



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

June 20, 2013

Wireless Communications Facility Administrative Review

13-022ARTW – Scioto Park Tree

Sprint Antenna Co-Location

7377 Riverside Drive

This is a request for Sprint to replace 3 panel antennas, replace 2 equipment cabinets, install 6 new remote radio heads (to be placed behind the panel antennas), remove coax cable, and install 3 new fiber optic cables. The site is on the west side of Riverside Road approximately 250 feet north of the intersection with Hanna Hills Drive. 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, March 27, 2013

Date of ART Determination

Thursday, June 20, 2013

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 antenna panels, six remote radio heads, two new equipment cabinets, and replacing coaxial cable with fiber optic cables
<i>Administrative Departures</i>	None
<i>Property Address</i>	7377 Riverside Drive
<i>Property Owner</i>	Marsha Grigsby, City Manager, City of Dublin
<i>Applicant</i>	Bret Plante, Crown Castle
<i>Representative</i>	Shelley Curtner, Powder River Development
<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 are 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 replace three panel antennas with three new panel antennas that are similar in size, shape, and color to the existing panels on the existing tree stealth tower. The antenna panels are approximately eight feet tall, and will be installed at a height of approximately 100 feet above grade, which is consistent with the height of the existing antenna panels. To avoid service disruptions, the applicant is proposing to install the new panels next to the existing antennas on an existing pipe mount for a period of time not to exceed six months, at which point the existing antennas will be removed.

Six new remote radio heads will be installed behind the three new antenna panels. Two new equipment cabinets are proposed within the existing compound at the base of the tower. There are currently two equipment cabinets that will remain until they are removed along with the existing panel antennas. The applicant is also proposing new one-inch diameter fiber optic cable on the pole connecting to the proposed antennas.

Code Analysis – §99.05(C) – General Requirements

This application was filed before the amendments to Chapter 99 were effective (April 25, 2013); however, there do not appear to be any inconsistencies between the proposal and what the Code permitted under the current and previous wireless regulations.

Antenna Color The Code requires that if an antenna is installed on structure other than a tower, the antenna and supporting equipment must be a neutral color that is identical to or nearly compatible with the color of the support structure to render the equipment as visually unobtrusive as possible. As no color is specified, a condition is recommended that the applicant select an antenna panel, cabinet, and coax cable color that is designed to be as unobtrusive as possible on the existing tree stealth tower.

Maximum Height Chapter 99 limits the height of wireless communications facility towers to a maximum of 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 tree stealth tower, and the proposed antennas will be at 100 feet above grade as measured from 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 facility may be considered with the conditions that the existing antenna panels and equipment cabinets be removed within six months following the installation of the new antenna panels; that the applicant select an antenna panel, cabinet, and coax cable color that is designed to be as unobtrusive as possible on the existing tree stealth tower; and that any associated jumper cables or other wiring be trimmed to fit closely to the antenna panels.

Engineering, 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 [certain criteria are met].
Not applicable.
- (b) **Co-located antennas on existing or reconstructed towers.** The color and overall design of the antenna shall be consistent with the existing tower and be as unobtrusive as possible.
Criterion met with conditions. Conditions are recommended that the applicant select an antenna panel, cabinet, and coax cable color that is designed to be as unobtrusive as possible on the existing tree stealth tower, and that any associated cables are trimmed to fit closely to the panels. Further, the applicant will be required to remove the existing antenna panels and equipment cabinets that will be decommissioned once the new antenna panels are installed within six months from the date of final inspection.
- (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 [certain criteria are met].
Not applicable.
- (d) **Cable microcell network.**
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:

1. That the applicant select an antenna panel, cabinet, and coax cable color that is designed to be as unobtrusive as possible on the existing tree stealth tower;
2. That any associated cables are trimmed to fit closely to the panels; and
3. That the existing antenna panels and equipment cabinets be removed not more than six months from the date of final inspection.