

Planning Commission Public Hearing

Community Wireless Structures

CMPT 2009-0009 & SPEX 2009-0030

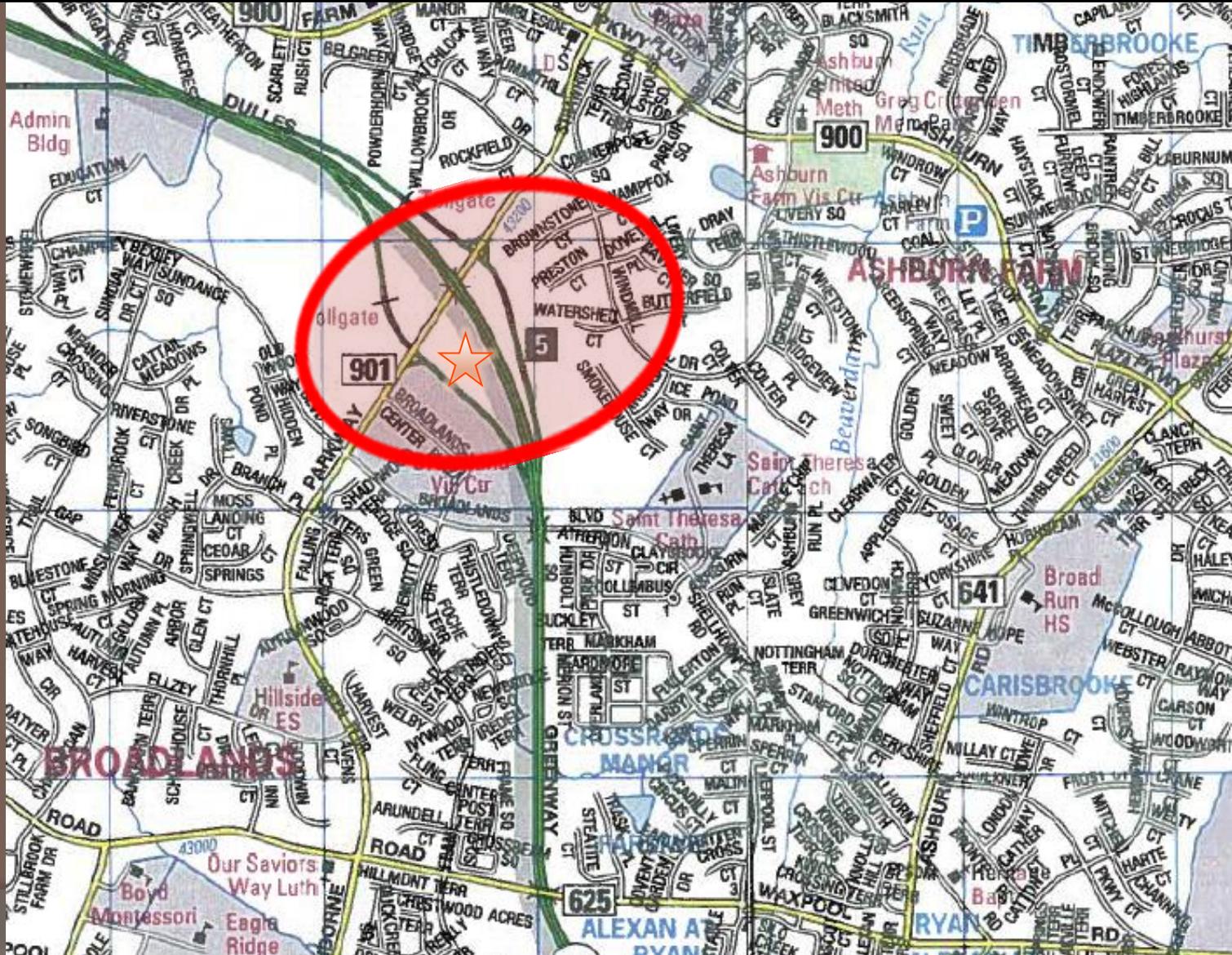
Exit 5 – Broadlands at Claiborne Parkway/Dulles Greenway

March 24, 2010

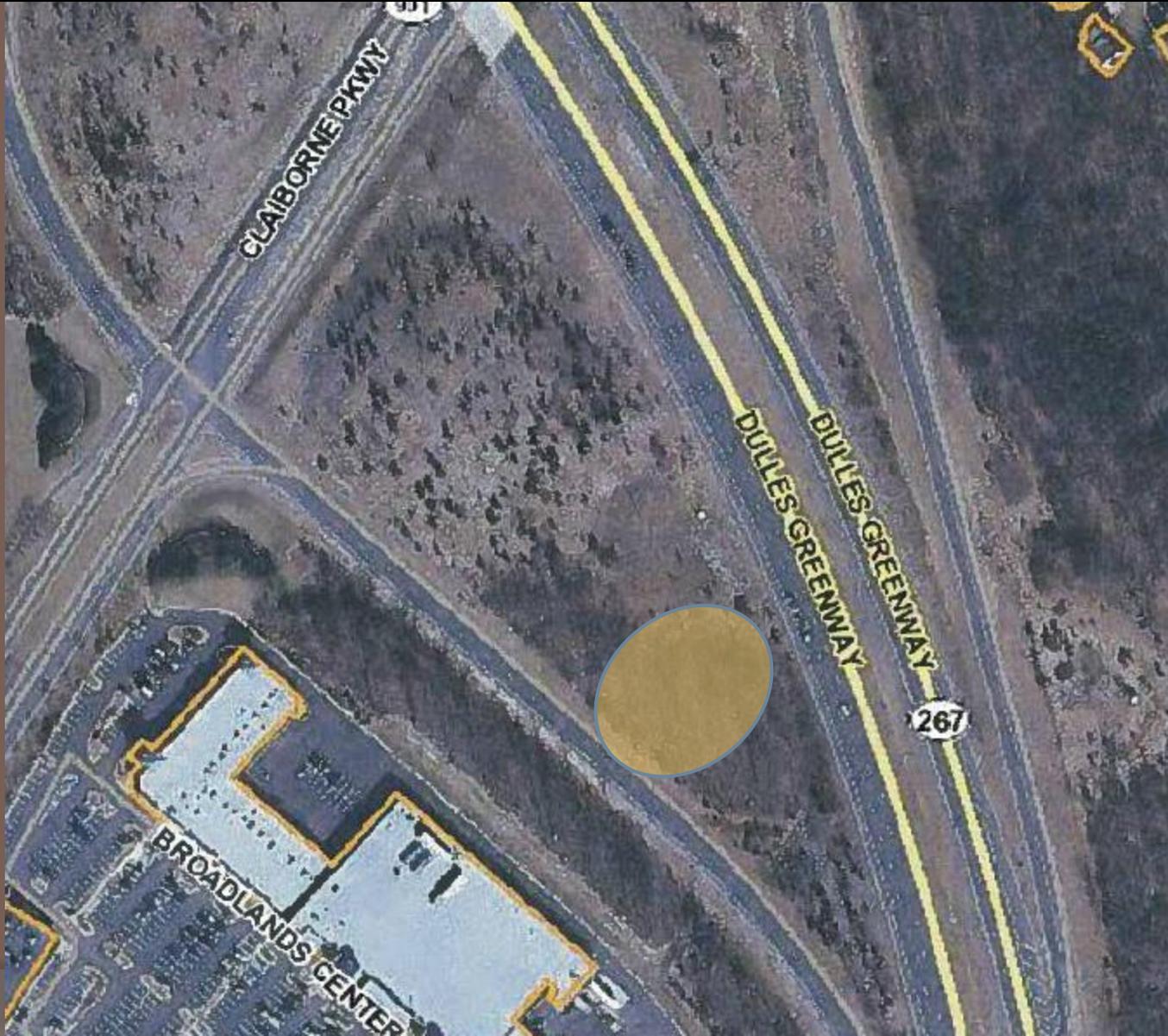
CMPT 2009-0009 & SPEX 2009-0030 –
Exit 5 – Broadlands at Claiborne Parkway/Dulles Greenway

- ◎ 150' monopole – 5' lightning rod
- ◎ 6000 SF compound (60'x100')
- ◎ 8' wood board over chain-link fence
- ◎ Buffer – existing trees or Type 3
- ◎ Seven maximum carriers

CMPT 2009-0009 & SPEX 2009-0030 –
Exit 5 – Broadlands at Claiborne Parkway/Dulles Greenway



CMPT 2009-0009 & SPEX 2009-0030 –
Exit 5 – Broadlands at Claiborne Parkway/Dulles Greenway



CMPT 2009-0009 & SPEX 2009-0030 –
Exit 5 – Broadlands at Claiborne Parkway/Dulles Greenway



CMPT 2009-0009 & SPEX 2009-0030 –
Exit 5 – Broadlands at Claiborne Parkway/Dulles Greenway



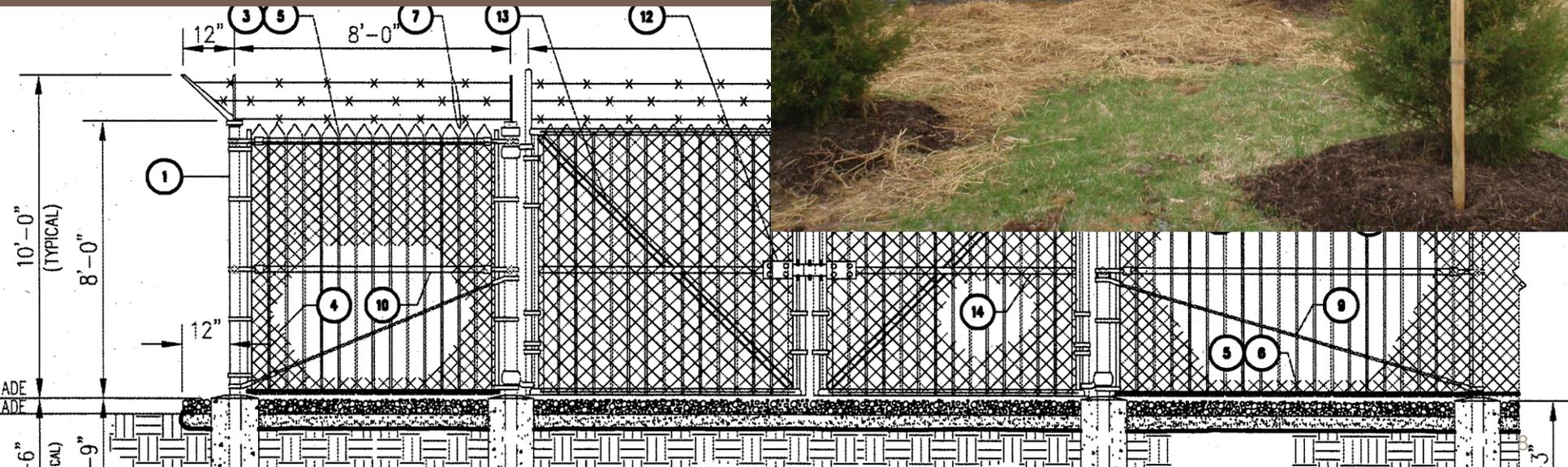
<i>Required Plantings per 100 Lineal Feet of Property Line</i>										
<i>BUFFER TYPE 3</i>										
	<i>Canopy</i>		<i>Understory</i>		<i>Shrubs</i>		<i>Evergreen</i>		<i>Min. / Max. Width</i>	
<i>Front</i>	3	4	3	3	20	20	0	0	20' / 30'	20' / 30'
<i>Side/Rear</i>	2	2	5	5	10	10	4	8	25' / 30'	25' / 30'*

* - Plus a six (6) foot fence.

CMPT 2009-0009 & SPEX 2009-0030 –
Exit 5 – Broadlands at Claiborne Parkway/Dulles Greenway

Newly installed fencing at
Exit 6, Ashburn Village Blvd.

Proposed Fencing



CMPT 2009-0009 & SPEX 2009-0030 –
Exit 5 – Broadlands at Claiborne Parkway/Dulles Greenway

Staff Review

- ◎ CMPT – meets criteria (location/character/extent)
- ◎ Location – meets Plan Policies
- ◎ Buffering – meets Ordinance
- ◎ Visual Impacts – adequately mitigated
- ◎ Reforestation – environmental benefit
- ◎ Plat Commitments and Conditions -- OK

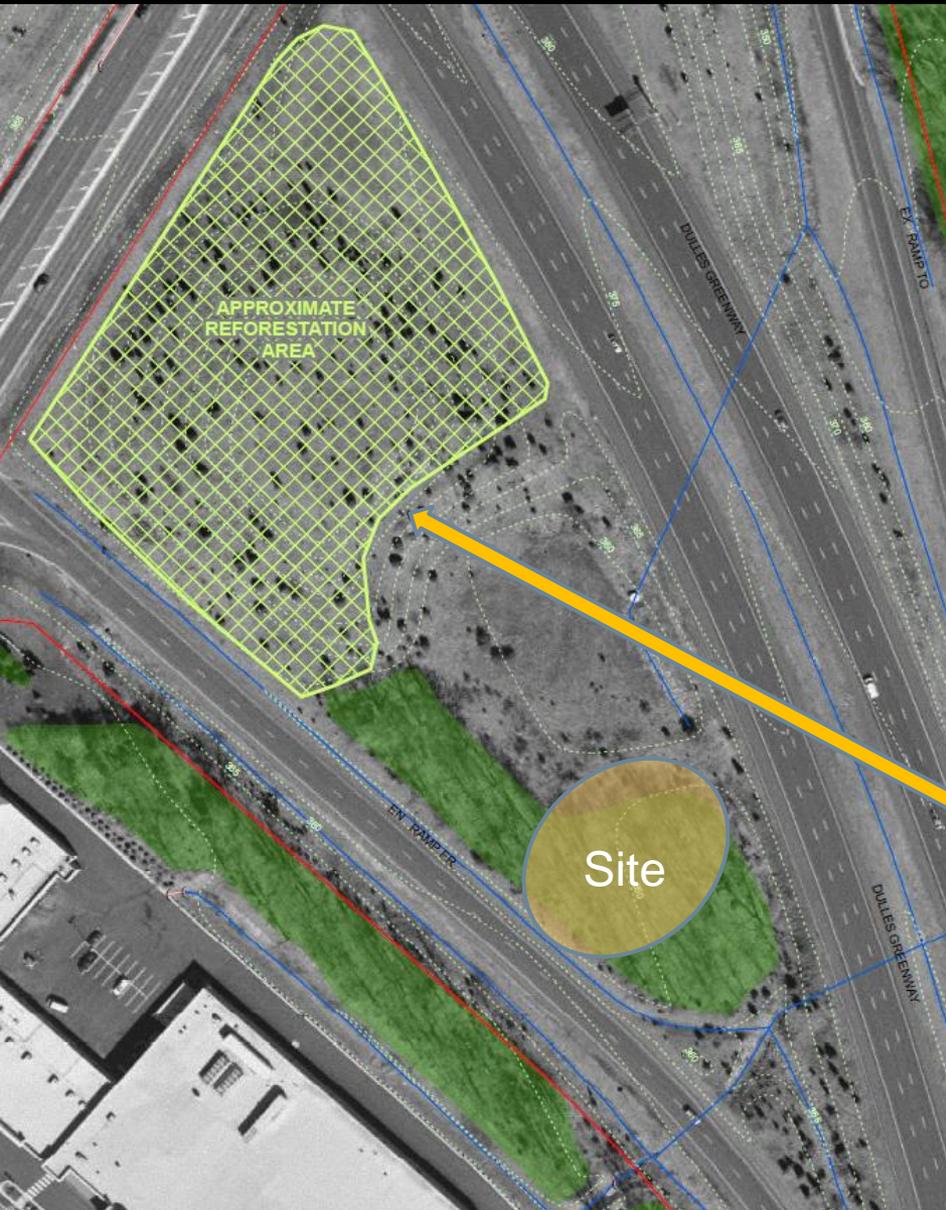
CMPT 2009-0009 & SPEX 2009-0030 –
Exit 5 – Broadlands at Claiborne Parkway/Dulles Greenway

Visual Impacts



CWS - Site Number 5
Broadland Tower
Monopole - 150 Feet

CMPT 2009-0009 & SPEX 2009-0030 –
Exit 5 – Broadlands at Claiborne Parkway/Dulles Greenway



CONDITIONS of APPROVAL

#1 – Substantial Conformance –
Sheets Z-5, Z-7, Z-8

#2 – Buffer Maintenance –
Type 3 or equivalent existing
vegetation.

#3 – Reforestation – (graphic)
- Loblolly pine seedlings
- 500 trees / acre density

CMPT 2009-0009 & SPEX 2009-0030 –
Exit 5 – Broadlands at Claiborne Parkway/Dulles Greenway

Planning Commission Briefing

- Buffer specifics
- Reforestation commitment*
- CMPT timeline

** See Supplemental Memo, Condition #3.*

To be addressed by applicant:

- Details of Greenway monopoles/sites
- Compound size comparisons

CMPT 2009-0009 & SPEX 2009-0030 –
Exit 5 – Broadlands at Claiborne Parkway/Dulles Greenway

Conclusions

- ✓ Commission Permit supported by Plan
- ✓ SPEX supported by Plan Policies –
location, buffering, multiple service carriers
- ✓ No Outstanding Issues

Recommendation:
Approval w/ Conditions



Exit 6



Exit 4



Exit 3

