

**CONSENT AGENDA ITEM**

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Docket Item #4  
SPECIAL USE PERMIT #2007-0010

Planning Commission Meeting  
April 3, 2007

**ISSUE:** Consideration of a request for a special use permit to install a communications array atop the existing building.

**APPLICANT:** Nextel Communications of the Mid –Atlantic, Inc  
By Ed Donohue, agent

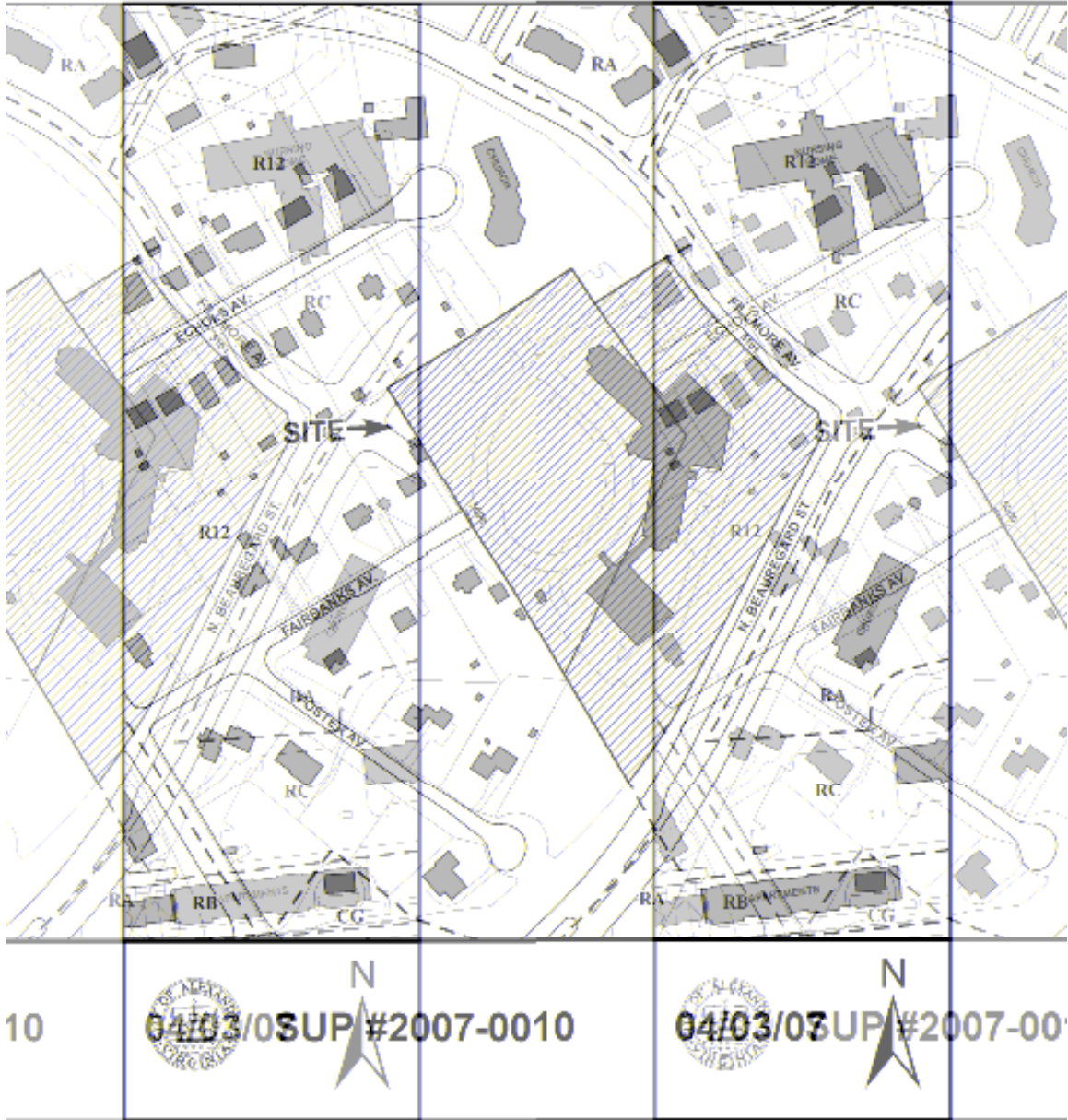
**STAFF:** Richard Bray  
richard.bray@alexandriava.gov

**LOCATION:** 5000 Fairbanks Avenue

**ZONE:** RC/Residential

---

**STAFF RECOMMENDATION:** Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.



## I. DISCUSSION

### REQUEST

The applicant, Nextel Communications of the Mid-Atlantic, Incorporated, requests special use permit approval for the installation of a communications array located on the existing building at 5000 Fairbanks Avenue.

### SITE DESCRIPTION

The subject property is one lot of record at the terminus of Fairbanks Avenue, with approximately 355 feet of depth and a total lot area of 152,460 square feet. The site is developed with the Virginia Methodist Home for the Aged. Access to the property is from Fairbanks Avenue.



The surrounding area is occupied by a mix of residential and institutional uses, including apartment buildings, churches, single family homes and a nursing home.

### PROPOSAL

The applicant proposes to install 12 antennas, four feet in length, onto the top of the existing penthouse. The purpose of the proposed facility is to reduce load at existing Nextel sites and enhance coverage in the west end of the City. The total height increase to the penthouse will be five feet. There is also an equipment shelter proposed to rest on an elevated steel platform. The platform will be approximately three feet high and measure 12 feet by 33 feet. The equipment shelter will measure 12 feet by 20 feet and have a height of 10 feet, 10 inches. Both



the equipment shelter and penthouse extension will have façade treatments to match the existing building. The plans call for a generator to be installed on the steel platform at a later date. The proposed facility is a passive use that will be operational 24 hours a day, 365 days a year. There are no anticipated noise, traffic or trash impacts due to this facility.

PARKING

According to the Zoning Ordinance, a passive communications array does not require any additional off-street parking.

ZONING/MASTER PLAN DESIGNATION

The subject property is located in the RC, high density apartment zone. Section 7-1202(B)(1) of the Zoning Ordinance allows a communication facility in excess of 65 feet in height only with a special use permit.

**II. STAFF ANALYSIS**

Staff supports the proposed communications facility at 5000 Fairbanks Avenue. As this is a passive use, with no adverse traffic or noise effects, the only issue is the visual impact. Staff believes that the modest extension of the penthouse and the addition of the equipment shelter will not have a significant visual impact on the community. The generator must be screened with appropriate materials to mitigate visual impacts.

With the following conditions, staff recommends approval of the special use permit.

**III. RECOMMENDED CONDITIONS**

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. The special use permit shall be granted to the applicant only or to any corporation in which the applicant has a controlling interest. (P&Z)
2. The proposed generator must be screened to the satisfaction of the Director of Planning and Zoning prior to issuance of any required permits. (P&Z)
3. The proposed screening shall be consistent with what has been depicted in the Rooftop Simulation photos submitted with the application. The materials used shall match the existing building materials. (RP&CA)
4. A security survey is to be completed for the equipment shelter once construction is completed. The applicant is to contact the Community Relations Unit of the Alexandria Police at 703-838-4520 and reference scheduling for the survey. (Police)
5. The Director of Planning and Zoning shall review the special use permit after it has been operational for one year, and shall docket the matter for consideration by the Planning Commission and City Council if (a) there have been documented violations of the permit conditions which were not

corrected immediately, constitute repeat violations or which create a direct and immediate adverse zoning impact on the surrounding community; (b) the director has received a request from any person to docket the permit for review as the result of a complaint that rises to the level of a violation of the permit conditions, (c) the director has determined that there are problems with the operation of the use and that new or revised conditions are needed. (P&Z)

STAFF: Richard Josephson, Acting Director, Department of Planning and Zoning;  
Richard Bray, Urban Planner.

---

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

#### IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

##### Transportation & Environmental Services:

- C-1 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.

##### Code Enforcement:

- F-1 The applicant shall provide correct jurisdiction in correspondence. Letter dated September 21, 2006 the second paragraph states that *“the components have been designed in accordance with applicable codes and standards, as required by Fairfax County, Virginia.”* The applicant shall submit all documentation with the correct codes and standards naming the correct jurisdiction as the City of Alexandria, Virginia.
- F-2 A fire suppression/detection system will be required for the proposed project. The system shall interface with the existing building system and annunciate to the existing buildings annunciator panel showing location and system activated for responding Fire Suppression personnel.
- F-3 A rapid entry system (Knox-Box) shall be provided for 24-hour access to building for responding Fire Suppression personnel.
- C-1 A fire prevention permit is required for the storage and use of a flammable/combustible liquid (Emergency Generator).
- C-2 Any alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit. Five sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application. The plans must include all dimensions, construction alterations details, kitchen equipment, electrical, plumbing, and mechanical layouts and schematics.
- C-4 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).

Health Department:

F-1 No comment.

Parks and Recreation:

R-1 Any proposed screening or structures shall be visually compatible with the existing building and landscape. Color renderings or photorealistic depictions of the roof treatment as seen from multiple locations shall be provided for review.

Police Department:

R-1 A security survey is to be completed for the equipment shelter once construction is completed. The applicant is to contact the Community Relations Unit of the Alexandria Police at 703- 838-4520 reference scheduling for the survey.

**REPORT ATTACHMENTS  
AVAILABLE IN THE PLANNING AND ZONING OFFICE**