

# Planning Report

Thursday, September 8, 2016

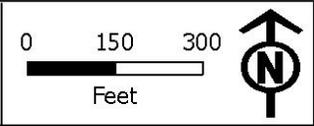
## Verizon Wireless Co-Location – 5080 Tuttle Crossing Boulevard

### Case Summary

Agenda Item	3
Case Number	16-066ARTW
Proposal	To replace existing antennas and distribution box with 6 quintel panel antennas and 3 raycaps on the roof of an office building.
Request	Review and approval of a <u>Wireless Communications Facility</u> under the provisions of Chapter 99 of the Dublin Codified Ordinances.
Site Location	Located at the northeast corner of the intersection of Tuttle Crossing Boulevard and Bradenton Avenue.
Applicant	Nicole Talek, Network Building + Consulting.
Case Manager	Logan Stang, Planner I   614.410.4652   <a href="mailto:lstang@dublin.oh.us">lstang@dublin.oh.us</a>
Planning Recommendation	<u>Wireless Communication Facility – Administrative Review</u> The proposal meets the regulations and requirements of Chapter 99 and Approval of this application for a wireless communications facility is recommended with two conditions. <ol style="list-style-type: none"><li>1) That the antenna panels are painted to match the existing screen wall; and,</li><li>2) That any associated cables are trimmed to fit closely to the panels.</li></ol>



16-066ARTW  
Wireless Communication Facility  
Verizon Wireless Co-Location  
5080 Tuttle Crossing Boulevard



<b>Facts</b>	
Site Area	±7.43 acres
Zoning	PCD: Planned Commerce District – I-270/Tuttle
Surrounding Zoning And Uses	North: PCD: Planned Commerce District, 1-270/Tuttle (Multi-tenant Office) South: City of Columbus West: PCD: Planned Commerce District, I-270/Tuttle (Boston Market) East: PUD: Planned Unit Development District, Dominion Homes (Sarnova office)
Site Features	<ul style="list-style-type: none"> <li>• Four story office building</li> <li>• Stormwater pond located at the corner of the intersection.</li> <li>• Two access points, one from Tuttle Crossing Boulevard and one from Bradenton Avenue.</li> <li>• Parking area located to the rear of the building.</li> </ul>
Background	The Administrative Review Team approved a wireless communications facility in 2013 to replace existing antennas and associated cables on the existing roof structure. The site was approved for a revised development plan by the Planning and Zoning Commission in 1999 for a building expansion and associated site improvements. In 1996, the site received approval for a special permit by the Board of Zoning Appeals to permit wireless communications facilities on the roof of the building.

<b>Details</b>	
<b>Wireless Communications Facility – Administrative Review</b>	
Wireless Communications Facility - Administrative Review	Section 99.05 of the Dublin Codified Ordinances identifies requirements and regulations for Wireless Communications Facilities. Following is an analysis by Planning based on those regulations.
Proposal	The proposal is for the replacement of existing antennas and distribution box for 6 quintel panel antennas and 3 raycaps located on a screening wall on the roof of a four story office building. The replacement antennas will be installed in a similar fashion to the existing antennas and will utilize the ground mounted equipment shelter.
Antenna Color	Antennas installed on a structure other than a tower are to be a neutral color that is identical or closely compatible to the supporting structure. The proposal does not address the proposed color for the

<b>Details</b>		<b>Wireless Communications Facility – Administrative Review</b>	
		antennas and so the applicant will be required to paint the antennas and associated cables to match the existing screening wall.	
Maximum Height		Code permits antennas locating on a building or structure to be installed at a maximum height of 20 feet from the main roof structure. The proposed antennas are installed at an overall height of 67 feet from grade which is 15 feet above the main roof structure, meeting the height requirement.	

<b>Analysis</b>		<b>Wireless Communications Facility – Administrative Review</b>	
Process		The purpose of the Wireless Communications Facility – Administrative Review is to regulate the placement, construction, and modification of towers and wireless communications facilities as outlined in Chapter 99 of the Dublin Codified Ordinances.	
a) Antenna locating on an existing building or other antenna support structure.		<b>Criterion met with Conditions:</b> The proposed antennas are designed to be unobtrusive and are a similar design to the existing antennas. The applicant will need to ensure the antennas are painted to match the existing color of the screening wall and to trim any proposed cables closely to the panels.	
b) Co-located antennas on existing or reconstructed towers.		Not Applicable.	
c) Alternative tower structure.		Not Applicable.	
d) Cable microcell network.		Not Applicable.	

<b>Recommendation</b>		<b>Wireless Communications Facility Administrative Review</b>	
Approval		The proposal meets the regulations and requirements outlined in Chapter 99 of the Dublin Codified Ordinances. Approval of this application is recommended with two conditions.	
Conditions		<ol style="list-style-type: none"> <li>1) That the antenna panels are painted to match the existing screen wall; and,</li> <li>2) That any associated cables are trimmed to fit closely to the panels.</li> </ol>	