



PLANNING REPORT

Administrative Review Team

Thursday, March 16, 2016

Case Summary

Agenda Item	3
Title	Dublin Coffman High School Co-Location
Case Number	17-018ARTW
Proposal	A wireless co-location on an existing tower to replace three remote radio heads and install a new diplexer at an elevation of 140 feet.
Request	Review and approval of a <u>Wireless Communication Facility</u> under the provisions of Chapter 99 of the Dublin Code of Ordinances.
Site Location	On the northeast corner of the intersection of Coffman Road and Emerald Parkway.
Applicant	Melissa Brofford, Chaille Tower Consultants.
Case Manager	Logan M. Stang, Planner I (614) 410-4652 lstang@dublin.oh.us
Planning Recommendation	<u>Approval of a Wireless Communication Facility</u> The proposal meets all other regulations and requirements outlined in Chapter 99 of the Dublin Code of Ordinances. Approval of this application is recommended with two conditions: <ol style="list-style-type: none">1) That the antennas and supporting electrical and mechanical equipment shall either maintain a non-contrasting gray or similar color or have galvanized steel finish; and,2) That any associated cables or other wiring are trimmed to fit closely to the structure.



City of Dublin

17-018ARTW
Administrative Review - Wireless
Dublin Coffman High School
6780 Coffman Road

0 350 700
Feet



Facts	
Site Area	±72.59 acres
Zoning	R: Rural District
Surrounding Zoning And Uses	<p>North: PUD: Planned Unit Development, Woods of Indian Run (Single-family) & SO: Suburban Office and Institutional (Church)</p> <p>South: PUD: Planned Unit Development, McKitrick (Office)</p> <p>East: PUD: Planned Unit Development, McKitrick (Office)</p> <p>West: PUD: Planned Unit Development, Shannon Village (Single-family)</p>
Site Features	<ul style="list-style-type: none"> • ±288,000-square-foot school facility • Various sport facilities located in the northwest portion of the site and the southern edge along Emerald Parkway. • Two parking lots located on the west edge of the site with access from Coffman Road. • Frontage on Coffman Road (2100 feet) and Emerald Parkway (3300 feet). • Five access points off Coffman Road, no access points from Emerald Parkway.
Background	<p>The Administrative Review Team approved case #15-031ARTW for the installation of a new 150-foot field light pole designed to accommodate wireless antenna arrays and associated ground equipment in May 2015. The Administrative Review Team approved a temporary “cell-on-wheels” (COW) in November 2014 to provide additional wireless services until a permanent facility was approved by the City.</p>

Details Wireless Communications Facility – Administrative Review	
Wireless Communications Facility - Administrative Review	<p>Section 99.05 of the Dublin Codified Ordinances identifies requirements and regulations for Wireless Communications Facilities. The following is an analysis of the proposal by Planning based on those regulations.</p>
Proposal	<p>The proposal is for the replacement of three existing radio head antennas and the installation of three new radio head antennas and a new diplexer on an existing monopole tower located at the Dublin Coffman High School with associated connections to existing ground equipment shelters.</p>

Details Wireless Communications Facility – Administrative Review	
Tower Mounted Antennas	<p>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.</p> <p>The proposal does not indicate the finish of the proposed antennas therefore the applicant will be required to ensure the antennas maintain a non-contrasting gray of similar color to minimize the visibility of the antennas.</p>
Equipment Shelters	<p>The proposal utilizes the existing conduit system installed with the construction of the monopole tower. An equipment shelter was constructed to the northwest of the tower adjacent to the stadium. No changes are proposed to any ground equipment with this application.</p>
Maximum Height	<p>The height of wireless communications facility towers in non-residential zoning districts is limited to a maximum of 120 feet. This application involves the replacement of antennas and installation of a diplexer on an existing 140 foot monopole tower. Due to the existing conditions of the monopole, the 120 foot limitation is not required to be met.</p>

Analysis Wireless Communications Facility – Administrative Review	
Process	<p>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.</p>
a) Antenna locating on an existing building or other antenna support structure.	Not Applicable.
b) Co-located antennas on existing or reconstructed towers.	<p><i>Criterion met with Conditions:</i> The proposal replaces and installs a total of six radio head antennas on an existing monopole tower. The proposal meets all of the requirements for existing towers and the applicant will need to ensure the antennas are finished in a manner to minimize the antenna visibility. Additionally the applicant will need to ensure all wiring is trimmed to fit closely to the structure.</p>
Conditions 1 & 2	
c) Alternative tower structure.	Not Applicable.

Analysis Wireless Communications Facility – Administrative Review	
d) Cable microcell network.	Not Applicable.

Recommendation Wireless Communications Facility Administrative Review	
Approval	The proposal meets all 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">1) That the antennas and supporting electrical and mechanical equipment shall either maintain a non-contrasting gray or similar color or have galvanized steel finish; and,2) That any associated cables or other wiring are trimmed to fit closely to the structure.