



## PLANNING REPORT

### Administrative Review Team

Thursday, September 12, 2024

# AT&T Antenna Swap 24-114ARTW


<https://dublinohiousa.gov/art/24-114/>


#### Case Summary

Address	7699 Avery Road, Dublin, Ohio 43016
Proposal	Removal and replacement of antennas and equipment on an existing structure wireless tower.
Request	Request for review and approval of a Wireless Communications Facility under the provisions of Zoning Code Chapter 99.
Zoning	R, Rural District
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	Timothy Monsour, Pyramid
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us

#### Community Planning and Development



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Dublin, Ohio 43017

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Site Location Map

# 24-114ARTW - AT & T Antenna Swap



## Site Features

- 1 Tower location



## 1. Background

### Site Summary

Avery Park is a City-owned public park that features approximately 73 acres of sports fields and courts, playgrounds, parking, and a water tower. The water tower is 170 feet in height and located in the northwest corner of the site. The water tower also operates as an alternative tower structure for the co-location of several wireless communications facilities and antennas. AT&T currently occupies a portion of the co-location.

## 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 Rural zoning district, the reviewing body for a Co-location on an existing antenna support structure or tower is the Administrative Review Team (ART).

## 3. Project

### Summary

The applicant is proposing the removal and replacement of antennas and equipment on an existing structure wireless tower, on a 73.51-acre site. All modifications to existing co-location facilities require approval by the ART.

#### *Tower-Mounted Antennas*

The proposal includes 6 new panel antennas and associated equipment to replace 6 existing antennas. The 6 new antennas will be stacked in pairs of 2 on 3 sides of the tower. The paired antennas combine for a height of approximately 5 feet and a width of approximately 1.25 feet. These antennas would be smaller than the existing antennas on the tower. The proposed antenna equipment is mounted to the existing mounting bracket 128 feet above grade, measured from the centerline of the antenna mount. Although the height of the existing antennas (128 feet) exceeds the 80-foot maximum height for residential districts required by Code, it was constructed prior to the adoption of the amendments to Chapter 99. The proposed antennas do not exceed the height of the existing antennas.

Chapter 99 states 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. As no colors are specified, Planning Staff is recommending 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 should be trimmed to fit closely to the water tower.

## 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.	<b>Not Applicable.</b>
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.	<b>Criterion Met with Conditions.</b> 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 water tower.
3. The alternative tower structure meets the purpose, objectives and applicable requirements of the chapter.	<b>Not Applicable.</b>
4. Cable microcell networks or distributed antenna systems using multiple low-powered transmitters meet the applicable provisions of the chapter.	<b>Not Applicable.</b>

### 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 water tower.