

# Wireless Communications Facility Administrative Review

## 14-029ARTW – Verizon Wireless Rooftop Co- Location

### 5127 Post Road

This is a request for Verizon to replace six antennas and install three new remote radio units and three fiber optic cables on the roof of an office building located approximately 1,200 feet west of the intersection of Post Road and Frantz 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**

Tuesday, April 8, 2014

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

Thursday, April 17, 2014

#### **Case Manager**

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



## **PART I: APPLICATION OVERVIEW**

<i>Zoning District</i>	BSC Commercial District
<i>Review Type</i>	Wireless Communications Facility Administrative Review
<i>Proposal</i>	Co-location of six antenna panels and associated equipment (three remote radio units and three fiber optic cables) on the roof of an existing three-story office building
<i>Administrative Departures</i>	None
<i>Property Address</i>	5127 Post Road
<i>Property Owner</i>	SLMC, Ltd.
<i>Applicant</i>	Rodney Lafferty, SBA Network Services
<i>Case Manager</i>	Rachel S. Ray, AICP, Planner II   (614) 410-4656   rray@dublin.oh.us
<i>Project Information</i>	<a href="http://dublinohiousa.gov/art/14-029">http://dublinohiousa.gov/art/14-029</a>

### **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 has six roof-mounted antennas on the roof of an existing office building on the south side of Post Road, west of the intersection with Frantz Road. The antennas are installed behind parapet screen walls on the north and south sides of the building.

This is a request to replace the six panel antennas with six new panel antennas. The antenna panels will be installed at a height of approximately 47.5 feet above grade to the centerline of the antenna panels. All of the antenna panels and remote radio heads will be installed behind the existing screen walls, and will not be visible from the right-of-way or adjacent properties.

Three new remote radio heads will be installed behind the three new panels, in addition to three new hybrid cables. The new cables will be directed through an existing cable tray to the existing ground-mounted equipment cabinets. No changes are proposed 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 three-story office building. The

proposed antennas will be installed at approximately 15 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.

### **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. 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 condition:

1. That any associated cables are trimmed to fit closely to the panels.