



City of Dublin

**LAND USE & LONG  
RANGE PLANNING**

September 27, 2012

# Wireless Communications Facility Administrative Review

## 12-061ARTW – Avery Park Water Tower

### AT&T Antenna Co-Location

### 7699 Avery Road

This is a request to co-locate three new antennas on the Avery Park water tower. The site is located on the west side of Avery Road approximately 530 feet south of the intersection with Brand Road. This is a request for review and approval of a wireless communications facility under the provisions of Chapter 99 of the Dublin Code of Ordinances.

#### **Date of Application Acceptance**

Wednesday, September 5, 2012

#### **Date of ART Determination**

Thursday, September 27, 2012

#### **Case Manager**

Rachel S. Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us



## **PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	R-1, Restricted Suburban Residential District
<i>Review Type</i>	Wireless Communications Facility Administrative Review
<i>Proposal</i>	Co-location of three new antenna
<i>Administrative Departures</i>	None
<i>Property Address</i>	7699 Avery Road
<i>Property Owner</i>	Marsha Grigsby, City Manager, City of Dublin
<i>Applicant</i>	Cynthia Rafalski, AT&T Mobility
<i>Representative</i>	Edward A. Block, GPD Group
<i>Case Manager</i>	Rachel S. Ray, AICP, Planner II   (614) 410-4656   rray@dublin.oh.us

### **Application Review Procedure: Wireless Communications Facility Administrative Review**

Wireless communications facilities shall be subject to administrative review and determination under the review standards and procedures of Chapter 99 of the City of Dublin Code of Ordinances.

Following acceptance of a complete application for Wireless Communications Facility Administrative Review, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the review standards of §99.05 and the review criteria of §99.06. A determination by the Administrative Review Team is required not more than 90 days from the date the request was submitted.

### **Proposal Overview**

This is a request to install three new antennas on the Avery Park water tower, with one new antenna panel to be installed in each of three “sectors” around the circumference of the water tower’s elevation. The antenna panels are 8 feet tall, and will be installed at a height of 131 feet above grade, just beneath the water tower cap. The antenna panels will be attached to an existing pipe mount that was used for a previous antenna panel installed in the same location. The proposed antennas will be painted with an RF transparent paint to match the water tower color (“Hydroflon SG Gray Oak, 58RD” or equivalent).

No associated equipment shelters or cabinets are proposed. The AT&T fiber/DC lines will be routed on existing coax cables and will be mounted on the interior of the water tower wall.

### **Code Analysis – §99.05(C) – General Requirements**

*Antenna Color* Chapter 99 states that if an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible, as determined by the City. The applicant is proposing to paint the antennas to match the wall of the existing water tower.

*Maximum Height* Chapter 99 limits the height of wireless communications facility towers to 140 feet, as measured from grade at the base of the tower, unless a higher tower is required by conditions present in the vicinity of the location of the tower that require a taller structure in order to function. This proposal involves the co-location of antennas on an existing water tower, which is considered to be an alternative antenna support structure for the purposes of the Code. The proposed antennas will be at 131 feet above grade at the base of the tower.

## **PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS**

### **Land Use and Long Range Planning**

It is Planning's opinion that the proposed wireless antennas are designed to be as unobtrusive as possible and are consistent with the existing antennas on the water tower. Planning recommends that the antennas be painted prior to their installation on the tower, and that any associated jumper cables or other wiring be trimmed to fit closely to the antenna panels.

### **Engineering**

Engineering is to be notified prior to installation to coordinate access and installation of the antenna panels.

### **Law Director**

The AT&T requests to place three additional antennas on the Avery Road water tank. After reviewing the lease the City holds with AT&T and some additional file documentation, the Law Director believes that the request is appropriate. The original lease with AT&T at the Avery Road Water tower executed in 1999 allows them to place four individual antennas in each of three sectors on the tank [i.e. up to 12 total antennas].

Originally, AT&T placed only three antennas on three of the sectors on the tank [nine total antennas]. In 2005, AT&T removed one antenna from each of the three sectors on the tank and left the attachments for those three antennas in place on the tank [leaving only six (total antennas)].

Now, AT&T has requested to add back one antenna to each of the three sectors on the water tank on the currently vacant and previously installed attachments [for nine total antennas]. Based on the terms of that original 1999 Lease with AT&T, the City would not be entitled to additional rent revenue until AT&T exceeds 12 individual antennas.

### **Building Standards, Parks and Open Space, Fire, Police, Economic Development**

No comments.

## PART III: APPLICABLE REVIEW STANDARDS

### Administrative Review Criteria

The Administrative Review Team shall review this application based on the review criteria for wireless communications facilities, which include the following proposed responses:

- (a) **Antenna locating on an existing building or other antenna support structure.** Any antenna intended to be attached to a structure other than a tower may be approved as an accessory use to any commercial, industrial, professional, office, institutional, or similar structure, provided:
- The antenna is designed to be as unobtrusive as possible.**  
*Criterion met with conditions.* The proposed antennas will be painted to match the existing water tank. Conditions are recommended that the antenna panels be painted prior to their installation, and that any associated cables are trimmed to fit closely to the panels.
  - The antenna does not extend more than 20 feet above the highest point of the supporting structure;**  
*Criterion met.* The antenna panels will not extend above the top of the water tower.
  - Compliance with the applicable provisions of § 99.05.**  
*Criterion met.* All applicable provisions, including antenna color and design, are met with this proposal.
- (b) **Co-located antennas on existing or reconstructed towers.**  
*Not applicable.*
- (c) **Alternative tower structure.** Any antenna intended to be attached to a structure other than a tower may be approved as an accessory use to any commercial, industrial, professional, office, institutional, or similar structure, provided:
- Private property.** The Director may approve the location of an alternative tower structure provided the site meets the purpose, objectives and applicable requirements of this chapter.  
*Not applicable*
  - Public property.** Approval by the City Manager shall be required for structures to be located on public property.  
*Criterion met with condition.* The City Manager has reviewed this proposal and granted approval to install the antennas provided the requirements and standards of Chapter 99 and other applicable Zoning Code requirements are met. The applicant will be required to notify Engineering when the installation of the antenna panels occurs.
- (d) **Cable microcell network or distributed antenna system using multiple low-powered transmitters/receivers attached to existing wireline systems, such as conventional cable or telephone wires, or similar technologies/mechanisms may be approved provided that the use of towers is not required and all other applicable provisions of this chapter have been satisfied.**  
*Not applicable.*

## PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this application for wireless communications facility administrative review is recommended with the following conditions:

- That the antennas be painted prior to their installation on the water tower;
- That any associated jumper cables or other wiring be trimmed to fit closely to the antenna panels; and
- That the applicant notifies Engineering prior to installation to coordinate access and installation of the antenna panels.