

PLANNING REPORT

Administrative Review Team

Thursday, September 10, 2026

R-1 – Avery Water Tower Verizon 26-056ARTW

<https://dublinohiousa.gov/art/26-056/>

Case Summary

Address	7697 Avery Road, Dublin, Ohio 43016
Proposal	Co-location of wireless antennas on an existing water tower including the removal of decommissioned equipment.
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 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 a permit through Building Standards, as applicable.
Applicant	Laura Gorczyca, Northstar Towers
Case Manager	Pablo Ruiz Lopez, Planning Assistant (614)410-4698 pruizlopez@dublin.oh.us

Site Location Map

Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



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dublinohiousa.gov

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26-056ARTW - Avery Water Tower - Verizon



Site Features

- 1 Antenna location



1. Background

Site Summary

The co-location wireless facility at 7697 Avery Road is an existing $\pm 200'$ structure consisting of a 175' water tower plus a lightning rod, with the Verizon antenna mount centered at 188' above ground level near the top of the tank. The tower is white with a dark horizontal band near the roofline and a white domed roof, and it displays the City of Dublin logo. The facility is located within the northwest section of Avery Park. The base of the tower is enclosed by a perimeter chain link fence and surrounded by mature landscaping. Other wireless carrier antennas are currently co-located on the tower in addition to Verizon's existing equipment.

History

In 2014 and 2010 the Administrative Review Team (ART) approved Wireless Communications Facility Administrative Review applications for the co-location of antennas and associated equipment for Verizon at the existing water tower.

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 ART.

3. Project

Summary

The applicant is proposing the removal and replacement of antennas and associated radio equipment on an existing wireless communications facility on the City of Dublin's water tower. As a water tower, the facility is considered an alternative tower structure. The existing and proposed antennas, radio equipment, and associated cabling are concealed behind an existing equipment screen at the 188' above ground level platform level. No ground equipment, shelter, or compound modifications are proposed as part of this application.

Tower-Mounted Antennas

The existing antenna platform mount is a three-sided structure, with each side supporting one sector of equipment. As part of this upgrade, the applicant will remove and replace the panel antennas and radio equipment while leaving one existing antenna set in place. The Dublin Zoning Code limits wireless communications facility towers to 120'. It exempts facilities located on a City-owned water tower from this requirement with the intent to encourage concealment of wireless equipment on structures like this one. The proposed antenna centerline will remain at the existing 188' above ground level elevation, with no increase in height.

Equipment to be removed:

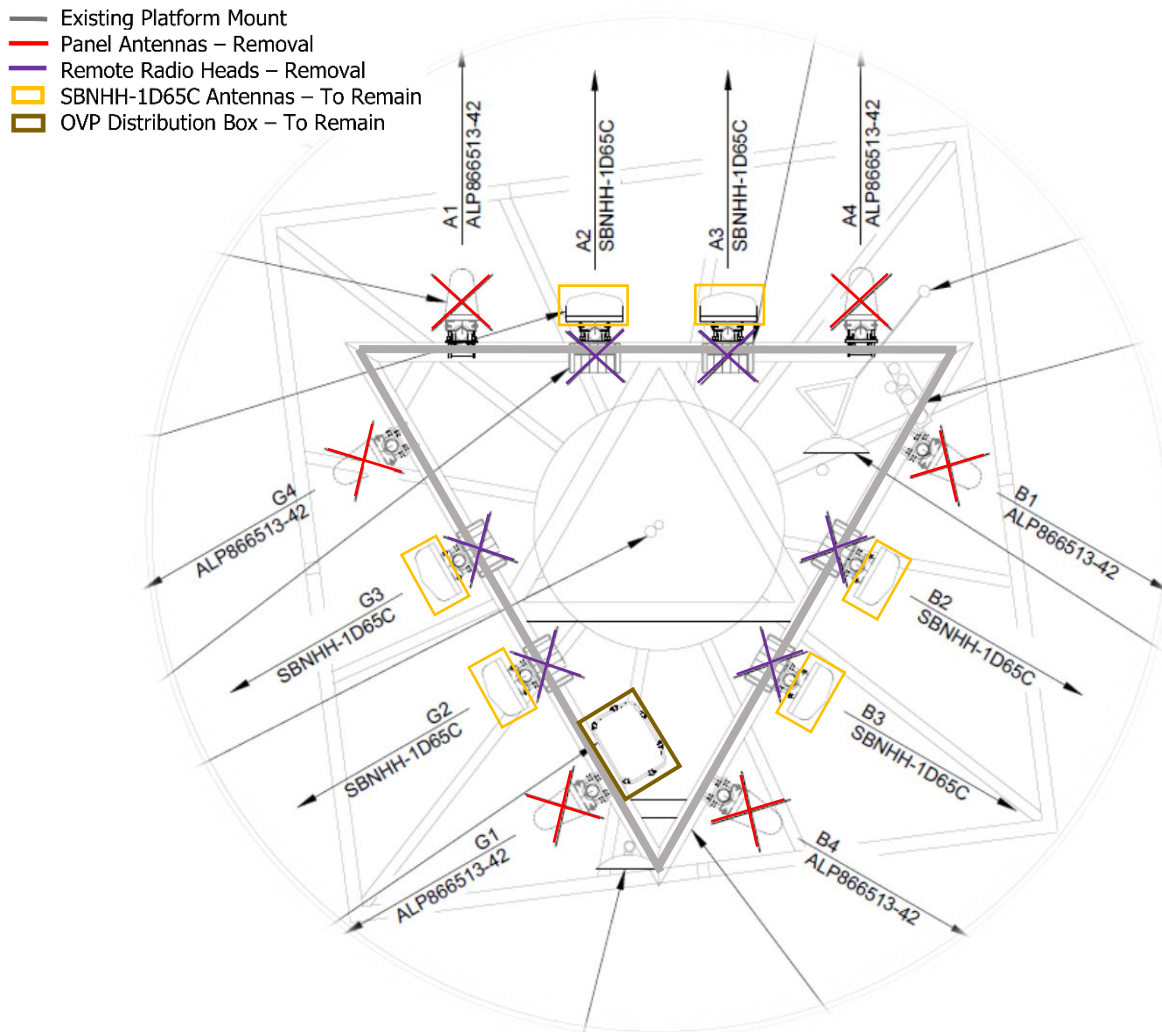
- 6 existing panel antennas
- 6 existing remote radio heads
- 1 existing spare coax cable

Equipment to be installed:

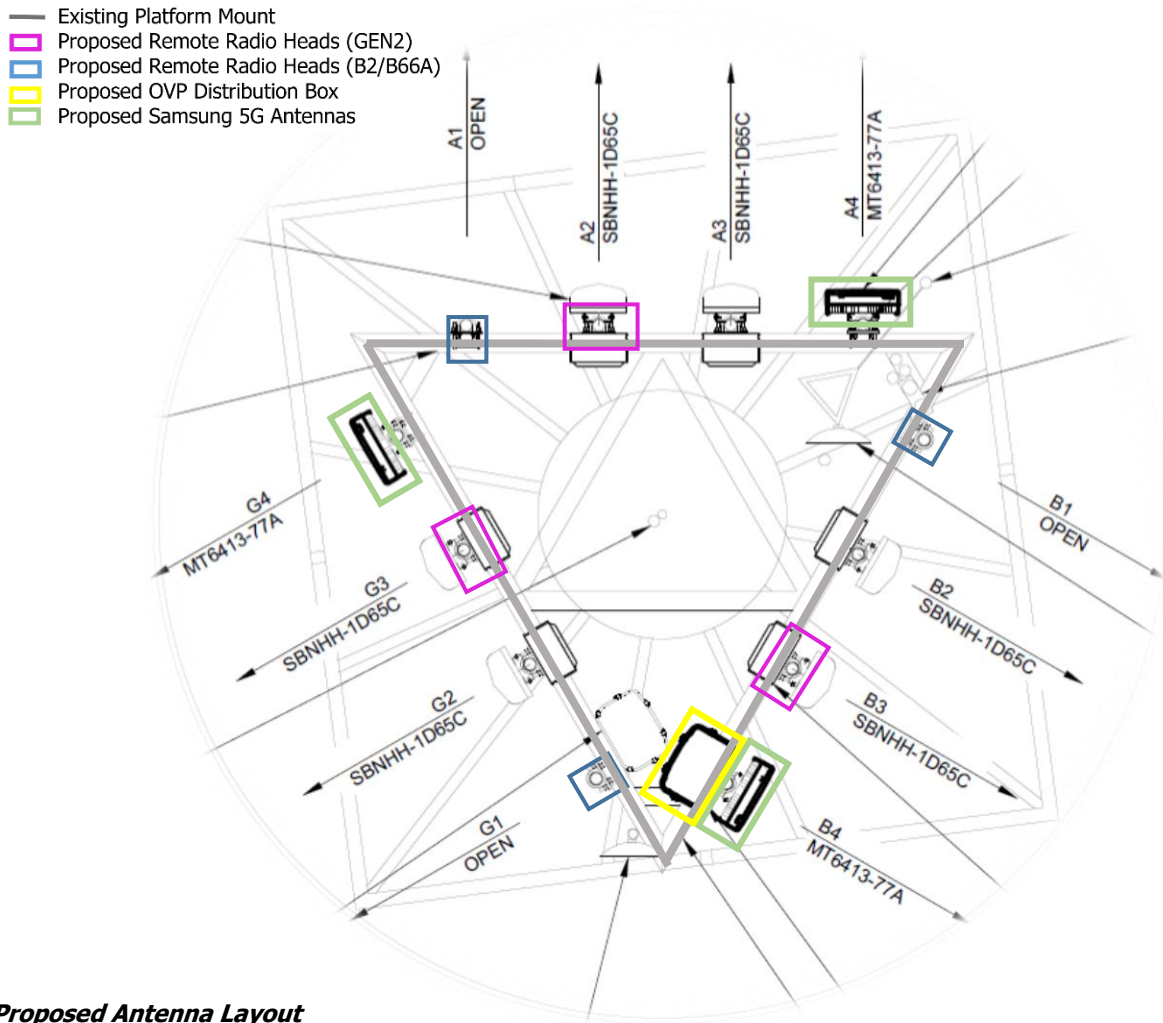
- 3 new Samsung 5G C-Band antennas, mounted on new steel pipes
- 6 new remote radio heads
- New distribution boxes and a hybrid cable connecting to them

Equipment to Remain:

- 6 existing panel antennas (SBNHH-1D65C antennas)
- 1 existing OVP distribution box, mounted behind the antenna pipe in the Gamma sector



Existing Antenna Layout



Proposed Antenna Layout

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 pole. 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. The proposed antennas remain at the existing 188' AGL centerline, in the same general positions as the antennas being removed, with no increase in height or footprint. All proposed equipment modifications are within the equipment screen.
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 Condition. The existing antenna and RRH equipment are a light color consistent with the tower's white finish. 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 co-located on an existing water tower, meeting the alternative tower structure intent.
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.