

PLANNING REPORT
Administrative Review Team
Thursday, November 13, 2025

Verizon Equipment Modification 25-101ARTW

<https://dublinohiousa.gov/art/25-101/>

Case Summary

Address	5080 Tuttle Crossing Boulevard, Dublin, Ohio 43016
Proposal	Removal and replacement of antennas and equipment on an existing building. The 7.51-acre site is zoned PCD; I-270/Tuttle Road, Planned Commerce District and is located northeast of the intersection of Tuttle Crossing Blvd and Bradenton Ave.
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	PCD, Planned Commerce District – I-270/Tuttle Road
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	Daniel Kromer, GPD Group
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Community Planning and Development



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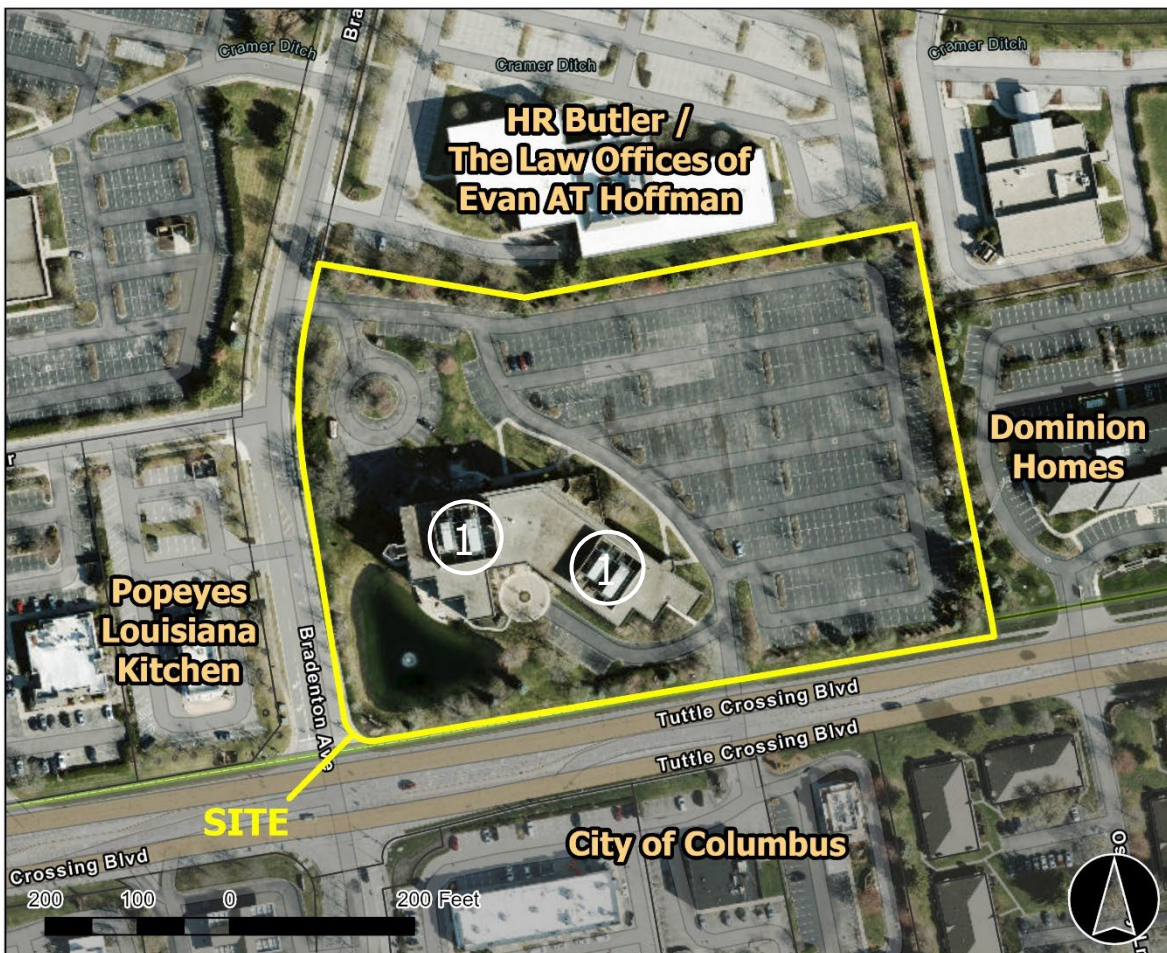
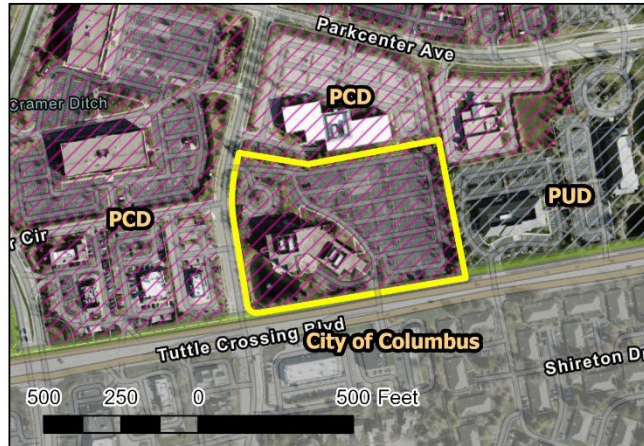
Site Location Map

25-101ARTW - Verizon Rooftop Equipment



Site Features

- 1 Antenna locations



1. Background

Site Summary

The co-location antennas at 5080 Tuttle Crossing Boulevard are located on the roof of the existing office building within 2 separate mechanical screening structures. Both structures contain existing antennas on the outside walls of the screening. Antennas were most recently replaced in 2016 by the ART.

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 52-foot tall building on a 7.51-acre site. All modifications to existing co-location facilities require approval by ART.

Building-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 approved antennas and generally align with the design of the existing antennas. The associated equipment is interior to the antennas on the screening structure 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.

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.	Criterion Met with Conditions. The proposal is generally consistent with previous co-location applications. Planning staff recommends all new 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 structure.
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.	Not Applicable.
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 structure.