



APPLICATION FILED: November 28, 2005
PLANNING COMMISSION: March 29, 2006

County of Fairfax, Virginia

CRD

March 15, 2006

STAFF REPORT

APPLICATION FDPA C-108-3
(in association with FS-P05-26)

PROVIDENCE DISTRICT

APPLICANT: Arlington County Office of Emergency Management

PRESENT ZONING: PDC, HC, SC, CRD

PARCEL(S): 51-3 ((1)) 1B

ACREAGE: 2.40 acres

OPEN SPACE: 24.2%

PLAN MAP: Seven Corners Community Business Center
Mixed Use

PROPOSAL: Approval of a Final Development Plan Amendment to permit five (5) whip antennas and two (2) microwave antennas to be added to a previously approved telecommunications facility.

STAFF RECOMMENDATIONS:

Staff recommends approval of FDPA C-108-3, subject to the proposed development conditions contained in Appendix 1.

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It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Planning Commission.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center)

**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

Proposal:

The applicant, Arlington County Office of Emergency Management, is requesting approval of a Final Development Plan Amendment to permit the addition of three (3) 20-foot high, 4-inch diameter whip antennas, two (2) 16-foot high, 2-inch diameter whip antennas, and two (2) 2-foot diameter microwave antennas to be located on the rooftop of the 12-story BB&T Bank Building at 6400 Arlington Boulevard. The additional equipment will function to upgrade and to replace some of the existing telecommunications equipment, which will be removed. With this approval, a maximum of three (3) panel antennas, five (5) whip antennas and three (3) microwave antennas will be located on the roof.

No modifications to the existing structure are proposed with the installation of the new antennas.

The proposed Final Development Plan Amendment Conditions and the applicant's Affidavit and Statement of Justification are included as Appendices 1, 2 and 3, respectively.

LOCATION AND CHARACTER

Site Description:

The application property is a 2.40 acre parcel developed with the BB&T office building and an adjacent twin high-rise office building (matching in height, size and exterior design). The property is located on the north side of Arlington Boulevard approximately 650 feet west of its intersection with Leesburg Pike (Route 7). The additional equipment is proposed to be on the rooftop of the BB&T building.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	High-rise office building	PDC	Mixed Use
South	Residential	R-12	Residential 5-8 du/ac
East	Retail	C-7	Mixed Use
West	Vacant	PDC	Mixed Use

BACKGROUND (See Appendix 4):

On April 15, 1970, the Board of Supervisors (BOS) approved **RZ/FDPA C-108**, rezoning an 8.8 acre parcel to the Planned Development Commercial (PDC) District for the development of three high-rise office buildings and a motel. There were no proffers accepted pursuant to the approval of RZ C-108.

On August 8, 1980, the BOS denied **CDPA/FDPA C-108-1**, which was a request to amend RZ C-108 to allow the development of three high-rise office buildings and an apartment building in lieu of the previously proposed motel.

On November 6, 1991, **FDPA C-108-2** was approved to allow one (1) 4-foot diameter microwave dish antenna on the roof screened behind an existing parapet wall, and three (3) 10-inch by 20-inch panel antennas located on the building at the roof line on the parapet wall on the north and west faces of the building at the northwest corner of the structure. Development conditions were approved pursuant to the approval of FDPA C-108-2 (see Appendix 4).

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:	Area I
Planning District:	Baileys Planning District
Planning Sector:	Seven Corners Community Business Center
Plan Map:	Mixed Use
Plan Text:	Plan text can be found in Appendix 5.

ANALYSIS**Final Development Plan Amendment** (Copy at front of staff report)

Title of FDPA:	800 MHz Trunked Radio System-Arlington County, BBT Bank Site
Prepared By:	Henkels & McCoy, Inc.
Date:	August 13, 2005

Description of FDPA:

Sheet 1:	<u>T3-01: Title Sheet</u> Dated August 13, 2005 Features the vicinity map, project summary data table and legend table.
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- Sheet 2: Z3-01: Site Plat
Dated April 8, 2005
Features aerial photo of the site, depicting two high-rise office buildings and the adjacent retail building to the east; includes general site work notes.
- Sheet 3: Z3-02: Roof Plan
Dated April 8, 2005
Features scaled drawing of the building roof plan, depicting the location of existing and proposed equipment and the equipment to be removed.
- Sheet 4: Z3-03: North Elevation
Dated April 8, 2005
Features scaled drawing of the exterior elevation of the office building, including the dimensioned height of the building, the location of the parapet wall on the building rooftop, and the locations of the existing and proposed antennas.
- Sheet 5: Z3-04: Photo Survey
Dated July 8, 2005
Features an area map and five (5) photos of the building from various vantage points, with labels depicting the existing and proposed locations of the antennas on the building rooftop.

A total of three (3) panel antennas, five (5) whip antennas and three (3) microwave antennas will exist on the roof of the BB&T Bank Building as depicted on the FDPA. There will be no new building construction associated with this application. There are no related equipment cabinets or equipment shelters proposed to be located on the ground or on the building rooftop. All equipment related to the rooftop antennas is located within an interior leased space in the building.

Land Use and Environmental Analysis

The subject property is located in Land Unit E of the Seven Corners Area Business Center in the Baileys Planning District of Area I. The area is part of a large community retail, office and residential area characterized by a mix of service and commercial uses, including fast food establishments, free-standing banks, grocery and discount stores and residential dwelling types. The Comprehensive Plan map shows that the subject property is planned for mixed-use development.

The existing office building is located on the north side of Arlington Boulevard, approximately 650 feet west of its intersection with Leesburg Pike. The antennas, painted to match the building, affect a minimal visual impact. As proposed, there are no land use issues or environmental issues associated with the placement of antennas on the roof of the office building.

Feature Shown (Appendix 6)

Section 15.2-2232 of the Code of Virginia, as amended, requires that the Planning Commission determine whether the location, character and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan.

The proposed facility will be located on property planned for mixed use and developed with a use permitted in the PDC district, and will not prevent implementation of other land use recommendations in the surrounding area. The seven additional antennas will be located on the rooftop of the BB&T building at 6400 Arlington Boulevard with existing telecommunications equipment, some of which will be upgraded by replacement and removal of existing outdated equipment. The proposal serves to upgrade the equipment for the current mobile data communication system which supports operations for public safety communications in the Northern Virginia region. The proposed telecommunications antennas and equipment will be collocated at an approved telecommunications facility in a manner that will have less visual impact on nearby residential properties than a new monopole or other structure located elsewhere in the vicinity.

The Land Use memorandum concludes that the telecommunications antennas proposed by Arlington County Office of Emergency Management to be added to the rooftop of the BB&T building at 6400 Arlington Boulevard are in conformance with the recommendations of the Comprehensive Plan and should be considered a "feature shown of the Comprehensive Plan," pursuant to Section 15.2-2232 of the Code of Virginia. On Wednesday, March 15, 2006, the Planning Commission will consider the request for concurrence of the feature shown determination.

ZONING ORDINANCE PROVISIONS (Appendix 8)

Article 6, Planned Development Districts (Sect. 6-201)
Article 16, Design Standards (Sect. 16-101 and 16-202)

The applicant is requesting approval of a Final Development Plan amendment, subject to review under the referenced provisions of the Zoning Ordinance. No physical changes to the site are being requested other than the addition and replacement of the telecommunications equipment. The antennas, painted to match the building, will have minimal visual impact on surrounding uses.

The proposed telecommunications facility creates no adverse land use, transportation or environmental impacts on the surrounding area. The proposal is in conformance with the Comprehensive Plan and Final Development Plan. The proposed development conditions shall be in addition to the development conditions accepted pursuant to the approval of FDP C-108, FDP C-108-1 and FDP C-108-2.

Waivers/Modifications

No waivers or modifications are being requested with this application.

Overlay District Requirements

Commercial Revitalization District (Sect. 7-100)
Highway Corridor Overlay District (Sect. 7-600)
Sign Control Overlay District (Sect. 7-500)

The application property is located within a Commercial Revitalization District and also within the Highway Corridor and Sign Corridor Overlay Districts. The requirements associated with these overlay districts were previously evaluated and do not impact the Final Development Plan Amendment for additional telecommunications equipment.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

In staff's analysis, the applicant's proposal is in conformance with the Comprehensive Plan and satisfies all applicable Zoning Ordinance requirements.

Recommendation

Staff recommends approval of FDPA C-108-3 subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Planning Commission, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Development Plan, Clerk's Letter and Conditions for FDPA C-108-2
5. Plan Citations and Land Use/Environmental Analysis
6. 2232 Memorandum and Accompanying Attachments
7. Department of Information Technology memo
8. Applicable Zoning Ordinance Provisions
9. Glossary

PROPOSED DEVELOPMENT CONDITIONS

FDPA C-108-3

March 15, 2006

If it is the intent of the Planning Commission to approve FDPA C-108-3 located at Tax Map 51-3 ((1)) 1B, previously approved for use as an office building and telecommunications facility, to permit the addition of telecommunications equipment consisting of five (5) whip antennas and two (2) microwave antennas pursuant to Section 6-105 of the Fairfax County Zoning Ordinance, the staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions on the subject property. These conditions are in addition to all other approvals that govern the site which shall remain in full force and effect (note: previous conditions which have been carried forward from FDPA C-108-2 are indicated with the asterisk symbol *, with changes to conditions indicated by underline and ~~strike-through~~):

1. * ~~This Amendment is subject to the provisions of Article 17, Site Plans.~~ Any plan submitted pursuant to this Amendment shall be in substantial conformance with the "General Site and Grading Plan" prepared by DeLaskmutt Associates, dated July 1969 ~~and these conditions.~~ and the approved Final Development Plan Amendment Plat prepared by Henkels & McCoy, Inc., Sheet 1 dated August 13, 2005, Sheets 2-4 dated April 8, 2005, and Sheet 5 dated July 8, 2005, and these conditions.
2. * The number and type of antennas shall be limited to a one (1) 4-foot diameter satellite microwave dish antenna and two (2) 2-foot diameter microwave antennas on the roof screened behind an existing parapet wall; and three (3) 10-inch by 20-inch panel antennas located on the building at the roof line on the parapet wall on the north and west faces of the building at the northwest corner of the structure; and three (3) 20-foot high, four-(4)-inch diameter whip antennas located on the rooftop parapet wall; and two (2) 16-foot high two-(2)-inch diameter whip antennas located on the rooftop parapet wall.
3. All telecommunications antennas shall be located on the roof and in the general locations shown on the approved FDPA plat. All proposed antennas shall be painted to blend with the structure to reduce their visibility in order to minimize any visual intrusion of said antennas as determined by DPWES. All existing and proposed colors shall be submitted to DPWES at the time of building permit issuance.
4. The existing 4-foot diameter satellite microwave dish antenna located on the rooftop shall be removed following the decommissioning of the antenna and after the replacement of the telecommunications equipment is fully operational.

5. * Employee visits to perform routine maintenance shall be limited to a maximum four (4) visits per month.
- ~~5. The square footage of the suite used to house the associated computer equipment shall be limited to a maximum 400 gross square feet.~~
6. * Hazard signs shall be installed, if not already in place, on the door leading to the roof in order to warn of potential exposure to low-level radiation emissions from the antennas. A boundary line shall be marked and/or painted on the roof five (5) feet around the antennas in order to identify the safe distance from the antennas for anyone on the roof of the building for a period longer than six (6) minutes. The hazard signs and the boundary line shall be subject to review and approval by DEM in consultation with the Fairfax County Radio Engineering & Service Branch of the Division of Communications. DPWES in consultation with the Network and Computer Services Division, Department of Information Technology (DIT).

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.