PLANNING REPORT
Administrative Review Team
Thursday, July 9, 2026

AT&T Antenna Co-location – Coffman HS 26-036ARTW

https://dublinohiousa.gov/art/26-036/

Case Summary

Address	6780 Coffman Road, Dublin, Ohio 43017
Proposal	Co-location of wireless antennas and ground equipment on an existing wireless tower, including the removal of decommissioned equipment. The 71.76-acre site is zoned R, Rural District and is located northeast of the Emerald Parkway and Coffman Road intersection.
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, Rural District
Planning Recommendation	Approval of the Wireless Communications Facility with conditions.
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	Jeff Haley, Pyramid Network Services, LLC
Case Manager	Anthony Gilmore, Planner I (614)410-4654 agilmore@dublin.oh.us

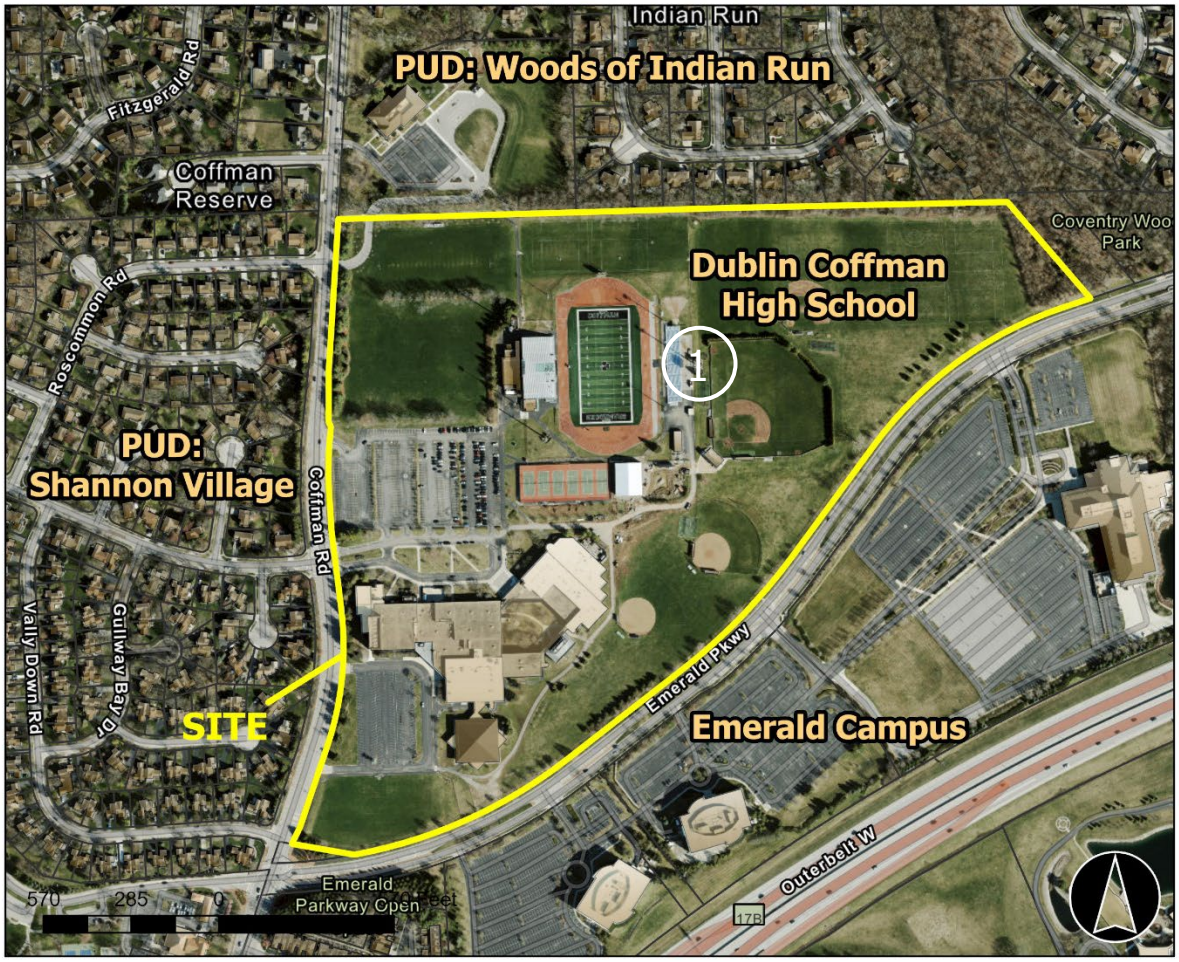
Site Location Map

26-036ARTW - Wireless Antennas Colocation Coffman High School

City of Dublin
OHIO, USA

Site Features

1 Antenna location



1. Background

Site Summary

The co-location wireless tower at 6780 Coffman Road is an existing ±155'-3" field light pole (140' monopole + ~18' lightning rod), brown in color, and located on the 71.76-acre site of Dublin Coffman High School, a ±297,000-sqft high school facility. The tower is immediately east of Dublin Coffman Stadium, between the bleachers and baseball stadium. Power lines are located underground, and the existing ground equipment is screened with a chain link fence and landscaping. There are various sport fields located on the northwest portion of the site, as well as the southern edge along Emerald Parkway. Two additional wireless towers exist on the site, also brown in color. One is located immediately west of the football stadium, north of the bleachers, and the other is southwest of the football stadium. There are two parking lots located on the west edge of the site with access from Coffman Road. The site has total 5 access points along Coffman Road and none along Emerald Parkway. Its primary access is located east of the Coffman Road and Tara Hill Drive intersection.

History

Planning most recently approved a CZPA application in 2021 for antenna replacements on this field light pole. In 2014 and 2013 the ART approved Wireless Communications Facility Administrative Review applications for the co-location of antennas and associated equipment and new ground equipment.

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 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 associated equipment, ground equipment, and installation of a new mounting support structure on an existing 140' monopole tower. As a field light pole, the proposed wireless facility is considered an alternative, or "stealth," tower structure, because it is designed to camouflage the presence of wireless communications facilities. All structures and equipment involved are situated within a 30'x22'-8" fenced-in compound on the 71.76-acre site. All modifications to existing co-location facilities require approval by ART.

Tower-Mounted Antennas

The proposal includes a new mounting support structure, 9 new antennas, 9 Remote Radio Units (RRUs), 4 DC trunks, and 2 fiber trunks. The proposed antennas will be placed at heights of ±127.5' and ±125' above grade. The RRUs and trunk equipment are interior to the antennas and do not affect overall height of the structure. The height of wireless communications facility towers in non-residential zoning districts is limited to a maximum of 120 feet. The tower mounted wireless equipment is located below the field lights. This field light pole is considered an alternative tower structure and is permitted to exceed the 120' maximum height requirement. All coaxial cables will be routed inside the monopole and secured to the designed support structures at distances not to exceed 4' on center. Structural notes state that new members will be painted to match the existing structure and that all steel and steel hardware is to be hot dipped galvanized, 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 recommends 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.

Equipment Shelters

The proposed installation of new ground equipment and conduit system includes a 3-bay walk-up-cabinet (WUC), a GPS beacon mounted on top of the WUC at its southeast corner, and a 30kw diesel generator with 145-gallon tank situated on an existing 14'x14' concrete pad lease area. New meter/service disconnect boxes will be installed on an existing h-frame located just north of the existing 14'x14' concrete pad.

In addition, the applicant is proposing a new, approximately 10' tall ice bridge between the ground equipment and monopole. Chapter 99 requires evergreen plant material be used for screening and shall be planted to ensure that the equipment will be screened to its full height within three years of planting. The compound is enclosed by a chain-link fence with mature evergreens, however, there are breaks in the screening allowing the ground mechanical equipment to be seen from Emerald Parkway. Replacement landscaping is required to restore and meet screening requirements; therefore, Planning recommends supplementing the gaps with additional evergreen plantings and submitting a landscape plan.

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 tower mounted wireless equipment is located below the field lights. This field light pole is considered an alternative tower structure and is permitted to exceed the 120' maximum height requirement. Planning Staff recommends supplementing breaks in plantings with evergreen landscape to screen ground equipment and providing a landscape plan prior to submitting for a building permit.
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 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.
3. The alternative tower structure meets the purpose, objectives and applicable requirements of the chapter.	**Criterion Met.** The antennas are mounted on an existing alternative structure(field light pole) which helps limit the number of poles and to camouflage the antennas and associated equipment, meeting the purpose.
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.
3) Supplement breaks in plantings with additional evergreen landscape to meet screening requirements and provide a landscape plan to Planning Staff for review and approval prior to submitting for a building permit.