



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of January 23, 2010**

DATE: January 14, 2010

SUBJECT: U-3202-08-2 USE PERMIT AMENDMENT to locate antennas on an existing telecommunications facility located at 2305 S. Walter Reed Drive (RPC #29-002-029).

Applicant:

T-Mobile Northeast, LLC

By:

Donohue and Blue, PLC
801 N. Fairfax St.
Suite 209
Alexandria, VA 22314

C. M. RECOMMENDATION:

Approve the use permit amendment request to locate antennas on an existing telecommunications facility at 2305 S. Walter Reed Dr., subject to all previous conditions and two (2) revised conditions, and with a County Board review in three (3) months (April 2010), in order to track this amendment with the approved telecommunications facility use permit.

ISSUES: This is a new use permit amendment request to locate antennas on an existing telecommunications facility and no issues have been identified.

SUMMARY: This is a new request of T-Mobile to locate a total of nine (9) new antennas on an existing telecommunications facility at 2305 S. Walter Reed Drive, the site of AAAA Storage. The telecommunications facility, designed as a slender, low-profile monopole, was approved on October 18, 2008, and is currently in place. The proposed antennas would be located at a height of 52 feet on the 75-foot pole. Ground equipment is also proposed, which will be placed at the base of the monopole and screened by a proposed fence, to match the existing fence, as well as existing landscaping. The proposal is consistent with the *Interim Guidelines for Placement of Telecommunications Facilities on County-Owned Property (Telecommunications Guidelines)*, which encourage location of antennas on existing structures. Therefore, staff recommends approval of the use permit amendment request to locate antennas on an existing telecommunications facility at 2305 S. Walter Reed Dr., subject to all previous conditions and

County Manager: BMD/GA

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5445

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two (2) revised conditions, and with a County Board review in three (3) months (April 2010), in order to track this amendment with the approved telecommunications facility use permit.

BACKGROUND: The use permit was approved October 18, 2008, and scheduled for a one (1) year review on October 24, 2009. During that review it was found that the applicant, New Cingular, had not installed the required landscaping nor obtained a Certificate of Occupancy (CO) for the use. The use permit was deferred to the December 12, 2009 meeting, and again to the January 23, 2010 County Board meeting, as the outstanding issues with the landscaping and CO remained. In December 2009, T Mobile submitted a use permit amendment request to locate antennas on the existing pole. As the use permit renewal for New Cingular was recommended to be deferred until April 2010 to ensure the landscaping survived and for the CO to be issued, the use permit amendment for T Mobile was also recommended to be deferred until April 2010. At the December 12, 2009 County Board meeting, the County Board voted to separate the two (2) applications, deferring the use permit renewal for New Cingular to April 2010 to allow time to resolve outstanding issues with the approved use permit, and defer the use permit amendment request to the January 23, 2010 County Board meeting to allow the T Mobile request to move forward.

The following provides additional information on the site:

Site: The site is improved with a storage facility (AAAA Storage).

To the north:	A service station.
To the south:	Existing industrial uses.
To the east:	The Concord Mews Townhouse Development.
To the west:	The Four Mile Run Trail and Arlington Mill Drive.

Zoning: The site is zoned "M-1" Light Industrial Districts.

Land Use: The subject site is designated "Service Industry." Wholesale, storage, and light manufacturing uses, including those relating to building construction activity.

Neighborhood: The site is located within the Nauck Civic Association boundary. The Nauck Civic Association has been contacted and, to date, has not provided a response on the proposed use permit amendment.

DISCUSSION: The applicant is proposing a total of nine (9) new antennas, six (6) currently and three (3) future, at a height of 52 feet on a 75-foot monopole. Three (3) equipment cabinets are also proposed at the base of the existing equipment compound. The applicant states they do not anticipate the proposed equipment compound will impact any evergreen trees at the base of the pole that have been planted per Condition #4 of the approved use permit. However, should any trees need to be removed; the applicant has agreed to relocate those trees to another similar location approved by the County. Condition #4 has been revised to reflect this.

The Interim Guidelines for Placement of Telecommunications Facilities on County-Owned Property (Telecommunications Guidelines) were used to evaluate the application. The

Telecommunication Guidelines offer direction in the way of design, visual impact, and compliance with Federal Communications Commission (FCC) regulations, among other things. The *Telecommunication Guidelines* can be applied to telecommunication facilities on privately owned as well as County-owned property. The *Telecommunications Guidelines* encourage the location of new antennas on existing structures, as opposed to constructing a new pole. The proposed antennas meet these criteria. In addition, the proposed, new antennas, at 52 feet, will not exceed the height of the existing 75-foot pole. Attached are plans depicting the location of the proposed antennas and associated equipment compound.

CONCLUSION: Staff concludes that the additional antennas on the existing telecommunication facility will minimally impact the community, and the proposal is in compliance with the County's *Telecommunication Guidelines*. Existing landscaping and a proposed matching fence will screen proposed ground equipment. Therefore, staff recommends approval of the use permit amendment request to locate antennas on an existing telecommunications facility at 2305 S. Walter Reed Dr., subject to all previous conditions and two (2) revised conditions, and with a County Board review in three (3) months (April 2010).

Revised conditions #1 and #4:

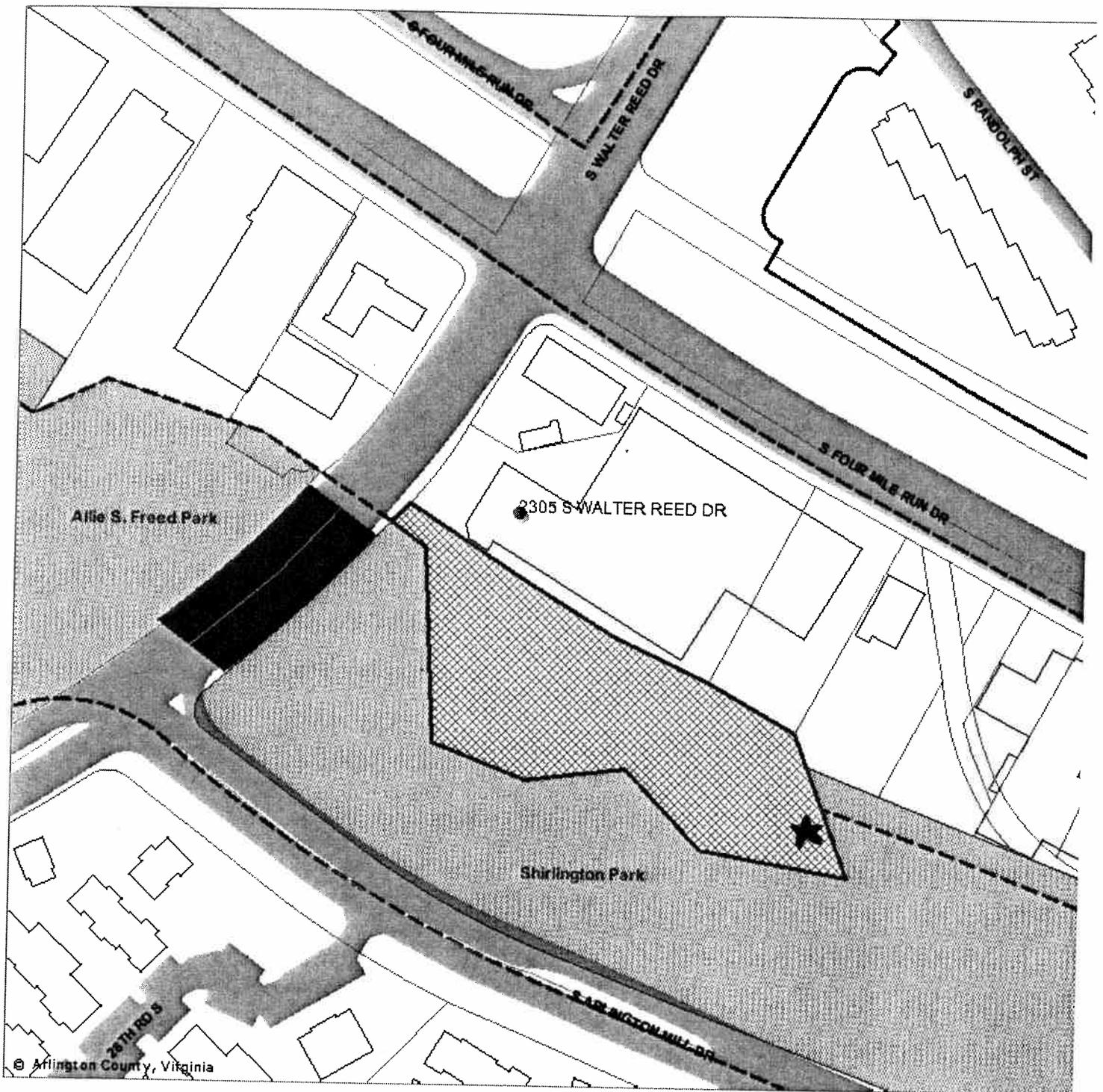
1. The applicant of the use permit approved on October 18, 2008, New Cingular Wireless, agrees that the monopole will be designed as a low-profile, slender monopole, as shown on plans dated October 3, 2008, and, the applicant of the use permit amendment, approved on January 23, 2010, T Mobile Northeast, LLC agrees that the nine (9) total antennas will be installed as shown on plans dated October 7, 2009 at a height of 52 feet. Any additional antennas will require a use permit amendment.
4. The applicant agrees to provide landscaping between the parking lot and the Four Mile Run Trail. The landscaping will consist of a two-foot wide grass strip with evergreen shrubs, ornamental grasses and/or perennials along the existing chain-link fence bordering the parking lot. The applicant agrees to provide landscaping along the entire length of the existing chain-link fence, from the monopole to the small paved parking area at the western end of the site, as generally shown on plan titled "Location of Proposed Landscaping Buffer" dated October 2, 2008. Additionally, the applicant agrees to enhance landscaping in the way of a minimum of twenty (20) evergreen trees (minimum of 7-8' feet in height) between the proposed stockade fence and Four Mile Run Trail, as generally shown on plan titled "Location of Proposed Landscaping Buffer" dated October 2, 2008. The applicant agrees to provide shrubs as a landscape buffer around the exterior of the proposed stockade fence. The applicant agrees to submit a final landscape plan to be approved by the County Manager or his designee, as fulfilling this condition, prior to issuance of any permits. The applicant agrees to maintain all landscaping, at the base of the tower, between the fence and the trail, and along the chain-link fence, in good condition. The applicant of the use permit amendment, T Mobile Northeast, LLC, agrees that should any evergreen trees be impacted by the addition of ground equipment, that the evergreens will be replaced in another location, to be approved by the County

Manager or designee, near the base of the tower, and a revised landscape plan to reflect the changes will be submitted and approved by the County Manager or his designee.

Approved conditions:

1. The applicant agrees that the monopole will be designed as a low-profile, slender monopole, as shown on plans dated October 3, 2008.
2. The applicant agrees to limit the height of the monopole to no greater than seventy-five (75) feet.
3. The pole and any support structure shall be enclosed with a seven-foot (7') stockade wood fence. The applicant agrees to maintain the monopole structure, fencing, and surrounding landscaping in good condition.
4. The applicant agrees to provide landscaping between the parking lot and the Four Mile Run Trail. The landscaping will consist of a two-foot wide grass strip with evergreen shrubs, ornamental grasses and/or perennials along the existing chain-link fence bordering the parking lot. The applicant agrees to provide landscaping along the entire length of the existing chain-link fence, from the monopole to the small paved parking area at the western end of the site, as generally shown on plan titled "Location of Proposed Landscaping Buffer" dated October 2, 2008. Additionally, the applicant agrees to enhance landscaping in the way of a minimum of twenty (20) evergreen trees (minimum of 7-8' feet in height) between the proposed stockade fence and Four Mile Run Trail, as generally shown on plan titled "Location of Proposed Landscaping Buffer" dated October 2, 2008. The applicant agrees to provide shrubs as a landscape buffer around the exterior of the proposed stockade fence. The applicant agrees to submit a final landscape plan to be approved by the County Manager or his designee, as fulfilling this condition, prior to issuance of any permits. The applicant agrees to maintain all landscaping, at the base of the tower, between the fence and the trail, and along the chain-link fence, in good condition.
5. The applicant agrees that all utilities will be underground and all coax cables from the equipment cabinets will be hidden as much as possible within the monopole or any support structure. No external or exposed wiring is allowed on the monopole except for that required to connect to the antennas.
6. The applicant agrees that the monopole will be constructed to accommodate an additional wireless user. The applicant agrees that if additional equipment area is needed at the base of the shelter to accommodate an additional wireless user, the applicant will work to accommodate them to the greatest extent possible. Any future wireless user that intends to locate on the proposed monopole will require a use permit amendment.
7. The applicant shall identify a community liaison who shall be available to address any concerns regarding the facility operation. The name and telephone number of the liaison shall be provided to the Nauck Civic Association, the Concord Mews Homeowners Association, and the Zoning Administrator.

8. The applicant agrees that the monopole shall be removed with ninety (90) days after any cessation of use for wireless telecommunications purposes.



**U-3202-08-2 USE PERMIT
2305 S. Walter Reed Dr.
(RPC #29-002-029)**

Note: These maps are for property location assistance only.
They may not represent the latest survey and other information.



Not To Scale

