

USE VARIANCE APPLICATION TO CITY COUNCIL



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 6-1-18
Case # 2018-06
Fee: \$150.00

The Zoning Inspector of the City of Groveport, Ohio has refused to issue a Certificate of Zoning Compliance at the following address as it is in violation of Zoning Code number: _____

Address of property 4470 S. Hamilton Rd., Groveport, OH 43125

Parcel # 185-001294-00 . The property is currently zoned PIP

The property is currently being used for Agriculture

The proposed use of the property is Data Center

I appeal to City Council for a Use Variance that will allow me to do the following:

Build a new Data Center



Refusal constitutes a hardship because Variance is needed to build a Data Center in Groveport.

Applicant Name: Compass Datacenters - CMH II, LLC Phone: 214-452-0350

Address: 14180 N. Dallas Pkwy, Suite 610, Dallas, TX 75254

Property Owner Name: Columbus & Southern Ohio Electric Co Phone: _____

Address: 1 Riverside Plaza, Columbus, Ohio 43215

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet.

- Dimensions and size of existing and proposed lots and easements.
- Size and location of existing and proposed development such as buildings, structures, signs, water supply, waste water treatment, driveways, and parking, etc.
- Existing and proposed use of all parts of land and buildings.
- Any additional information concerning the subject tract and neighboring tracts as may be required by the Zoning Enforcement Officer or City Council in order to determine compliance with and provide enforcement of the Zoning Resolution.

APPLICANT'S AFFIDAVIT:

To the best of my (our) knowledge, the above statements and attached site plan are, in all respects true and accurate descriptions of the existing status and proposed plan for the property identified in this application.

[Signature]
Applicant's Signature

214-452-0354
Contact phone number

Chris Curtis
Applicant's Printed Name

ccurtis@Compassdatacenters.com
Email address

Parcel Number: 185-001360-00

Owner's Name: LYNX PROPERTIES CORP Sears Roebuck & Co
Address: D1768 B2 1074 Tax Dept, 3333 Beverly Rd #33
City & State: Hoffman Estates, IL
Zip Code: 60179

Site Address: 4400 S. Hamilton Rd, Groveport, Ohio 43125

Parcel Number: 185-002906-00

Owner's Name: SEARS ROEBUCK & CO
Address: 3333 BEVERLY RD
City & State: HOFFMAN ESTATES, IL
Zip Code: 60179

Site Address: 4400 S. Hamilton Rd, Groveport, Ohio 43125

Parcel Number: 185-000881-00

Owner's Name: VILLAGE OF GROVEPORT
Address:
City & State:
Zip Code:

Site Address: S. Hamilton Rd., Groveport, Ohio 43125

Parcel Number: 185-000892-00

Owner's Name: Madison Local School District
Address: 4400 Marketing PL STE B
City & State: Groveport, Ohio
Zip Code: 43125

Site Address: 4475 S. Hamilton Rd, Groveport, Ohio 43125

Parcel Number: 185-002943-00

Owner's Name: BROADSTONE OP OHIO LLC
Address: 530 CLINTON SQ
City & State: ROCHESTER NY
Zip Code: 14604

Site Address: S. Hamilton Rd, Groveport, Ohio 43125

Parcel Number: 185-002942-00

Owner's Name: BROADSTONE OP OHIO LLC
Address: 530 CLINTON SQ
City & State: ROCHESTER NY
Zip Code: 14604

Site Address: 4500 S. Hamilton Rd, Groveport, Ohio 43125

Parcel Number: 185-001293-00

Owner's Name: COLUMBUS & SOUTHERN OHIO
Address: 1 Riverside Plaza
City & State: Columbus, Ohio
Zip Code: 43125

Site Address: D Hamilton Rd, Groveport, Ohio 43215

Parcel Number: 185-000901-00

Owner's Name: STATE OF OHIO DIR OF ADM
Address: 30 E. Broad St
City & State: Columbus, OH
Zip Code: 43215

Site Address: 4465 S Hamilton Rd, Groveport, Ohio 43125

APPLICATION TO THE PLANNING & ZONING COMMISSION

Final Development Plan Application



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

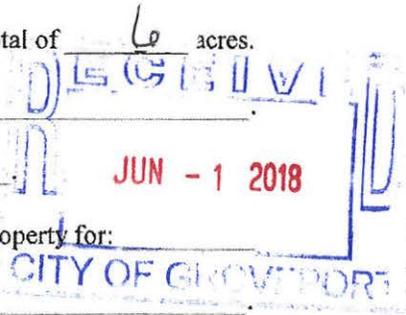
Date: 6-1-18
Case # 2018-07
Fee: \$350.00 plus \$25 per acre = \$500

Address of property 4470 S. Hamilton Rd. located on the East side of
Hamilton street / road / avenue.

Parcel # 185-001294-00 . The property contains a total of 6 acres.

The property is currently being used for Agriculture

The property is currently zoned PIP



I am requesting Final Development plan approval so that I may use the property for:

Proposed DATA CENTER

Applicant Name: Compass Datacenters - CMH II, LLC Phone: 214-452-0350

Address: 14180 N Dallas Pkwy, Ste 610, Dallas, TX 75254

Property Owner Name: Columbus & Southern Ohio Electric Co Phone: _____

Address: 1 Riverside Plaza, Columbus, Ohio 43215

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet.

- Legal description and survey drawing of the subject property.
- Development plan, subdivision plat or any other plans that may be applicable.
- A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.
- Any additional information that may be helpful to the Planning & Zoning Commission.

[Signature]
Applicant's Signature

214-452-0354
Contact phone number

Chris Curtis
Applicant's Printed Name

ccurtis@compassdatacenters.com
Email address

Parcel Number: 185-001360-00

Owner's Name: LYNX PROPERTIES CORP *Sears Roebuck & Co*
Address: *D1768 B2 1074 Tax Dept, 3333 Beverly Rd #33*
City & State: *Hoffman Estates, IL*
Zip Code: *60179*

Site Address: 4400 S. Hamilton Rd, Groveport, Ohio 43125

Parcel Number: 185-002906-00

Owner's Name: SEARS ROEBUCK & CO
Address: 3333 BEVERLY RD
City & State: HOFFMAN ESTATES, IL
Zip Code: 60179

Site Address: 4400 S. Hamilton Rd, Groveport, Ohio 43125

Parcel Number: 185-000881-00

Owner's Name: VILLAGE OF GROVEPORT
Address:
City & State:
Zip Code:

Site Address: S. Hamilton Rd., Groveport, Ohio 43125

Parcel Number: 185-000892-00

Owner's Name: Madison Local School District
Address: 4400 Marketing PL STE B
City & State: Groveport, Ohio
Zip Code: 43125

Site Address: 4475 S. Hamilton Rd, Groveport, Ohio 43125

Parcel Number: 185-002943-00

Owner's Name: BROADSTONE OP OHIO LLC
Address: 530 CLINTON SQ
City & State: ROCHESTER NY
Zip Code: 14604

Site Address: S. Hamilton Rd, Groveport, Ohio 43125

Parcel Number: 185-002942-00

Owner's Name: BROADSTONE OP OHIO LLC
Address: 530 CLINTON SQ
City & State: ROCHESTER NY
Zip Code: 14604

Site Address: 4500 S. Hamilton Rd, Groveport, Ohio 43125

Parcel Number: 185-001293-00

Owner's Name: COLUMBUS & SOUTHERN OHIO
Address: 1 Riverside Plaza
City & State: Columbus, Ohio
Zip Code: 43125

Site Address: D Hamilton Rd, Groveport, Ohio 43215

Parcel Number: 185-000901-00

Owner's Name: STATE OF OHIO DIR OF ADM
Address: 30 E. Broad St
City & State: Columbus, OH 43215
Zip Code:

Site Address: 4465 S Hamilton Rd, Groveport, Ohio 43125

Compass Data Center – Groveport Final Development Plan

Schedule of Development

Start: October 2018

Completion: June 25, 2019

Employees

12-20

Delivery Area

The delivery area serves a set of oversized double doors that are utilized to make periodic equipment deliveries and regular office deliveries.

**ZONING DESCRIPTION OF
6.02 ACRES**

Situate in the State of Ohio, County of Franklin, City of Groveport, lying in Section 16, Township 11, Range 21, Congress Lands, being part of that 64.627 acre tract conveyed to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 3636, Page 229, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at an angle point in the easterly right-of-way line of Hamilton Road at Station 130+19.90 (150 feet right), as defined by ODOT Plan FRA-17-6.38, being the westerly line of that 10.267 acre tract conveyed to Broadstone OP Ohio, LLC by deed of record in Instrument Number 201409220124868;

Thence North 03° 57' 41" East, with said easterly right-of-way line, a distance of 214.63 feet to the common corner of the remainder of said 64.627 acre tract and said 10.267 acre tract, the TRUE POINT OF BEGINNING;

Thence North 03° 57' 41" East, continuing with said easterly right-of-way line, the westerly line of said 64.627 acre tract, a distance of 457.76 feet to a point;

Thence South 85° 36' 19" East, across said 64.627 acre tract, a distance of 574.56 feet to a point;

Thence South 04° 22' 31" West, continuing across said 64.627 acre tract, a distance of 457.74 feet to a point at the northeasterly corner of said 10.267 acre tract;

Thence North 85° 36' 19" West, with the line common to the remainder of said 64.627 acre tract and said 10.267 acre tract, a distance of 571.25 feet to the TRUE POINT OF BEGINNING, containing 6.02 acres, more or less.

The above description is for zoning purposes only and is NOT to be used for fee transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

ZONING EXHIBIT

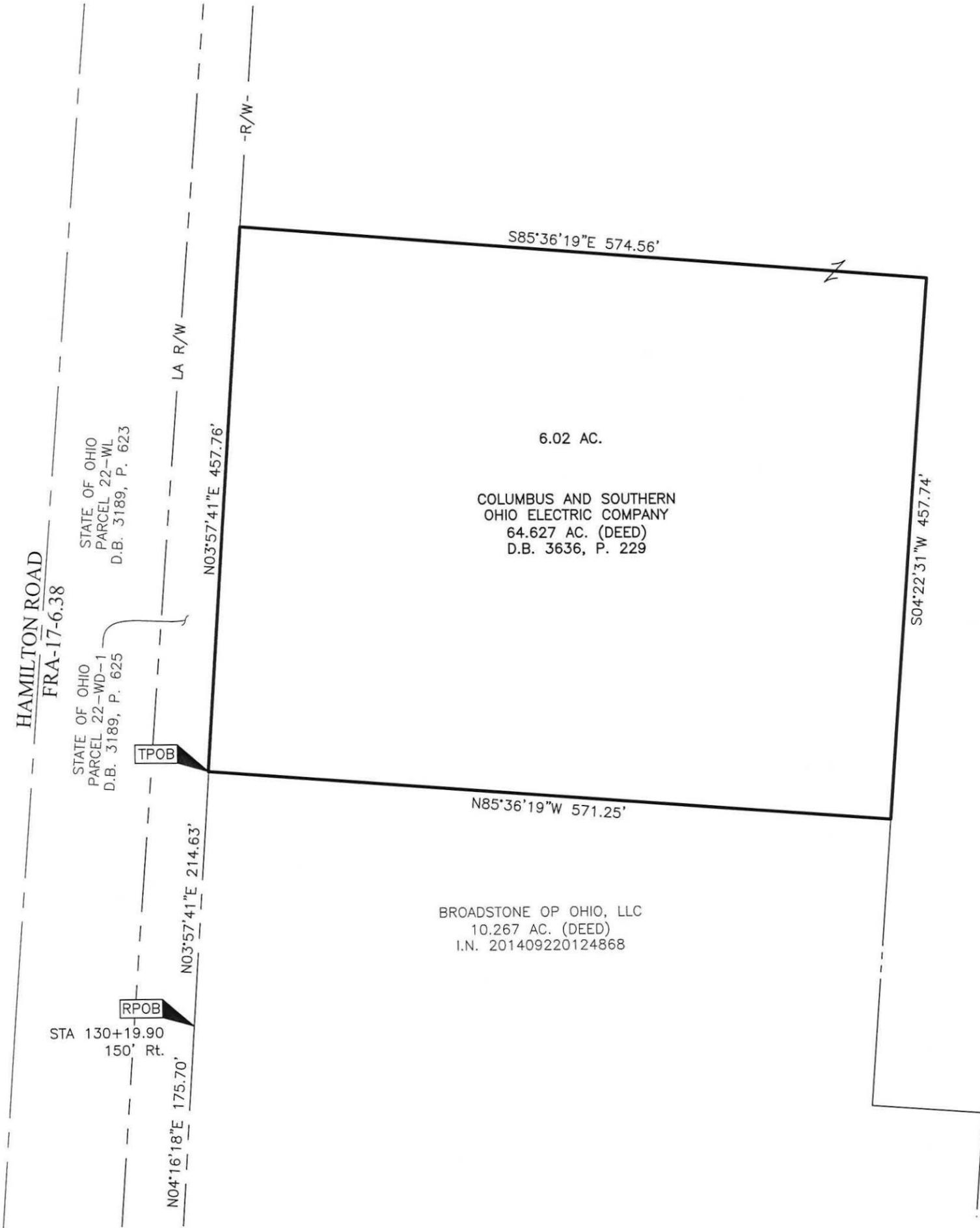
SECTION 16, TOWNSHIP 11, RANGE 21
 CONGRESS LANDS

CITY OF GROVEPORT, COUNTY OF FRANKLIN, STATE OF OHIO

Date: May 25, 2018

Job No: 2018-0259

Scale: 1" = 100'



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