



Loudoun County, Virginia

Department of Planning

1 Harrison Street, S.E., 3rd Floor, P.O. Box 7000, Leesburg, VA 20177-7000

Telephone (703) 777-0246 • Fax (703) 777-0441

September 17, 2008

Donohue & Blue

Attn: Sean Hughes

801 North Fairfax Street, Suite 209

Alexandria, VA 22314

RE: SPEX 2007-0009 & CMPT 2007-0011; Nextel-Jakboub VA3891A

Dear Mr. Hughes:

The following constitutes the 45-day report for the above-referenced application, as required by *Section 6-1305(C)* of the Revised 1993 Loudoun County Zoning Ordinance. Copies of all referral agency comments have been previously forwarded to you and are summarized in the attached memorandum. Please note that the referral comments may not represent all of the issues raised by the referral agencies or staff at this time or at any time in the future.

Section 6-1305(D)(1) of the Revised 1993 Loudoun County Zoning Ordinance indicates that upon receipt of the review agency comments, the Applicant shall respond in writing within 15 calendar days of transmittal of this report. Failure to respond within this time frame shall result in the suspension of the decision deadline until such response is received. To ensure that the pertinent deadlines are met, please provide me with your written response to all referral comments within 15 days of transmittal of this report, or no later than October 2, 2008. Upon receipt of your revised application, I will forward it to the appropriate referral agencies on a 15-day referral timeline.

In the event there are any questions regarding the issues identified in the first referral, County staff is available to meet with you to discuss the project prior to submittal of your response to the referral comments. If you would like to schedule a meeting, or if you have any questions or need additional information, please do not hesitate to call me at 703-777-0246.

Sincerely,

Stephen Gardner
Project Manager

cc: *Project Files*

County of Loudoun
Department of Planning
MEMORANDUM

DATE: September 17, 2008

TO: Sean Hughes; Donohue & Blue

FROM: Stephen Gardner S.G.
Project Manager

RE: **SPEX 2007-0009 & CMPT 2007-0011 – Nextel-Jakboub VA3891A**
1st Referral Comments, Summary of Outstanding Issues

Community Planning

- The County's first preference for new telecommunication facilities are collocation on existing utility transmission poles and other tall structures over 50 feet in height where possible to minimize the need for new structures. Staff finds that existing tall structures (i.e. existing high tension utility transmission poles) are located in proximity to the subject site and requests that the applicant provide additional information to demonstrate that collocation on these structures is not feasible.
- Staff finds the design of the proposed telecommunication facility is in general conformance with Plan policies. Staff recommends that conditions of approval and the general notes of the SPEX plat specify the color, texture, and materials of the proposed monopole and ground-mounted equipment to ensure that the proposed facility blends with existing electric substation and industrial character of the area.
- Plan policies call for telecommunication facilities to be designed and constructed at the minimum height necessary in order to mitigate any unnecessary visual impact on the surrounding area. Staff requests that the applicant provide commitments from prospective telecommunication providers for the three proposed antennae arrays and the additional locations (EL 110' AGL, 90' AGL and 80' AGL) remaining on the proposed monopole to justify the height of the proposed structure. Propagation studies should also be provided to illustrate the anticipated coverage of the proposed monopole at various heights in association with the existing/proposed network.
- Staff recommends that a condition of approval be included to require removal of the facility following cessation of use.

Virginia Department of Transportation (VDOT)

- A thirty foot (30') wide commercial entrance is required at the access point to the public street.
- Frontage improvements should be provided across the entire site frontage of Smith Switch Road.

Building & Development, Zoning

- The applicant has indicated in the explanation that the proposed use is a permitted use pursuant to Section 4-503. The proposed use is a use permitted by approval of a special exception pursuant to Section 4-504(P) as it will be located within 750 feet of a residential district.
- Staff recommends that a note be added to the plat indicating the method of fire protection that will be provided.
- The applicant has indicated that the proposed site is adequately screened by an existing stand of mature trees. Please note that, if the applicant proposes to use the existing stand of trees located north and east of the site, it must be demonstrated at the time of site plan that the existing vegetation is adequate to meet the type 4 landscape buffer requirements.
- For clarification purposes, please note that the applicant indicated on page 3 of the Statement of Justification that Section 5-618(B)(2)(b) is not applicable to this application. This section is applicable as the site is within 750 feet from a residential district and the special exception is required. Section 5-618(B)(1)(b) is not applicable.
- As required by Section 5-618(B)(3)(b), the applicant has provided space on the monopole for the minimum three providers. On page 4 of the Statement of Justification, the applicant indicated that other service providers shall be allowed to co-locate provided that future installations will not interfere with existing antennas. In order to alleviate the need for approval of another special exception for the site if additional providers desire to co-locate at the site, zoning staff recommends that the applicant indicate on the plat the maximum number of providers that may be allowed to co-locate on the monopole and to consider whether the proposed special exception area will accommodate equipment for the maximum number of providers.
- Pursuant to Section 5-618(B)(3)(c), the approved height of the monopole shall include the antennae height. Include the antennae height in the height of the monopole requested.

- State the text of Section 5-618(B)(3)(m) regarding removal of unused equipment and facility on the plat.
- On page 6 of the Statement of Justification, the applicant referenced an FAA determination as required by Section 5-618(B)(3)(n). Zoning staff could not locate the determination in the packet.
- On the plat, provide a table of the required lot and building requirements as required by Section 4-500 and what is proposed and the required and proposed setback from the W&OD Trail as required by Section 5-900(B).
- Also on the plat, provide a table of the requirements of Section 5-618(B) and what is proposed.
- On Sheet C-1, the applicant has indicated a setback of 86' for the front yard setback under "Proposed Tower Setback from Residentially Zoned Properties." According to the plat, the monopole is set back 180' from the residentially zoned property. Also, please note that the east side and rear of the monopole area is not adjacent to residentially zoned property.
- For clarification purposes, as the Zoning Ordinance contains a section specific to "towers," please replace all references to a "tower" with "monopole" as this application pertains to a monopole site.

Office of Transportation Services (OTS)

- The applicant should consult VDOT's referral for any entrance requirements.
- At some point in the future, there will likely be a grade separated Route 607/W&OD crossing. This facility has not been designed nor is there any allocated funding. However, the applicant should be aware that this future facility could impact driveway access to the tower.

Parks, Recreation & Community Services

- No Outstanding Issues.

Building & Development, ERT

- No Outstanding Issues.

Fire, Rescue & Emergency Management

- No Outstanding Issues.