

Wireless Communications Facility Administrative Review

14-003ARTW – Sprint Wireless Rooftop Co- Location

5082 Tuttle Crossing Boulevard

This is a request for Sprint to replace three antennas and install six new remote radio heads and three new fiber optic 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, January 14, 2014

Date of ART Determination

Thursday, January 30, 2014

Case Manager

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



PART I: APPLICATION OVERVIEW

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| <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 (six remote radio heads and three fiber optic cables) on the roof of an existing four-story office building |
| <i>Administrative Departures</i> | None |
| <i>Property Address</i> | 5082 Tuttle Crossing Boulevard |
| <i>Property Owner</i> | Sun Life Assurance Company of Canada |
| <i>Applicant</i> | Jeffrey Haines, Gainar Consulting |
| <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

Sprint has three roof-mounted antennas and coax cables on the roof of an existing office building located at the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue. The antennas are installed at the north, northwest, and southeast corners of the building.

This is a request to replace the three panel antennas with three new panel antennas that are similar in size, shape, and color to the existing panels. The antenna panels are approximately six feet tall, and all three will be installed at a height of 65 feet above grade to the highest point of the antenna panels.

Six new remote radio heads will be installed behind the three new panels, in addition to three new hybrid cables, and three new antenna pipe mounting brackets for each antenna panel. Two existing equipment cabinets located within a ground-mounted equipment compound will be replaced with two new equipment cabinets.

To avoid service disruptions, the applicant is proposing to install the new panels alongside the existing antennas (approximately 12 feet apart) on new mounting brackets. The new cabinets will be installed near the existing cabinets, just outside of the equipment compound since there is limited space within the compound itself. The temporary cabinets will be installed on a temporary concrete pad, and will be required to be screened.

The interim period will not exceed six months, at which point the existing antennas and cabinets will be removed.

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 13 feet above the main roof deck to the highest point of the antennas.

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. In addition, once the decommissioned antennas are removed, the mounting brackets should be removed and the screen wall repaired. The temporary equipment cabinets should also be relocated inside of the equipment shelter, with the temporary concrete pad removed and the ground restored to its original conditions.

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 the antenna panels and associated RRUs are painted beige to match the adjacent screen wall;
2. That the applicant removes the mounting brackets for the existing antennas to be replaced and covers any openings left in the building wall;
3. That the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible;
4. That any associated cables are trimmed to fit closely to the panels;
5. That the existing antenna panels and equipment cabinets be removed not more than six months from the date of final inspection by the City; and
6. That the temporary equipment cabinets are relocated inside of the equipment shelter, with the temporary concrete pad removed and the ground restored to its original conditions not more than six months from the date of final inspection by the City.