



May 28, 2015

Wireless Communications Facility Administrative Review

15-044ARTW – Verizon Wireless Rooftop Co- Location

5127 Post Road

This is a request for Verizon to replace 12 panel antennas; install six and replace three remote radio heads; and remove one and install two new coax cables on the roof of an office building located approximately 1,200 feet west of the intersection of Post Road 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

Tuesday, May 19, 2015

Date of ART Determination

Thursday, May 28, 2015

Case Manager

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



PART I: APPLICATION OVERVIEW

<i>Zoning District</i>	BSD Commercial District
<i>Review Type</i>	Wireless Communications Facility Administrative Review
<i>Proposal</i>	Co-location of 12 antenna panels and associated equipment (12 remote radio heads and one coax cable) on the roof of an existing three-story office building.
<i>Administrative Departures</i>	None
<i>Property Address</i>	5127 Post Road
<i>Property Owner</i>	SLMC, Ltd.
<i>Applicant</i>	Rodney Lafferty, SBA Network Services
<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

Verizon has 12 roof-mounted antennas on the roof of an existing office building on the south side of Post Road, west of the intersection with Frantz Road. The antennas are installed behind parapet screen walls on the north and south sides of the building.

This is a request to replace the 12 panel antennas with 12 new panel antennas. The antenna panels will be installed approximately 47.5 feet above grade to the centerline of the antenna panels. All of the antenna panels and remote radio heads will be installed behind the existing screen walls, and will not be visible from the right-of-way or adjacent properties.

Six new remote radio heads will be installed behind the new panels, and three existing remote radio heads will be replaced. Two existing coax cables will be removed, and one new one will be installed. The new cable will be directed through an existing cable tray to the existing ground-mounted equipment cabinets. No changes are proposed at ground level.

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 three-story office building. The proposed antennas will be installed at approximately 15 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.

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. 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 condition:

1. That any associated cables are trimmed to fit closely to the panels.