City of Dublin
OHIO, USA

Administrative Review Team
November 18, 2021

21-169ARTW – DISH WIRELESS CO-LOCATION – 4000 HARD ROAD

Summary
Installation of a new antenna mount on an existing tower, and installation of ground equipment inside an existing fenced area on a 65.25-acre site.

Zoning Map

Site Location
The site is located north of Hard Road, approximately 750 feet west of the intersection with Emerald Parkway.

Zoning
PUD: Planned Unit Development District, Northeast Quad

Property Owners
Dublin City School District

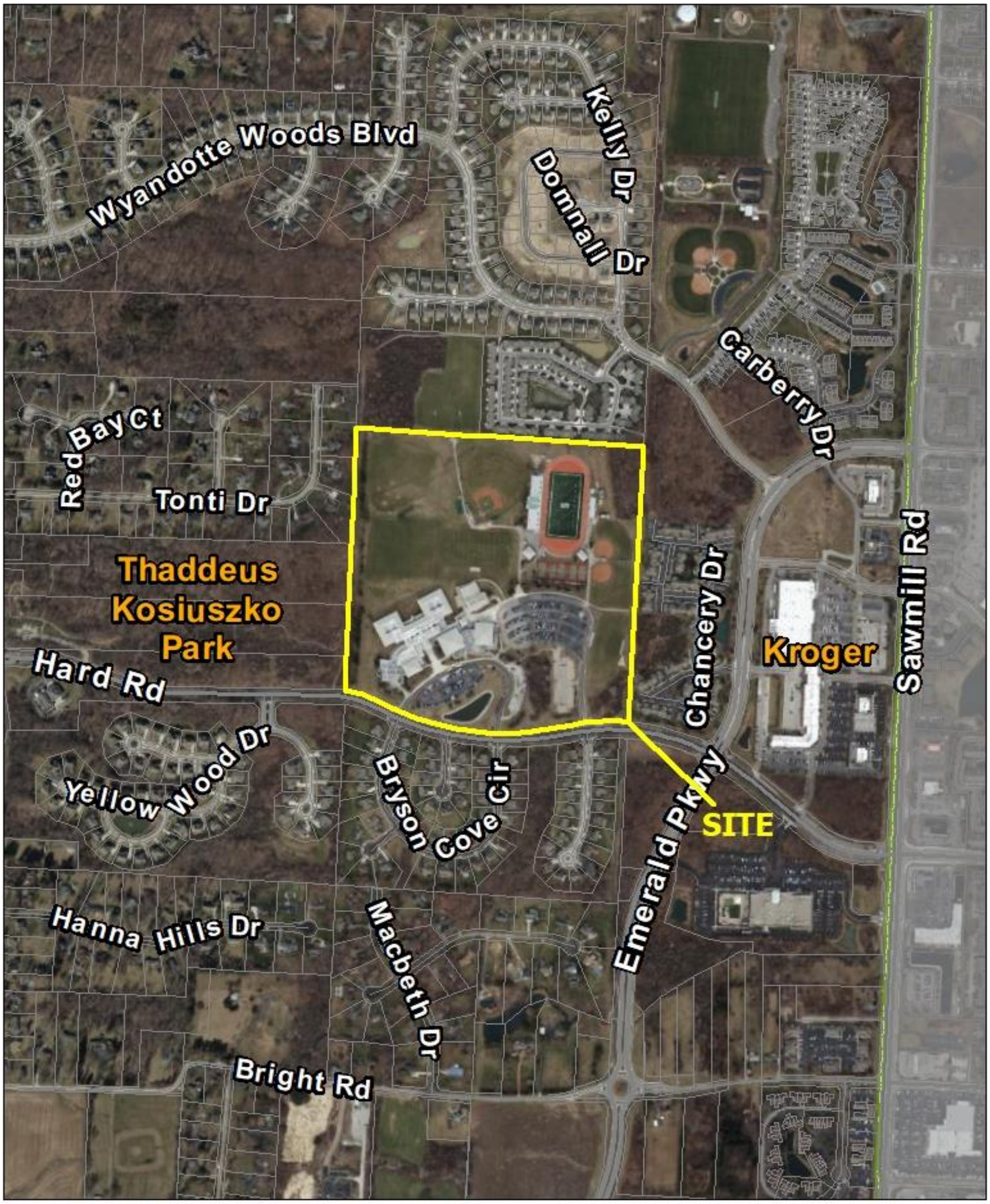
Applicant/Representative
Briana Fontana, Crown Castle

Applicable Land Use Regulations
Chapter 99 of the Code of Ordinances

Case Managers
Zach Hounshell, Planner I
(614) 410-4652
zhounshell@dublin.oh.us

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

1. Context Map



City of Dublin

21-169ARTW
Wireless Communications Facility
Dish Wireless
4000 Hard Road

0 335 670
Feet

2. Overview

Background

This proposal includes modifications to an existing 150-foot field light pole located at the Dublin Scioto High School football stadium. The site is located within Subarea 10 of the Northeast Quad PUD.

Wireless communications facilities are subject to review and determination under the review standards and procedures of Chapter 99 of the City of Dublin Code of Ordinances. For a site located within a Planned Unit Development District, the reviewing body for a Co-location on an existing antenna support structure or tower is the Administrative Review Team (ART).

Case History

In August 2021, the ART approved the installation of a new antenna mount and ground equipment within the existing fenced area.

In July 2016, the ART approved the installation of three new antennas and associated coax cables on the existing field light pole.

In October 2015, the ART approved the installation of twelve antennas, twelve RRUs, three OVPs, three hybrid cables, and twelve coax cables on an existing field light pole, as well as a 300-square-foot ground shelter to hold a generator at the Dublin Scioto high school. Additional evergreen landscape screening was required with the approval of this application.

In May 2015, the ART approved the replacement of three panel antennas and the relocation of three existing antennas on an existing antenna array on a field light pole.

Site Characteristics

Natural Features

The site is flat and has groupings of mature trees at the edge of the north, east, and west borders, but the majority of the site is developed.

Surrounding Land Use and Development Character
North: PUD: Planned Unit Development District (Residential)
East: PUD: Planned Unit Development District (Residential)
South: PUD: Planned Unit Development District (Residential)
West: R-1: Restricted Suburban Residential District (Residential)

Road, Pedestrian and Bike Network

The site has frontage on Hard Road (±1,700 feet) to the south. There are three vehicular access points off of Hard Road. There are four parking lots located both south and east of the primary structure, located off of the vehicular access points. There are three pedestrian access points on the southern edge of the site.

Proposal

The applicant is proposing the installation of a new mount of three new antennas to an existing tower, and installation of ground equipment inside an existing fenced compound.

Tower Mounted Antennas
The applicant is proposing a new antenna mount and associated antenna equipment on the existing field light pole. The proposal includes three new panel antennas, six remote radio units (RRUs), one over voltage protection device (OVP), and a hybrid cable connecting the antenna to the ground equipment. The proposed antenna equipment is mounted 122 feet above grade, measured from the centerline of the antenna mount. The height of wireless communications facility towers in non-residential zoning districts is limited to a maximum of 120 feet. Although the height of the existing monopole (150 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 tower is a stealth wireless facility, as the main function of the tower is a field light pole. The proposed antennas do not increase the height of the existing tower.

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, 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. This includes electrical and mechanical equipment that will be mounted to a 4-foot by 4-foot concrete pad. The ground equipment will be located west of the existing monopole, just east of the existing screening fence, and will stand approximately 5 feet in height.

In addition, the applicant is proposing a new, approximately 10-foot tall, ice bridge between the ground equipment and the field light pole that will wrap around the east and north limits of the fenced compound. 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. Although the height of the existing screening device is approximately 8 feet, additional landscaping is provided around the compound to satisfy the requirement.

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 approve 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, any associated cables or other wiring should be trimmed to fit closely to the structure.

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; and,
2) Any associated cables or other wiring be trimmed to fit closely to the structure.