City of Dublin

May 14, 2015

Wireless Communications Facility Administrative Review

15-031ARTW – Dublin Coffman High School

Verizon Wireless – Field Light Pole

6780 Coffman Road

This is a request to install a new 150-foot field light pole designed to accommodate wireless antenna arrays, and associated ground equipment at the Dublin Coffman High School. The site is on the east side of Coffman Road at the intersection with Emerald Parkway. 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, April 22, 2015

Date of ART Determination
Thursday, May 14, 2015

Case Manager
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PART I: APPLICATION OVERVIEW

Zoning District	R, Rural District
Review Type	Wireless Communications Facility Administrative Review
Proposal	A request for a new wireless communications facility (alternative structure)
Administrative Departures	None
Property Address	6780 Coffman Road
Property Owner	Dublin City School District
Applicant	Mike Hennon, UAS
Case Manager	Rachel S. Ray, AICP, Planner II | (614) 410-4656 | rray@dublin.oh.us

Application Review Procedure: Wireless Communications Facility (Alternative Structure)

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 a Wireless Communications Facility, the Administrative Review Team shall approve, deny, or approve with conditions the application based on the review standards of §99.10(B).

Background

The ART approved a temporary "cell-on-wheels" (COW) facility at the Dublin Coffman High School in November 2014. The purpose of the facility was to provide wireless services once the Verizon antennas on the roof of the office buildings (formerly Verizon offices) on the south side of Emerald Parkway were removed by December 2014. The temporary facility was expected to be in operation until a new permanent wireless communications facility in the vicinity was approved by the City and constructed by the applicant. As a condition of approval of the temporary wireless facility, the applicant is required to restore the site to its original conditions following the removal of the COW.

Proposal Overview

The applicant is proposing to replace an existing field light pole with a new field light pole equipped to serve as a monopole wireless communication facility. As a field light pole, the proposed wireless facility is considered an alternative, or "stealth," wireless structure, because it is designed to camouflage the presence of wireless communications facilities.

The proposed field light pole is 140 feet in height (150 feet to the top of the lightning rod), which is consistent with the height of the existing field light poles (which can range in height up to approximately 150 feet). The field light pole will be sited southwest of the existing football field, north of the tennis courts (approximately 20 feet west of the existing light pole location). The field light pole will include a light fixture relocated from the existing field light pole, and the color (brown) and design of the new poles will match the existing poles. The antenna array located at the top of the tower will house 12 panel antennas (four on each of the three sectors), 6 OVP boxes, and 12 remote radio heads.

The base of the field light pole will be landscaped with 8 evergreen trees, with a shroud to protect the coax cable wiring that connects to an underground pullbox at the base of the tower.

The coax antenna cables will be routed on the inside of the field light pole and will be connected underground to the equipment shelter located approximately 200 feet northwest of the field light pole, on the south side of the existing athletics building. Two pullboxes will be installed underground along the 200-foot span, with a secure access cover at ground level.

The prefabricated shelter and associated ground equipment (pullbox, ice bridge, utility service) will be contained within a 20.5-foot by 41.17-foot (843-square-foot) enclosure screened by an 8.8-foot tall brick wall to match the existing brick building. Three, four-inch trees will be removed from the area.

As part of the improvements, the coax antenna cable will be buried underground, and a gas line and catchbasin will need to be relocated. A fiber optic cable line will be installed underground to the north of the equipment shelter, connecting to a new transformer installed on the north side of the existing athletics building in an existing equipment compound. The details of the utility improvements will be reviewed through the building permitting process.

Code Analysis – §99.05(C) – Wireless Communications Facilities – Applicable Requirements

Design

All wireless communication facility support structures shall have a monopole, unipole, or similar non-lattice single vertical structure design and shall be further designed to accommodate at least two wireless communication arrays of antennas or panels, unless otherwise required by the required reviewing body.

The proposed field light pole is a monopole design, and will allow for future co-location of additional wireless communication arrays.

Color/Finish

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. Alternative tower structures may maintain another color or finish if determined by the required reviewing body to be necessary to establish a stealth appearance and be aesthetically and architecturally compatible with the surrounding environment.

The proposed field light pole will be painted brown to match the existing field light poles.

Compatibility

The design of buildings and related structures for the wireless communications facility shall use materials, colors, *textures*, and screening so as to be aesthetically and architecturally compatible with the surrounding environment, as approved by the required reviewing body.

The proposed ground equipment (approximately 200 feet northwest of the tower) will be enclosed by a brick structure that will match the existing athletics building.

Lighting

Alternative tower structures may be lighted if determined by the required reviewing body to be necessary to establish a stealth appearance and to be aesthetically and architecturally compatible with the surrounding environment.

The field light pole will include the light stanchion relocated from the existing field light pole to be replaced by the new monopole light pole. The light fixtures are necessary to ensure the wireless communication facility maintains its stealth appearance as one of several field lights.

Max. Height

In all zoning districts other than residential, towers may be up to 120 feet in height, provided that the facility is designed to be co-locatable for more than one additional carrier. In no case shall a wireless communications facility, including antenna, exceed 120 feet, as measured from grade at the base of the tower, unless the required reviewing body determines that conditions present in the vicinity require a taller structure in order to function. Alternative tower structures may exceed 120 feet if determined by the required reviewing body to be necessary to establish stealth or camouflaged appearance that is aesthetically and architecturally compatible with the surrounding environment.

In order to function as a stealth structure (one of several existing field light poles), the 150-foot overall height tower is designed to be at a height similar to the two existing wireless communications facilities at the Dublin Coffman High School athletic fields.

Setback The minimum setback of 100 feet from all property lines is met for the proposed tower and all associated equipment.

Screening The proposed equipment shelter and compound will be screened by a brick wall matching the existing building to which it is attached.

PART II: ADMINISTRATIVE REVIEW TEAM COMMENTS

Planning

Any associated cables or other wiring should be trimmed to fit closely to the antenna panels, and all disturbed landscape or turf should be smooth graded and returned to their original condition prior to final inspection. With this recommended conditions, the proposed wireless facility will maintain wireless service in an unobtrusive manner.

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.

Not applicable.

(c) **Alternative tower structure.** The objective of administrative review for alternative tower structures is to encourage ingenuity and the use of innovative methods to camouflage these facilities. The required reviewing body may approve the location of an alternative tower structure provided the site meets the purpose, objectives and applicable requirements of this chapter.

Criterion met with conditions. The proposed field light pole is a replacement of an existing field light pole, and is designed to be consistent with the two existing field light poles at the Dublin Coffman High School that function as alternative wireless communications facilities. A condition is recommended that any associated cables or other wiring are trimmed to fit closely to the panels. All disturbed landscape or turf areas should be smooth graded and returned to their original condition prior to final inspection.

(d) **Cable microcell network.**

Not applicable.

PART IV: PROPOSED ADMINISTRATIVE REVIEW TEAM DETERMINATION

Approval of this application for a temporary wireless communications facility is recommended with the following conditions:

1. That any associated cables or other wiring are trimmed to fit closely to the panels; and
2. That all disturbed landscape or turf areas are smooth graded and returned to their original condition prior to final inspection.