

PLANNING REPORT

Administrative Review Team

Thursday, October 8, 2026

ID-3 – Amazon Cell Booster

26-060ARTW

<https://dublinohiousa.gov/art/26-060/>

Case Summary

Address	6645 - 6685 Crosby Ct, Dublin, Ohio 43016
Proposal	Request for review and approval of wireless antennas for the purpose of boosting interior cellular phone reception on five existing buildings. The approximately 67-acre site is zoned ID-3, Research Assembly District, and is located about 700 feet south of State Route 161 on Crosby Ct.
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	ID-3, Research Assembly 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	Shawn Goodier, Atlantic Technology Group
Case Manager	Donavan Trimble, Planning Assistant (614) 410-4675 dtrimble@dublin.oh.us



Community Planning and Development



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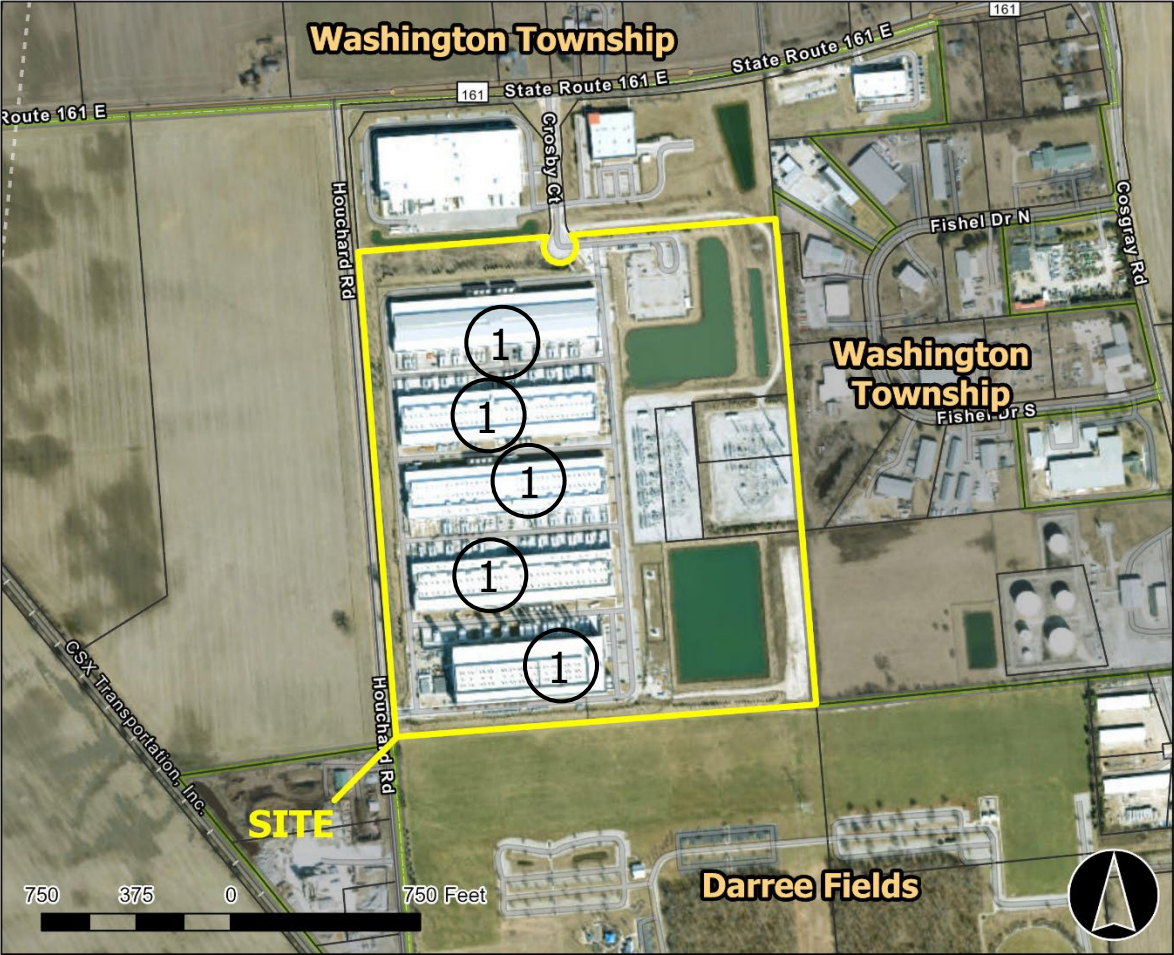
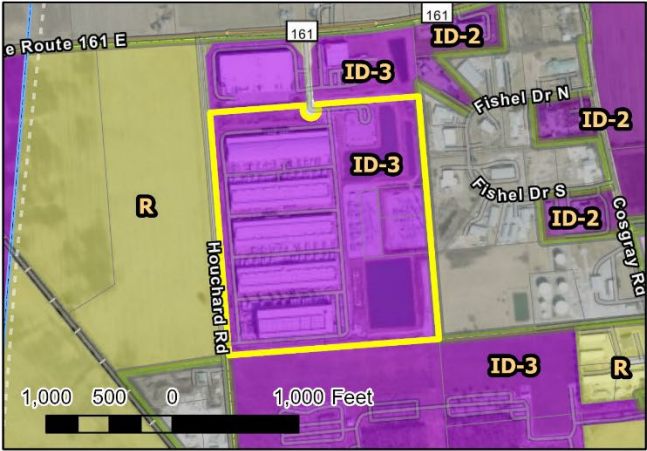
Site Location Map

26-060ARTW - Amazon Cell Booster



Site Features

1 Antenna locations



1. Background

Site Summary

The 67-acre site is located 700 approximately feet southeast of the intersection of SR 161 and Houchard Road, immediately north and adjacent to Darree Fields. The site contains five existing data center buildings. The buildings are white and gray with screening walls installed on the roof to conceal roof-mounted equipment. The buildings range in height from 30 feet 7 inches to 68 feet and 4 of the buildings are generally set back from Houchard Road approximately 100 feet while Building 5 is setback from the road approximately 240 feet. The screening walls on the top of the buildings are approximately 10 to 12 feet in height.

History

From 2015 and ending in 2021, the Administrative Review Team (ART) approved the construction of five data centers starting with 6685 and ending with 6645 Crosby Ct. The data centers were constructed as part of five separate phases all on the same site.

Case 15-015WID/DP - Project Granite (Building 1)

Case 16-087WID-DP - Vadata, Building 2

Case 17-027WID-DP - Vadata, Building 3

Case 20-006WID-DPR - VA Data – Building 4 at 6665 Crosby Court

Case 20-214WID-DP - VA Data Building 5

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 development located within the ID-3: Research Assembly District within the West Innovation District, the reviewing body for a Wireless Communications Facility (WCF) is the ART.

Chapter 99 provides certain exceptions to the definition of a WCF. Following Staff's review of this information, it was determined that the proposed improvements do not align with any of the exceptions listed and ART approval was necessary.

3. Project

Summary

The applicant is proposing to install one rooftop antenna assembly, consisting of three antennas, to support fixed in-building cellular signal-booster systems at each of the five buildings. Each building will receive one compact, non-penetrating, ballasted roof mount with a 5-foot mast and three donor antennas, located within the existing screen walls. The antenna mounts will not require a new structural foundation or ground-level development. Cabling will be routed through the roof into the building to connect the rooftop donor antennas to the indoor system.

The system receives existing cellular signals through the rooftop donor antennas and distributes cellular service inside of the building through the network similar to WIFI. This design is to work as a relay between the public signal and the interior of the building. It does not establish a new carrier cell site, macro-cell facility, or telecommunications tower. No ground equipment, shelter, or compound modifications are proposed as part of this application.

Chapter 99 requires that towers, antennas, other wireless communications facility support structures and associated electrical and mechanical equipment maintain a neutral or similar color or have a galvanized steel finish, unless otherwise required by the reviewing body or applicable standards of the FAA and/or the Ohio Department of Transportation. Staff recommends that the antennas and associated equipment shall be screened fully within the screening walls, with the height of the antennas not exceeding the height of the screening walls. The antennas and associated equipment should maintain a color identical or closely compatible with the galvanized steel finish of the existing pole. Additionally, any associated cables should be trimmed and secured to fit closely along 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 W/ Conditions. The proposed antennas and equipment, together with all associated equipment, shall be screened fully within the existing screening walls, with no portion of the antennas or associated equipment exceeding the height of the screening walls. The antennas and associated equipment shall maintain a neutral color that is identical to, or closely compatible with, the color of the existing structure. Any associated cables shall be trimmed and secured to fit closely against 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

Staff recommends **Approval** of the Wireless Communications Facility with conditions:

- 1) The antennas and associated equipment will be completely screened within the existing screening walls, with the height of the antennas not exceeding the height of the screening walls;
- 2) The antennas and associated equipment shall maintain a neutral color that is identical to, or closely compatible with, the color of the existing structure; and
- 3) Any associated cables should be trimmed to fit closely to the structure.