



PLANNING REPORT

Administrative Review Team

Thursday, November 10, 2022

ASTRA DUBLIN 22-133WID-DP

www.dublinohiousa.gov/art/22-133

Case Summary

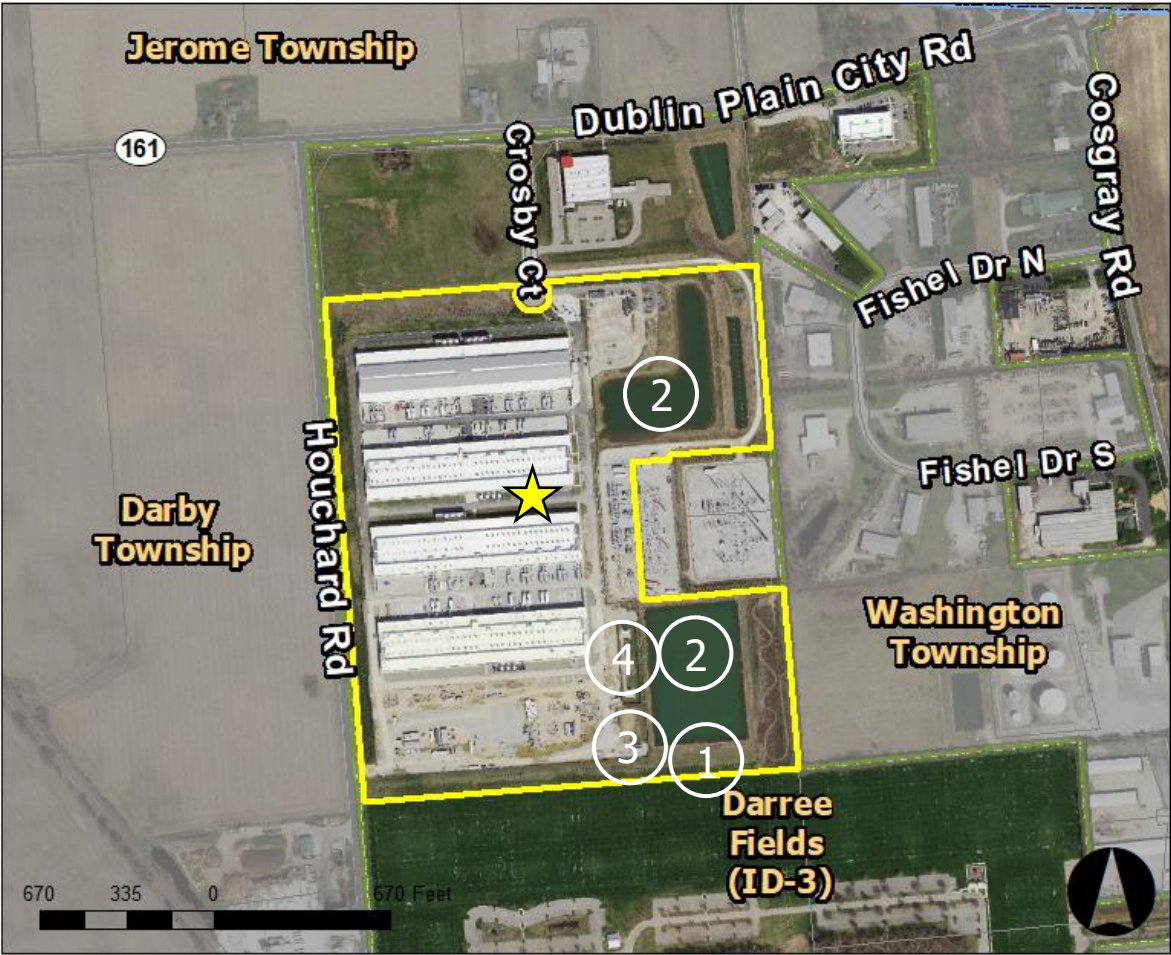
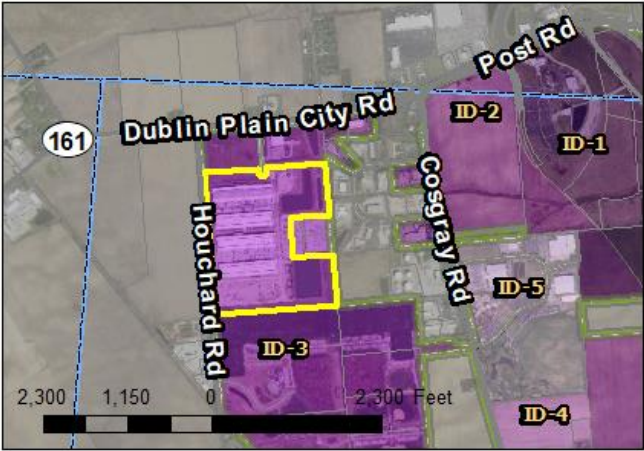
Address	6645 Crosby Court
Proposal	Installation of two new antennas with protective radomes at an existing data center campus located within the West Innovation District (WID).
Request	Review and approval for a Development Plan under the provisions of Zoning Code §153.042(D).
Zoning	ID-3: Research Assembly District
Planning Recommendation	<u>Approval of the Development Plan with Conditions</u>
Next Steps	Upon approval of the Development Plan, the applicant may file for building permits through Building Standards.
Applicant	James Whitacre, Advanced Civil Design
Planning Consultant/ Case Manager	Dan Phillabaum, AICP, RLA Principal • Landplan Studios, LLC (614) 567-2000 dan@landplanstudios.com Taylor Mullinax, Planner I (614) 410-4632 tmullinax@dublin.oh.us

Site Location Map

22-133WID-DP | 6645 Crosby Court



- Site Features**
- 1 Proposed Satellite Antenna Sites
 - 2 Existing Retention Basins
 - 3 Proposed Drive Aisle Access Point
 - 4 Existing Satellite Antenna



1. Background

Site Summary

The 66.83-acre site is located southwest of the intersection of Crosby Court and Dublin-Plain City Road within the West Innovation District (WID). To the south is Darree Fields city-owned park and athletic fields complex, to the east and north are developed properties within Washington Township, and to the west is undeveloped property within Washington Township.

Development History

2020

The Administrative Review Team (ART) approved construction of the fourth data center building located south of buildings one, two, and three. Additional site improvements were included with this application including parking. A separate application was approved for a booster station north of building one.

2019

Applications have been approved for the installation of antennas, climate controlled igloos, realignment of the entry drive, and improvements to a gravel parking lot.

2017

Phase III included the construction of the third data center building located south of building one and two. Additional site improvements were include with this application.

2016

Phase II, which included construction of a second data center building located south of the existing data center building. Additional parking and a stormwater management basin was provided as part of this application.

2015

Phase I included construction of the first data center building located on the far north portion of the site. As part of the application, all perimeter fencing and landscaping was approved and subsequently completed. Additionally, a majority of the stormwater and utilities were addressed at the time for the entire site.

Process

The WID is similar to the Bridge Street District in that it was implemented to allow for flexibility in design and to expedite review procedures within a specific area of the City. The proposed Development Plan requires approval of all items by the ART.

The ART has the ability to approve Administrative Departures, which are procedures that allow flexibility to permit minor deviation from the Zoning Code under atypical conditions and do not alter the permitted uses. Administrative Departures operate similar to Waiver requests in the Bridge Street District and can range from adjusted building setbacks to a change in permissible building materials. The Planning and Zoning Commission (PZC) reviews Development Plan applications when an Administrative Departure is denied approval by the ART, or when portions of a Development Plan fail to meet the requirements of the WID, which is considered a Site Plan per the WID Code.

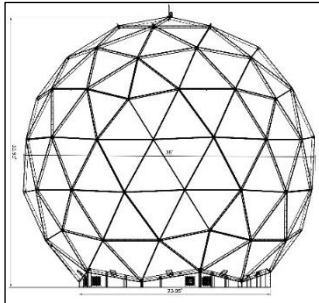
2. Community Plan and Zoning Code

The WID is a Special Area Plan within the Community Plan with zoning requirements that establish four distinct zoning districts intended to implement the City’s vision and goals in creating the Economic Advancement Zone (EAZ) as a critical component of the Central Ohio Innovation Corridor.

Development applications within the WID that meet the requirements listed in Zoning Code §§153.036 – 153.042 are eligible for review and approval by the ART.

3. Project Summary

The proposal is a request for the construction of two separate satellite antenna sites which support the existing data center campus. Each antenna is enclosed within a radome which provides protection to the antenna from the elements to permit the antenna to remain fully-functional year-round. The radomes are generally spherical in shape with a triangulated surface—geometrically, a truncated icosahedron. Each has a width of 35 feet and a height of 33.93 feet and is off-white in color.

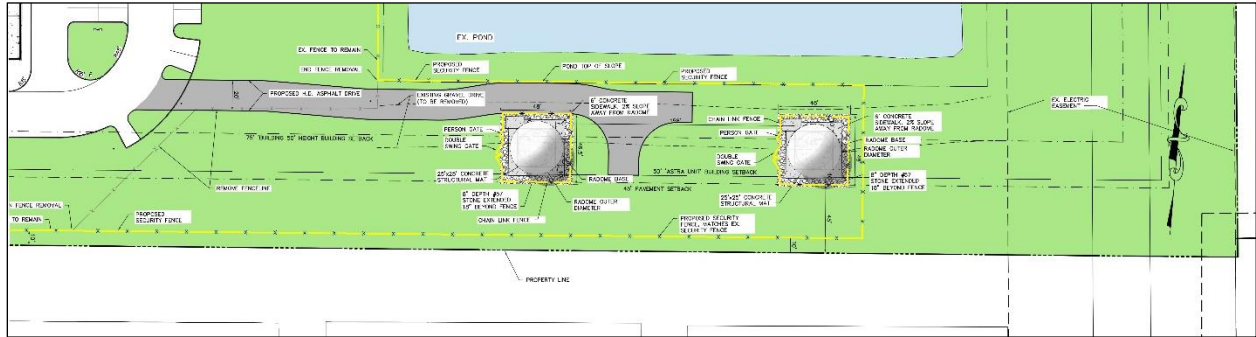


Proposed Radome

Site Layout

The antenna are proposed to be located at the southeast portion of the site, to the east (rear) of the data center buildings and between the existing southern stormwater pond and the five-foot mound and landscape buffer along the southern property line.

The antenna are proposed to be accessed intermittently for maintenance and as may be necessary by Washington Township Fire and EMS vehicles by a 20-foot wide asphalt drive extending from the southeast corner of the existing drive between the existing pond and the antenna, with a vehicular turnaround located between the antenna pads. Record plans indicate an existing pole with security camera in the area of the proposed access drive connection to the existing drive aisle. Please verify the presence of this site element and any associated scope of work required with this proposal, as necessary.



Proposed Site Plan Modifications

Chain Link Fence

Both antenna sites are proposed to be enclosed within an eight foot tall, black vinyl-coated chain link mesh fence. Chain link fences are not permitted to exceed six feet in height as measured above established grade per Code §153.080(B)(3). To be compliant with Code, the chain link fencing must be reduced to a height not greater than six feet.

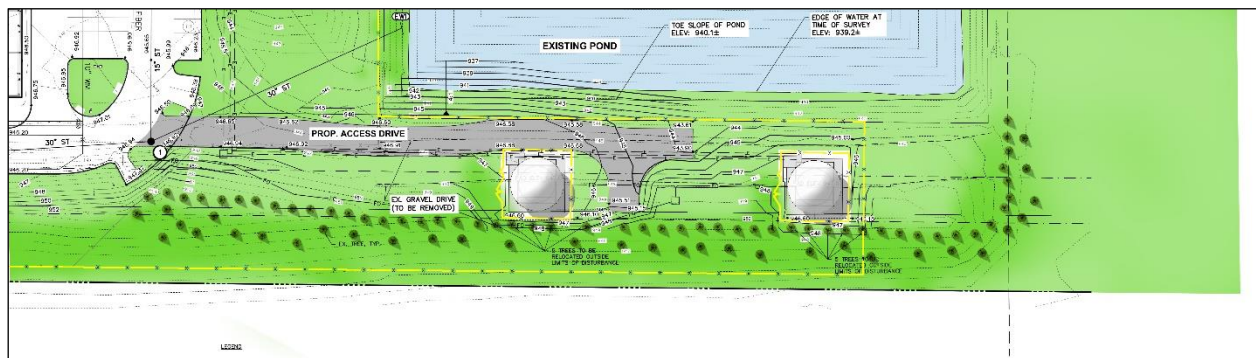
Security Fence

A perimeter security fence is proposed to enclose both of the individual chain link fence enclosed antenna sites. This fence matches the existing black aluminum security fence located 10 feet from south property line which currently terminates to the south of the existing bend in the drive aisle located to west of the proposed antenna sites. The security fence will extend westward from this point to enclose the proposed antenna sites, and staff supports the use and extension of this previously approved security fence.

Landscaping

The location of the proposed antenna sites is in the area of an existing five foot high landscaped mound which serves as a buffer along the southern property line to Darree Fields. To accommodate the antenna sites and access drive, modification to the existing contours on the north side of the mound and potential relocation of several well-established evergreen trees is proposed. The existing trees are proposed to be relocated outside of the area of disturbance to the existing mound.

Staff has concerns about the long-term viability of these existing trees after the proposed relocation. These evergreens are well-established in their current location, and transplanting could stunt their growth for several years. To address these concerns, Staff recommends the ART consider several Conditions of Approval. Any relocation of trees should be minimized to the maximum extent possible. In coordination with Staff, field verification of tree locations and the proposed limits of the area of disturbance should be conducted prior to construction. To assist in filling in gaps to the landscape buffer resulting from the relocation of existing evergreens, Staff recommends the landscaping be augmented with a staggered row of six-foot-tall Green Giant arborvitae (*Thuja 'Green Giant'*) along the area of the radomes. This species has a fairly rapid rate of growth—up to 3 feet per year, to a potential height of 50 feet under ideal conditions. Finally, the potential use of retaining walls should be evaluated by the applicant to minimize disturbance to the north side of the existing mound.



Proposed Grading Plan Modifications

Engineering

The total area of additional impervious surface to be added to the site with this proposal is 10,515 square feet. Engineering has verified stormwater data provided by the applicant indicating that the existing retention ponds were sufficiently sized at the time of construction to accommodate the additional runoff resulting from the proposed increase in impervious surface, including the proposed modifications to the contours in the southwest corner the retention pond.

The proposed access drive alignment requires that the contours of the southwest corner of the retention pond to the north be modified. A minimum three-foot grading buffer is recommended beyond the north edge of the access drive before grading begins to slope down to the basin, as well as a minimum two-foot horizontal clearance between the edge of the access drive and the edge of the proposed security fence.

Development Standards

Lot Coverage

In the ID-3 District the maximum permitted lot coverage is 70%. Existing lot coverage before the addition of the proposed impervious surface associated with this proposal is 56.31%. The increased impervious lot coverage of the drive aisle and concrete pads is 56.66%, in compliance with Code.

Setbacks

Side and rear setbacks in the ID-3 District are based on the height of the principal or accessory structures. The proposed radomes are 33.93’ feet in height, which requires side and rear setbacks of 35 feet. The chain link fencing enclosing the radomes is sited a minimum of 45 feet from the southern (side) and eastern (rear) property lines, in compliance with the requirement.

4. Plan Review

Development Plan

Criteria	Review
1. All elements of the site shall be harmoniously and efficiently designed. The site shall not impede orderly development and shall allow for circulation that facilitates the provision of City services.	Criteria Met: The site elements are all harmoniously and efficiently designed.
2. Landscaping shall be preserved in its natural state wherever possible. Landscape buffers shall be	Criteria met with Conditions: Staff has concerns about the long-term viability of these existing trees after the proposed relocation and recommends several Conditions of Approval for consideration by the ART. The ART should consider several

Criteria	Review
provided to ensure uses are adequately buffered.	conditions to ensure that existing landscape buffers are maintained.
3. Driveways are located to minimize conflict and do not adversely impact the surrounding street network. Safe, convenient vehicular and pedestrian circulation is provided.	Criteria met: The proposed access drive will not adversely impact pedestrian or vehicular circulation. Any relocation of trees should be minimized to the maximum extent possible. Field verification of tree locations and the proposed limits of the area of disturbance should be conducted prior to construction in coordination with Staff. The existing landscape screening should be augmented with a staggered row of 6-foot-tall Green Giant arborvitae along the area of the proposed radomes
4. The scale and design of the proposed development shall facilitate the adequate provision of services currently furnished by or that may be required of the city or other public agency including, but not limited to, fire and police protection, stormwater management, sanitary sewage removal and treatment, recreational activities, traffic control, and administrative services.	Criteria met: The proposed modifications to the existing data center will facilitate adequate provision of public services.
5. The general purposes and spirit of this chapter and the various provisions and components of the Community Plan, including the EAZ Plan.	Criteria met with Condition: The proposed 8-foot high chain link fences enclosing the radomes exceed the maximum height permitted by Code of six feet. Staff recommends that the height of the chain link fence be reduced to six feet or less, to maintain compliance with the Code requirement.

Recommendation

Planning Recommendation: Approval of Development Plan with conditions:

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