

John Marshall Commons Tech Park

#REZ2021-00003 #SUP2021-00004

Gainesville Magisterial District

Scott F. Meyer
Planning Office

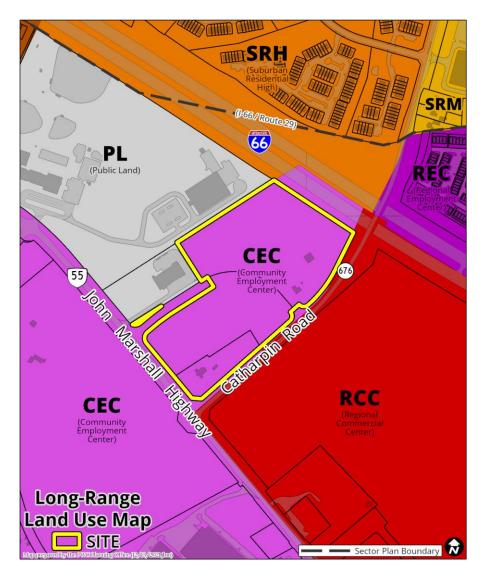


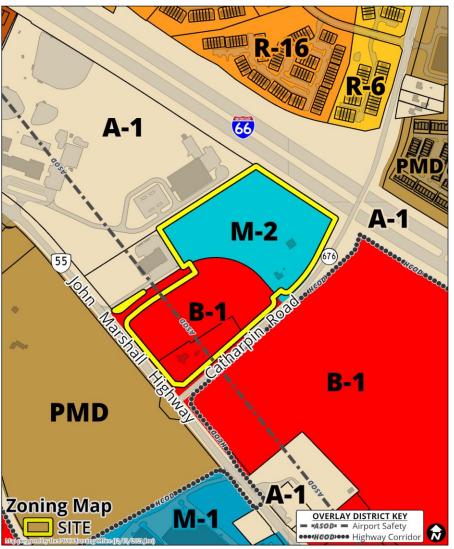
□ 2 Requests (concurrent):

- To rezone ±22.72 acres from B-1, General Business, and M-2, Light Industrial, to O(M), Office Mid-Rise, for the purpose of developing a data center campus.
- Special Use Permit (SUP) request to allow for data center uses outside of Data Center Opportunity Zone Overlay District.
- **Location**: ±22.72-acre property is located south of Interstate 66, at northwestern intersection of Catharpin Road and John Marshall Highway (Route 55).
- ☐ <u>Recommendation</u>: Approval

























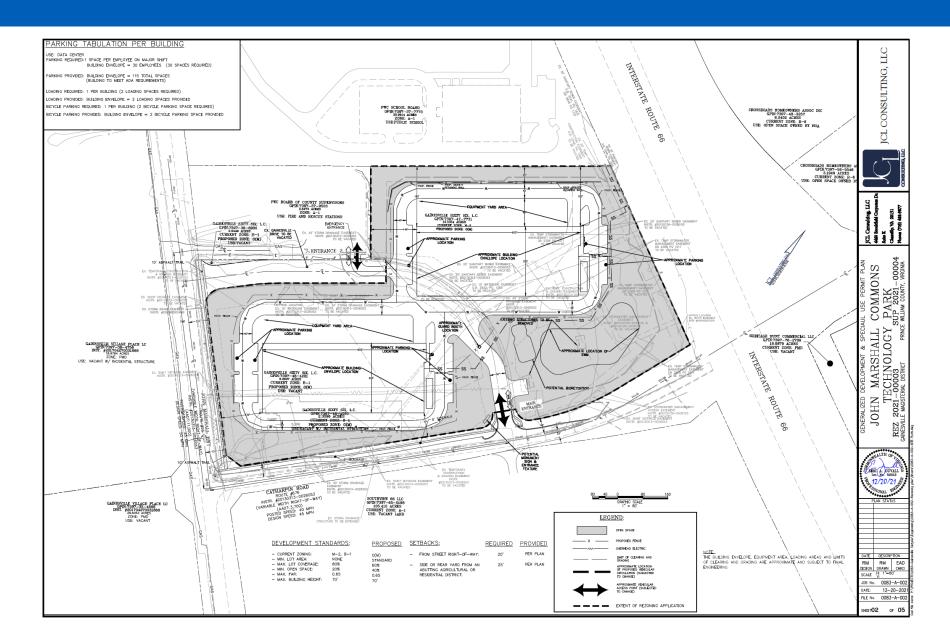
Use/Feature	Prior Approval (#REZ1987-0051)	Proposed (#REZ2021-00003)
Zoning District	B-1, General Business M-2, Light Industrial	O(M), Office Mid-Rise
Use(s)	Commercial, Light Industrial/Flex Office	Data Center with related uses; Office Mid-Rise
Use/Feature/Parameter	Allowed in O(M)	Proposed
Minimum Open Space	20%	35%
Maximum Floor Area Ratio (FAR)	0.65	Up to 0.50
Maximum Building Height	70 feet	Up to 70 feet
Approval Mechanism (Data Centers)	Not in Data Center Overlay	Special Use Permit



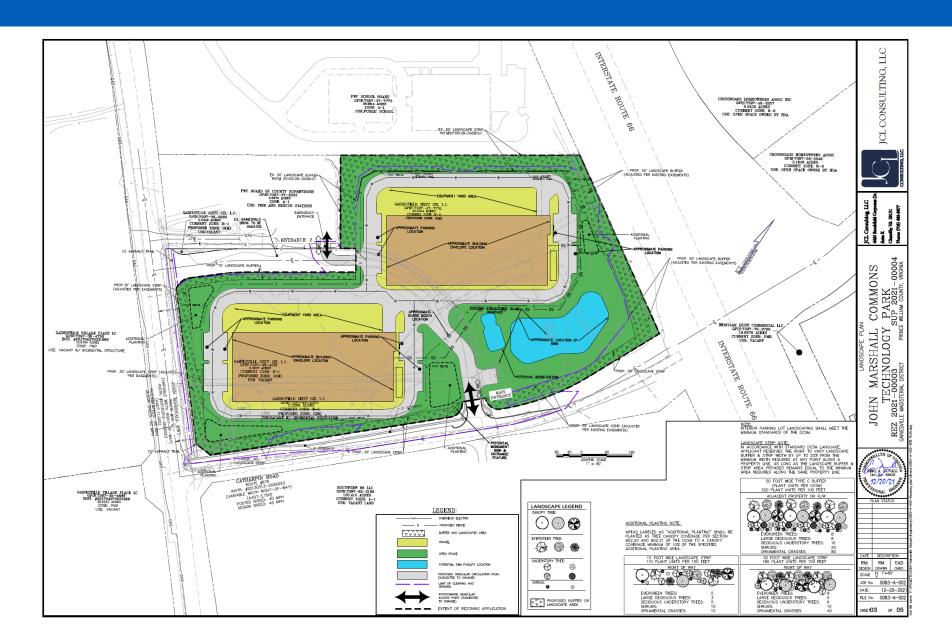
Summary of Updates Since November 3, 2021 Planning Commission:

- Revision to Limits of Clearing and Grading to preserve more trees.
- ➤ Addition of retaining wall to facilitate tree preservation in 50-foot buffer adjacent to PACE West School.
- Various proffer compliance and clarifying/format edits.
- > Enhancements and clarifying edits made to plan references in proffers.
- Upgrades to proposed buffering and landscape plantings/areas.
- Provision to not construct the data center facility if power infrastructure / transmission lines originate from the west.
- > Commitment to incorporate sustainability concepts into site design.
- > Commitment to 4 of 5 design standards for data center facilities.
- ➤ Updated Rezoning Proffers and SUP Conditions (dated January 13, 2022).













PROPOSED BUILDING ELEVATIONS



Staff Recommendation: Approval of Rezoning #REZ2021-00003, subject to proffers dated January 13, 2022; and **Approval** of #SUP2021-00004, subject to conditions dated January 13, 2022, for the following reasons:

- ➤ The proposed data center campus with related uses further employment goals central to the CEC, Community Employment Center, use designation.
- ➤ The concurrent rezoning and special use permit proposals enable delivery of a data center campus, which is a targeted industry use.
- As proffered/conditioned, the project will have a specific layout, enhanced data center design features, landscaping enhancements/buffering, access improvements, sustainability concepts, and use parameters to mitigate impacts.