

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2016**

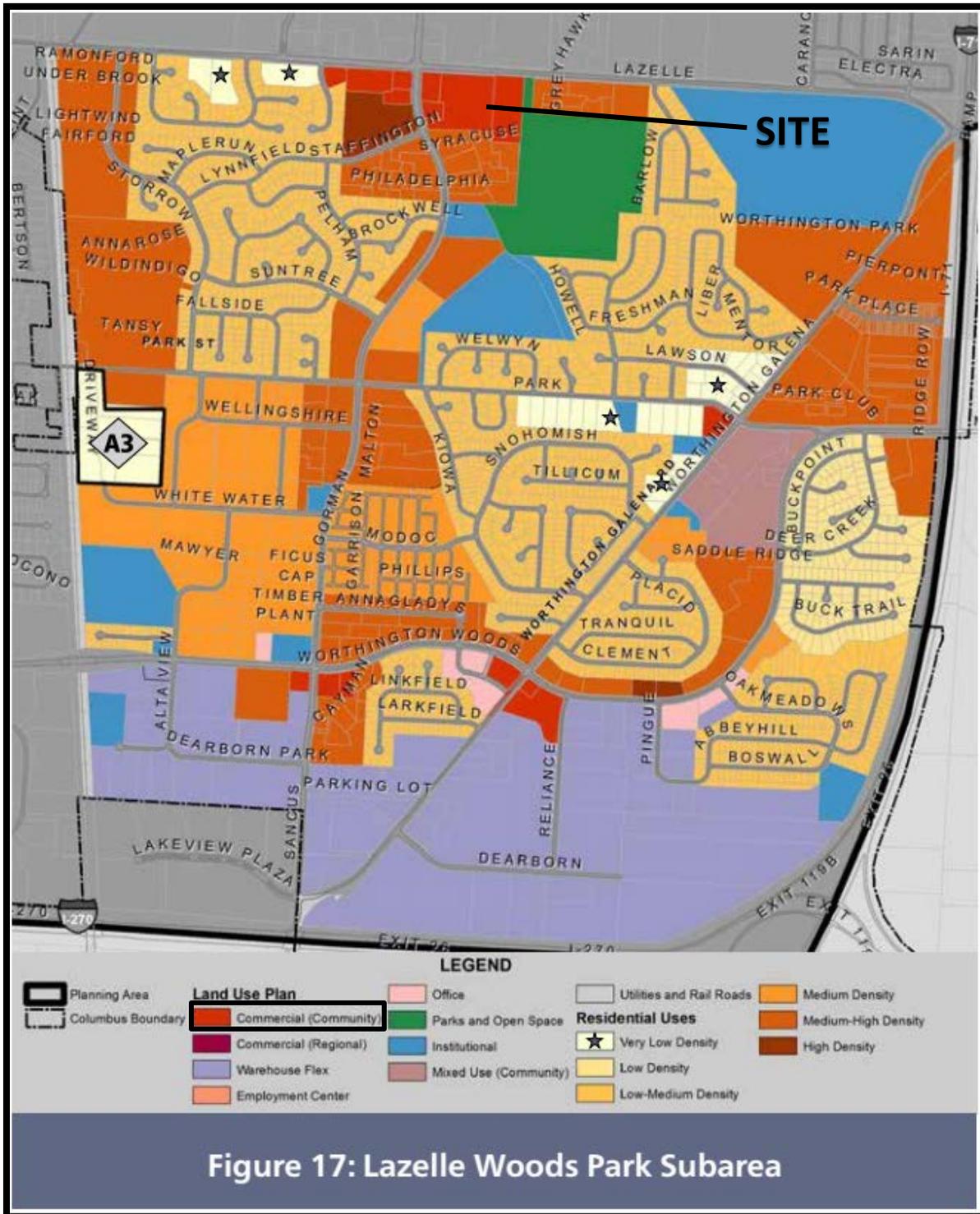
- 6. APPLICATION: Z15-060**
Location: 541 LAZELLE ROAD (43201), being 0.04± acres located 297± feet south of Lazelle Road, and 674± feet east of Sancus Road (part of 610-218056; Far North Columbus Communities Coalition).
Existing Zoning: L-C-3, Limited Commercial District.
Request: L-C-3, Limited Commercial District.
Proposed Use: Monopole telecommunications antenna.
Applicant(s): SBA Towers VI, LLC; c/o Stephen V. Cheatham, Atty.; Buckley King; 600 Superior Avenue East; Suite 1400; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- This site is zoned in the L-C-3, Limited Commercial District, and is an undeveloped portion of a parcel that is developed with a shopping center. The current L-C-3 district permits the proposed use, but contains a height restriction that limits the height of all structures to 35 feet. The requested L-C-3, Limited Commercial District will remove this restriction to permit the construction of a 110-foot monopole telecommunications antenna.
- To the north is a shopping center in the L-C-3, Limited Commercial District. To the east is a garden/landscaping center in the L-C-4, Limited Commercial District. To the south and west is undeveloped land in the L-C-3, Limited Commercial District which is subject to Rezoning Application Z16-002, a request for the AR-12, Apartment Residential District on 3.49± acres.
- The site lies within the planning area of *The Far North Area Plan (2014)*, which recommends community commercial uses for this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The limitation text includes provisions for permitted uses and screening, and commits to a site plan, fence details, and elevation drawings for the proposed monopole.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-C-3, Limited Commercial District, will permit the construction of a monopole telecommunications antenna in a commercial area. The request is compatible with the adjacent commercial developments.



Z15-060
 541 Lazelle Road
 Approximately 0.04 acres
 L-C-3 to L-C-3



Z15-060
541 Lazelle Road
Approximately 0.04 acres
L-C-3 to L-C-3

REVISED LIMITATION TEXT

Proposed Zoning District: L-C-3, Limited Commercial District
Property Address: 541 Lazelle Road (43081)
Property Owner: The Robert Weiler Company
Applicant: SBA Towers VI, LLC
Application Number: Z15-060
Date: 2/5/16

INTRODUCTION: Applicant SBA Towers VI, LLC seeks to rezone 541 Lazelle Road, Westerville, for those uses permitted under Chapter 3355 C-3, Limited Commercial District of the Columbus City Code. In order to exclude all other offensive uses that are permitted in the C-3, Commercial District, it is necessary that this limitation text be applied to the zoning application. The purpose of this rezoning and development is the construction of a wireless communications facility, as permitted in a C-3 district and meeting a public necessity. Because of the height restriction in an L-C-3, Commercial District, Applicant SBA Towers VI, LLC respectfully requests that a new L-C-3, Commercial District, be zoned for the construction of its wireless communications facility. Applicant SBA Towers VI, LLC confirms that it intends to, and will, comply with all provisions of the Columbus City Code applicable to wireless communications facilities, as permitted in an L-C-3, Commercial District.

Applicant SBA Towers VI, LLC, in compliance with the provisions of the Columbus City Code applicable to wireless communications facilities, as permitted in an L-C-3, Commercial District, shall proceed to have its Application Number Z15-060 prosecuted in due course before the City of Columbus Department of Building and Zoning Services. Should the proposed AR-12 District which has been applied for in Application Number Z16-002 not be formally adopted and not be in force and effect before the building permit for this monopole cell tower and its associated support structures is issued, the Application Number Z15-060 shall comply with all provisions of the Columbus City Code applicable to wireless communications facilities, as permitted in an L-C-3, Commercial District.

In the event, however, that the proposed AR-12 District which has been applied for in Application Number Z16-002 is formally adopted and is in force and effect before the building permit for this monopole cell tower and its associated support structures is issued, then Applicant SBA Towers VI, LLC shall seek a setback variance, if necessary, to Section 3353.05(D) of the Columbus City Code, which mandates, among other things, that the base of monopole telecommunication antenna sites and their associated support structures be set back 200 percent of the total height of the antenna from all residentially zoned districts.

PERMITTED USES: The permitted uses shall be those permitted under C-3, Commercial District as set forth in Chapter 3355 of the Columbus City Zoning Code excepting the following uses: postal substation, private school, radio or television studio or telephone exchange together with concealed electric substation necessary for such use, assembly hall, business college, electric substation, funeral parlor, hotel, millinery, off-premise graphics, and trade school.

DEVELOPMENT STANDARDS: Except as otherwise noted, the applicable development standards of Chapter 3355, C-3, Community Scale Commercial Development of the Columbus City Code shall apply.

- A. Density, Height, Lot and/or Setback Commitments:
 - 1. Density: Not Applicable.
 - 2. Lot and/or Setback Commitment: See attached Location Plan.
- B. Access, Loading, Parking and/or Other Traffic-Related Commitment: Not Applicable.
- C. Buffering, Landscaping, Open Space and/or Screening Commitments: See attached Fence Detail Plan.
- D. Building Design and/or Interior-Exterior Treatment Commitments: See Attached Site Elevation.

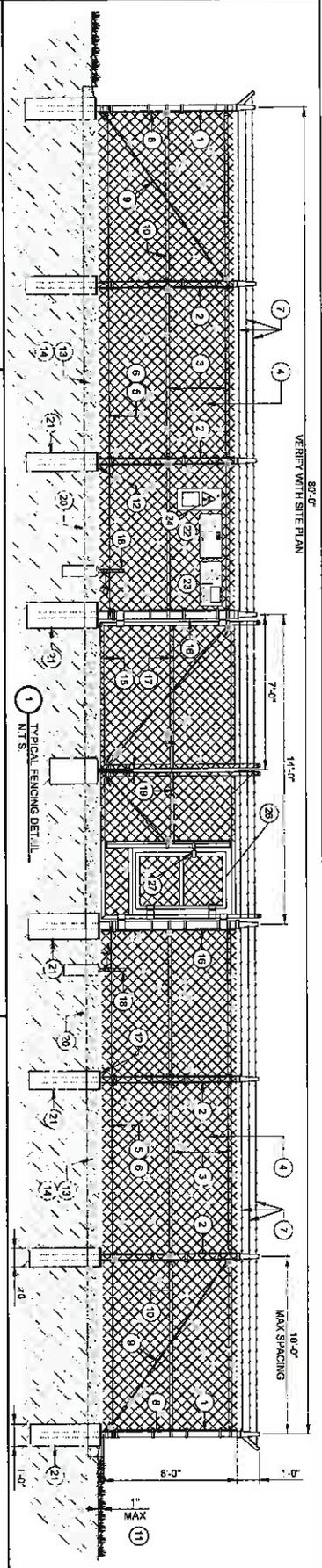
- E. Outdoor Display Areas and/or Other Environmental Commitments: Not Applicable.
- F. Graphics and Signage Commitments: All signage and graphics shall conform to Article 15 of the City of Columbus Graphics Code as it applies to C-3, Commercial District. All signage shall be of monument style signage.
- G. Miscellaneous: The development of a wireless telecommunications facility will be permitted, including a monopole tower of a height not to exceed 110 feet and associated support structures and facilities, as depicted on the Plans titled "Location Plan," "Fence Details – Sheet C-4," and "Site Elevation – Sheet ANT-1."

The wireless telecommunications facility shall be developed in accordance with the plans noted above. The plans may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.

Applicant SBA Towers VI, LLC agrees for itself, successors, and assigns to abide by the above restrictions, conditions, and commitments regarding the development of the subject property and for such purpose states that it fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provisions of the Columbus City Code.

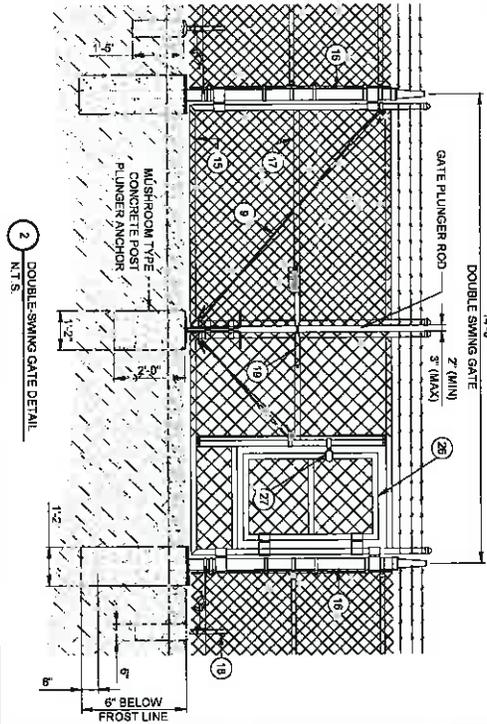
Signature: _____

Date: _____

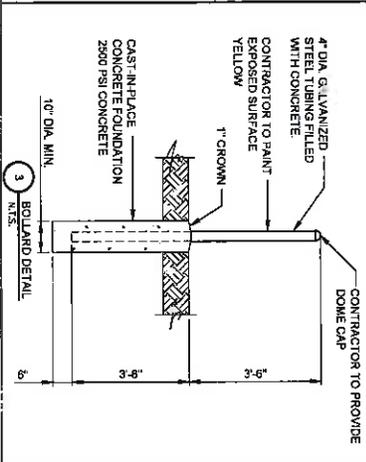


GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-397
2. INSTALL SWING GATES PER ASTM F-390
3. LOCAL ORDINANCE OF BARRIAD WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE GALVANIZED (HOT DIP ASTM A133 GRADE R STEEL). ALL GATE FRAME SHALL BE GALVANIZED (HOT DIP ASTM A133 GRADE R STEEL). ALL GATE FRAME SHALL BE GALVANIZED (HOT DIP ASTM A133 GRADE R STEEL). ALL GATE FRAME SHALL BE GALVANIZED (HOT DIP ASTM A133 GRADE R STEEL). ALL GATE FRAME SHALL BE GALVANIZED (HOT DIP ASTM A133 GRADE R STEEL).
5. ALL OPEN POSTS SHALL HAVE END-CAPS.
6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.
8. MUSHROOM ANCHOR & PLUNGER REQUIRED FOR GATE.
9. G.C. RESPONSIBLE FOR SBA GATE LOCK.



2 DOUBLE SWING GATE DETAIL
N.T.S.



3 BOLLARD DETAIL
N.T.S.

BALLOON REFERENCE NOTES:

- 1 CORNER, END OR FULL POST: 3" O.D. SCHEDULE 40 PIPE.
- 2 LINE POST: 2 1/2" NOMINAL SCHEDULE 40 PIPE, PER ASTM F-1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C.
- 3 TOP RAIL & BRACE RAIL: 1 1/2" O.D. STANDARD ROUND PIPE, PER ASTM F-1083.
- 4 FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM A-892.
- 5 TIE WIRE: 9 GA ALUMINUM. A SINGLE STRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED 12" O.C. POST SPACINGS AND 24" RAIL SPACING.
- 6 TENSION WIRE: 9 GA ALUMINUM.
- 7 BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH PAINTING 14 GA. 4 FT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- 8 3/8" x 3/4" (MIN) FULL HEIGHT STRETCHER BAR.
- 9 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREE/DEED ROD.
- 10 FENCE CORNER POST BRACE: 1 5/8" NOMINAL PIPE.
- 11 1" MINIMUM CLEARANCE FROM FINISH GRADE.
- 12 FENCE POST FOUNDATION TO BE 1" FINISH / ABOVE FINISHED GRADE.
- 13 6" COMPACTED BASE MATERIAL.
- 14 FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- 15 WELDED GATE FRAME: 7" O.D. SCHEDULE 40 PIPE, PER ASTM F-1083.
- 16 GATE POST: 4" O.D. SCHEDULE 40 PIPE, PER ASTM F-1083.
- 17 GATE FRAME BRACE RAIL: 1 1/2" NOMINAL PIPE, PER ASTM F-1083.
- 18 DUCK BULL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
- 19 STYALIE LOCK MULTITENANT LOCKING DEVICE.
- 20 GEO-TEXTILE FABRIC.
- 21 CONCRETE FOUNDATION (MIN 3000 PSI, MINIMUM DEPTH: 6" BELOW FROST LINE).
- 22 12" x 24" SBA SITE INFORMATION SIGN.
- 23 12" x 24" NO TRESPASSING SIGN.
- 24 12" x 24" RE-CUTION SIGN.
- 25 18" x 12" KEEP GATE CLOSED SIGN.
- 26 4" WIDE SNOW GATE WITH HIN DOUBLE SWING GATE FRAME FORK LATCH WITH COMBINATION LOCK.
- 27

TERRA
CONSTRUCTION SERVICES, LLC
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/608-4400
Fax: 347/608-6401

SBA
SBA TOWERS, LLC
5900 BROKEN SOUND PKWY NW
COLUMBUS, OH 43261
PH: (614) 447-7433

NO.	DATE	DESCRIPTION
1	02/21/14	ISSUED FOR REVIEW
2	07/11/14	ISSUED FOR FINAL

OH16262
LAZELLE
SANCUS
MARKET EXCHANGE DR
COLUMBUS, OH 43081

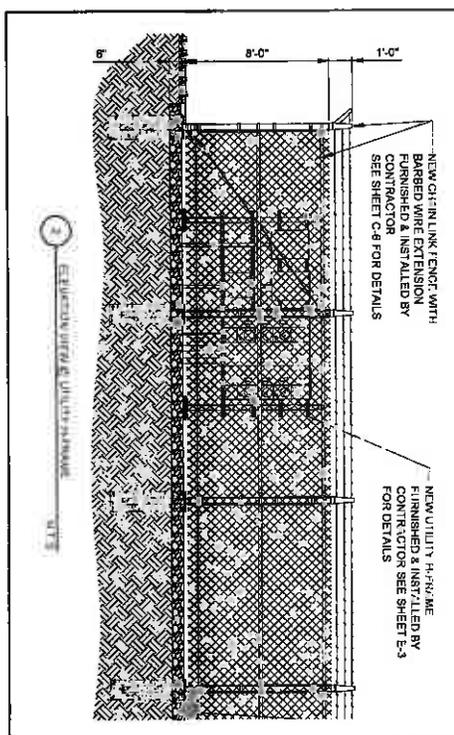
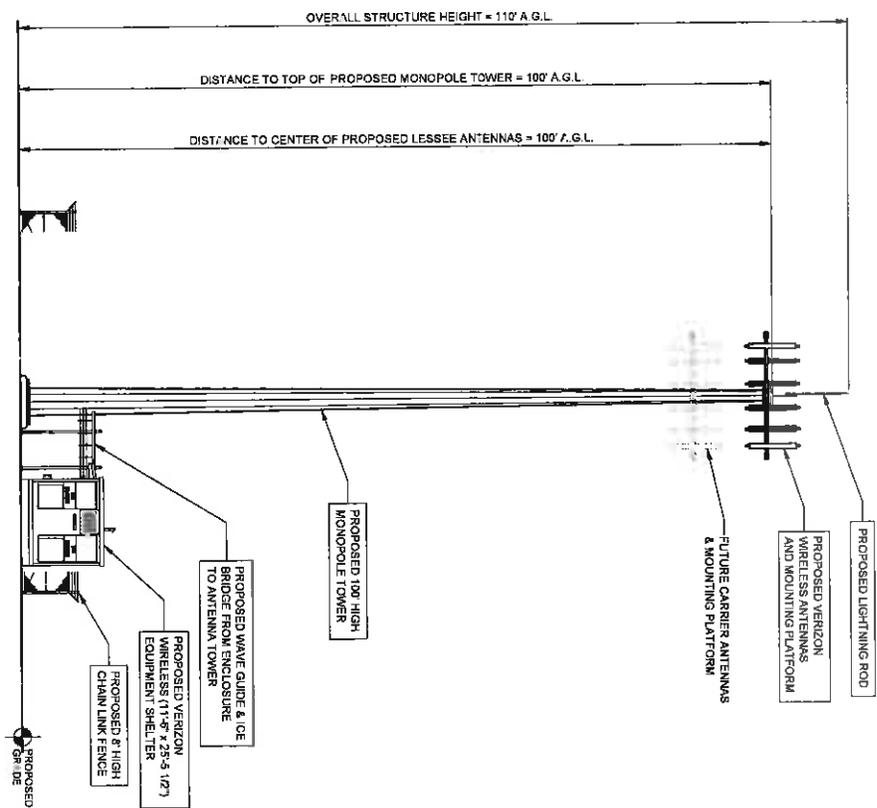
C-4

SHEET NUMBER
FENCE DETAILS

DATE: 6-1-14
CHECKED BY: [Signature]
DRAWN BY: [Signature]
PROJECT: [Signature]

1 SITE ELEVATION
SCALE 3/32" = 1'-0"

GR. 10E



NOTE

1. VERIFY EACH COAXIAL CABLE LENGTH, ROUTING AND ALL MOUNTING APPURTENANCES WITH OWNER PRIOR TO UNLOADING.
2. ACTUAL ANTENNA CABLE LENGTHS MAY VARY FROM ESTIMATED LENGTHS.
3. TALL HUMAN CABLES (V-BEED) 1-1/2 TYPICAL. VERIFY WITH VERIZON WIRELESS PROJECT MANAGER AT [3] LOCATIONS:
 - A. TOP OF TOWER ANTENNAS
 - B. INSIDE EQUIPMENT SHELTER NEAR ENTRY PORT
 - C. OUTSIDE EQUIPMENT SHELTER NEAR ENTRY PORT
4. EACH COAX SH-LL BE GROUNDED AT THREE (3) LOCATIONS:
 - A. TOWER PLATFORM OR T-FRAME
 - B. TOWER BASE
 - C. AT EQUIPMENT SHELTER ENTRY PORT
5. COAXIAL CABLES TO BE SUPPORTED EVERY 3'-0" ON PLATFORM OR T-FRAME WITH STAINLESS STEEL HANGER.
6. COAXIAL CABLES TO BE SUPPORTED EVERY 1'-0" WITH STAINLESS STEEL HANGERS.

OH16262
LAZELLE
SANCUS
MARKET EXCHANGE DR.
COLUMBUS, OH 43081

DATE: 7/13
REVISED BY: TAZ
SHEET # 98874
PROJECT # 7173

SHEET TITLE
SITE ELEVATION

GR. 10E, NC. 48P

ANT-1

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	5/21/14	JAY	ISSUED FOR REVIEW
2	7/13/14	JAY	ISSUED FOR FINAL

TERRA
CONSULTING GROUP, LLC
600 Busse Highway
Park Ridge, IL 60068
Ph: 847/698-6400
Fax: 847/698-6401

SBA

SBA TO ERS, LLC
5570 BROKEN SOUND PKWY NW
60624
SOKA RAION, FL 33414
PHONE: 1-670-487-483