

COUNTY OF LOUDOUN
DEPARTMENT OF BUILDING AND DEVELOPMENT
ZONING ADMINISTRATION REFERRAL

DATE: April 23, 2010

TO: Stephen Gardner, Project Manager, Planning

THROUGH: Marilee Seigfried, Deputy Zoning Administrator

FROM: Nita Bearer, Planner, Zoning Administration

CASE NUMBER AND NAME: SPEX-2007-0009 & CMPT-2007-0011
T Mobile Beaumeade

LCTM: //80//13////C/ MCPI: 060-30-2345

PLAN SUBMISSION NUMBER: 3rd Submission (Revised)

Zoning staff have reviewed the proposed Conditions of Approval and plat associated with the subject special exception application and offer the following comments.

Conditions of Approval

Comments:

1. Condition #2 – Reference the FAA, FCC, State and Federal authorities as well as the County.
2. Condition #4 – (i) Under the 1993 LCZO, antennas and associated equipment are permitted by right. Zoning staff is concerned that requiring the “ground mounted equipment” to be designed and maintained in substantial conformance with the compound detail depicted on Sheet 2 may limit the rearrangement of the equipment within the compound or the addition of equipment. Zoning staff recommends deleting “and ground mounted equipment” in the first sentence. (ii) Reference the FAA and FCC as stated in the revised conditions.
3. Staff recommends the following revision to Condition #5:
 - a. Revise the condition as stated in the COA.
 - b. Delete sheets L1, L2, S1, and S2 from the plan set as these will be addressed at the time of site plan.
 - c. Label the existing front type 4 and the existing east side type 4 landscape buffers on sheets C1 & C2.
 - d. On sheets C1 & C2, illustrate 4 evergreen trees and 2 understory trees adjacent to the compound on the northwest front. Note that the trees shall be a minimum height of 6’ as required by Section 5-1403(A)(2).
 - e. On sheets C1 & C2, illustrate 12 evergreen trees along the eastern perimeter of the access driveway, extending between the rear of the front buffer yard to the southern

compound entrance except where clear visibility shall be provided per Section 5-300(B) at the driveway and ROW intersections. Note that the trees shall be a minimum height 6' as required by Section 5-1403(A)(2).

- f. Add a note on Sheets C1 & C2 indicating that the compound shall be surrounded by an 8' wood slat privacy fence or include this statement in the Conditions of Approval.
4. Condition #6 – For clarity, staff recommends revising the condition as stated in the revised COA.
5. Condition #7 – Staff recommends adding Condition #7 as stated to clarify the requirement for verification from the Metropolitan Washington Airports Authority (MWAA).

Please see the following recommended revisions and additions to the Conditions of Approval.

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

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~~ (insert revision date), 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, Federal Aviation Administration, Federal Communications Commission, State or Federal Authorities.
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 unless otherwise directed by the Federal Aviation Administration or Federal Communications Commission. 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.~~

At the time of site plan review, the applicant shall demonstrate that a type 4 landscape buffer exists as required by the 1993 Loudoun County Zoning Ordinance along the perimeter of the property on the north front and east side yards in the area of the compound. If the required buffer does not exist, it must be provided. In addition to the required type 4 landscape buffers, the applicant shall provide the additional plantings as illustrated on Sheet C1. Any diseased or dying trees shall be identified, removed and replaced in coordination with the County Urban Forester prior to site plan approval.

(If the existing type 4 landscape buffer is labeled on the plat and the additional plantings are illustrated, remove the first two sentences of this condition.)

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 widening expansion of Smith Switch Road, consistent with that depicted on Sheet C-1 of the Plans. ~~The Owner shall~~ Such right-of-way dedication plat and deed shall be submitted to the County for review, approval ~~execute plats and deeds for said dedication and return said plats and deeds to the applicable party for~~ and recordation prior to site plan approval ~~of~~ for the telecommunications monopole. Neither the property owner nor the Applicant shall receive compensation for the afore-mentioned right-of-way.
7. Since the site is located less than five (5) miles from Dulles Airport, the applicant shall provide verification that the Metropolitan Washington Airports Authority (MWAA) has been notified in writing. Such written certification from MWAA shall be provided prior to first site plan approval.

Special Exception Plat

(If Sheet L-1 is eliminated, disregard 1 through 3.)

1. Section 5-1403(A)(2) requires a canopy tree to have a minimum caliper of one (1) inch dba and evergreen shrubs to be a minimum height of 30" at the time of planting. In the Planting Chart on Sheet L-1, provide the caliper of the proposed canopy trees and clarify the height of the proposed shrubs.
2. The quantity of plants listed in the "Quantity" column of the "Site Landscape Screening – Planting Chart" on Sheet L-1 is not consistent with the amount listed in the "Type 4 Buffer – Front (Proposed)" table.
3. Section 5-1403(A)(2) requires understory and evergreen trees to have a minimum height of 6' at the time of planting. Planting Note #16 on Sheet L-1 indicates that the trees will have a minimum height of 5'.
4. Correct the label for the front landscape buffer illustrated on Sheet C-2. The label indicates that the width of the buffer is 10', instead of 20'.
5. Throughout the plan, the parcel size provided includes the consolidated parcel size as approved in BLAD-2009-0034. On Sheet C-1, Monopole Setbacks, the acreage provided under lot requirement indicates 6.01, the parcel size prior to the boundary line adjustment. Correct the acreage size to be consistent with the BLAD-2009-0034.
6. BLAD-2009-0034 was recorded on 2/22/2010 according to the County Court records. The instrument number is 201002220009693. On Sheet C-1, remove the property boundary that existed prior to the boundary line adjustment.
7. Revise the special exception plat to illustrate the special exception area to include the compound, access driveway, parking area, area of additional plantings adjacent to the northwest front of the compound, and adequate area for the additional evergreen trees to be planted adjacent to the east side of the driveway as required in condition #5.
8. Revise the special exception plat to extend the driveway to provide access to both parking spaces.
9. Include the ground elevation on the illustration of the "Tower Elevation" on Sheet C-2.