

Wireless Communications Facility Administrative Review

14-054ARTW – Sprint Wireless Rooftop Co- Location

425 Metro Place South

This is a request for Sprint to install three panel antennas, three remote radio heads and cable support on the roof of an office building on the roof of an office building approximately 500 feet west of the intersection of Metro Place South 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

Wednesday, June 4, 2014

Date of ART Determination

Thursday, June 26, 2014

Case Manager

Marie Downie, Planner I | (614) 410-4679 | mdownie@dublin.oh.us



PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	PUD, Planned Unit Development
<i>Review Type</i>	Wireless Communications Facility Administrative Review
<i>Proposal</i>	Installation of three panel antennas, three remote radio heads and cable support on the roof of an existing four-story office building
<i>Administrative Departures</i>	None
<i>Property Address</i>	425 Metro Place South
<i>Property Owner</i>	General Electric Credit Equities Inc.
<i>Applicant</i>	Tiffany Edwards, FMHC
<i>Case Manager</i>	Marie Downie, Planner I (614) 410-4679 mdownie@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

In November 2013, the ART approved the replacement of three antennas on the roof of an existing office building located between Metro Place North and Metro Place South, approximately 500 feet west of Frantz Road. The three existing antennas are mounted on the exterior of the penthouse floor of an existing office building and are approximately six feet tall. The antennas are individually installed facing north, south, and east and are designed to match the beige color of the adjacent building wall.

This is a request to install three new five-foot panel antennas and cable supports that are slightly smaller but otherwise similar in shape and color to the existing panels. All three will be installed at a height of 83 feet above grade to the highest point of the antenna panels. The antennas are proposed to be installed on the mounting brackets previously occupied by other antenna panels alongside the existing (previously approved) antennas.

Three new remote radio heads will be installed behind the three new panels.

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

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

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 the antenna panels and associated RRUs are painted beige to match the adjacent screen wall;
2. That the applicant select a fiber optic cable color that is designed to be as unobtrusive as possible;
3. That any associated cables are trimmed to fit closely to the panels.