



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of April 24, 2010**

DATE: April 14, 2010

SUBJECT: U-3202-08-2 USE PERMIT RENEWAL for a telecommunications facility, antennas, and ground equipment at 2305 S. Walter Reed Drive (RPC #29-002-029).

Applicant for New Cingular:

New Cingular Wireless PCS, LLC
Jackson & Campbell, P.C.
1120 20th St., NW
Washington, DC 20036

Applicant for T Mobile:

T-Mobile Northeast, LLC
Donohue and Blue, PLC
801 N. Fairfax St.
Suite 209
Alexandria, Virginia 22314

C. M. RECOMMENDATION:

Renew the use permit for a telecommunications facility, antennas, and ground equipment at 2305 S. Walter Reed Drive, subject to all previous conditions and with an administrative review in one (1) year (April 2011) and no further County Board review.

ISSUES: This is a renewal of a telecommunications facility, antennas, and ground equipment at 2305 S. Walter Reed Drive and no issues have been identified.

SUMMARY: This is a renewal of a use permit for a telecommunications facility, including antennas and ground equipment, at 2305 S. Walter Reed Drive, the site of AAAA Storage. The use permit renewal for the monopole was deferred from December 2009 due to the poor condition of the required landscaping, and because New Cingular had not applied for the required Certificate of Occupancy (CO) for the use. During the deferral period T Mobile requested a use permit amendment to locate antennas on the existing monopole, which was approved by the County Board and placed on the same review schedule as the use permit for the monopole. An inspection of the site has been conducted and the landscaping appears to be in good condition. A CO was issued for the monopole on February 3, 2010. Both New Cingular

County Manager: BMD/GA

Staff: Melanie Jesick, DCPHD, Planning Division

PLA-5549

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and T-Mobile are in compliance with the approved conditions. Staff recommends an administrative review in one (1) year to continue to monitor the landscaping.

BACKGROUND: The use permit for the monopole 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. T Mobile's request for antennas was approved on January 23, 2010 with a review in three (3) months (April 2010) to track with the existing use permit.

DISCUSSION: This is a renewal of a telecommunications facility installed by New Cingular Wireless, including antennas and ground equipment, at 2305 S. Walter Reed Drive. The facility is located to the southeast of the AAAA Storage building. The equipment cabinet and base of the monopole is screened with a stockade fence and evergreen trees. In addition, there are plantings along the back property line between the storage building parking lot and the trail.

Since the previous County Board review (December 2009):

Use Permit Conditions: The applicant is in compliance with all use permit conditions.

Community Code Enforcement: The Code Enforcement Office reports no issues with the use.

Police Department: The Police Department has not reported any issues with the use.

Fire Marshal's Office: The Fire Marshal's Office has not reported any issues with the use.

Civic Association: 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 use permit renewal.

CONCLUSION: Both applicants are in compliance with the approved conditions. The landscaping appears to be in good condition, and a CO has been issued for the use. Staff recommends an administrative review in one (1) year to continue to monitor the landscaping. The use permit can be brought back to the County Board at any time, should there be any issues. Therefore, staff recommends renewal of the use permit for a telecommunications facility, antennas, and ground equipment at 2305 S. Walter Reed Drive, subject to all previous conditions

and with an administrative review in one (1) year (April 2011) and no further County Board review.

previous conditions and two (2) revised conditions,
and with a County Board review in three (3) months
(April 2010).

Approved Conditions:

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.
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. 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.
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.

