

## 21-111ARTW – STARRY INTERNET TOWER CO-LOCATION – 6924 RIVERSIDE DRIVE

### Summary

Installation of a new antenna mount to an existing tower, and the installation of ground equipment inside an existing fenced compound, on a 1.06-acre site.

### Site Location

The site is located northeast of the intersection of Riverside Drive and Tuller Road.

### Zoning

BSD-OR: Bridge Street District – Office Residential

### Property/Tower Owners

BVH Associates LLC.  
American Tower

### Applicant/Representative

Bob Przybulo, RJP Consult

### Applicable Land Use Regulations

Chapter 99 of the Code of Ordinances

### Case Manager

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### Next Steps



Upon review and approval from the Administrative Review Team (ART), the applicant may file for a permit through Building Standards.

### Zoning Map



## 1. Context Map



 <p>City of Dublin</p>	<p>21-111ARTW Wireless Communications Facility Starry Internet 6924 Riverside Drive</p>	<p>0 140 280 Feet</p> 
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## 2. Overview

### Background

This proposal includes modifications to an existing 135-foot monopole located at 6924 Riverside Drive. The site is zoned Bridge Street District, Office Residential.

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 a site located within the Bridge Street Corridor, the reviewing body for a Co-location on an existing antenna support structure or tower is the Administrative Review Team (ART).

### Case History

In February 2016, the ART reviewed and approved the addition of three antennas and associated antenna equipment to the existing monopole.

In November 2014, the ART reviewed and approved the addition of twelve panel antennas and associated antenna equipment on the existing monopole.

### Site Characteristics

#### *Natural Features*

The site has a significant slope from east to west towards Riverside Drive with several mature trees throughout the site. The site is developed.

#### *Historic and Cultural Facilities*

There are no historic or cultural features present on site.

#### Surrounding Land Use and Development Character

North: I-270

East: BSD-OR: Bridge Street District – Office Residential (Office)

South: BSD-SRN: Bridge Street District – Scioto River Neighborhood (Vacant)

West: BSD-OR: Bridge Street District – Office Residential (Scioto River)

#### *Road, Pedestrian and Bike Network*

The site has frontage on Tuller Road ( $\pm 345$  feet) to the south and Riverside Drive ( $\pm 139$  feet) to the west. There are two vehicular access points off of Tuller Road and two parking lots located both east and west of the primary structure, located off of the vehicular access points. There are no bicycle or pedestrian access points on or adjacent to the site.

### Proposal

The applicant is proposing the installation of a new antenna mount to an existing tower, and the installation of ground equipment inside an existing fenced area, on a 1.06-acre site.

#### *Tower-Mounted Antennas*

The applicant is proposing a new antenna mount and associated antenna equipment on the existing monopole. The proposal includes four new panel antennas, three junction boxes, one distribution box, three prism ODUs, and 2-inch conduit connecting the antenna to the ground equipment. The

proposed antenna equipment is mounted 95 feet above grade, measured from the centerline of the antenna mount. Although the height of the existing monopole (135 feet) exceeds the 120-foot maximum height for non-residential districts required by Code, it was constructed prior to the adoption of the amendments to Chapter 99. The proposed antennas are within the height requirements and meet the code requirement. The height of the existing monopole is not being modified.

Chapter 99 states 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. As no colors are specified, Planning Staff is recommending that the devices and supporting electrical and mechanical equipment shall maintain a neutral color that is identical to, or closely compatible with, the color of the supporting structure.

Additionally, the applicant is proposing three control cables mounted on the outside of the monopole. The proposed cable should be similar in color to the existing pole. Any associated cables should be trimmed to fit closely to the panels.

#### *Ground Equipment*

The applicant is proposing ground equipment in addition to the antenna equipment on the monopole. The ground equipment includes electrical and mechanical equipment that will be mounted to a 4-foot by 6-foot equipment platform, raised off the ground. This equipment will be located south of the existing monopole, approximately 3 feet from the south screening fence.

In addition, the applicant is proposing a new, approximately 10-foot tall, ice bridge between the ground equipment and the monopole. Chapter 99 requires screening of wireless communications facilities to be at least one foot higher than the structure(s) it is intended to screen, without exceeding 12 feet. The height of the existing screening device, a wooden fence in slight disrepair, is approximately 8 feet. Due to the disrepair of the fence, as well as the screening requirement not being met, Staff recommends that the existing fence be replaced with a new fence to meet the screening requirements of the code, subject to Staff approval.

### **3. Criteria Analysis**

#### *Wireless Communications Facilities Review Analysis [§99.06(C)(2)(b)]*

- 1) *Antennas locating on an existing building or other antenna support structure other than a tower may be approved as a use accessory to any commercial, industrial, professional, office, institutional, or similar structure provided:*
  - a) *The antenna is designed to be as unobtrusive as possible;*
  - b) *The antenna does not extend more than 20 feet above the highest point of the main roof deck or supporting structure if the antenna is located on a structure other than a roofed building, and;*
  - c) *The antenna complies with the applicable provisions of §99.05.*

Not Applicable.

- 2) *Co-located antennas on existing or reconstructed towers may be approved provided the color and design of the antenna is consistent with the existing tower and is designed to be as unobtrusive as possible.*

- a) *The Administrative Review Team shall approved co-located antennas on a tower in instances where proposed co-location does not substantially change the physical dimensions of the tower and meets the requirements of this chapter.*

Criteria Met with Conditions. The proposal is generally consistent with previous co-location applications. Planning Staff recommends that the devices and supporting electrical and mechanical equipment shall maintain a neutral color that is identical to, or closely compatible with, the color of the supporting structure. Additionally, the applicant shall replace the existing fence with a new fence to meet the screening requirements of the code. Finally, any associated cables or other wiring should be trimmed to fit closely to the monopole.

- 3) *Alternative tower structures may be approved in accordance with the following:*

- a) *The required reviewing body may approve the location of an alternative tower structure provided the site meets the purpose, objectives and applicable requirements of this chapter.*

- b) *The objective of administrative review for alternative tower structures is to encourage ingenuity and the use of innovative methods to camouflage these facilities. If the application is denied by the Administrative Review Team following a finding that the proposed facilities have not been reasonably disguised or camouflaged, the applicant may file an application for conditional use review in accordance with §99.07.*

Not Applicable.

- 4) *Cable microcell network or distributed antenna systems using multiple low-powered transmitters/receivers attached to existing wireline systems, such as conventional cable or telephone wires, or similar technologies/mechanisms may be approved provided that the use of towers is not required an all other applicable provisions of this chapter have been satisfied.*

Not Applicable.

## 4. Recommendation

Planning recommends **approval** with conditions:

- 1) The devices and supporting electrical and mechanical equipment shall maintain a neutral color that is identical to, or closely compatible with, the color of the supporting structure;
- 2) The applicant shall replace the existing fence with a new to meet the screening requirements of the code, subject to Staff approval; and,
- 3) Any associated cables or other wiring shall be trimmed to fit closely to the monopole.