Providing these spaces in conjunction with the overall campus buildout will meet the requirements of 278 spaces total as the applicant is proposing a total of 302 spaces. The applicant will need to update the analysis to include the Igloos.

Ms. Martin provided a lighting plan that is not required and added a landscape plan is not required, either. Igloos were added to buildings 1 & 2 but additional igloos are not anticipated but VaData is constantly presenting iterative plans. The Development Agreement requires 750,000 square feet total for this campus. Each of the five buildings will provide ±156,000 square feet, which provides a surplus at least on paper. The current plan no longer will require any two-story options to be considered or any additional offices to be constructed.





Mr. Stanford inquired about the overall campus plan for the southeast corner of the site and the water pump project for the cul-de-sac. He stated Columbus is asking for more information about the water, which he will coordinate. He is tentatively expecting a resolution in two-weeks.

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

[www.dublinohiousa.gov/art/20-033](http://www.dublinohiousa.gov/art/20-033)

~~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 that also highlighted the actual proposed tenant space that runs between Longshore Street and Riverside Drive.~~

~~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 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 awning will extend two feet from the structure and the blade recedes to zero going down the building.~~

~~Both the east and west facades have approved Waivers associated with them for the minimum permitted primary material and the minimum transparency allowance. The applicant has provided the calculations showing that the improvements do not put either façade below the required minimum. A rendering of the east elevation was presented.~~

~~Ms. Crumley, M+A Architects, confirmed all the openings remain unchanged and the north facade is recessed back.~~

~~Mr. Krawetzki questioned the change of window patterns as compared to the rest of the building. Ms. Rauch said she thought the change was acceptable for some diversity. Ms. Crumley said the extra mullions will be applied in the field and the color of the window has not been determined yet.~~

~~Mr. Hounshell indicated the determination date is tentatively scheduled for the next ART meeting on March 5, 2020.~~

**INTRODUCTION/DETERMINATION**

**3. ~~Ideal Image at 6347 Sawmill Road~~  
~~Minor Project Review~~**

[www.dublinohiousa.gov/art/20-003](http://www.dublinohiousa.gov/art/20-003)

~~Mr. Ridge said this application is a proposal for the installation of a 19.2-square-foot wall sign for an existing tenant space located in Trader Joe's Shopping Center. He shared an aerial view of the 8.65-acre site - west of Sawmill Road, approximately 500 feet southwest of the intersection with W. Dublin-Granville Road, which is zoned Bridge Street District, Commercial District. He highlighted the specific tenant space within the center.~~



## RECORD OF DETERMINATION

# Administrative Review Team

Thursday, August 20, 2020

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

**1. VA Data – Booster Station  
19-126WID-DPR**

**Development Plan Review**

Proposal: 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.

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: Ben Punturi, 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/19-126

**Request:** Approval for a Development Plan 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.

**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

DocuSigned by:

*Jennifer Rauch*

C68B79E6958D44D

Jennifer M. Rauch, AICP  
Director of Planning





## 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.

The ART inquired about the downspout. Mr. Moore said it is not an issue that the sign will be installed without impacting the downspout, and can easily be removed should the downspout require maintenance.

Mr. Krawetzki asked what lights are being removed. Mr. Moore said the gooseneck lights will be relocated. Mr. Krawetzki asked if the tenant is permitted just two lights. Mr. Moore said they will do some testing and may want more lighting. They might need more due to the location of the downspout.

Ms. Rice asked if the black awnings fade easily. Mr. Moore said that is not a concern because Sunbrella utilizes high quality dyes on their canvas materials.

Mr. Krawetzki inquired to the type of paint that would be used on the aluminum portion of the awnings. Mr. Moore said it is the type used to paint cars.

Ms. Rauch asked if there were any other questions or concerns. [Hearing none.] She called for a vote on the Minor Project Review. (Approved 7 – 0)

## **INTRODUCTIONS**

### **2. Courtyard by Marriott at 5175 Post Road Minor Project Review**

[www.dublinohiousa.gov/art/19-123](http://www.dublinohiousa.gov/art/19-123)

Mr. Ridge said this application is for exterior modifications to an existing hotel. The modifications include replacement of a porte-cochere canopy from a pitched roof to a flat roof, front entry material changes, a new roofing material, and painting the exterior of the building. The 5.59-acre site is south of Post Road, ±1,600 feet northwest of the intersection of West Bridge Street and zoned Bridge Street District, Commercial District.

Mr. Ridge shared an aerial view of the site and a photograph of the existing conditions that highlighted the porte-cochere and the exterior where the rooms are located. The proposed roof improvement was shown. He said new asphalt shingles will be added to the roof.

Mr. Ridge showed the proposed front elevations with new storefront windows. Bay windows will be added to the storefront, the pitched roof will become flat, and new EIFS and Nichiha Fiber Cement Siding panels in a cedar finish will be added to the feature elements being added. He noted that the signs shown in the graphics are not part of this application. Mr. Fagrell asked if there will be a parapet when the pitched roof is changed to flat. Mr. Ridge stated a tall parapet is planned to be covered with new EIFS material.

Mr. Ridge showed examples of the proposed materials and paint colors as follows but said what is being shown on screen is not true to color. Mr. Fagrell asked what type of shingles will be used. Mr. Ridge said he would have to ask the applicant. More details about the canopy were requested, too.

Ms. Rauch asked if there were any other questions or concerns. [Hearing none.] She said this case would be scheduled for a determination on January 30, 2020.

### **3. ID-3 VA Data Booster Station at 6685 Crosby Court Development Plan**

Ms. Husak said this application is a proposal for the construction of a 1,800-square-foot accessory building for mechanical equipment with associated screening and landscaping. The 68.75-acre site is south of Crosby Court, ±800 feet south of the intersection with SR161 and is zoned ID-3, Research Assembly District.

Ms. Husak said this is an introduction and a determination is tentatively scheduled for January 30, 2020. She said today she would like to gain feedback from Engineering and the Washington Township Fire Department. Mr. Altomare inquired about water pressure and where on campus this would be located. More detail of the site was shown. Ms. Rauch confirmed the fence meets the setback requirement and is 10 feet, 8 inches in height. Ms. Husak requested a Landscape plan from the applicant.

The proposed four elevations were presented. Ms. Husak said the different colored tile pattern on the metal panels were similar to what VA Data already has on campus. This building is somewhat secluded due to the distance from the roadway.

Mr. Krawetzki asked if the screening is the same as what has been used previously. Ben Punturi, Ford & Associates Architects, responded; the corrugated metal panel matches what is existing on site.

Mr. Stanford asked the applicant to produce the building in scale with its surroundings for better context and include the existing fence relocation prior to the next meeting. He recommended the applicant be sensitive to future development on the adjacent properties. He requested technical information for the pump as he needs to know the pull it will have from the main lines. The applicant confirmed there would be no storage tanks included in this application.

Ms. Rauch asked if there were any other questions or concerns. [Hearing none.] She adjourned the meeting at 2:35 pm.