



**Can You See Me Now?  
A Comprehensive Study to Determine Possible  
Telecommunications Sites on City Owned Properties**

**Department of Development  
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The planning for telecommunications sites on publicly owned properties is very important for a community. In the Columbus region, 62% of all households utilize cellular technology (Scarborough Research, 2003). In the Powell area, it can be easily assumed, because of area demographics, that the rate of households utilizing cellular technology is much higher. The use of cellular telephones as the primary form of communication from homes is becoming increasingly popular. Many homeowners are canceling their land line phone service and are utilizing cellular technology as their primary telephone service. Cellular technology has also increasingly gone beyond just verbal communication. Text messaging, internet access, music downloads and photo emailing are all typical services provided by cellular companies.

The City of Powell would like to encourage the use of its publicly owned land for the installation of telecommunication facilities. In fact, Section 1153.08 (a) (1) of the Powell Zoning Code, which regulates the location of telecommunications facilities, says:

“In order to encourage the location of Wireless Telecommunications Facilities on publicly-owned property, the City shall undertake an identification of publicly owned properties that the City determines are suitable for such use. The City shall regularly update such identification and make the results of such identification available to the public.”

The City currently owns 186.1 acres of land. This study provides an analysis of City owned property to see which properties, if any, are appropriate for use by cellular companies for the installation of cellular towers and other telecommunications facilities.

As demand for cellular communications increases, the need for additional cellular and telecommunications facilities increases. Ever becoming a necessity in our time, cellular towers have had a visual impact on communities all over the world. One factor that will be utilized for this review is how the tower may affect

the visual character. It is the intent here to minimize the impact on the visual character by not locating towers along high traffic areas where the image of the community will be impacted. It cannot be imagined that anyone likes to look at a cell tower, but they are a fact of life and they do need to be dealt with. However, there are ways of placing them within the community that minimizes their visual impact.

Other factors to determine the appropriate location for these facilities include site topography, site accessibility for installation and maintenance, utility accessibility, interference with the overall master plan for property, surrounding land uses including proximity to single-family housing, the size and number of trees located on the property and whether the property is within the Historic District.

Figure 1 shows a matrix that was utilized for the analysis of the various parcels of land held by the City. The factors were reviewed for each site. Each factor was weighted for its importance as a factor in determining site appropriateness. By adding up the total weighted score, the parcels can be placed in a priority of appropriateness list that then can be utilized as City Council reviews proposals for locating telecommunications facilities.

It can be seen from this spreadsheet that, based upon the weighted factors, that the most appropriate site is Adventure Park. The next most appropriate site is the Seldom Seen Road site. The next sites to consider are the Rutherford Road site, the South Liberty Street site and the Village Green site. It just so happens that all of these sites are adjacent to the CSX railroad.

From time to time, it is recommended that the City review the factors within this report and analyze its property holdings to verify which site is most appropriate to handle telecommunications facilities.

Figure 1: City of Powell - Appropriate Telecommunications Site Analysis

Site	Site Factors										TOTAL
	1	2	3	2	3	2	3	2	3	1	
Adventure Park	1	2	2	2	3	2	3	2	3	1	13
Arbor Ridge Park	1	2	2	2	3	2	3	2	3	1	5
Beechwood Park	1	0	2	2	3	2	3	2	3	1	8
Library Park	1	2	2	2	3	2	3	2	3	1	7
Meadowview Park	1	0	2	2	3	2	3	2	3	1	7
Murphy Park	1	2	2	2	3	2	3	2	3	1	7
Powell Center Site	0	2	2	2	3	2	3	2	3	1	7
Rutherford Road Site	1	2	2	2	3	2	3	2	3	1	10
Seldom Seen Road Site	1	2	2	2	3	2	3	2	3	1	11
South Liberty Street Site	1	2	2	2	3	2	3	2	3	1	10
Village Green	1	2	2	2	3	2	3	2	3	0	10

Weighted Scale - 0 = Least Appropriate 1 = Less Appropriate 2 = Somewhat Appropriate 3 = Most Appropriate

Site Factors Defined	0 = Least Appropriate	1 = Less Appropriate	2 = Somewhat Appropriate	3 = Most Appropriate
Is Topography Appropriate - Topography needs to allow for the installation of the telecommunications tower and associated equipment building.				
Is Access Appropriate - There needs to be appropriate ability for an access easement that can provide easy access for installation and maintenance of the facility.				
Is Utility Accessible - Are the appropriate utilities available for the site to be useful?				
Any Master Plan Conflict - Does the City's Master Plan for the property, if any, pose a problem for a telecommunications facility?				
Trees Present for Screening - Does the site have an appropriate stand of trees to provide "angular visibility" screening for any directly adjacent land uses?				
No Nearby Residential - Are there single family residential homes that are in the nearby vicinity that could be negatively impacted?				
Not Within Historic District - Is the property within the Historic District?				