



**Planning and Zoning Commission  
STAFF REPORT**

**Monday - July 2, 2018 at 6:00 PM**

- CASE NUMBER:** #2018-06
- APPLICANT:** Compass Datacenters – CMH II, LLC
- EXISTING ZONING:** PIP (Planned Industrial Park)
- REQUEST:** **#2018-06** A request by Compass Datacenters – CMH II, LLC for a Use Variance at 4470 S. Hamilton Road, Parcel #185-001294.
- DESCRIPTION:** The applicants are proposing to construct a new data center for AEP at the above stated location. The property is currently zoned Planned Industrial Park (PIP) and the proposed use is not an approved or conditional use in the PIP zoning district. This data center will be located next to the existing AEP building at 4500 S. Hamilton Road. The proposed use is compatible with the other uses located in the area.
- CONCLUSION:** Staff has no objection to the granting of this Use Variance. However, it should be noted that Groveport City Council has commissioned a Gateway Corridor Study for this area. The overall purpose of this study is to construct basic concepts for future development along State Route 317 from US 33 to Bixby Road.



**Engineering Department**

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[www.groveport.org](http://www.groveport.org)

**MEMORANDUM**  
Office of the City Engineer

Date: June 27, 2018

To: Mayor Lance Westcamp  
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Re: **CASE # 2018-06** -- Planning & Zoning Commission – July 2, 2018

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**Case – 2018-06** Request for Use Variance

Site address:	4470 S. Hamilton Road
Containing parcel (s):	185-001294
Current Zoning:	PIP (Planned Industrial Park)
Proposed Zoning:	No zoning change is proposed
Current Use:	Vacant
Request:	Applicant is requesting approval for Use Variance

**Comments:**

The applicant is proposing to construct a new data center for AEP at the above stated location. This data center will be located next to the existing AEP control center building at 4500 S. Hamilton Road. The proposed use is compatible with the other uses located in the area.

**Conclusions:**

Engineering staff have no objection to granting of this Use Variance.



**Planning and Zoning Commission  
STAFF REPORT**

**Monday - July 2, 2018 at 6:00 PM**

**CASE NUMBER:**

#2018-07

**APPLICANT:**

Compass Datacenters – CMH II, LLC

**EXISTING ZONING:**

PIP (Planned Industrial Park)

**REQUEST:**

**#2018-07** A request by Compass Datacenters – CMH II, LLC for a Final Development Plan at 4470 S. Hamilton Road, Parcel #185-001294.

**DESCRIPTION:**

The applicant is proposing to construct a data center for AEP at the above stated location. The property is currently zoned Planned Industrial Park (PIP). The zoning approval for this area as PIP which was approved in 1973, did not have a development plan submitted at time of approval which now requires each phase of development to submit a development plan for approval. The development is for a 22,000 square foot data center and a future expansion of 15,900 square feet. There is also a proposed equipment yard with a proposed future expansion of the equipment yard. The parking, building, side and rear yard setbacks shown comply with the PIP requirements. There is also a proposed eight (8) foot high fence shown to be installed around the property. The landscape plan submitted complies with the PIP and landscape requirements for the proposed development. The site lighting plan is in compliance with the City's lighting regulations. However, additional landscaping and lighting review will be required to be submitted for approval when the future expansion is to be constructed.

**CONCLUSION:**

Staff has no objections to approval of the development plan as submitted. However, it should be noted that Grovesport City Council has commissioned a Gateway Corridor Study for this area. The overall purpose of this study is to construct basic concepts for future development along State Route 317 from US 33 to Bixby Road.



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**MEMORANDUM**  
Office of the City Engineer

Date: June 27, 2018

To: Mayor Lance Westcamp  
Members of Planning and Zoning Commission

From: Stephen Farst, PE, CFM, City Engineer

Re: **CASE # 2018-07** -- Planning & Zoning Commission – July 2, 2018

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**Case – 2018-07** Request for Final Development Plan Approval

Site address:	4470 S. Hamilton Road
Containing parcel (s):	185-001294
Current Zoning:	PIP (Planned Industrial Park)
Proposed Zoning:	No zoning change is proposed
Current Use:	Vacant
Request:	Applicant is requesting approval for Use Variance

**Comments:**

The applicant is proposing to construct a new data center for AEP at the above stated location. This data center will be located next to the existing AEP control center building at 4500 S. Hamilton Road.

The Final Development Plan demonstrates reasonable feasibility as to required facility utility services (i.e., water service, sewer service and drainage control/management). Water (domestic and fire) services will require approvals from City of Columbus to connect to a water main in the control of the City of Columbus. Sewer service would connect to an existing sewer main along the east side of S. Hamilton Road.

Regarding traffic impact and circulation: The proposed final development plan illustrates reasonable drive circulation. The proposed site development plan shows a building of 22,000 SF with 21 automobile parking spaces. The small size of the site building with this phase of development appears be a small-scale project that would result in small trip-ends counts; thus, traffic consideration is focused on site access. Access is through an existing service drive from the south. Traffic will enter the site, passing through the service drive that is off of Firehouse Lane, opposite the fire station. It is noted that in consideration of approving future site growth or change in use, a future site traffic impact study may be appropriate with the illustrated adjacent future building expansion proposal and its attending uses, wherein such study should look at trip generation and traffic impact on the main intersection on S. Hamilton Road, serving this site and look at potential mitigation measures to significant impact.

**Conclusions:**

Engineering staff have no objection to approving the Final Development Plan and suggests if granted approval, the following condition be established and made part of an ordinance for this case:

1. Future site expansion will require a Traffic Impact Study to be approved by the City Engineer and accepted by the City of Groveport prior to implementation of future site expansion.