



CITY OF RICHMOND

**DEPARTMENT OF COMMUNITY DEVELOPMENT
LAND USE ADMINISTRATION**

April 8, 2008

Gloria Freye
McGuireWoods, LLP
901 East Cary Street
Richmond, VA 23219

RE: Special Use Permit for 7521 Comanche Drive

Dear Ms. Freye:

Land Use Administration has had the opportunity to review the resubmitted plans for a proposed "monopine" at the above referenced address. Staff appreciates the effort to address the neighborhood concerns regarding the project by redesigning the monopole. However, staff regrets to inform you that we **do not support** the proposed project. Staff is satisfied that the current zoning regulation prohibiting the use of monopoles (including stealth monopoles) in residential neighborhoods is appropriate, and that locating on alternative support structures or City property, as permitted within residential zoning districts, is the more appropriate means of providing telecommunications services within neighborhoods.

Relating specifically to this property, should the neighborhood express a need to the City for additional telecommunications services, which cannot be met through the normal zoning regulations, staff may reconsider our position. In the mean time, if you wish to proceed with this application staff requests the following information:

- A detailed analysis of all existing or potential telecommunication facilities within a two-mile radius of the proposed property and why they are not suitable or could not be improved to provide adequate service to this neighborhood.
- The applicant's report indicates that the pole will serve both the public and the residents of the neighborhood. Please provide the anticipated number of the public and residents within the immediate neighborhood that will be served by the tower.
- Staff would recommend that you retain an independent consultant, agreed upon with the City, who could make a recommendation and provide expertise on the adequacy of the existing telecommunications facilities, the need for the proposed facility and the design of the proposed facility.

Staff has included comments from the Bureau of Permits and Inspections for your review.

Should you have any further questions or comments, please contact me at 647-3288 or via e-mail at chelse.maughan@richmondgov.com.

Sincerely,



Chelse Maughan

Chelse Maughan
Senior Planner