

Grener Planned Unit Development

DEVELOPMENT PLAN TEXT

Address: 4678 Cosgray Road, Hilliard, OH 43026

Area: 104 +/- acres

Location: East side of Cosgray Road, north side of Heritage Rail Trail and west side of Leppert Road

Parcel Identification Numbers: 050-009807, 050-011197, 050-011455

Existing Zoning: S-1, Support Facilities

Proposed Zoning: PUD, Planned Unit Development

Applicant: City of Hilliard c/o Michelle Crandall,
3800 Municipal Way, Hilliard, OH 43026

Property Owner: 1). City of Hilliard c/o Michelle Crandall,
3800 Municipal Way, Hilliard, OH 43026
2). Hilliard City School District, 2140 Atlas Street,
Columbus, OH 43228

Date of Text: June 4, 2020

Application Number: 20-0508LC

INTRODUCTION

The proposed site is an undeveloped 104-acre property bounded on the east by Leppert Road and on the west by Cosgray Road. The use on the north end of the property includes a public parking lot and indoor sports dome. The southwest portion of the site is bounded by the Heritage Rail Trail and single-family residential housing. The City of Hilliard purchased the Grener property from the Hilliard City School District for potential multi-use athletic fields which has not materialized. This proposed rezoning would incorporate the S-1 support facility uses in a planned unit development text that will add data centers as an approved use.

PERMITTED USES:

1. All permitted uses in the S-1 District, and accessory uses to a primary use
2. Data centers and accessory uses

CONDITIONAL USES:

1. All Conditional Uses of the S-1 District. Conditional uses must be reviewed by the Planning and Zoning Commission, consistent with the provisions of the Zoning Code.

DEVELOPMENT STANDARDS:

Standards not specified by this text shall conform to the standards of the City of Hilliard Zoning Code and Hilliard Design Manual.

1. For uses other than data centers, the development standards in the City of Hilliard Zoning Code applicable to the S-1 District shall govern.
2. The following standards apply to data centers:
 - a. **Principal building façades:** Shall include all building façades that face the property perimeter. When a building has more than one principal façade, such principal building façades shall be consistent in terms of design, materials, details, and treatment. Principal building façades associated with new construction shall meet the following standards: Principal building façades shall avoid the use of undifferentiated surfaces by including at least two of the following design elements:
 - i. building step-backs or recesses (or at least the appearance of);
 - ii. fenestration (or at least the appearance of such windows and doors);
 - iii. change in building material (ex. pre-cast concrete, glass, and colored metal panels), pattern, texture, color; or
 - iv. use of accent materials.
 - v. Examples of acceptable principal building facades include the following:



Image Source: Data Center Knowledge



Image Source: Sirius Computer Solutions, Inc



Image Source: Uptime Institute, LLC



Image Source: BRUNS-PAK



Photo Credit: John Edward Linden



Image Source: Google

- b. **Screening of mechanical equipment and substations.** In order to minimize visibility from adjacent roads and adjacent properties, ground level and roof top mechanical equipment and substations shall be screened from thoroughfare plan streets and abutting residentially zoned or Planned Unit Development District zoned properties. This screening may be provided by a principal building, existing vegetation that will remain on the property or landscaping. Mechanical equipment not screened by a principal building or existing vegetation shall be screened by a visually solid fence, screen wall or panel, parapet wall, or other visually solid screen of not less than 85% opacity at installation that shall be constructed of materials or landscaping compatible with those used in the exterior of the principal building. Notwithstanding the requirements of this section, mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the City Planner, shall not be required to be screened.
- c. **Buffer yard requirement.** A buffer yard is required in order to screen the data center visible from adjacent Thoroughfare Plan streets, residentially zoned or Planned Unit Development District zoned properties. The buffer yard shall include plantings installed on an earthen berm that has a minimum height of six (6) feet and a slope not steeper than 4:1. Use of natural topography and preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six foot tall solid fence, may be substituted for the above requirements when found by the City Planner to provide visual screening from adjacent land uses at the density, depth, and height equivalent to the buffer yard with earthen berm.
- d. **Landscaping Standards.** In addition to applicable standards from the Hilliard Design Manual, a minimum of four large trees, five medium trees, fifteen shrubs or ornamental grasses, and nine evergreen trees per 100 linear feet shall be installed in the buffer yard. The elevations of all buildings adjacent to public roadways shall incorporate foundation plantings consisting of a mix of at least 50% evergreen shrubs, deciduous shrubs with minimum heights of 12" to 30" at installation, grasses, perennials and/or groundcovers for a minimum of 50 percent of the length of the façade, excluding any entrance walks and doorways, generally arranged in a minimum of two rows deep along the façade, in either formal geometric, irregular, or naturalistic arrangements to be determined at the time of site plan. These foundation plantings shall be in addition to any required landscape buffers and parking lot landscaping.
- e. **Building Height.** The building height shall not exceed 60 feet.
- f. **Setbacks.** The building setback shall be no less than 250 feet and pavement setback shall be no less than 200 feet from the Cosgray Road and Leppert Road right-of-way lines and property line of the Heritage Rail Trail. On any other property line, the minimum setback is 50 feet.
- g. **Fencing.** Fencing of the property is permitted, provided that fencing along the perimeter of the property is not chain-link with or without slatted inserts and does not include barbed wire or other similarly visibly intrusive deterrence device. This fencing allowance

does not relieve a property owner from complying with all fire and access code requirements. A fence permit is required. The Planning Director may allow for alternative compliance with this requirement, provided the applicant demonstrates that the fencing visibility is reduced, using landscaping or other methods to reduce visibility. Examples of permitted fencing include the following:



Image Source: Hercules High Security



Image Source: Ameristar Fence Products



Image Source: American Fence Company

- h. **Exterior Lighting.** Site lighting must meet the requirements of the Hilliard Design Manual.
- i. **Trail Connections.** A 30 foot wide trail easement is required from along the southeast boundary of the property to provide a path connectivity between Leppert Road and the Heritage Rail Trail. The final location to be determined by the City Engineer.
- j. **Sewer Easement.** A 30 foot sewer easement is required along the northern property boundary extending from Leppert Road to the public drive. The final location is to be determined by the City Engineer.
- k. **Signage.** All signage shall be consistent with Chapter 1129 of the City's Zoning Code.