



*Note: Staff reports can be accessed at [www.mncppc.org/pgco/planning/plan.htm](http://www.mncppc.org/pgco/planning/plan.htm).*

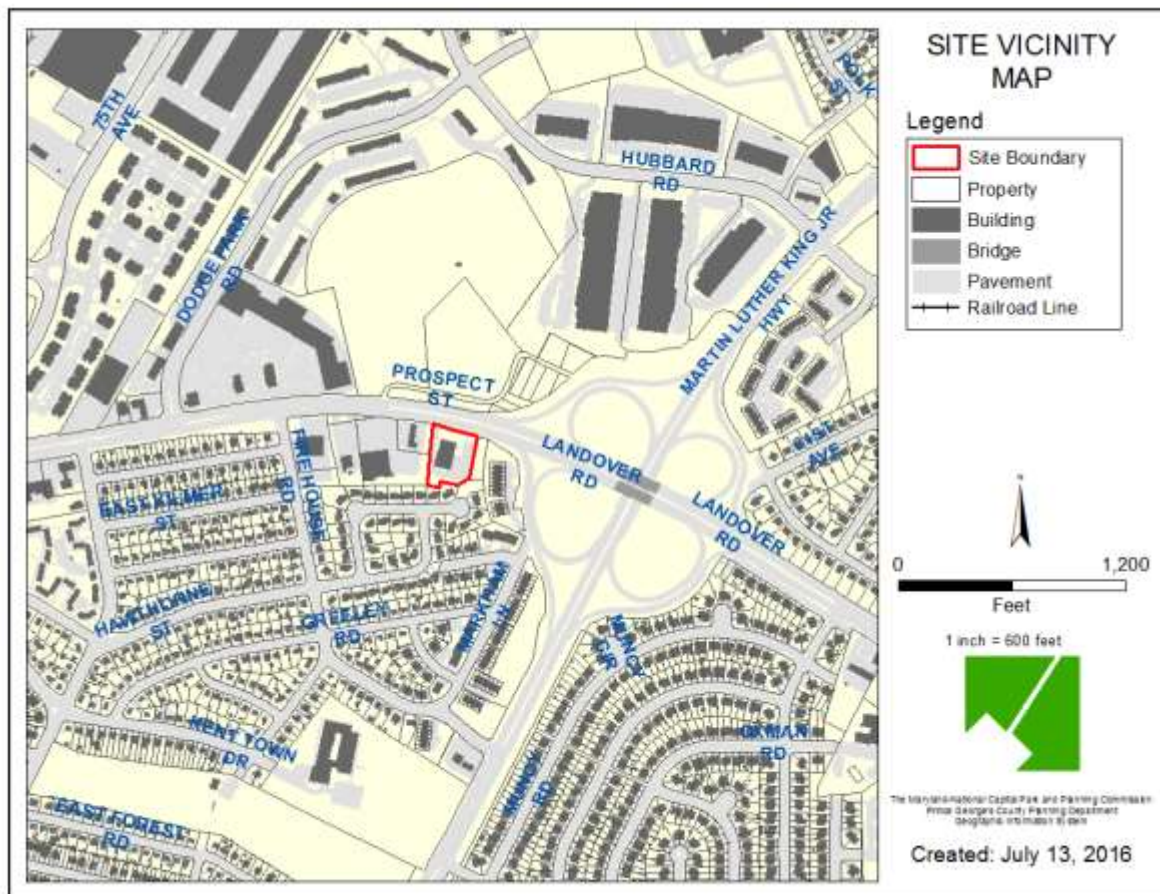
## Special Exception

## SE-4760

Application	General Data	
<b>Project Name:</b> Verizon Wireless–Glenarden  <b>Location:</b> On the south side of Landover Road (MD 202) approximately, 600 feet west of Martin Luther King, Jr., Highway (MD 704).  <b>Applicant/Address:</b> CELLCO Partnership d/b/a Verizon Wireless 7600 Montpelier Road Floor No. 2 South-Network Laurel, MD 20723  <b>Property Owner:</b> Verizon Maryland, LLC. One East Pratt Street Baltimore, MD 21201	Planning Board Hearing Date:	12/08/16
	Staff Report Date:	11/17/16
	Date Accepted:	08/16/16
	Planning Board Action Limit:	N/A
	Plan Acreage:	1.53
	Zone:	R-35
	Gross Floor Area:	N/A
	Lots:	N/A
	Parcels:	1
	Planning Area:	72
	Council District:	05
	Election District	13
	Municipality:	N/A
	200-Scale Base Map:	204NE07

Purpose of Application	Notice Dates	
To remove and replace a 95-foot-high monopole to support wireless telecommunication antennas on privately-owned land not meeting the minimum 2.5-acre requirement pursuant to Section 27-445.04 (a)(3)(C) of the Prince George's County Code.	Informational Mailing	06/11/15
	Acceptance Mailing:	08/08/16
	Sign Posting Deadline:	N/A

<b>Staff Recommendation</b>		<b>Staff Reviewer:</b> Christina Pompa <b>Phone Number:</b> 301-780-2222 <b>E-mail:</b> Christina.Pompa@ppd.mncppc.org	
<b>APPROVAL</b>	<b>APPROVAL WITH CONDITIONS</b>	<b>DISAPPROVAL</b>	<b>DISCUSSION</b>
X			



THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY PLANNING BOARD

**TECHNICAL STAFF REPORT:**

TO: The Prince George's County Planning Board  
The Prince George's County District Council

VIA: Jimi Jones, Supervisor, Zoning Review Section, Development Review Division

FROM: Christina Pompa, Planner Coordinator, Zoning Review Section, Development Review Division

SUBJECT: **Special Exception Application No. 4760**

REQUEST: **Special Exception to remove and replace 95-foot-high monopole to support wireless telecommunication antennas on privately-owned land not meeting the minimum 2.5-acre requirement pursuant to Section 27-445.04 (a)(3)(C) of the Prince George's County Code.**

RECOMMENDATION: **APPROVAL**

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NOTE:

The Planning Board has scheduled this application to be reviewed on the agenda date of December 8, 2016. If the Planning Board decides to hear the application, it will be placed on a future agenda.

Any person may request the Planning Board to schedule a public hearing. The request may be made in writing prior to the agenda date or in person on the agenda date. All requests must specify the reasons for the public hearing. All parties will be notified of the Planning Board's decision.

You are encouraged to become a person of record in this application. The request must be made in writing and addressed to the Prince George's County Office of the Zoning Hearing Examiner, County Administration Building, Room 2184, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772. Questions about becoming a person of record should be directed to the Hearing Examiner at 301-952-3644. All other questions should be directed to the Development Review Division at 301-952-3530.

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## FINDINGS

- A. **Location and Field Inspection:** The subject property consists of approximately 1.53 acres located on the south side of Landover Road (MD 202), approximately 600 feet west of Martin Luther King, Jr., Highway (MD 704). The property has been developed as far back as the early 1950s with a dial center telephone exchange and since 1959 with a 98-foot-high communication tower.

The site visit revealed the property is accessed on the west side from Landover Road and the drive aisle wraps around the rear of the building, opening into a parking lot on the east side of the building containing 36 spaces. While the building was constructed in the early 1950s, the brick façade and windows are in good repair. The existing tower is positioned away from the building in the parking lot. Due to topography, building placement, and existing trees and woodlands in the vicinity, the existing tower is adequately screened and blends with the landscape. Some vehicles were present on site, but mostly it appears the parking lot is used to park service vehicles when they are not in use, and personal vehicles when personnel deploy for service purposes. Based on the limited number of vehicles on site, it does not appear that the building contains staff. There is very little signage on site, except a wall-mounted sign on the front of the building.

- B. **Development Data Summary:**

	<b>EXISTING</b>	<b>PROPOSED</b>
Zone(s)	R-35	R-35
Use(s)	Public Utility and Telecommunications	Public Utility and Telecommunications
Acreage	1.53	1.53
Parcels	Parcel 76 on Map 59	Parcel 76 on Map 59

- C. **History:**

1. Special Exception Application No. 114 was approved in November 1952, for a dial center telephone exchange in the R-55 Zone.
2. Special Exception Application No. 504 was approved April 27, 1959 on 3.513 acres for a radio station and tower 98 feet in height to serve mobile telephones in the R-55 Zone.
3. Part of Parcel 76 was conveyed to the Housing Authority of Prince George's County by deed recorded among the Land Records of Prince George's County, Maryland in Liber 12491 at folio 624 on September 28, 1998. Subsequently, a portion of the land described in the original deed was subdivided pursuant to Preliminary Plan 4-98029 (PGCPB Resolution No. 98-192) and recorded in Plat Book VJ 186 at Plat Numbers 16, 17 and 18. This plat created residential lots, open space Parcel A, and private recreation area Parcel B. A supplemental deed was recorded by the Housing Authority of Prince George's County to Verizon Maryland, Inc. in Liber 16107 at folio 470 on August 13, 2002 to correct the area that was described in the original deed to the Housing Authority which is the remainder of Parcel 76 and equals 1.53 acres. This remainder parcel is the result of a legal subdivision and is therefore a legal acreage parcel never having been the subject of a preliminary plan of subdivision or record plat. Pursuant to Section 24-107(c)(7)(B) of the Code, the site is exempt from the requirement of filing a preliminary plan of subdivision because the proposed development does not exceed 5,000 square feet.

- D. **Master Plan Recommendation:** This application is consistent with the *Plan Prince George's 2035 Approved General Plan*, which designates this area as one of its Established Communities. These areas make up the County's heart, and includes neighborhoods, municipalities, and unincorporated areas outside the designated centers.

The 2014 *Approved Landover Metro Area and MD 202 Corridor Sector Plan and Sectional Map Amendment* envisions the south Landover Road focus area as a mixed-residential area. The residential designation will be the dominant land use, but the mixed-use designation allows for other types of uses such as small-scale, neighborhood-serving commercial uses.

- E. **Request:** The applicant requests a special exception to replace an existing 95-foot-high monopole with a new 95-foot-high monopole for use as a wireless telecommunication facility. The existing monopole will be removed and the proposed monopole will be installed 18-feet west of the existing monopole location. A monopole is a permitted use in the R-35 zone as long as it meets the requirements contained in Section 27-445.04 of the County Code. The proposed monopole will meet all necessary requirements, but the property does not meet the minimum site size, which was changed in 2007 to a minimum of 2.5 acres (Section 27-445.04(a)(3)(C) of the County Code). The existing site is approximately 1.53 acres in size. The proposed facility will include Verizon Wireless antennas to be mounted at 91-feet above grade, and not to exceed 95-feet in height. The proposed facility will also include the use of outdoor equipment cabinets and a generator on a 12-foot by 17-foot concrete slab covered with an overhead canopy not to exceed 9.75 feet in height. A 10-foot-high board-on-board opaque fence is proposed around the equipment area.

- F. **Neighborhood and Surrounding Uses:** The site is surrounded by the following uses:

<b>North—</b>	Commercial, vacant, and industrial uses
<b>East—</b>	Open space, fee-simple townhouses, and the MD 202 and MD 704 interchange
<b>South—</b>	Single-family residential and garden-style multifamily condominiums
<b>West—</b>	Commercial uses

The neighborhood is defined by the following boundaries:

<b>North—</b>	MD 202
<b>East—</b>	MD 704
<b>South—</b>	Cattail Branch
<b>West—</b>	Kent Village Drive

The neighborhood includes commercial uses along MD 202, single-family residential uses developed in the 1950s and early 2000s, fee simple townhouses developed in 2007, and garden-style multifamily condominiums developed in 1963.

- G. **Specific Special Exception Requirements: Section 27-416. - Tower, pole, monopole, or antenna.**

- (a) A tower, pole, or monopole for the support of an antenna (electronic, radio, television, transmitting, or receiving) may be permitted, subject to the following:
- (1) In the Commercial and Industrial Zones, and for land in a Residential Zone owned by a public entity, the structure shall generally be set back from all property lines and dwelling units a distance equal to the height of the structure (measured from its base). The District Council may reduce the setback to no less than one-half (1/2) the height of the structure based on certification from a registered engineer that the structure will meet the applicable design standards for wind loads of the Electronic Industries Association (EIA) for Prince George's County. In the Residential Zones, on privately owned land, the structure shall be set back from all property lines and dwelling units a distance equal to the height of the structure (measured from its base);

**Comment:** The existing monopole is 95 feet in height and the replacement monopole is proposed to be the same height. The location of the proposed monopole meets the setback requirement for residentially zoned, privately owned land. The monopole will be setback 181, 95, 100, and 129 feet from the nearest property lines (to the north, east, south and west, respectively).

- (2) On privately owned land, the structure shall not be used to support lights or signs other than those required for aircraft warning or other safety purposes;

**Comment:** The applicant indicated in their Statement of Justification that the proposed monopole will not support lights, except as required by the Federal Aviation Administration (FAA). The facility will not display signs, other than those required for informational or safety purposes as required by law. A note has been included on the site plan.

- (3) Any tower or monopole which was originally used, but is no longer used, for telecommunications purposes for a continuous period of one (1) year shall be removed by the tower or monopole owner at the owner's expense; and

**Comment:** The applicant acknowledged this requirement in their Statement of Justification and a note has been included on the site plan.

- (4) Any related telecommunication equipment building shall be screened by means of landscaping or berming to one hundred percent (100%) opacity.

**Comment:** The site plan indicates that equipment cabinets and a generator will be used on a 12-foot by 17-foot concrete slab with an overhead canopy not to exceed 9.75 feet in height. A 10-foot-high board-on-board opaque fence is proposed around the equipment area. In addition, landscaping meeting Schedule 4.6-2 of the Landscape Manual is proposed along the front of the property, and supplemental landscaping is proposed in the rear of the property to screen the use from surrounding residential properties.

**Section 27-445.04. - Antennas, monopoles, and related equipment buildings for wireless telecommunications.**

- (a) Antennas, monopoles, and related equipment buildings permitted (P) in the Table of Uses shall be subject to the following requirements:
- (1) The antenna shall comply with the following standards:

- (A) Unless otherwise prohibited below, it shall be concealed within the opaque exterior of a structure or be attached to a public utility, radio, television, or telecommunications broadcasting tower/monopole; a light pole; a multifamily dwelling at least five (5) stories in height; a structure owned by a municipality, the Board of Education for Prince George's County, or by Prince George's County; or a structure owned and primarily used by a government agency that is exempt from the requirements of this Subtitle;

**Comment:** The site plan indicates the antennas will be mounted to the monopole at a height of 91 feet and will not exceed a height of 95 feet.

- (B) It shall not extend more than fifteen (15) feet above the height of the tower or structure to which it is attached;

**Comment:** The site plan indicates the antennas will be mounted to the monopole at a height of 91 feet and will not exceed a height of 95 feet. In this case, the antennas are not proposed to extend beyond the height of the monopole.

- (C) It shall not exceed the following dimensions:

- (ii) Ten (10) feet in length and two (2) feet in width for panels;

**Comment:** The site plan indicates that panel antennas are proposed and the largest antenna is 94.6-inch by 11.2-inch by 4.5-inch, which is less than the maximum allowable dimensions.

- (D) On privately owned land, it shall not support lights or signs unless required for aircraft warning or other safety reasons.

**Comment:** The applicant indicated in their Statement of Justification that the proposed monopole will not support lights, except as required by the Federal Aviation Administration (FAA). The facility will not display signs, other than those required for informational or safety purposes as required by law. A note has been included on the site plan.

- (2) The related telecommunications equipment building or enclosure shall comply with the following standards:

- (A) It shall not exceed five hundred sixty (560) square feet of gross floor area or twelve (12) feet in height;

**Comment:** The Statement of Justification indicates equipment cabinets and a generator will be used on a 12-foot by 17-foot concrete slab with an overhead canopy not to exceed 9.75 feet in height. No walls are proposed and the canopy will not exceed 9.75 feet in height.

- (B) The building or enclosure shall be screened by means of landscaping or berming to one hundred percent (100%) opacity



**from any adjoining land in a Residential Zone (or land proposed to be used for residential purposes on an approved Basic Plan for a Comprehensive Design Zone, or any approved Conceptual or Detailed Site Plan);**

**Comment:** The site plan indicates that equipment cabinets and a generator will be used on a 12-foot by 17-foot concrete slab with an overhead canopy not to exceed 9.75 feet in height. A 10-foot-high board-on-board opaque fence is proposed around the equipment area. In addition, landscaping meeting Schedule 4.6-2 of the Landscape Manual is proposed along the front of the property, and supplemental landscaping is proposed in the rear of the property to screen the use from surrounding residential properties.

- (C) When attached to an existing building, it shall match the construction material and color(s) of that building;**

**Comment:** This requirement is not applicable as the proposed monopole is not proposed to be attached to the building.

- (D) When constructed as a freestanding building, it shall be constructed of brick and its design shall coordinate with the design of any existing main building on the same lot or on an adjoining lot; and**

**Comment:** This requirement is not applicable as no building is proposed.

- (E) The building or enclosure shall be unmanned, with infrequent (four (4) or fewer per year) visits by maintenance personnel, and with access and parking for no more than one (1) vehicle.**

**Comment:** The applicant has indicated in the Statement of Justification that the proposed monopole, equipment cabinets, and generator will be unmanned and visited less than four times per year. Existing parking on site will be utilized and no additional parking is proposed.

- (3) The monopole shall comply with the following standards:**

- (A) The maximum height shall be one hundred ninety-nine (199) feet when located on public property or Volunteer Fire Department (VFD) property, or one hundred (100) feet when located on all other properties;**

**Comment:** Consistent with the existing monopole on-site, the replacement monopole is proposed to be 95 feet in height.

- (B) For privately owned land, the minimum setback from all adjoining land and dwelling units shall be equal to the height of the structure measured from its base; for publicly owned land or Volunteer Fire Department (VFD) property, the minimum setback shall be one-half (1/2) of the height of the structure measured from the base to the adjoining property lines;**



**Comment:** The existing monopole is 95 feet in height and the replacement monopole is proposed to be the same height. The location of the proposed monopole meets the setback requirement for residentially zoned, privately owned land. The proposed monopole will be setback 181, 95, 100, and 129 feet from the nearest property lines (to the north, east, south and west, respectively).

- (C) **For privately owned land, the minimum area required shall be two and one-half acres (2 ½);**

**Comment:** The site is approximately 1.53 acres in size. This is the reason the applicant has filed for the special exception to replace the existing nonconforming structure. The site size was reduced in 1998 from approximately 3.41 acres to 1.53 acres to transfer property to the Housing Authority of Prince George's County for single-family residential development.

- (D) **On privately owned land, the structure shall not support lights or signs unless required for aircraft warning or other safety reasons;**

**Comment:** The applicant indicated in their Statement of Justification that the proposed monopole will not support lights, except as required by the Federal Aviation Administration (FAA). The facility will not display signs, other than those required for informational or safety purposes as required by law. A note has been included on the site plan.

- (E) **The structure shall be designed, galvanized, and/or painted in a manner which is harmonious with surrounding properties;**

**Comment:** The applicant has indicated in the Statement of Justification that the monopole will be constructed of galvanized steel, presenting a gray finish that will blend with the sky.

- (F) **The applicant shall provide certification from a registered engineer that the structure will meet the applicable design standards for wind loads of the Electronic Industries Association (EIA) for Prince George's County; and**

**Comment:** The applicant's engineer has submitted a letter stating the proposed 95-foot monopole tower structure shall be designed to meet the requirements of the 2015 International Building Code and the ANSI/TIA-222-G Standard.

- (G) **Any monopole which is no longer used for telecommunications purposes for a continuous period of one (1) year shall be removed by the monopole owner at owner's expense.**

**Comment:** The applicant acknowledged this requirement in their Statement of Justification and a note has been included on the site plan.

- H. **Parking Regulations:** The applicant is required to provide one parking space for each employee associated with the primary public utility use. No parking is required for a monopole and accessory equipment cabinets or generator as these structures do not qualify as gross floor area.

There is an average of 10 employees. Currently 36 parking spaces are provided on-site. The applicant proposes to remove six spaces to construct the new monopole and equipment cabinets on concrete slab with overhead canopy. Thirty spaces will remain, which exceeds the minimum parking required.

- I. **2010 Prince George's County Landscape Manual Requirements:** The application to replace a monopole is subject to certain requirements of the 2010 *Prince George's County Landscape Manual* (Landscape Manual) as follows:

**Section 4.2, Requirements for Landscape Strips Along Street**—The proposal is not subject to Section 4.2, Requirements for Landscape Strips Along Streets because Landover Road is a historic roadway.

**Section 4.3, Parking Lot Requirements**—The special exception plan does not propose or validate any increase in impervious area for parking or loading spaces. Therefore, it is exempt from this section.

**Section 4.4, Screening Requirements**—New mechanical equipment is proposed with this application. The provided details and plan noted indicate conflicting information regarding the proposed screening of the monopole and equipment compound. The provided fence detail indicates a 12-foot-high fence with composite slats, which is not reflected in the provided elevation, but then a plan note says “board-on-board fence.” The Urban Design Section recommends that the plans be revised to show a fence enclosing the compound that will be durable, attractive and will provide 100 percent opacity screening of the equipment cabinets, pad and generator from adjacent properties and rights-of-way.

**Section 4.6, Buffering Development from Streets**—The proposal is subject to Section 4.6, Buffering Development From Streets because Landover Road is a historic roadway. The property is located in the geographic area previously known as the Developed Tier; therefore, a 10-foot-wide strip with one shade tree and ten shrubs for every 35 feet of linear frontage is required. The Urban Design Section recommends that the plans be revised to demonstrate conformance with this section.

**Section 4.7, Buffering Incompatible Uses**—The site is not subject to the requirements of Section 4.7 of the Landscape Manual because there is no change of use from a lower to a higher-intensity use, no increase in gross floor area (GFA) and no part of any new structure extends closer to an adjacent property than would normally be allowed under Section 4.7.

**Section 4.9, Sustainable Landscaping Requirements**—The site is subject to the requirements of Section 4.9. A schedule was not provided on the plan. The Urban Design Section recommends that the plans be revised to demonstrate conformance with this section.

**Tree Canopy Coverage (TCC)**—This application is not subject to the Tree Canopy Coverage Ordinance (TCC) as it does not propose disturbance of 5,000 square feet or greater.

**Comment:** Per comments from the Urban Design Section, the plans were revised to show a 10-foot-high board-on-board opaque fence around the equipment area. In addition, landscaping meeting Schedule 4.6-2 of the Landscape Manual is proposed along the front of the property, and supplemental landscaping is proposed in the rear of the property to screen the use from surrounding residential properties. The Sustainable Landscape requirements have also been met.

- J. **Zone Standards:** A monopole is a permitted use in the R-35 Zone as long as it meets the requirements contained in Section 27-445.04 of the County Code. The proposed monopole will meet all necessary requirements, but the property does not meet the minimum site size, which is 2.5 acres (Section 27-445.04(a)(3)(C) of the County Code). The site size was reduced in 1998 from approximately 3.41 acres to 1.53 acres to transfer property to the Housing Authority of Prince George's County for single-family residential development. The proposed facility will include Verizon Wireless antennas to be mounted at 91 feet above grade, and not to exceed 95 feet in height. The proposed facility will also include the use of outdoor equipment cabinets and a generator on a 12-foot by 17-foot concrete slab covered with an overhead canopy not to exceed 9.75 feet in height. A 10-foot-high board-on-board opaque fence is proposed around the equipment area. The proposal conforms to the requirements and standards for the R-35 Zone, with the exception of the minimum site size.
- K. **Sign Regulations:** There is an existing wall-mounted sign on the front of the building facing Landover Road. No further signage has been proposed by the applicant. Any proposed signage must meet all area, height, and setback requirements.
- L. **Referrals:** No major issues were identified in the referrals that were received for the subject application. Any revisions that were requested have been addressed through the submission of revised plans and a revised Statement of Justification. The applicant has submitted a landscape plan as required. Comments from the Prince George's County Health Department and the Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), Site/Road Plan Review Division will be addressed by the applicant at the time of permit submittal.

The following comments were received for the special exception application:

1. **Community Planning Division:** This application is consistent with the *Plan Prince George's 2035 Approved General Plan*, which designates this area as one of its Established Communities. These areas make up the County's heart, and includes neighborhoods, municipalities, and unincorporated areas outside the designated centers.  
  
The 2014 *Approved Landover Metro and MD 202 Corridor Plan and Sectional Map Amendment* envisions the south Landover Road focus area as a mixed-residential area. The residential designation will be the dominant land use, but the mixed-use designation allows for other types of uses such as small-scale, neighborhood-serving commercial uses.  
  
The subject property is not located in the pending Military Installation Overlay Zone.
2. **Subdivision:** The property is known as part of Parcel 76 located on Tax Map 59 in Grid F-1. The site is zoned R-35 and is 1.53 acres. Part of Parcel 76 was conveyed to the Housing Authority of Prince George's County by deed recorded among the Land Records of Prince George's County, Maryland in Liber 12491 at folio 624 on September 28, 1998. Subsequently, a portion of the land described in the original deed was subdivided pursuant to Preliminary Plan 4-98029 (PGCPB Resolution No. 98-192) and recorded in Plat Book VJ 186 at Plat Numbers 16, 17 and 18. A supplemental deed was recorded by the Housing Authority of Prince George's County to Verizon Maryland, Inc. in Liber 16107 at folio 470 on August 13, 2002, to correct the area that was described in the original deed to the Housing Authority which is the remainder of Parcel 76 and equals 1.53 acres. This remainder parcel is the result of a legal subdivision and is therefore, a legal acreage parcel never having been the subject of a preliminary plan of subdivision or

record plat. Pursuant to Section 24-107(c)(7)(B) of the Subdivision Regulations, the site is exempt from the requirement of filing a preliminary plan of subdivision because the proposed development does not exceed 5,000 square feet. There are no other subdivision issues at this time.

3. **Transportation Planning Section:** The special exception application is reviewed for compliance with general special exception requirements, including the determination that the use will not be detrimental to the health, safety, and welfare of residents and workers in the area. No additional vehicle trips as expected from the proposed replacement of the existing structure with a new monopole. No changes are proposed to the existing right-in/right-out commercial entrance on Landover Road. There should be no impacts on congestion levels or traffic on nearby roads. There will be no impacts on pedestrians or motorists in the area above current levels in terms of health, safety, and welfare.

**Master Plan Roadways**—The site is adjacent to Landover Road, a master plan roadway listed in the 2014 *Approved Landover Metro Area and MD 202 Corridor Sector Plan and Sectional Map Amendment* as an arterial road with 120 feet of right-of-way. No structures are proposed within the right-of-way of Landover Road.

**Conclusion**—The Transportation Planning Section finds that the proposal would meet the requirements of Subtitle 27 of the Zoning Ordinance for the approval of a Special Exception from the standpoint of vehicular circulation and transportation.

4. **Trails:** The 2009 *Countywide Master Plan of Transportation* (MPOT) recommends on-road bike facilities and continuous standard or wide sidewalks along MD 202, including the frontage of the subject site. The MPOT includes the following text regarding this recommendation:

**MD 202 Continuous Sidewalks and On-Road Bicycle Facilities: Road improvements along MD 202 should be consistent with the AASHTO Guide for the Development of Bicycle Facilities and improvements and pavement markings should preserve and enhance the existing state-designated Upper Marlboro to College Park Bikeway. If MD 202 is improved from an open to closed section roadway, a standard side path shall be provided along one side and bicycle-compatible pavement markings shall be provided on the outside curb lanes (MPOT, page 25).**

It should be noted that the south side of MD 202 includes an existing standard sidewalk, including along the frontage of the subject site. Also, the Maryland State Highway Administration (SHA) has placed shared lane markings (or “sharrows”) along the outside curb lane. No additional improvements are necessary at this time. Given the current configuration of the road, the provision of wider sidewalks or designated bike lanes would likely require a comprehensive road construction project by SHA. Given the existing sidewalk and shared lane markings along the subject site’s frontage of MD 202, as well as the nature of the subject application (to replace an existing monopole), there are no master plan trail or sidewalk recommendations necessary for the subject application.

5. **Environmental Section:** This site has been issued an NRI Equivalency Letter (NRI-095-2015), which states that no regulated environmental features are located on the property. This site has been issued a Standard Exemption (S-090-2015), which states that

although the property is greater than 40,000 square feet in area, there is less than 10,000 square feet of existing woodland.

6. **Historic Preservation Section:** The Historic Preservation Section (M-NCPPC), in its referral dated September 1, 2016, evaluated this request and determined that a Phase I archeological survey is not recommended and that the proposal will not impact any historic sites, historic resources, or known archeological sites.
7. **Special Projects Section:** In a referral dated August 23, 2016, the Special Projects Section of the Countywide Planning Division, indicated they had reviewed the proposed Special Exception application for Public Facility adequacy and found that the proposed monopole will have no impact on public facilities.
8. **Permit Review Section:** In a memorandum dated August 24, 2016, the Permit Review Section made the following comments:
  - a. Need to revise either Note #7 on the Site Plan and/or Note #5 on the Landscape Plan to match. The dimensions of the equipment pad with canopy do not mirror each other within the notes section however the label within the site is matching Note #7 on the site plan. Need to clarify.
  - b. Need clarification of the existing and proposed use of the building on the site.
  - c. It appears the proposed work will remove six parking spaces from this site. Need to clarify the use of the building for conformance with Part 11 of the Zoning Ordinance. Provide a Parking and/or Loading schedule to demonstrate that the required parking and loading will still be met after removing the six parking spaces.
  - d. Need to clarify the screening of the compound. Per the detail submitted for the fence it appears to be a 12-foot fence with slats which is not allowed. The fence must be sight-tight for screening to 100 percent opacity. Need to demonstrate the updated detail on the plan.
  - e. Need to submit a Landscape Plan that is signed and sealed by a licensed State of Maryland Landscape Architect and must be in conformance with the 2010 Landscape Manual to include Section 4.2, 4.3, 4.4, 4.7 and 4.9.
9. **Prince George's County Department of Permitting, Inspections and Enforcement (DPIE):**
  - a. The property is located on Landover Road (MD 202, approximately 600 feet west of Martin Luther King Jr. Highway (MD 704). MD 202 is maintained by the Maryland State Highway Administration (SHA); therefore, coordination with SHA is required.
  - b. Site Development Concept Plan is required.

- c. All storm drainage systems and facilities are to be in accordance with the Department of Public Works and Transportation's (DPW&T) Specifications and Standards requirements.
- d. Building permit is required.
- e. Existing utilities may require relocation and/or adjustments. Coordination with various utility companies is required.
- f. Conformance with DPIE stormwater management landscape standard is required. Micro-bioretenement plantings to be approved at time of site development fine grading permit.

10. **Prince George's County Health Department:** The Environmental Engineering/Policy Program of the Prince George's County Health Department has completed a health impact assessment review of the special exception submission for Verizon Wireless to replace an existing 95-foot monopole with a new 95-foot monopole for use as a wireless telecommunications facility and has the following comments/ recommendations:

- a. During the construction/demolition of this project, no dust should be allowed to cross over property lines and impact adjacent properties. Indicate intent to conform to construction activity dust control requirements as specified in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.
- b. No construction noise should be allowed to adversely impact activities on the adjacent properties. Indicate intent to conform to construction activity noise control requirements as specified in Subtitle 19 of the Prince George's County Code.

M. **Public Comment:** In correspondence received from Alice M. Robinson, the President of the Landover Revitalization Coalition (LARC), on July 9, 2015, LARC opposed the special exception application for a replacement monopole because "[t]hese poles are all around us."

N. **Required Findings: Section 27-317(a) of the Zoning Ordinance provides that a special exception may be approved if:**

**(1) The proposed use and site plan are in harmony with the purposes of this Subtitle.**

**Comment:** The purposes of the Zoning Ordinance listed in Section 27-102(a) are to promote the health, safety and welfare of County residents by providing for the orderly growth and development of the county and promoting the most beneficial relationship between the uses of land and buildings. The proposed use provides a service that is beneficial to the general public, including emergency service personnel, business operations, and private individuals. The proposed monopole will meet or exceed all setback requirements. The existing topography, woodlands, landscaping, and built environment in the area help screen the monopole from contiguous areas. The applicant has proposed additional landscaping along Landover Road and on the southern property line along the Hawthorne Hill subdivision. A 10-foot-high board-on-board opaque fence is proposed around the equipment area. The proposed monopole is expected to continue to have little visual impact on the surrounding area and is, therefore, in harmony with the purposes of Subtitle 27.

**(2) The proposed use is in conformance with all the applicable requirements and regulations of this Subtitle.**

**Comment:** The proposed monopole conforms to the applicable requirements and regulations of the Zoning Ordinance, with the exception that the site size is less than 2.5 acres. The site size was reduced in 1998 from approximately 3.41 acres to 1.53 acres to transfer property to the Housing Authority of Prince George's County for single-family residential development.

**(3) The proposed use will not substantially impair the integrity of any validly approved Master Plan or Functional Master Plan, or in the absence of a Master Plan or Functional Map Plan, the General Plan.**

**Comment:** A tower or monopole has existed at this location since 1959. The 2014 *Approved Landover Metro Area and MD 202 Corridor Sector Plan and Sectional Map Amendment* does not specifically address monopoles. Care has been taken to ensure appropriate site planning to minimize the adverse impact of visual intrusion on the surrounding area. The proliferation of communication towers across the landscape is a national phenomenon that pits the visual environment, both natural and constructed, against the need for modern communication systems. However, there are several factors that mitigate the otherwise negative impacts of a tower of this height at this location. The existing topography, woodlands, landscaping, and built environment in the area help screen the monopole from contiguous areas. The applicant has proposed additional landscaping along Landover Road and on the southern property line along the Hawthorne Hill subdivision, as well as an opaque 10-foot-high board-on-board fence to screen the base of the monopole, equipment cabinets, and generator. The proposed monopole is expected to continue to have little visual impact on the surrounding area.

**(4) The proposed use will not adversely affect the health, safety or welfare of residents or workers in the area.**

**Comment:** A tower or monopole has existed at this location for 55 years. The proposed monopole meets all regulations of the Zoning Ordinance, with the exception of the minimum site size. The nearest residentially zoned land is 100 feet to the south of the proposed monopole. The nearest residence is located approximately 125 feet away and was constructed in 2002.

The Health Department has asked that during demolition and construction that dust should not be allowed to cross over the property lines and impact adjacent properties. Site Note 6 on Sheet C-1 of the Special Exception Plan indicates that 1,500 square feet of disturbance is proposed for the project. All of the construction will occur within the existing paved parking lot. Based on the existing site conditions and the small area to be disturbed, staff does not anticipate dust to be an issue on-site or to adjoining properties.

The applicant has submitted an analysis completed by a licensed professional engineer concluding that the proposed communications facility will comply with electromagnetic field safety standards by a substantial margin in all publicly accessible areas. This includes the base of the proposed monopole and any areas in proximity to the proposed monopole. The analysis further concludes that Verizon Wireless takes appropriate measures to ensure that all telecommunications facilities (including the proposed facility) comply with all applicable exposure limits and guidelines adopted by the FCC governing human exposure to radiofrequency electromagnetic fields (FCC Bulletin OET 65).



The applicant has submitted an analysis of the proposed monopole on the impact of residential values, prepared by Valbridge Property Advisors Lipman Frizzell & Mitchell LLC. The study found that the proposed monopole is unlikely to have any negative influence on the value of adjacent residential properties.

The proposed monopole will not have a negative impact on the health, safety or welfare of nearby residents or workers in the area.

**(5) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood.**

**Comment:** The base and much of the length of the proposed tower will be screened from the view of nearby properties. The closest nearby uses are residential properties to the south that were developed well after the original tower in 1959. The topography of the area, the setbacks, and the proposed landscape and fence screening of the tower ensure that the proposed use will not be detrimental to adjacent properties or the general neighborhood.

**(6) The proposed site plan is in conformance with an approved Tree Conservation Plan.**

**Comment:** This site has been issued a Standard Exemption (S-090-2015), which states that although the property is greater than 40,000 square feet in area, there is less than 10,000 square feet of existing woodland.

**(7) The proposed site plan demonstrates the preservation and/or restoration of the regulated environmental features in a natural state to the fullest extent possible in accordance with the requirement of Subtitle 24-130(b)(5).**

**Comment:** This site has been issued an NRI Equivalency Letter (NRI-095-2015), which states that no regulated environmental features are located on the property.

## CONCLUSION

A special exception use is considered compatible with uses permitted by-right within the zone, as long as specific criteria are met. Unless unique adverse impacts are identified, the special exception may be approved. The appropriate standard for determining whether the use would create an adverse impact upon surrounding properties is to show that the proposed use, **at the particular location proposed, would have adverse impacts above and beyond those inherently associated with the special exception use, regardless of its location within the zone.** Staff believes that the applicant has met their burden of proof in this instance. Therefore, staff recommends APPROVAL of Special Exception Application No. SE-4760.