



## PLANNING REPORT

### Administrative Review Team

Thursday, October 17, 2024

# AT&T Equipment Upgrade 24-117ARTW

<https://dublinohiousa.gov/art/24-117/>

#### Case Summary

Address	5700 Shier Rings Road, Dublin, Ohio 43016
Proposal	Removal and replacement of antennas and equipment on an existing wireless tower structure, and installation of mount modifications.
Request	Request for review and approval of a Wireless Communications Facility under the provisions of Zoning Code Chapter 99.
Zoning	TF, Technology Flex
Planning Recommendation	<u>Approval of the Wireless Communications Facility with conditions.</u>
Next Steps	Upon review and approval from the Administrative Review Team (ART), the applicant may file for a permit through Building Standards, as applicable.
Applicant	Altin Bajgora, Fullerton
Case Managers	Michaela Evans, Planning Assistant (614) 410-4675 <a href="mailto:mevans@dublin.oh.us">mevans@dublin.oh.us</a>  Taylor Mullinax, AICP, Planner I (614) 410-4632 <a href="mailto:tmullinax@dublin.oh.us">tmullinax@dublin.oh.us</a>

#### Community Planning and Development



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Site Location Map

# 24-117ARTW - AT&T Equipment Upgrade



**Site Features**

1 Tower location



## 1. Background

### Site Summary

The 6.63-acre site, zoned Technology Flex, is located northeast of the intersection of Emerald Parkway and Shier Rings Road. It contains a 62,900-square-foot commercial building, associated parking, and a 151-foot wireless communications tower in the southeast corner of the site. The tower serves multiple wireless communications facilities and antennas, with AT&T currently occupying a portion of the co-location. There is also a wooden fence surrounding the site and a 312 square-foot equipment shelter on the site that will remain unchanged. A gravel surface covers the site.

## 2. City Plans and Policies

### Zoning Code

Wireless communications facilities are subject to review and determination under the standards and procedures of Chapter 99 of the City of Dublin Code of Ordinances. For a site located within the Technology Flex zoning district, the reviewing body for a Co-location on an existing antenna support tower is the ART. All modifications to existing co-location facilities require approval by the ART.

## 3. Project

### Summary

The applicant is proposing the removal and replacement of antennas and equipment on an existing wireless tower.

#### *Tower-Mounted Equipment*

Six antennas on an existing wireless tower facility will be removed and replaced, with additional mounting equipment added. The antennas will be stacked in pairs on three sides of the tower and mounted at 155 feet above ground, either on the tower structure or new horizontal brackets, measured from the centerline of the antenna mount. Although the current antennas (155 feet) exceed the 120-foot height limit set by Code, they were installed before the amendments to Chapter 99. The new antennas will not exceed the height of the existing highest appurtenance on the tower.

#### *Ground Equipment*

A coax and trunk cable will be removed and replaced by a conduit, trunk cable, and fiber trunk connecting the monopole to an existing equipment shelter.

Chapter 99 states that towers, antennas, other wireless communication structures, and their supporting equipment must be non-contrasting gray, a similar color, or have a galvanized steel finish. Since no colors are specified on the plans, Planning Staff recommends that the devices and supporting equipment maintain a neutral color that matches or closely resembles the supporting structure. Additionally, any associated cables should be trimmed to fit closely to the tower. The recommended conditions of approval address both items.

## 4. Plan Review

**Wireless Communications Facilities Review Analysis [§99.06(C)(2)(b)]**

**Criteria**

**Review**

- 1. The Antennas are designed to be as unobtrusive as possible, do not extend more than 20 feet above the highest point of the main roof deck or supporting structure, and complies with all applicable provisions.

**Criteria Met.**
  
- 2. The color and design of the co-located antenna is consistent with the existing tower and is designed to be as unobtrusive as possible.

**Criterion Met with Conditions.** The proposal is generally consistent with previous co-location applications. Planning Staff recommends that the devices and supporting electrical and mechanical equipment shall maintain a neutral color that is identical to, or closely compatible with, the color of the supporting structure. Additionally, any associated cables or other wiring should be trimmed to fit closely to the tower.
  
- 3. The alternative tower structure meets the purpose, objectives and applicable requirements of the chapter.

**Not Applicable.**
  
- 4. Cable microcell networks or distributed antenna systems using multiple low-powered transmitters meet the applicable provisions of the chapter.

**Not Applicable.**

**Recommendation**

Planning Staff recommends **Approval** of the Wireless Communications Facility with conditions:

- 1) The devices and supporting electrical and mechanical equipment shall maintain a neutral color that is identical to, or closely compatible with, the color of the supporting structure; and
- 2) Any associated cables or other wiring shall be trimmed to fit closely to the tower.