

COUNTY OF LOUDOUN
DEPARTMENT OF PLANNING
MEMORANDUM

DATE: March 24, 2010
TO: Loudoun County Planning Commission
FROM: Stephen Gardner , Project Manager
SUBJECT: **March 24, 2010 Planning Commission Public Hearing – Update
T Mobile Beaumeade; CMPT 2007-0011 & SPEX 2007-0009**

As an update to the March 24, 2010 Staff Report, the Special Exception Plat has been revised to address outstanding issues; photo simulations as requested by the Planning Commission at the March 10, 2010 Briefing are attached. An updated status of issues identified as outstanding has been included below:

1. **Landscape Enhancements:** Condition # 5 was proposed to provide additional evergreen plantings along the access drive and as an enhancement to the Type 4 Buffer. The Applicant is in agreement with this language. ***Issue Status: Resolved.***
2. **Special Exception Area:** A Special Exception Area is now delineated on the plat and includes all accessory uses (i.e. access drive, landscaping, parking, etc.) ***Issue Status: Resolved.***
3. **Right-of-Way Dedication:** The ultimate centerline for Smith Switch Road has been delineated on the Special Exception Plat with accompanying notations stating thirty-five (35) feet will be provided to accommodate a future expansion of the road, consistent with that anticipated by the Revised Countywide Transportation Plan. A boundary line adjustment (BLAD 2009-0034) was submitted by the property owner (i.e. Dominion Power), approved by the County on February 17, 2010, and recorded on February 22, 2010. This BLAD increases the size of the subject parcel from six (6) acres to 7.6 acres. However, this BLAD does not dedicate the right-of-way. ***Issue Status: Resolved per Condition. A condition of approval (Condition # 6) related to the dedication of Smith Switch Road right-of-way has been included for consideration. This condition may be removed if it is determined that adequate right-of-way has been dedicated.***

STAFF RECOMMENDATION

All land use issues have been resolved, and staff can recommend approval of this application, subject to the Conditions of Approval dated March 24, 2010. Staff notes additional review of the Conditions by Zoning Administration and the County Attorney's Office

must be completed prior to final action by the Board. Minor revisions to the conditions may result accordingly.

SUGGESTED MOTIONS

1a. I move that the Planning Commission approve CMPT 2007-0011, T Mobile Beaumeade, subject to the "T Mobile Northeast LLC BEAUMEADE SUBSTATION" Plat dated September 21, 2009, revised through March 23, 2010, prepared by Compass Technology Services, and with the attached Findings, and forward the application to the Board of Supervisors for ratification.

AND,

1b. I move that the Planning Commission forward SPEX 2007-0009, T Mobile Beaumeade, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated March 24, 2010, and with the attached Findings for Approval.

OR,

2. I move that the Planning Commission forward CMPT 2007-0011 and SPEX 2007-0009, T Mobile Beaumeade, to a Planning Commission Work Session for further discussion.

OR,

3a. I move that the Planning Commission deny CMPT 2007-0011, T Mobile Beaumeade, subject to the following Findings for Denial:

- 1) _____
- 2) _____
- 3) _____

AND,

3b. I move that the Planning Commission forward SPEX 2007-0009, T Mobile Beaumeade, to the Board of Supervisors with a recommendation of denial.

ATTACHMENTS

- 1. SPEX Conditions of Approval, dated March 24, 2010
- 2. Findings for Approval
- 3. Photo Simulations
- 4. Special Exception Plat; dated September 21, 2009; revised to March 23, 2010

SPEX 2007-0009 CONDITIONS OF APPROVAL – March 24, 2010

Staff recommends the following conditions of approval:

1. **Substantial Conformance** – This Special Exception to permit development of a telecommunications monopole shall be developed in substantial conformance with Sheets T-1, C-1, and C-2 (the “Special Exception Plat”) of the plan set entitled “T Mobile Northeast LLC BEAUMEADE SUBSTATION” dated September 21, 2009, revised through March 23, 2010, prepared by Compass Technology Services (the “Plans”), and incorporated herein by reference. Approval of this application for Tax Map Number /80//13/////C/ (PIN# 060-30-2345) (the “Property”) shall not relieve the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. **Lighting** – No permanent outdoor lighting shall be permitted on the facility unless otherwise directed by the County.
3. **Removal of Equipment** – The Applicant or its successors shall remove all unused related telecommunications facilities and ground equipment from the site, within 90 days of cessation of commercial public telecommunications use or the expiration of the ground lease, whichever occurs first, and restore the site as closely as possible to its original condition.
4. **Design** - The Applicant shall design and maintain the monopole facility and ground mounted equipment in substantial conformance with the "TOWER ELEVATION" and "COMPOUND DETAIL" profiles depicted on Sheet C-2 of the Plans. The monopoles shall include a light grey color scheme, similar to that used in the adjoining VEPCO/Dominion Power electrical substation. All antennae arrays and associated telecommunications equipment shall also include a light grey color scheme, consistent with that used for the monopole.
5. **Landscaping** – The Applicant shall install landscaping in accordance with the following: i. A Type 4 Buffer as depicted on the Plans shall be installed along the perimeter of the compound. The number and type of plantings along the north, south, and east boundaries of the compound shall be consistent with that required for a “Side/Rear” Buffer Yard as noted in Section 5-1414(B) of the Revised 1993 Zoning Ordinance. The number and type of plantings along the western boundary of the compound shall be consistent with that required for a “Front” Buffer Yard as noted in Section 5-1414(B) of the Revised 1993 Zoning Ordinance but shall be enhanced to include a minimum of six (6) evergreen trees per one hundred lineal feet. The six (6) evergreen trees shall be in addition to the other plantings required as part of the “Front” Buffer Yard as noted above; ii. Existing plantings may be used to meet any of the afore-mentioned buffering requirements, provided such plantings are consistent with the criteria as outlined in Section i. above. In the event that existing plantings cannot achieve the criteria as outlined in Section i. above, new plantings shall be installed until such is met; iii. A minimum of twelve (12) evergreen trees shall be planted along the eastern perimeter of the access driveway and shall extend from

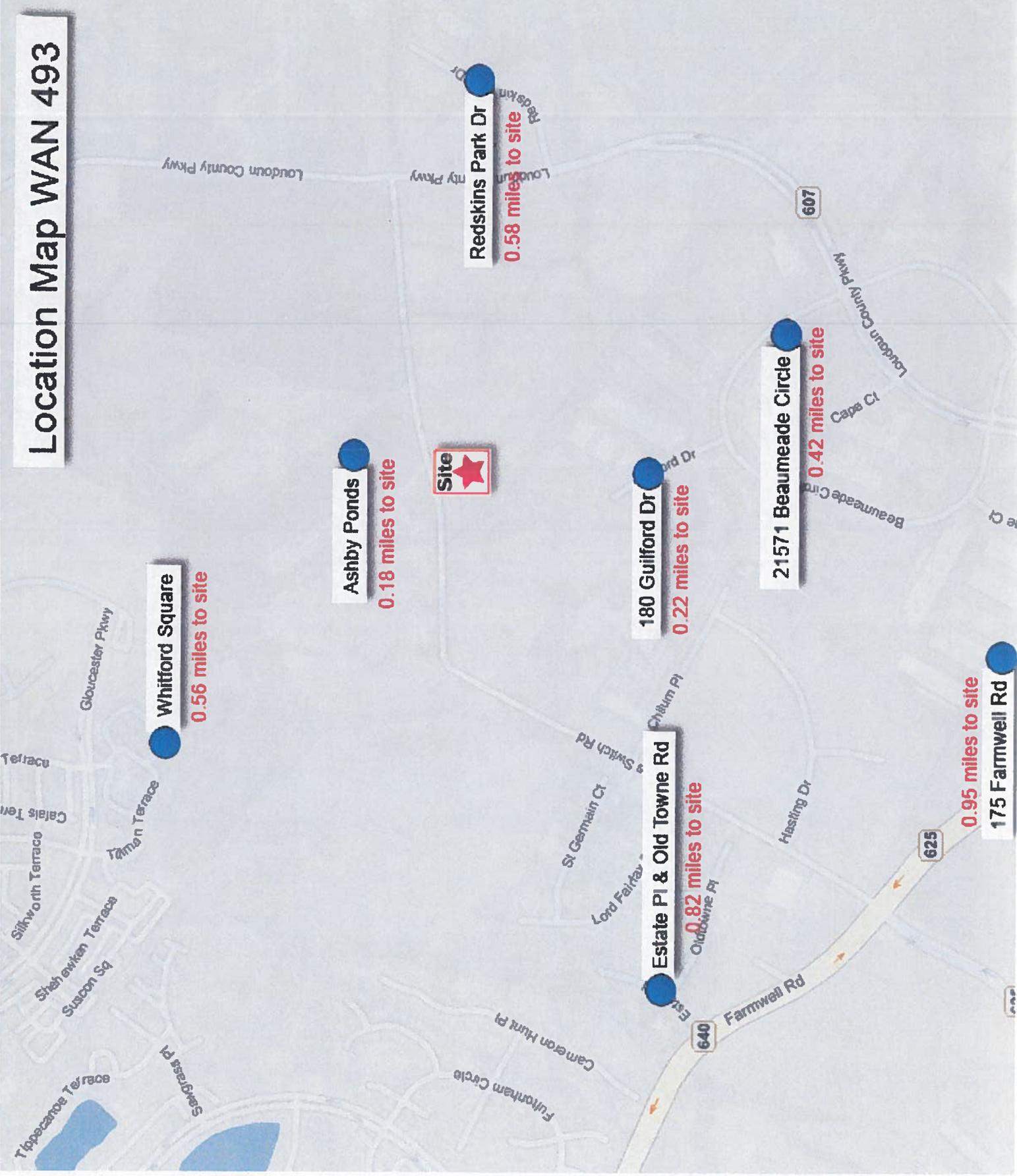
Smith Switch Road to the compound entrance. Said evergreen trees shall maintain a minimum height of three (3) feet at the time of planting; and iv. All landscaping shall be maintained in good condition. Any diseased or dying trees and/or shrubs shall be replaced with plantings of a like kind in the vicinity of said plantings removed.

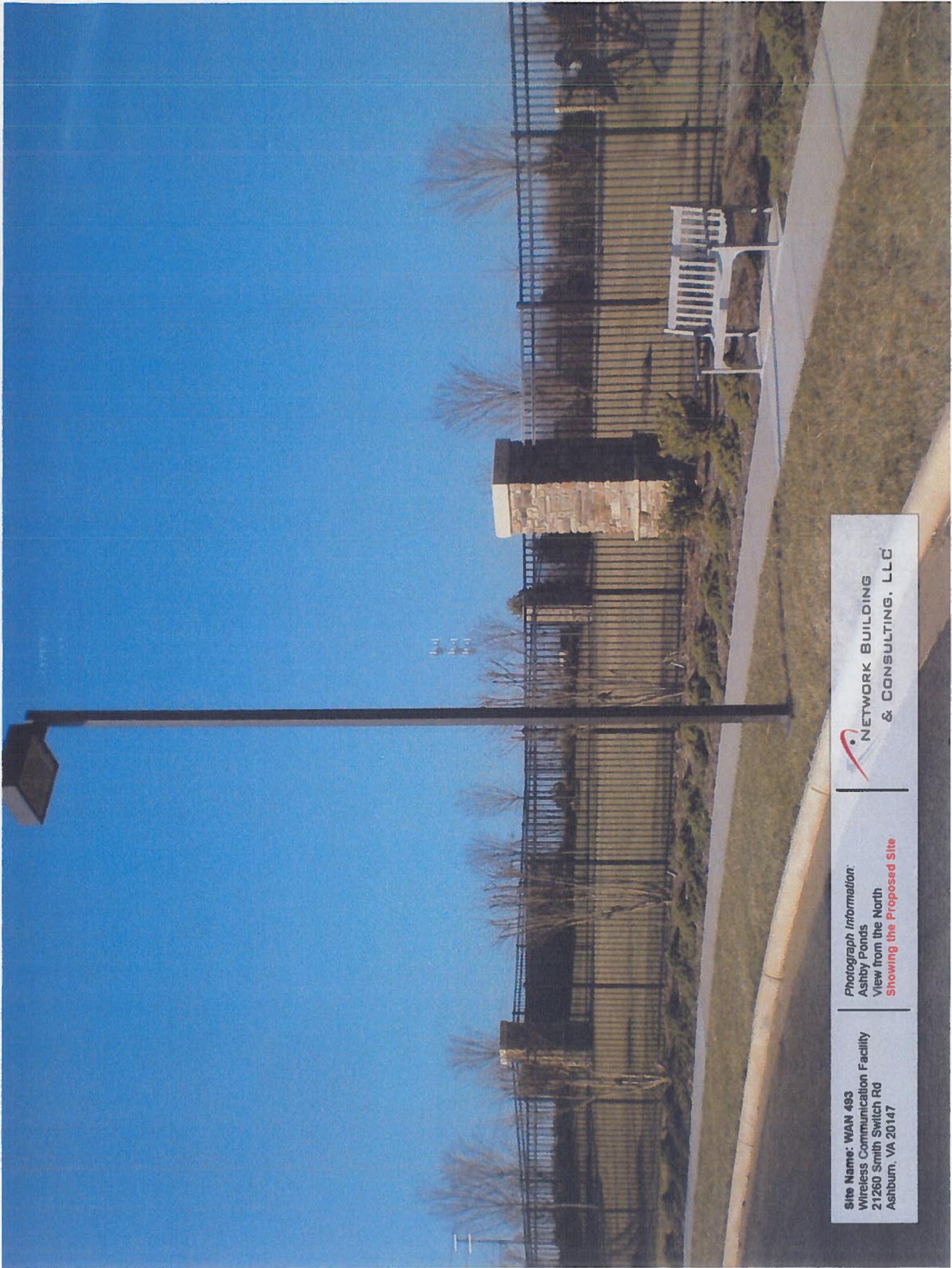
6. **Dedication of Right-of-Way** – The owner shall dedicate right-of-way, thirty-five (35) feet from the ultimate centerline, to accommodate the future expansion of Smith Switch Road, consistent with that depicted on Sheet C-1 of the Plans. The Owner shall execute plats and deeds for said dedication and return said plats and deeds to the applicable party for recordation prior to site plan approval for the telecommunications monopole. Neither the property owner nor the Applicant shall receive compensation for the afore-mentioned right-of-way.

FINDINGS FOR APPROVAL

1. Though existing tall structures (i.e. VEPCP/Dominion Power transmission line towers lining the W&OD Trail) are located proximate to the proposed site, the locating of individual telecommunications facilities and associated ground equipment on individual towers will result in a visual impact along the W&OD Trail that is greater than the visual impact of concentrating the same equipment on a single tower in one location.
2. The proposed telecommunications monopole will be located on a site, adjoining an existing VEPCO/Dominion Power electrical substation, consistent with the industrial character of the area.
3. The proposed site, proximate to the Beaumeade Corporate Park on a parcel currently zoned PD-IP (Planned Development – Industrial Park), is consistent with the policy guidance of the Strategic Land Use Plan for Telecommunication Facilities which states a preferred location for commercial public telecommunication facilities is within planned and zoned industrial and employment areas.
4. As an unmanned facility, the proposed telecommunication monopole will not directly impact area roads and the surrounding transportation network.

Location Map WAN 493

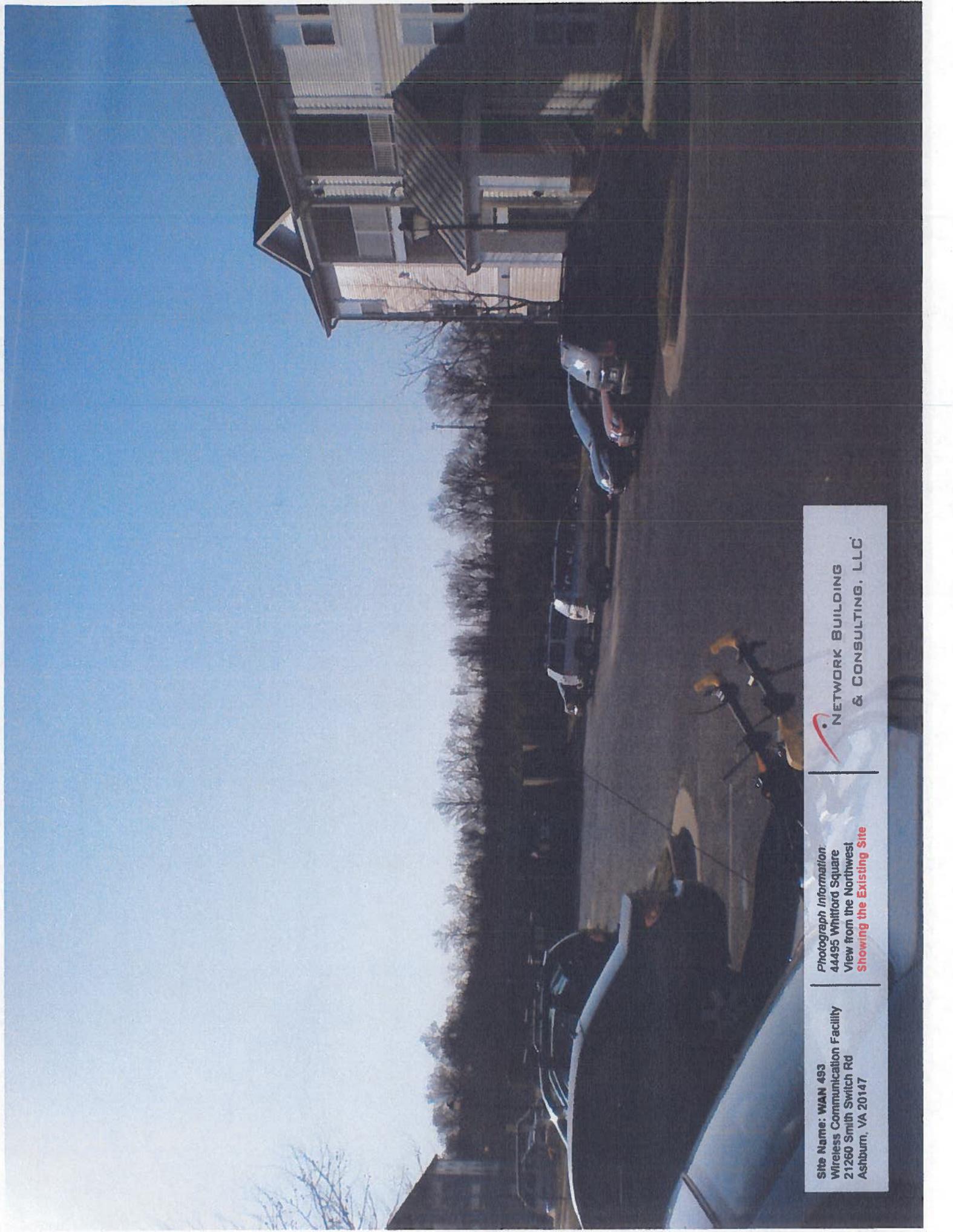




Photograph Information:
Ashby Ponds
View from the North
Showing the Proposed Site

Site Name: WAN 493
Wireless Communication Facility
21260 Smith Switch Rd
Ashburn, VA 20147

 NETWORK BUILDING
& CONSULTING, LLC



Site Name: WAN 493
Wireless Communication Facility
21260 Smith Switch Rd
Ashburn, VA 20147

Photograph Information:
44495 Whitford Square
View from the Northwest
Showing the Existing Site

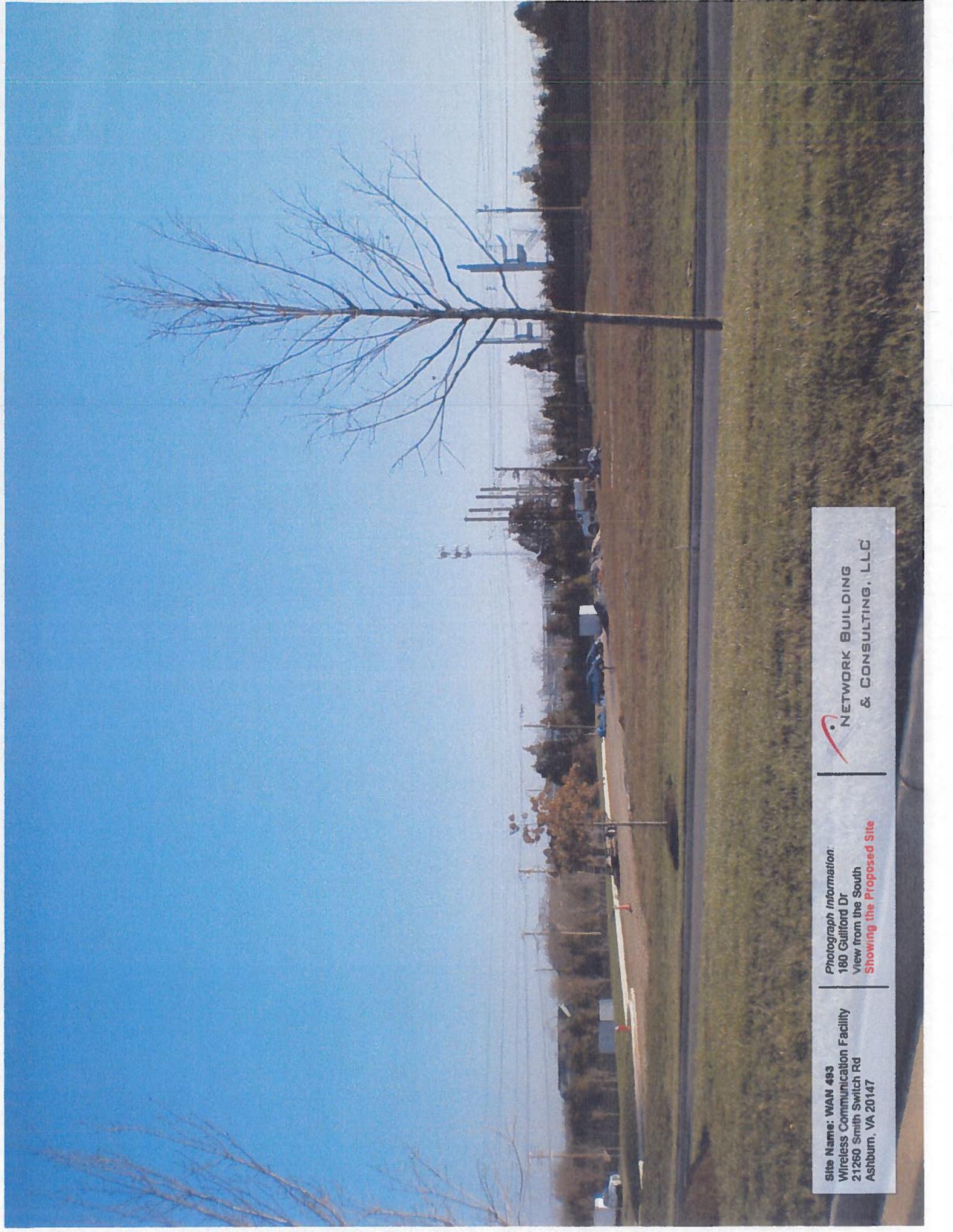
 **NETWORK BUILDING
& CONSULTING, LLC**

Site Name: WAN 493
Wireless Communication Facility
21260 Smith Switch Rd
Ashburn, VA 20147

Photograph Information:
Redskins Park Dr
View from the East
Showing the Proposed Site

 NETWORK BUILDING
& CONSULTING, LLC





Site Name: WAN 493
Wireless Communication Facility
21260 Smith Switch Rd
Ashburn, VA 20147

Photograph Information:
180 Guilford Dr
View from the South
Showing the Proposed Site

 NETWORK BUILDING
& CONSULTING, LLC



Site Name: WAM 493
Wireless Communication Facility
21260 Smith Switch Rd
Ashburn, VA 20147

Photograph Information:
Estate Pl & Old Towne Rd
View from the Southwest
Showing the Proposed Site

 NETWORK BUILDING
& CONSULTING, LLC



Site Name: WAN 493
Wireless Communication Facility
21260 Smith Switch Rd
Ashburn, VA 20147

Photograph Information:
21571 Beaumeade Circle
View from the South
Showing the Existing Site
SITE NOT VISIBLE

 NETWORK BUILDING
& CONSULTING, LLC



Site Name: WAN 493
Wireless Communication Facility
21260 Smith Switch Rd
Ashburn, VA 20147

Photograph Information:
175 Farnwell Rd
View from the South
Showing the Existing Site
SITE NOT VISIBLE

 NETWORK BUILDING
& CONSULTING, LLC