

Wireless Communications Facility Administrative Review

14-060ARTW – Verizon Wireless Co-Location with existing AEP Transmission Tower

8421 Glencree Place

This is a request for Verizon to replace six panel antennas and install three remote radio heads on an existing pole within an AEP transmission tower. The site is on the east side of Glencree Place north of the intersection with Summitview 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 18, 2014

Date of ART Determination

Thursday, July 3, 2014

Case Manager

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	R-1, Restricted Suburban Residential
<i>Review Type</i>	Wireless Communications Facility Administrative Review
<i>Proposal</i>	Replace six panel antennas and install three new antennas and three remote radio heads on an existing pole within an AEP transmission tower.
<i>Administrative Departures</i>	Code Section 99.05(C)(3)(f) – Maximum Height. Allowing antenna panels on an existing tower to be installed at approx. 110 from grade.
<i>Property Address</i>	8421 Glencree Place
<i>Property Owner</i>	Ira and Diane Mauer
<i>Applicant</i>	Rodney Lafferty, SBA Communications Corp.
<i>Case Manager</i>	Devayani Puranik, Planner II (614) 410-4662 dpuranik@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

This is a request to replace six existing antennas and install new equipment including six antennas and three remote radio heads. The new equipment will be installed on existing antenna mounting platforms and antenna pipes. An OVP mount assembly and OVP distribution box will also be installed on an existing mounting platform at a lower level. The commscope helix fiberfeed hybrid cable will be installed and will be of neutral color to match the existing pole. No ground modifications are proposed.

Code Analysis – §99.05(C) – General Requirements

Maximum Height

Chapter 99 limits the height of wireless communications facility towers to a maximum of 80 feet within residential districts.

This proposal is to replace existing antennas with new antennas and remote radio heads installed at 107 feet at the centerline on existing mounting platforms and antenna pipes. The new OVP equipment and box will be installed at 106 feet on an existing mounting platform.

The proposed height for the Verizon antennas (107 feet at centerline) and the existing tower (94 feet) exceed the 80 feet maximum for residential districts permitted by Chapter 99. However, the tower and antennas were in existence prior to the adoption of the amendments to Chapter 99. This request does not trigger any additional height changes as a result of the new antenna panels and remote radio head

installation. Code Section 99.05(C)(3)(f)4 further provides an exception to the maximum height for alternative tower structures when necessary to establish a stealth or camouflaged appearance that is aesthetically and architecturally compatible with the surrounding environment. The existing tower is “camouflaged” inside of an existing AEP transmission tower, and the increased height is necessary to integrate the tower and the panels with the supporting transmission tower structure and remain functional. Planning recommends approval of an administrative departure to accommodate the increased height.

Color and Finish

Chapter 99 also requires that the towers, antennas, other wireless communications facility support structures, and supporting electrical and mechanical equipment shall either maintain a non-contrasting gray or similar color or have a galvanized steel finish unless otherwise required by the required reviewing body or any applicable standards of the FAA and/or the Ohio Department of Transportation.

The applicant is proposing a cable that is similar in color to the existing pole. Any associated cables should be trimmed to fit closely to the panels.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

This request is for replacement of existing antennas with new remote radio head equipment installed on existing mounting platforms and mounting pipes. The proposed height for the Verizon antennas is 107 feet measured at the center which exceeds 80 feet maximum permitted for residential districts by Chapter 99. However, the proposal is for replacement of existing antennas with new equipment using the existing mounting system. Planning recommends approval with the condition that any future installation and/or replacement of the antennas should not exceed 110 feet measured from grade.

The new equipment should be unobtrusive and maintain a similar color. Any associated cables should be trimmed to fit closely to the 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 new equipment should be unobtrusive and maintain a similar color and that any associated cables are trimmed to fit closely to the panels.

(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 request for Administrative Review for a wireless communications facility with the following conditions:

1. That any future installation and/or replacement of the antennas should not exceed 110 feet measured from the grade.
2. That the new equipment should be unobtrusive and maintain a similar color.
3. That any associated cables are trimmed to fit closely to the panels.

Approval of an administrative departure to Code Section 99.05(C)(3)(f), Maximum Height, allowing antenna panels on an existing tower to be installed at approx. 110 from grade.