

Wireless Communications Facility Administrative Review

14-067ARTW – Verizon Wireless Co-Location – Avery Park Water Tower

7697 Avery Road

This is a request for Verizon to replace six panel antennas and install three remote radio heads and one OVP distribution box on the Avery Park water tower. The site is on the west side of Avery Road approximately 530 feet south of the intersection with Brand 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, July 8, 2014

Date of ART Determination

Thursday, July 24, 2014

Case Manager

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



PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	R-1, Restricted Suburban Residential District
<i>Review Type</i>	Wireless Communications Facility Administrative Review
<i>Proposal</i>	Replace six panel antennas and install three remote radio heads and one OVP distribution box.
<i>Administrative Departures</i>	None
<i>Property Address</i>	7697 Avery Road
<i>Property Owner</i>	Marsha Grigsby, City Manager, City of Dublin
<i>Applicant</i>	Rodney Lafferty, SBA Site Communications Corp.
<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

This is a request to remove six existing antennas and one existing spare coax cable and install six new antennas at approximately 187 feet above grade on top of the water tower. The three remote radio heads are proposed behind three of the antennas, and the proposed OVP distribution box will be installed on the north side of the existing mounting frame (adjacent to the antennas). Two new hybridflex hybrid coax cables will be installed, following the existing cable routing through the existing entry port on the side of the water tower. No ground modifications are proposed.

Code Analysis – §99.05(C) – General Requirements

Antenna Color

Chapter 99 states that if an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible, as determined by the City. The antennas should be specified to be a neutral color to coordinate with the color of the existing antennas.

Maximum Height

Chapter 99 limits the height of wireless communications facility towers to 140 feet, as measured from grade at the base of the tower, unless a higher tower is required by conditions present in the vicinity of the location of the tower that require a taller structure in order to function. This proposal involves the co-location of antennas on an existing water tower, which is considered to be an alternative antenna support

structure for the purposes of the Code. The proposed antennas will be at 187 feet above grade measured from the base of the tower.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

It is Planning's opinion that the proposed wireless antennas are designed to be as unobtrusive as possible and are consistent with the existing antennas on the water tower. Planning recommends that any associated jumper cables or other wiring be trimmed to fit closely to the antenna panels.

Engineering

Engineering is to be notified prior to installation to coordinate access and installation of the antenna panels.

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.**
Criterion met with conditions. The proposed antennas should be specified to be a color that is consistent with the existing antennas. Any associated cables should be trimmed to fit closely to the panels.
2. **The antenna does not extend more than 20 feet above the highest point of the supporting structure;**
Criterion met. The antenna panels will not extend more than 20 feet above the highest point of the water tower.
3. **Compliance with the applicable provisions of § 99.05.**
Criterion met with conditions. All applicable provisions, including antenna color and design, are either met or met with conditions as part of this proposal.

(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 the new equipment should be unobtrusive and maintain a similar color;
2. That any associated cables are trimmed to fit closely to the panels; and
3. That the applicant notifies Engineering prior to installation to coordinate access and installation of the antenna panels.