

PLANNING REPORT
Administrative Review Team
Thursday, October 9, 2025

Verizon Equipment Modification 24-094ARTW

<https://dublinohiousa.gov/art/24-127/>

Case Summary

Address	8358 Glencree Place, Dublin, Ohio 43016
Proposal	Removal and replacement of antennas and equipment on an existing structure wireless tower. The 2.32-acre site is zoned R-1, Restricted Suburban Residential District and is located approximately 1,800 feet northeast of the intersection of Summit View Road and Glencree Place.
Request	Review and recommendation of approval to the Administrative Review Team for a Wireless Communications Facility under the provisions of Chapter 99 of the Code of Ordinances.
Zoning	R-1, Restricted Suburban Residential
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	Katie Stark, United Site Development
Case Manager	Zach Hounshell, Planner II (614) 410-4652 zhounshell@dublin.oh.us Ella Hancock, Planning Assistant (614) 410-4696 ehancock@dublin.oh.us



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

Sustainable | Connected | Resilient

Site Location Map

25-094ARTW - Verizon Equipment Modification



Site Features

- 1 Tower location



1. Background

Site Summary

The co-location wireless tower at 8358 Glencree Place is a galvanized steel monopole located on the same 2.32-acre parcel as a residential home, 8421 Glencree Place, and is accessible by the same driveway. The tower is adjacent to a wooded area to the west and a field to the east and is incorporated with power lines that go north and south along the property line. Existing ground equipment is screened by a brown fence and landscaping.

The tower was approved in 2004 via a Variance application to the Board of Zoning Appeals to allow for its construction within an existing American Electric Power (AEP) 104-foot tall transmission tower. Landscaping was subject to both AEP and staff approval.

Case History

In October 2024, the Administrative Review Team reviewed and approved this application for the removal and replacement of equipment on the existing tower. However, the improvements have not been completed, and the approval expires on October 17, 2025. This request is similar to the previous approval and extends the approval until October 9, 2026.

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 an existing site located within the R-1 zoning district, the reviewing body for a co-location is the Administrative Review Team (ART).

3. Project

Summary

The applicant is proposing the removal and replacement of antennas and equipment on an existing 108-foot wireless tower on a 2.32-acre site. All modifications to existing co-location facilities require approval by ART.

Tower-Mounted Antennas

The proposal includes 3 new antennas and associated equipment installed on existing mounts. The proposed antennas are the same height as the existing antennas and will not alter the 108-foot height of the structure. The proposed antennas have a height of approximately 8 feet and a width of 1.15 feet. The associated equipment is interior to the antennas on the tower and does not affect the height of the structure. Current antennas appear to conform to the galvanized steel color of the structure, but no color is specified for the replacement antennas or associated equipment.

Chapter 99 requires that 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 unless otherwise required by the reviewing body or any applicable standards of the FAA and/or the Ohio

Department of Transportation. Planning Staff is recommending that the antennas and associated equipment maintain a color that is identical or closely compatible with the galvanized steel of the existing monopole. Additionally, any associated cables should be trimmed to fit closely to the tower.

Ground-Level Equipment

The equipment will be located within an existing structure, which will not be modified with these improvements. These improvements do not require additional modifications to screening around the site.

4. Plan Review

Wireless Communications Facilities Review Analysis

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.	Not Applicable.
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 all new tower-mounted antennas and equipment maintain a color that is identical or closely compatible with the color of the existing structure. Additionally, any associated cables 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 antennas and associated 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 should be trimmed to fit closely to the monopole.