



City of Dublin

**LAND USE & LONG
RANGE PLANNING**

November 6, 2014

Wireless Communications Facility Administrative Review

14-103ARTW – Riverside Drive Animal Care Center

Verizon Wireless Co-Location

6924 Riverside Drive

A request to replace 12 panel antennas; install six remote radio heads; replace three existing remote radio heads; install one new OVP distribution box; and install a new hybridflex hybrid coax cable on an existing monopole tower. No ground modifications are proposed. The site is on the east side of Riverside Drive at the northeast corner of the intersection with Tuller Road.

Date of Application Acceptance

Tuesday, October 23, 2014

Date of ART Determination

Thursday, November 6, 2014

Case Managers

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PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSC-OR, Bridge Street Corridor – Office Residential
<i>Review Type</i>	Wireless Communications Facility Administrative Review
<i>Proposal</i>	Replace 12 panel antennas; install six remote radio heads; replace three existing remote radio heads; install one new OVP-distribution box; and install a new hybridflex hybrid coax cable on an existing monopole tower.
<i>Administrative Departures</i>	Code Section 99.05(C)(3)(f) – Maximum Height. To allow panel antennas on an existing tower to be installed at approximately 141 feet from grade.
<i>Property Address</i>	6924 Riverside Drive
<i>Property Owner</i>	BVH Associates, LLC
<i>Applicant</i>	Matt Meyers, PBM Wireless Services, for Verizon Wireless
<i>Case Managers</i>	Rachel S. Ray, AICP, Planner II (614) 410-4656 rray@dublin.oh.us Katie Ashbaugh, Planning Assistant (614) 410-4654 kashbaugh@dublin.oh.us

Application Review Procedure: Wireless Communications Facility Administrative Review

Wireless communications facilities are 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 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

The applicant is requesting to replace 12 panel antennas, install six remote radio heads, replace three existing remote radio heads, install one new OVP distribution box, and install a new hybridflex hybrid coax cable on an existing monopole tower. The 12 panel antennas will be installed at a height of approximately 137 feet above grade as measured to the centerline of the proposed panel antennas, which is consistent with the height of the existing panel antennas. The new remote radio heads will be installed behind the 12 new panel antennas. The new OVP distribution box will be mounted at the same height of 137 feet as the panel antennas. The new hybridflex hybrid coax cable with a diameter of one and five-eighths inches will connect to the new OVP distribution box and the monopole.

Code Analysis – §99.05(C) – General Requirements

<i>Antenna Color</i>	The Code requires that if an antenna is installed on a structure other than a tower, the antenna and supporting equipment must be a neutral color that is identical to or compatible with the color of the support structure to render the equipment as visually unobtrusive as possible. As no colors are specified, a condition is recommended that the applicant select colors for the antenna panels, remote radio heads, OVP-distribution box, and hybridflex hybrid coat cable that are designed to be as unobtrusive as possible on the existing monopole.
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Maximum Height Chapter 99 limits the height of wireless communications facility towers to a maximum height of 120 feet in non-residential districts, as measured from grade at the base of the tower including the antennas, 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 replacement of 12 panel antennas; the installation of six remote radio heads; the replacement of three remote radio heads; and the installation of one new OVP-distribution box at a height of 137 feet above grade as measured from the base of the tower to the centerline of the proposed antenna panels.

The height of the existing panel antennas (141 feet from grade to the top of the antennas) and monopole (137 feet) exceeds the 120-foot maximum height for non-residential districts permitted by Chapter 99. However, the monopole, existing antennas, and supporting equipment were erected prior to the adoption of the amendments to Chapter 99. This request does not require any significant height changes (the antenna panels are slightly longer than the existing panels). Planning recommends approval of an Administrative Departure to allow the new antennas to be installed at the top of the existing tower on an existing antenna array for a total height not to exceed 141 feet from grade.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

It is Planning's opinion that the proposed wireless facility may be approved with the conditions that the applicant select colors for the antenna panels, remote radio heads, OVP-distribution box, and hybridflex hybrid coat cable that are designed to be as unobtrusive as possible on the existing monopole, and 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 [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 condition and Administrative Departure. Conditions are recommended that the applicant select colors for the antenna panels, remote radio heads, OVP-distribution box, and hybridflex hybrid coat cable that are designed to be as unobtrusive as possible on the existing monopole. Approval of an

Administrative Departure for the height of the new panels to be installed on the existing tower is also recommended.

- (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.

Administrative Departure Criteria

The Administrative Review Team shall review this application based on the review criteria for administrative departures, which include the following proposed responses:

- (a) **Existing conditions.** The need for the administrative departure is caused by unique site conditions, conditions on surroundings properties, and is not being requested simply to reduce cost or as a matter of general convenience.

Criterion met. The tower was constructed prior to the adoption of the Chapter 99 Wireless Regulations, and the height of the existing antennas at the top of the tower is an existing condition.

- (b) **Effects on other wireless communications facility types.** The administrative departure does not have the effect of authorizing any wireless communications facility type that is not otherwise permitted in that zoning district.

Not applicable.

- (c) **Modification of numerical development standard.** The administrative departure does not modify any numerical development standard by more than 10% of the requirement.

Criterion not met. The antenna panels will replace the existing antenna panels at a total overall height of 141 feet above grade, whereas Chapter 99 limits wireless communications facilities to 120 feet in non-residential zoning districts (exceeds by 17.5%). However, Chapter 99 allows the Administrative Review Team to allow increases in height where "conditions present in the vicinity require a taller structure in order to function." Allow the new panels to be co-located on an existing monopole at the same height of the existing antenna eliminates the need for new wireless communications facilities to be constructed at lower heights to serve the same need.

- (d) **Development quality of the wireless communications facility.** The administrative departure, if approved, will ensure that the wireless communications facility is of equal or greater development quality with respect to design, materials, and other features than without the administrative departure.

Criterion met. The administrative departure would allow the antenna panels to be installed in the same location as the existing antenna panels, negating the need for new wireless communication facilities at lower heights in the same area.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this application for wireless communications facility administrative review is recommended with the following conditions and Administrative Departure:

1. That the applicant select colors for the antenna panels, remote radio heads, OVP-distribution box, and hydridflex hybrid coat cable that are designed to be as unobtrusive as possible on the existing monopole.
2. That any associated cables are trimmed to fit closely to the panels.

Administrative Departure: That the overall antenna panel height not exceed 141 feet above grade due to the existing tower height.