

CITY OF WINCHESTER, VIRGINIA

PROPOSED CITY COUNCIL AGENDA ITEM

CITY COUNCIL MEETING OF: 9/9/14 (regular mtg) CUT OFF DATE: 8/20/14

RESOLUTION \_\_\_ ORDINANCE \_\_\_ PUBLIC HEARING X

ITEM TITLE:

CU-14-331 Request of Joshua Schakola on behalf of Verizon Wireless for a conditional use permit for rooftop telecommunications facilities at 103 East Piccadilly Street (Map Number 173-01-P-6) zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

STAFF RECOMMENDATION:

Approval with conditions

PUBLIC NOTICE AND HEARING:

Public hearing for 9/9/14 Council mtg

ADVISORY BOARD RECOMMENDATION:

Planning Commission recommended approval with conditions

FUNDING DATA: N/A

INSURANCE: N/A

The initiating Department Director will place below, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda.

<u>DEPARTMENT</u>	<u>INITIALS FOR APPROVAL</u>	<u>INITIALS FOR DISAPPROVAL</u>	<u>DATE</u>
1. Zoning & Inspections	AMG		8/20/14
2. City Attorney	[Signature]		8/21/2014
3. City Manager	[Signature]		21 Aug 2014
4. Clerk of Council			

Initiating Department Director's Signature: (Planning Dept)

[Signature]

8/20/14



APPROVED AS TO FORM:

[Signature] CITY ATTORNEY

# CITY COUNCIL ACTION MEMO

**To:** Honorable Mayor and Members of City Council

**From:** Tim Youmans, Planning Director

**Date:** August 20, 2014

**Re:** CU-14-331 Request of Joshua Schakola on behalf of Verizon Wireless for a conditional use permit for rooftop telecommunications facilities at 103 East Piccadilly Street (*Map Number 173-01-P-6*) zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

## **THE ISSUE:**

The applicant is proposing to add 12 new frame-mounted Verizon Wireless antennas and a new 12' by 16' equipment platform with new equipment on the rooftop of the George Washington Hotel at 103 East Piccadilly Street. The plans also call for the removal of abandoned Nextel facilities consisting of one antenna skid supporting 4 antennas, one skid containing 2 antennas and a cable tray as depicted on the submitted plans.

## **RELATIONSHIP TO STRATEGIC PLAN:**

Goal 3: Continue Revitalization of Historic Old Town; (ensure adequate cellular service to businesses and residents.

## **BACKGROUND:**

See attached staff report

## **BUDGET IMPACT:**

N/A

## **OPTIONS:**

- Approve with conditions as recommended by Planning Commission
- Approve with modified conditions
- Deny

## **RECOMMENDATIONS:**

Planning Commission recommended approval with conditions.

Council Work Session  
August 26, 2014

**CU-14-331** Request of Joshua Schakola on behalf of Verizon Wireless for a conditional use permit for rooftop telecommunications facilities at 103 East Piccadilly Street (*Map Number 173-01-P-6*) zoned Central Business (B-1) District with Historic Winchester (HW) District overlay.

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#### REQUEST DESCRIPTION

The applicant is proposing to add 12 new frame-mounted Verizon Wireless antennas and a new 12' by 16' equipment platform with new equipment on the rooftop of the George Washington Hotel at 103 East Piccadilly Street. The plans also call for the removal of abandoned Nextel facilities consisting of one antenna skid supporting 4 antennas, one skid containing 2 antennas and a cable tray as depicted on the submitted plans. A new backup emergency generator is noted to be placed a ground level, but the location is not depicted on the submitted plans.

#### AREA DESCRIPTION

The subject parcel is located on the southeast corner of the intersection of East Piccadilly and North Cameron Streets. The parcel is zoned Central Business (B-1) District with Historic Winchester (HW) District overlay. The surrounding properties are similarly zoned. The vicinity is composed of a mixture of commercial and residential uses.



#### STAFF COMMENTS

The applicant intends to install twelve (12) antennas to the rooftop of the building located at 103 East Piccadilly Street as part of Verizon's efforts to meet demand for streaming and data usage. The applicant states in his Statement of Compliance letter that the upgrades will allow Verizon to provide seamless wireless data services and help to maintain acceptable transmission speeds. The antennas will range from 6' - 8' tall and range from 6" -14.6" wide with a depth ranging from 4" to 8". Two arrays of antennas will be situated near the southwest corner of the roof- one array facing south and one facing west. A third array will be situated near the center of the north elevation facing northeast.

There will also be equipment cabinets placed on a new steel platform also located on the rooftop. A backup emergency generator proposed to be placed at ground level is not depicted on the submitted plans. The applicant should depict this equipment on the plan and indicate how it will be screen from view from the adjoining public parking garage to the south.

Previous conditional use permits were granted in 1997, 1999, 2006, and 2013 for collocation of telecommunications facilities on this property. The most recent request, CU-13-176 was for the installation of 5 replacement antennas for AT&T.

The applicant sought and received a certificate of appropriateness by the Board of Architectural Review (BAR-14-216) during their April 17, 2014 meeting.

## RECOMMENDATION

For a conditional use permit to be approved, a finding must be made that the proposal as submitted or modified will not adversely affect the health, safety or welfare of persons residing or working in the neighborhood nor be detrimental to public welfare or injurious to property or improvements in the neighborhood.

At its August 19, 2014 meeting, the Commission forwarded **CU-14-331** to Council recommending approval because the use, as proposed, should not adversely affect the health, safety, or welfare of residents and workers in the neighborhood nor be injurious to adjacent properties or improvements in the neighborhood. The recommended approval was subject to the following conditions:

1. Submit an as-built emissions certification after the facility is in operation;
2. Removal of the Nextel equipment as noted on the submitted plans;
3. The applicant, tower owner, or property owner shall remove equipment within ninety (90) days once the equipment is no longer in active use; and,
4. Submit a bond guaranteeing removal of facilities should the use cease.