



ARLINGTON COUNTY, VIRGINIA

County Board Agenda Item Meeting of October 15, 2011

DATE: October 4, 2011

SUBJECT: U-2762-92-1 USE PERMIT REVIEW of equipment sheds and monopole at North Military Road and North Old Glebe Road.

Applicant:

Jason Mayo
Crown Castle International Corp.
3530 Toringdon Way, Ste. 300
Charlotte, North Carolina 28277

C.M. RECOMMENDATION:

Renew, subject to all previously approved conditions, with no further scheduled County Board review.

ISSUES: This is a five (5)-year review of a use permit for a telecommunications tower, and no issues have been identified.

SUMMARY: This is a five (5)-year review of a use permit for a telecommunications tower located at a North Arlington site bound by North Military Road and North Old Glebe Road. A telecommunication use has been operational on the site for over 18 years. The site is well maintained and continues to operate in compliance with use permit conditions. Therefore, staff recommends that the telecommunications use be renewed, subject to all previous conditions, and no further scheduled County Board review.

BACKGROUND: The use permit for a 75-foot telecommunications tower was approved for this site in June 1993. The use permit was reviewed generally on an annual basis, with amendments in 1997 and 1998 to add language regarding landscaping consistency and performance of service upgrades, respectively. An amendment to replace the existing tower with a 110-foot tower and to upgrade and replace equipment cabinets was approved in April 2000 with a one-year review. The approval included a plan to construct an enclosure for the equipment cabinets to resemble a residential building designed as a single-family Cape Cod dwelling compatible in scale and size to adjacent single-family dwellings. Since amendment of

County Attorney:

County Manager:

BMD/GA

Staff: Matthew Pfeiffer, DCPHD, Planning Division

PLA-6012

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the use permit in 2000, the use permit has been renewed several times, most recently for five (5) years in 2006.

DISCUSSION: The site is currently developed with a 110-foot telecommunications tower and a 1½ story equipment shelter designed as a residential dwelling. There are a number of established trees around the site, which effectively screen outdoor equipment cabinets from view. The shelter and landscaping are well maintained and are similar in character to adjacent dwellings and landscaping. The tower structure has been painted to reflect the character of the surrounding environment and to minimize its visual impact on the landscape.

Since the Last Review in October 2006:

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

Community Code Enforcement: The Code Enforcement Office states that it does not have any concerns regarding the continuation of the telecommunications use.

Civic Associations: The subject property is not located within a civic association. However, the site is adjacent to Rivercrest, Arlingwood, and Old Glebe Civic Association boundaries. Staff has received comments from the presidents of the Arlingwood and Rivercrest Civic Associations that there are no issues with the renewal of the telecommunications tower. The Old Glebe Civic Association is reviewing the use permit and will provide comments prior to the County Board meeting.

CONCLUSION: The site continues to operate in compliance with approved use permit conditions. The landscaping and general site maintenance was found to be consistently in good condition and screening landscaping in good health. Therefore, staff recommends the use permit for a telecommunications tower be renewed subject to all previously approved conditions and with no further scheduled County Board review.

PREVIOUS COUNTY BOARD ACTIONS:

- February 6, 1993 Deferred a use permit (U-2762-92-1) for the operation of an auxiliary telecommunications facility including a 75-foot high pole and an 8 x 8 foot by 3.8 foot computer equipment to the March 6, 1993 County Board Meeting.
- March 10, 1993 Deferred a use permit (U-2762-92-1) for the operation of an auxiliary telecommunications facility to the May 15, 1993 County Board Meeting.
- May 18, 1993 Deferred a use permit (U-2762-92-1) for the operation of an auxiliary telecommunications facility to the June 5, 1993 County Board Meeting.
- June 5, 1993 Approved a use permit (U-2762-92-1) for the operation of an auxiliary telecommunications facility including a 75-foot high pole and an 8.8-foot by 3.8-foot computer equipment structure, subject to conditions, and with a review one (1) year.
- June 4, 1994 Continued a use permit (U-2762-92-1) for the operation of an auxiliary telecommunications facility, subject to all previous conditions, and with a review in four (4) months.
- October 1, 1994 Continued a use permit (U-2762-92-1) for the operation of an auxiliary telecommunications facility, subject to all previous conditions, and with a review at the first regular County Board Meeting in May 1995.
- May 20, 1995 Continued a use permit (U-2762-92-1) for the operation of an auxiliary telecommunications facility, subject to all previous conditions, and with a review in one (1) year.
- May 11, 1996 Continued a use permit (U-2762-92-1) for the operation of an auxiliary telecommunications facility, subject to all previous conditions, and with a review in three (3) years (May 1999).
- June 7, 1997 Amended a use permit (U-2762-92-1) for the operation of an auxiliary telecommunications facility, subject to all previous conditions, and an amended condition.

March 14, 1998	Deferred a use permit amendment request (U-2762-92-1) for a two-phase modification to the existing facility, to the March 23, 1998 Planning Commission meeting and the April 4, 1998 County Board meeting.
April 4, 1998	Approved a use permit amendment request (U-2762-92-1) for Phase One to add one antenna to the existing monopole and two equipment cabinets, subject to all previous conditions and a review in six (6) months (October 1998).
October 17, 1998	Continued a use permit amendment (U-2762-92-1) to add one antenna to the existing monopole and two equipment cabinets, subject to all previous conditions, and with a review in one (1) year (October 1999).
October 2, 1999	Deferred consideration of a use permit (U-2762-92-1) to the second regular meeting in January 2000, for the operation of a telecommunications facility including a 75-foot high pole and a computer equipment structure.
January 29, 2000	Deferred consideration of a use permit (U-2762-92-1) to the April 8, 2000 County Board meeting for the operation of a telecommunications facility including a 75-foot high pole and a computer equipment structure.
April 8, 2000	Approved amendment to a use permit (U-2762-92-1) to replace existing equipment sheds with a single building and 2) replace an existing 75 foot high monopole with a 110-foot high monopole, subject to amended use permit Condition #1, all previous conditions, and with a review in one (1) year (April 2001).
April 21, 2001	Continued a use permit amendment (U-2762-92-1) to replace existing equipment sheds with a single building and 2) replace an existing 75 foot high monopole with a 110-foot monopole, subject to amended use permit Condition #1, all previous conditions, and with a review in six (6) months.
October 13, 2001	Continued a use permit amendment (U-2762-92-1) to replace existing equipment sheds with a single building and 2) replace an existing 75 foot high monopole with a 110-

foot monopole, subject to all previous conditions, and with a review in one (1) year.

October 19, 2002

Continued a use permit for equipment sheds, a single building and a monopole, subject to all previous conditions with an administrative review in six months and a County Board review in one year (October 2003).

October 18, 2003

Continued a use permit for equipment sheds, a single building and a monopole, subject to all previous conditions with a County Board review in three years (October 2006).

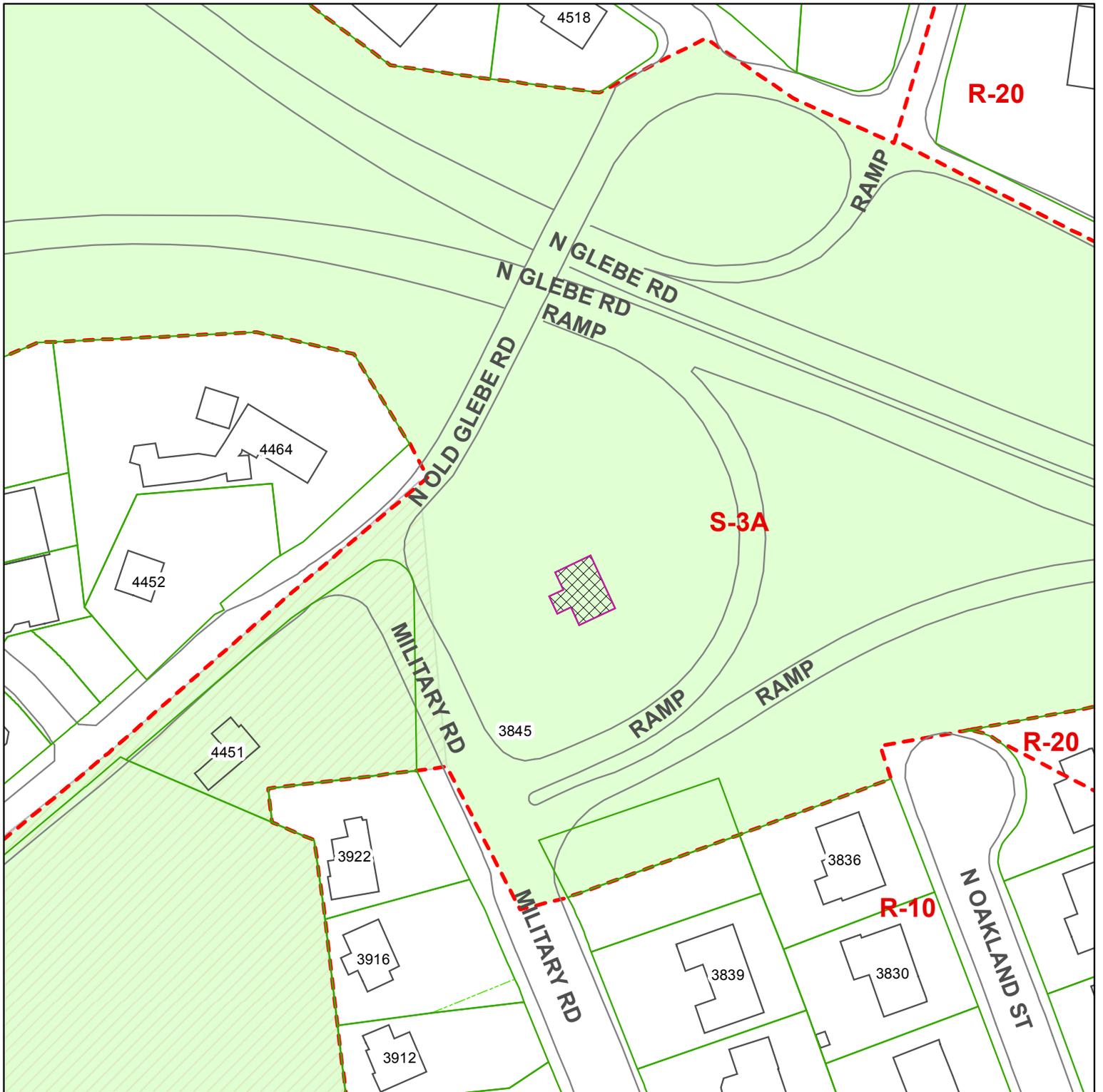
October 14, 2006

Renewed use permit for equipment sheds, a single building and a monopole, subject to all previous conditions with a County Board review in five (5) years (October 2011).

Approved Conditions:

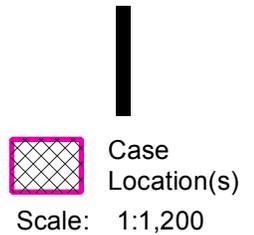
1. The applicant shall submit a site development and landscape plan that meets the requirements of the Arlington County Zoning Ordinance with regard to lighting, screening, issuance of any and landscaping for approval by the County Manager or his designee prior to the permits.
 - a. The site development plan shall be accompanied by a written plan that identifies monthly site maintenance and landscaping schedules and procedures. The plan shall be implemented according to its schedule. All telecommunication providers agree to use the same landscape contractor for planting and maintenance purposes.
 - b. All signs shall be within the maximum dimensions permitted by the Zoning Ordinance.
 - c. The site development and landscaping plan shall include screening features that would house all telecommunications computer equipment within a structure resembling a residential building. The plan also includes a detail of the proposed “painting plan” for the proposed replacement monopole. The applicant agrees to develop and implement a paint design to minimize the visual impact of the proposed new 110 foot monopole. The “residential” building shall appear as a brick one-story, single-family detached dwelling as shown in plans dated February 1, 2000. The plan for the door and vestibule for the building shall be submitted to the community for review before submission to the County Manager. The applicant shall revise the existing landscaping plan dated September 12, 1994, to complement the residential construction. The site development and revised landscaping plan shall be reviewed by the community residents prior to submittal to the County Manager or his designee.
2. The applicant shall construct curb, gutter, and sidewalk along the North Military Road frontage of the site where it does not exist, as shown on the final engineering plans and as approved by the Department of Public Works and the Virginia Department of Transportation (VDOT) to the extent that the VDOT agrees to such construction.
3. Personnel servicing the communications equipment shall park on North Military Road.
4. The applicant shall cease site operations in the event that site facilities generate intermodulation levels that interfere with the Arlington County Emergency Communications Center system. The developer shall determine the cause of intermodulation and repair the disturbance before recommencing site operations.
5. The applicant shall cooperate with other cellular telephone utilities in combining antennae facilities at this location. These plans shall be reviewed by the Arlingwood, Old Glebe, and Rivercrest Civic Associations prior to approval by the County Manager or his designee.

6. The applicant shall obtain approval for the proposed pole and antenna from the Federal Aviation Administration and the Federal Communications Commission prior to issuance of any permits.
7. The applicant shall identify a corporate liaison who shall be available to address any concerns regarding facility operation. The name and telephone number of the liaison shall be sent to the Arlingwood, Rivercrest, and Old Glebe Civic Association presidents and the Zoning Administrator.



U-2762-92-1

N. Old Glebe Road and Military Road



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