



City of Dublin

**LAND USE & LONG  
RANGE PLANNING**

August 29, 2013

# Wireless Communications Facility Administrative Review

## 13-088ARTW – Verizon Wireless Rooftop Co- Location

### 5078 Tuttle Crossing Boulevard

This is a request for Verizon Wireless to replace three antennas and install three new remote radio heads, OVP boxes, and hybrid cables on the roof of an office building at the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue. 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**

Tuesday, August 13, 2013

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

Thursday, August 29, 2013

#### **Case Manager**

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



## **PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	PCD, Planned Commerce District
<i>Review Type</i>	Wireless Communications Facility Administrative Review
<i>Proposal</i>	Co-location of three antenna panels and associated equipment (three remote radio heads, three OVP distribution boxes, three hybrid cables, and two antenna pipe mounting brackets) on the roof of an existing four-story office building
<i>Administrative Departures</i>	None
<i>Property Address</i>	5078 Tuttle Crossing Boulevard
<i>Property Owner</i>	Sun Life Assurance Company of Canada
<i>Applicant</i>	Tom Paine, SBA Network Services LLC
<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 a 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**

Verizon Wireless has six antennas and 12 lines of coax cables behind the rooftop mechanical unit screens on an existing office building located at the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue. The antennas are grouped in pairs at the southwest, north, and southeast corners of the building, with the antennas installed one above the other.

This is a request to replace the three lower panel antennas with three new panel antennas that are similar in size, shape, and color to the existing panels. The antenna panels are approximately four feet tall, and all three will be installed at a height of 63 feet above grade to the center point of the antenna panels. A second set of existing antenna panels to remain are installed at approximately 67 feet above grade to the center point of the antenna panels.

Three new remote radio heads will be installed behind the new panels, in addition to three new OVP distribution boxes to be installed behind the screen walls, three hybrid cables, and two antenna pipe mounting brackets for each antenna panel (total of six). No modifications are proposed to the equipment shelter at ground level.

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

#### *Maximum Height*

Chapter 99 limits the height of wireless communications facilities locating on structures or buildings to not extend more than 20 feet above the highest point of the main roof deck or supporting structure. This proposal involves the co-location of new antennas on an existing four-story office building. The proposed antennas will be installed at approximately 15 feet above the main roof deck to the highest point of the antenna.

*Roof- and/or Structure-Mounted Antennas*

Roof-mounted equipment is required to comply with applicable building codes, and shall be sited, designed, and/or painted to minimize visual impact and be screened so as not to be visible from ground level. The proposal includes new equipment to be installed behind the existing rooftop mechanical unit screen, including the OVP boxes and hybrid cables, and the new antennas are proposed to replace existing antennas and will not be any more visible from ground level.

**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, with the condition that any associated jumper cables or other wiring be trimmed to fit closely to the antenna panels, and also that the panels are painted beige to match the existing antennas and screen wall.

**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 1) the antenna is designed to be as unobtrusive as possible; 2) the antenna does not extend more than 20 feet above the highest point of the main roof deck or supporting structure; and 3) the antenna complies with applicable provisions of §99.05.

*Criterion met.* The proposed wireless antennas are designed to be as unobtrusive as possible, with the proposed conditions that any associated jumper cables or other wiring be trimmed to fit closely to the antenna panels, and that the panels are painted beige to match the existing antennas and screen wall. All other Code requirements are met.

**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 any associated cables are trimmed to fit closely to the panels; and
2. That the antenna panels are painted beige to match the existing antennas and screen wall.