



## ARLINGTON COUNTY, VIRGINIA

### County Board Agenda Item Meeting of November 17, 2012

**DATE:** November 2, 2012

**SUBJECT:** U-3010-01-1 USE PERMIT REVIEW for a telecommunications facility for Sprint PCS (at Wakefield High School site); located at 4901 Chesterfield Rd (RPC# 28-017-001).

**Applicant:**

Sprint PCS/APC Realty & Equipment Company, LLC

**By:**

James R. Michal, Attorney  
Jackson & Campbell, P.C.  
South Tower  
1120 20<sup>th</sup> St NW  
Washington D.C. 20036

**C.M. RECOMMENDATION:**

Renew the subject use permit, subject to the conditions of the staff report and with a one (1) year administrative review (November 2013) and no further scheduled County Board review.

**ISSUES:** This is a five (5) year review of a use permit for a telecommunications facility located on the Wakefield High School site, and no issues have been identified.

**SUMMARY:** The use permit was originally approved by the County Board in 2002 and last renewed in 2007. The telecommunications facility has operated in compliance with the approved use permit conditions, and no issues or concerns regarding this use were raised during this review. The affected civic associations were contacted, but no comments were received as of the date of this report. The current facility is compliant with the County's [Interim Guidelines for Telecommunications Facilities on County-Owned Property \(Telecommunications Guidelines\)](#), and FCC regulations, as well as with zoning requirements. Arlington Public Schools (APS)

County Manager:

*BMD/GA*

County Attorney:

*[Signature]*      *[Signature]*

Staff: Marco Antonio Rivero, DCPHD, Planning Division

PLA-6307

7.

expects to finalize construction of the new high school by the middle of 2013, with classes and other daily activities moved to the new school by fall 2013. APS and Sprint are collaborating on moving the existing telecommunications facility to a new on-site location. This would require an amendment to the existing use permit detailing the location, proposed antennas and other telecommunications equipment on the new facility, as well as emissions reports needed to assess the proposed amendment. Staff would like to monitor the current telecommunications facility and verify if it is still active at the current location after the beginning of the 2013-2014 school year. Therefore, staff recommends that the use permit be renewed, subject to all previous conditions and with a one (1) year administrative review (November 2013) and no further scheduled County Board review.

**BACKGROUND:** The County Board approved a use permit for the current telecommunications facility (consisting of antennas located on an 83' tall light pole and related ground equipment) in February 2002. The use permit was previously renewed by the County Board in November 2007.

**The following graphics provide additional contextual information about the site:**



Source: Bing™ Maps

**Location of the Sprint PCS/Wakefield High School Telecommunications Facility: 4901 Chesterfield Rd**

## Photograph of the Sprint PCS/Wakefield High School Telecommunications Facility



Source: Arlington County Zoning Office (DCPHD)

**DISCUSSION:** Sprint has operated a telecommunications facility at the Wakefield High School site for several years. The telecommunications facility consists of an 83’ tall light pole (with antennas mounted on the pole) and telecommunications equipment building with landscaping and screening at the perimeter of the telecommunications site. The 83’ tall light pole replaced a 75’ tall light pole previously on the site. The light pole and associated equipment building are located on the third base side of the existing baseball field, along the outfield area.

The property is zoned [“S-3A” Special Districts](#) and [“R-6” One-Family Dwelling Districts](#). This use is allowed as a conditional use under Arlington County Zoning Ordinance (ACZO) Section §3.A.10.b (for the “S-3A” zone) and Section §5.A.6.a.(8) (for the “R-6” zone, which is related to conditional uses referenced within the “R-20” zone). The use permit is not in conflict with relevant master plans of the County, because the current facility complies with the regulations specified within the ACZO and the uses and zoning classifications identified within the GLUP. The telecommunications facility is not injurious or detrimental to the property or to the public health, safety, and welfare of the community. Furthermore, the current facility was constructed consistent with the [Interim Guidelines for Telecommunications Facilities on County-Owned Property \(Telecommunications Guidelines\)](#), which applies to public and private properties.

Staff contacted Arlington Public Schools (APS) about this use permit review. APS stated that they expect to finalize construction of the new Wakefield High School by the middle of 2013, with classes and other daily activities moved to the new school by fall 2013. APS and Sprint are

collaborating on moving the existing telecommunications facility to a new, on-site location. This would require an amendment to the existing use permit detailing the location, proposed antennas and other telecommunications equipment on the new facility, as well as emissions reports needed to assess the proposed amendment. Staff would like to monitor the current telecommunications facility and verify if it is still active at the current location after the beginning of the 2013-2014 school year.

**Since the last use permit review (November 13, 2007):**

Use Permit Conditions: The telecommunications facility operates in compliance with all use permit conditions.

Community Code Enforcement: Community Code Enforcement has not expressed any concerns regarding the continuation of this use permit.

Fire Marshall's Office: The Fire Marshal's Office has not expressed any concerns regarding the continuation of this use permit.

Department of Technology Services: The Department of Technology Services has not expressed any concerns regarding the continuation of this use permit.

Civic Associations: The site is located within the boundaries of the Claremont Citizens' Association and is adjacent to the Columbia Forest Civic Association. Staff contacted both civic/citizens' associations regarding this use permit review. As of the date of this report, the Columbia Forest Civic Association responded with inquires regarding the placement of the new, on-site telecommunications facility. Staff explained that the new, on-site facility details are part of on-going discussions between APS and Sprint and that no formal decision has been reached as of this date. Staff has not received formal comments from the Claremont Citizens' Association.

**CONCLUSION:** The telecommunications facility operates in compliance with the approved use permit conditions. No issues or concerns regarding the use were raised during this review. The affected civic associations were contacted, but no comments were received as of the date of this report. The current facility is compliant with the County's *Telecommunications Guidelines* and with FCC regulations, as well as with Zoning requirements. Staff would like to monitor the current telecommunications facility and verify if it is still active at the current location after the beginning of the 2013-2014 school year. Therefore, staff recommends that the use permit be renewed, subject to all previous conditions and with a one (1) year administrative review (November 2013) and no further scheduled County Board review.



November 16, 2004

Renewed use permit request (U-3010-01-1), a telecommunications facility at Wakefield High School including antennas on an 83-foot high replacement light pole and related ground equipment for the parcel of real property known as 4901 Chesterfield Road, subject to all conditions, with an administrative review in one (1) year (November 2005) and a review by the County Board in three (3) years (November 2007).

November 13, 2007

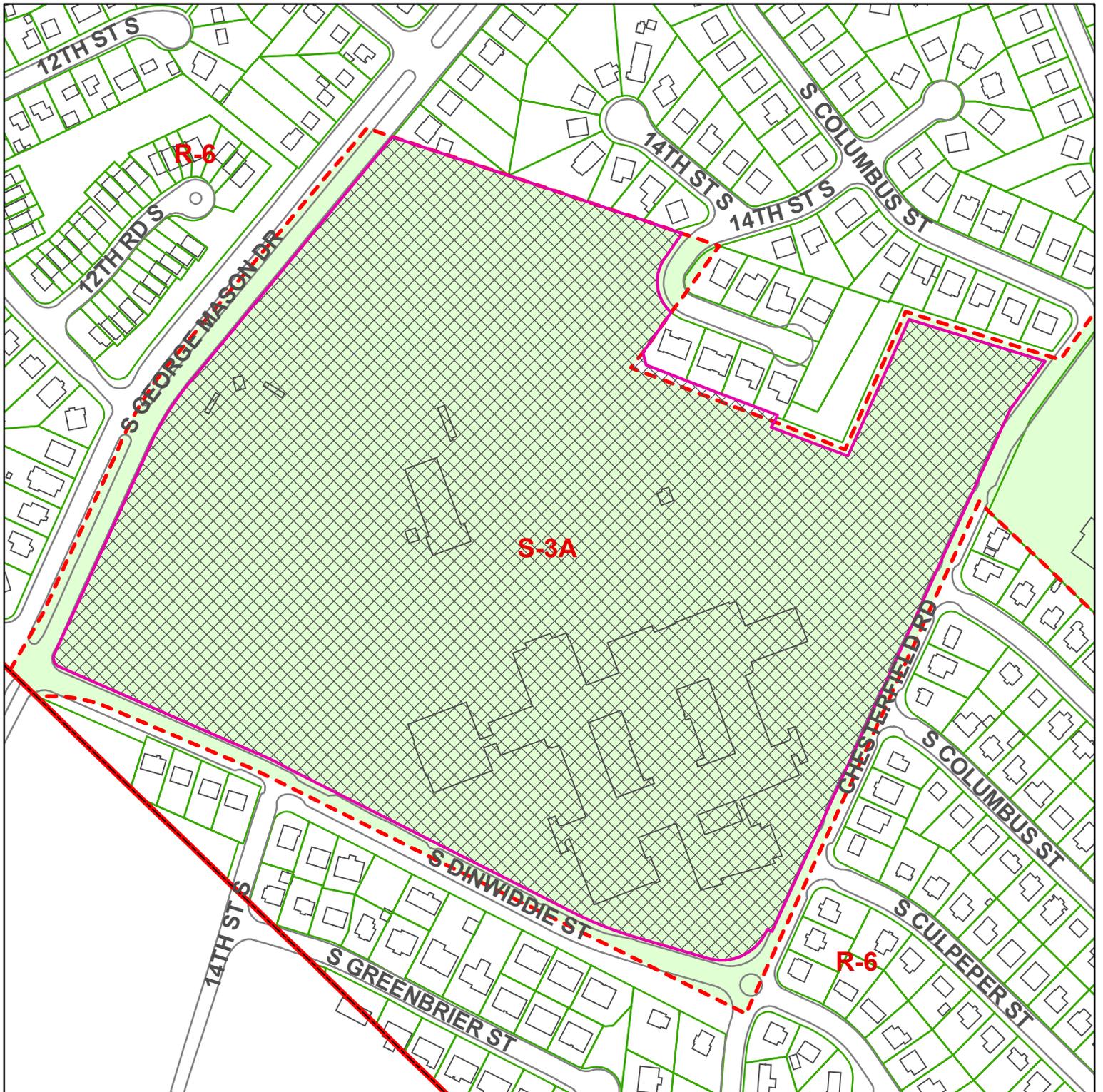
Renewed use permit (U-3010-01-1), a telecommunications facility at Wakefield High School including antennas on an 83-foot high replacement light pole and related ground equipment for the parcel of real property known as 4901 Chesterfield Road, subject to all previous conditions and with a review by the County Board in five (5) years (November 2012).

Approved Conditions:

1. The applicant agrees to submit a site development and landscape plan that meets the requirements of the Arlington County Zoning Ordinance and the “Interim Guidelines for Placement of Telecommunication Facilities on County Owned Property” with regard to lighting, screening, and landscaping. The applicant agrees to obtain the approval of the County Manager or his designee for the plans prior to the issuance of any permits for construction of the facility.
2. The applicant agrees that the site development plan shall be accompanied by a written plan that identifies site maintenance schedules and procedures consistent with the landscape standards used by Arlington County Department of Parks, Recreation, and Community Resources. The plan shall be compatible with County School property maintenance requirements and schedule.
3. The applicant agrees to contribute \$12,000 to the Arlington County Department of Parks, Recreation, and Community Resources (DPRCR) to be used for landscaping in the George Mason Drive median and right-of-way adjacent to Wakefield High School property. Such contribution shall be paid within 30 days of the date of issuance of the first permit for development of the facility. The applicant also agrees that failure to make this payment within 30 days would be a violation of the use permit and may result in a “stop work” order for construction on the site. This landscaping would be in addition to the normal landscaping required around the equipment facility. The specific landscaping to be installed along George Mason Drive will be determined through agreement between the Columbia Forest Civic Association, DPRCR, and Arlington County Public Works, with final approval by the County Manager or his designee.
4. The applicant agrees that no signs or lighting shall be placed on the site unless they meet the standards of the County Zoning Ordinance.
5. The applicant agrees to cease site operations immediately in the event that site facilities generate intermodulation levels that interfere with the Arlington County Emergency Communications Center system. In the event of such interference, the service provider shall determine the cause and repair the disturbance before recommencing site operations.
6. The applicant agrees to cooperate with other cellular telephone utilities in combining antennae facilities at this location. These plans shall be reviewed by School Management, and the Claremont and Columbia Forest Civic Associations prior to the approval by the County Manager or his designee.
7. The applicant agrees to design the equipment structure and site to be able to accommodate at least one additional provider within the proposed facility.
8. The applicant agrees to obtain approval for the proposed pole and antenna from the Federal Aviation Administration and the Federal Communications Commission prior to

issuance of any permits for construction of the facility.

9. The applicant agrees to 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 Claremont and Columbia Forest Civic Association presidents and the Zoning Administrator. The liaison shall be available during business hours to respond to calls regarding the facility. The applicant will also provide an emergency contact number to the County's Emergency Communications Center in case an emergency occurs such as interference with the County's Emergency Communications Center System. That number must provide response 24 hours a day, 7 days a week.



**U-3010-01-1**

**4901 Chesterfield Rd.**

**RPC 28-017-001**

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

**Department of Community Planning, Housing and Development**



 Case  
 Location(s)  
 Scale: 1:3,000

**Planning Division**