

Memorandum **Department of Planning & Public Works**

To: Planning and Public Works Committee

From: Annissa McCaskill-Clay, AICP

Lead Senior Planner

Date: December 29, 2009

RE: T.S.P. 17-2009 AT&T (Drew Station Shopping Center): A request to obtain

approval for a Telecommunication Siting Permit for the purpose of removing existing antennas, replacing them with a different antenna type and the addition of more equipment on the building at 1662 Clarkson Road in the C8-zoned

Drew Station Shopping Center. (19S420394)

Summary

AT&T, a current antenna lessee at Drew Station Shopping Center, has requested a telecommunications facilities siting permit to allow:

- ➤ Removal of their existing three (3) existing rooftop omni antennas and replacement with six (6) stealth panel antennas. The new stealth panels are proposed to be flushmounted to the building wall and painted to match the existing brick color and pattern.
- Mounting of six (6) Tower Mounted Amplifiers (TMAs) inside the parapet wall behind the antennas. The TMAs will not be visible from outside of the building.
- > Removal and replacement of the existing equipment cabinet. The cabinet is located within an equipment room at the rear of the building.

City of Chesterfield Ordinance 2391, which governs telecommunications and facilities siting, requires that the Planning Commission provide a venue for public hearing of requests for Telecommunications Siting Permits. Please note, the Commission does not provide a recommendation to the City Council, but rather generates a list of issues during the hearing. At the public hearing on December 14, 2009, no outstanding issues were identified.

Attached are copies of the materials submitted to the Planning Commission.

Respectfully submitted,

Annissa McCaskill – Clay, AICP Lead Senior Planner

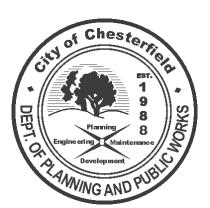
Annissa McCaskill-Clay

CC: Michael G. Herring, City Administrator

Rob Heggie, City Attorney

Michael O. Geisel, Director of Planning & Public Works Aimee Nassif, Director of Planning & Development Services

Attachments: Planning Commission packet





690 Chesterfield Pkwy W • Chesterfield MO 63017-0760 Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

Department of Planning & Public Works City of Chesterfield Public Hearing Summary Report

T.S.P. 17-2009 AT&T (Drew Station Shopping Center): A request to obtain approval for a Telecommunication Siting Permit for the purpose of removing existing antennas, replacing them with a different antenna type and the addition of more equipment on the building at 1662 Clarkson Road in the C8-zoned Drew Station Shopping Center. (19S420394)

Summary

The above-referenced project is a request for a Telecommunications Siting Permit (T.S.P.). If the request is approved, the Permit will allow the removal of three antennas mounted on top of the Drew Station Shopping Center and placement of three disguised antennas on the side of the building. Additional equipment to support the new antennas will be placed within the existing equipment room.

As previously stated, there are currently three (3) antennas on the roof of Drew Stations Shopping Center. All were approved administratively under the conditions of City of Chesterfield Ordinance 1214. Chesterfield Ordinance 2391, which now governs telecommunications and facilities siting, requires a public hearing before the City of Chesterfield Planning Commission for alternations that present a material change. Please note, the Commission does not provide a recommendation to the City Council, but rather a list of issues generated during the hearing. City Council is decision-making body for all requests for Telecommunications Siting Permits. A public hearing further addressing the request will be held at the December 14, 2009 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and an application packet detailing the Petitioner's request.

Respectfully submitted,

Annissa McCaskill-Clay

Annissa McCaskill-Clay, AICP Lead Senior Planner

Cc: Michael G. Herring, City Administrator Rob Heggie, City Attorney

Michael O. Geisel, Director of Planning and Public Works Aimee Nassif, Planning and Development Services Director



Existing antennas



Existing equipment room



NOTICE OF PUBLIC HEARING CITY OF CHESTERFIELD PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Monday, December 14, 2009 at 7:00 pm in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

T.S.P. 17-2009 AT&T (Drew Station): A request to obtain approval for a Telecommunication Siting Permit for the purpose of removing existing antennas, replacing them with a different antenna type and the addition of more equipment on the building at 1662 Clarkson Road in the C8-zoned Drew Station Shopping Center. (19S420394)

Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Annissa McCaskill-Clay, Lead Senior Planner, by telephone at 636-537-4737 or by email at amccaskill@chesterfield.mo.us



City of Chesterfield 690 Chesterfield Parkway West Chesterfield, MO 63017



Information on this Public Hearing may be found on the City's website at http://www.chesterfield.mo.us/public-notice.html or by contacting Lead Senior Planner Annissa McCaskill-Clay at 636.537.4737 or via e-mail at amccaskill@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.

MO2053 BAXTER & CLARKSON

2ND CARRIER

ROOFTOP

LOCATION MAPS

Saint A

Olivett

Maryland Heights

at&t

Champ

Creve Coeur

主

Chesterfield

MO2053

38.642826° N

90.565633° W

BAXTER & CLARKSON

Ballwin Manchester

Valley Park

141

[340]



DATE: _

ENGINFFRING

2006 INTERNATIONAL BUILDING CODE 2008 NATIONAL ELECTRIC CODE TIA/EIA-222-F OR LATEST EDITION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.
A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE
MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY
SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO
SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH
DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS
BROPOSSED.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S CONDUCTORLESS TELECOMMUNICATIONS NETWORK. INSTALLATION OF (1) UMTS CABINET, (6) PIPE MOUNTED PANEL ANTENNAS INCLUDING (12) COAX, (6) TMAS AND (12) DIPLEXERS IS PROPOSED.

SITE INFORMATION

PROPERTY OWNER ADDRESS:

ROSS REAL ESTATE VENTURES LLC 7750 CLAYTON ROAD, SUITE 305 ST. LOUIS, MO 63117

TOWER OWNER NA

SITE NAME:

BAXTER & CLARKSON

SITE NUMBER: M02053

SITE CONTACT SITE ADDRESS:

1662-1698 CLARKSON ROAD CHESTERFIELD, MO 63017

COUNTY:

38" 38" 34.1736" N 38.642826

90" 33" 56 2788" W

LONGITUDE (NAD 83):

GROUND ELEVATION: RAD CENTER:

LATITUDE (NAD 83):

612' AMSL 18', 24' AGL

ZONING JURISDICTION: CITY OF CHESTERFIELD

ZONING DISTRICT

PARCEL #: OCCUPANCY GROUP:

CONSTRUCTION TYPE: V-B

POWER COMPANY:

TELEPHONE COMPANY: AT&T

SITE ACQUISITION CONTACT: MARY KREPS

(636) 532-1051 EXT 113 RON HUMPHREY

AMEREN UE

CONSTRUCTION MANAGER:

RF ENGINEER:

SEAN BORST (314)210-0443

IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE

CONTACT INFORMATION

ENGINEER

15450 S OUTER FORTY DR. SUITE 200 CHESTERFIELD, MO 63017

CONTACT PHONE:

GEORGE P. XENOS (913) 687-9233

Town and Country *Des Peres

q 725 *Creve Coeur WESTM 40 84 1 18 Brentwood MO2053 BAXTER & CLARKSON [340] Kirkwood TER RO 38.642826" N 90.565633° W BAXTER RD Sappin LEM NO SCALE

340

BAXTER

DRIVING DIRECTIONS

DIRECTIONS FROM NEAREST INTERSTATE:

FROM I-64, TAKE EXIT 24, GO STRAIGHT ONTO N OUTER 40, KEEP LEFT ONTO I-64 W RAMP, TURN LEFT ONTO SR 340, SITE IS

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR

AT&T RF:	DATE:
AT&T OPERATIONS:	DATE:
AT&T SITE AQ:	DATE:
OCI:	DATE:
PROPERTY OWNER:	DATE:
MINIOR	

DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
Z1	SITE SURVEY
Z-1.1	SITE PLAN
Z-1.2	RESIDENTIAL ZONING SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	SITE ELEVATION
Z-3.1	SITE ELEVATION
Z-3.2	SITE CROSS SECTIONS
Z-4	EQUIPMENT LAYOUT
Z-5	ANTENNA MOUNT DETAILS

DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME



UNDERGROUND SERVICE ALERT UTILITIES PROTECTION CENTER, INC. 811

48 HOURS BEFORE YOU DIG



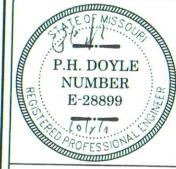
13075 MANCHESTER RD, SUITE 100 ST LOUIS, MO 63131



10950 GRANDVIEW DRIVE CVERLAND PARK, KANSAS 66210 (913) 458-2000

PROJECT NO:	163313
DRAWN BY:	SAN
CHECKED BY:	GPX

	T		-
_	+		
_			
	-		
1	10/08/09	PER LL COMMENTS	
0	09/22/09	ISSUED FOR ZONING	
REV	DATE	DESCRIPTION	



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTIO OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

MO2053

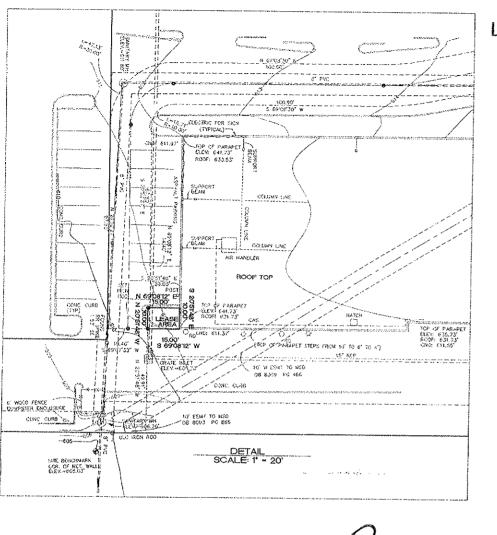
BAXTER & CLARKSON 1662-1698 CLARKSON ROAD CHESTERFIELD, MO 63017 2ND CARRIER

SHEET TITLE

TITLE SHEET

SHEET NUMBER

T-1



LOT 1

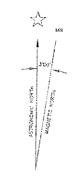
S 69'07'33' W

36189

GRAPHIC SCALE

LOT 2 OF "DREW STATION SHOPPING CENTER"

U.S. SURVEY 2002. TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD ST. LOUIS COUNTY, MISSOURI



MAGNETIC DECLINATION (ECHEED FROM USGS QUAC WAP)

AD RICKY DRAIN

N73'07'56'E

COMMODICAL BUILDING

S69'07'33'W 1029.01

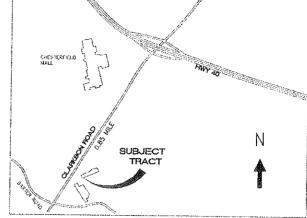
15" O'BUTY (SWY OF 5887 PG 14)

458.86

PP FOMER POLE

N74'06'06'E 481765

LOT 2



LOCATION MAP

all easemberts and consistent which affect has sié as reportéd in commandench tard bill hourance oldatant Commindent for thee notables rig bo. 41/230, dated hovedest 12, 2000, which affect has bill, are daugh hibror

UNITY THES SHOWN HEREN ARE BASED UPON AVALUATE RECORDS SUPPLIED BY UTBITY COMPARES, PRIO LICATRON OF WALL-UPLITIES, AND LYON FRID LOCATION OF FLAGORIS SUPPLIED BY UTBITY COMPARES. THE LOCATION AND/OR EXSTRUCE OF STATE LERVICE LYSES TO THE PROPERTY SERVICED ARE UNKNOWN AND NOT ALL MAY BE SHOWN HEREON. CONTACT 1-800-805-81E BERING ANY LICATARION.

LARRING, LONGTUDE, AND DEVAROR HAVE BEEN GENERANDO USING OPS TO MEASURE BASELYIES TO GEOGRAPHIC REFERENCE MOMENTURES. LARRING AND LONGTUDE AND ECASTIDE AND ECONOMIC AND ECASTOD "IA" FOLERANCES.

LONGRIDGE, AND ELEVARORS WEET OF EXISTO "IA" FOLERANCES.

REDICHARK MODIFICHES BEEN CARRY (ROND'EN) TOTANDARD ALBANININ DIRK STAMPED SI-31 MOD, DOK IS BET AUTHORISE MEST SIZE OF ELECTRICAPHIE DRIVE, ACROSS FROM THE NOTHER DRIVE EXTENDED FOR THE EACH FAILURAL BANK, AFFERDMANDLY 180° COUTH OF THE REFERENCE OF HIM 1-64° SOUTH GUITE ROAD AND ELECTRICAPHIE DRIVE.

STE BENCHMARK. ELEM 665.01 (ACHOLO) "L' ON CONNER OF CONCRETE RETAINING WALL LOCATED SOUTH OF COUNTRY IN MINUTES MECT GLIG FELL FROM ONE SOUTHWESTERLY CONNER OF THE LEASE PARCEL.

. WIRELESS 24 St. Louis MSA 8 SOUTHWESTERN B

LCCATOR NO 19542 0394 SURVEYOR'S CERT-PICATION.

SURVEY (314)894-7 Q Z

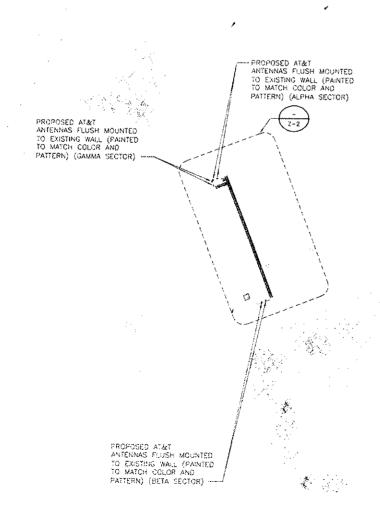
Fuchs Read 63129—2124 SUBURE 5977 Rowkins F St. Louis, MO 63

Clarkson, Cell Site #4224 St. Lo 1698 Clarkson Road Chesterfield, St. Louis County, 0 City

047E 12/36/95 338 NOMBER: 00:20 FRE NAME CONTRACT

ORANG DY. AND CHECKED BY

Dot 1





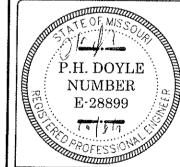
13075 MANCHESTER RD, SUITE 100 ST LOUIS, MO 63131



10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 458-2000

L	PROJECT NO:	163313
[DRAWN BY:	SAN
	CHECKED BY:	GPX
-		

1 19/08/09 PER LL COMMENTS
0 C9/22/09 ISSUED FOR ZONING
REV DATE DESCRIPTION



IT IS A WOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING LINESR THE DIRECT OF A LICENSED PROFESSIONAL ENGINEER.

MO2053
BAXTER & CLARKSON
1662-1698 CLARKSON ROAD
CHESTERFIELD, MO 63017
2ND CARRIER

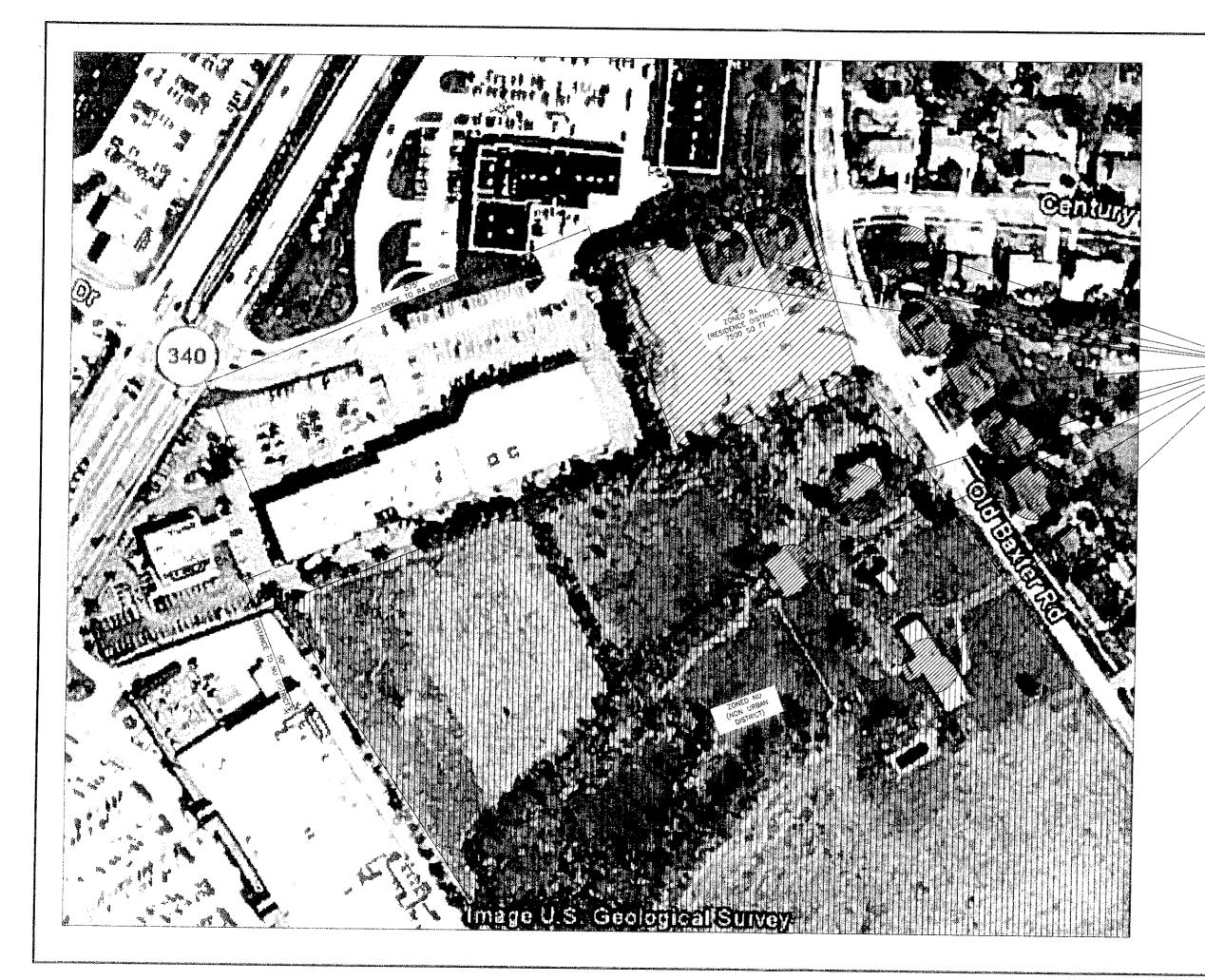
SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-1.1

SITE PLAN SCALE: 1/32" = 11-0"





13075 MANCHESTER RD, SUITE 100 ST LOUIS, MC 63131

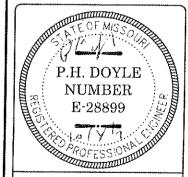


10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 458-2000

PROJECT NO:	163313
DRAWN BY:	SAN
CHECKED BY:	GPX }

LOCATION OF TEN CLOSEST RESIDENTIAL STRUCTURES

1	i	
	ļ	
	 	
ļ		
-	!	<u></u>
L		
L		
1	10/08/09	PER LL COMMENTS
Q	09/22/09	ISSUED FOR ZONING
REV	DATE	CESCRIPTION



I IS A VIOLATION OF LAW FOR ANY PERSON, LESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

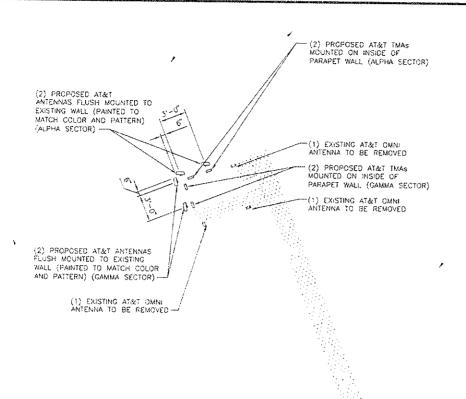
MO2053
BAXTER & CLARKSON
1662-1698 CLARKSON ROAD
CHESTERFIELD, MO 63017
2ND CARRIER

SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-1.2



(3) EXISTING AT&T 7/8" COAX TO BE REMOVED AND REPLACED WITH (12) PROPOSED AT&T 1 5/8" COAX ROUTED UNDER GROUND IN NEW 12"0 COMDUIT, (EXISTING ASPHALT TO BE SAW CUT AND REPLACED UPON COMPLETION)

(2) PROPOSED ATAT TMAS
MOUNTED ON INSIDE OF
PARAPET WALL (BETA SECTOR)

(2) PROPOS
FLUSH MOUN
WALL (PAINT
AND PATTER

(2) PROPOSED AT&T ANTENNAS FLUSH MOUNTED TO EXISTING WALL (PAINTED TO MATCH COLOR AND PATTERN) (BETA SECTOR)

ENLARGED SITE PLAN
SCALE 3/16" = 1'-0"



13075 MANCHESTER RD, SUITE 100 ST LOUIS, MO 63131



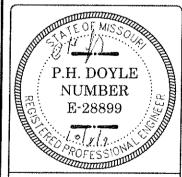
10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 458-2000

PROJECT NO:	163313
DRAWN BY:	SAN
CHECKED BY:	GPX

1 10/08/09 PER LL COMMENTS 0 09/22/09 ISSUED FOR ZONING

DATE DESCRIPTION

REV



IT IS A VICLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

MO2053 BAXTER & CLARKSON 1662–1698 CLARKSON ROAD CHESTERFIELD, MO 63017 2ND CARRIER

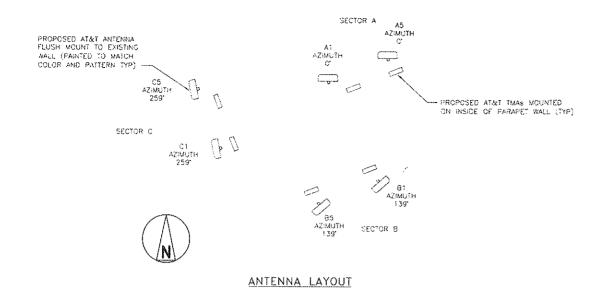
SHEET TITLE

ENLARGED SITE PLAN

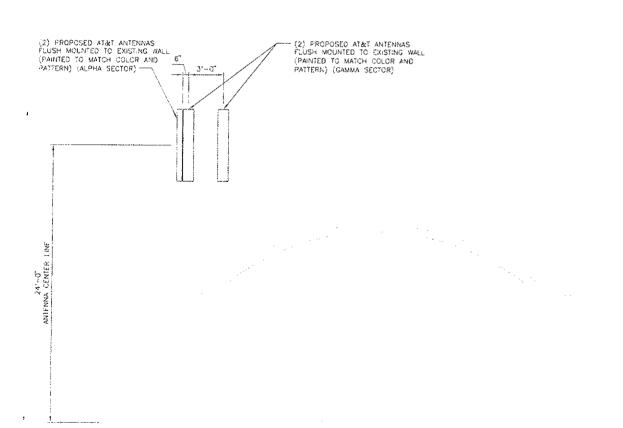
SHEET NUMBER

Z-2





NO SCALE



WEST SIDE ELEVATION
NO SCALE

NOTES

- 1. ANTENNAS SHALL BE PAINTED TO MATCH EXISTING COLOR AND PATTERN.
- 2. ANTENNAS ARE SHOWN WHITE FOR CLARITY.
- 3. EXISTING ATAY EQUIPMENT ROOM BRICKS ARE SHOWN AS DIFFERENT SIZE FOR CLARITY.



13075 MANCHESTER RD, SUITE 100 ST LOUIS, MO 63131



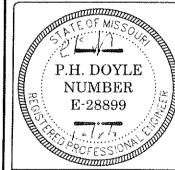
10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 458-2000

 PROJECT NO:
 163313

 DRAWN BY:
 SAN

 CHECKED BY:
 GPX

1 10/08/09 PER LL COMMENTS
0 09/22/09 ISSUED FOR ZONNIG
REV DATE DESCRIPTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT

TO ... O" ENNA CENTER LINE

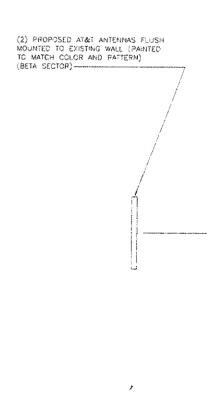
MO2053
BAXTER & CLARKSON
1662-1698 CLARKSON ROAD
CHESTERFIELD, MO 63017
2ND CARRIER

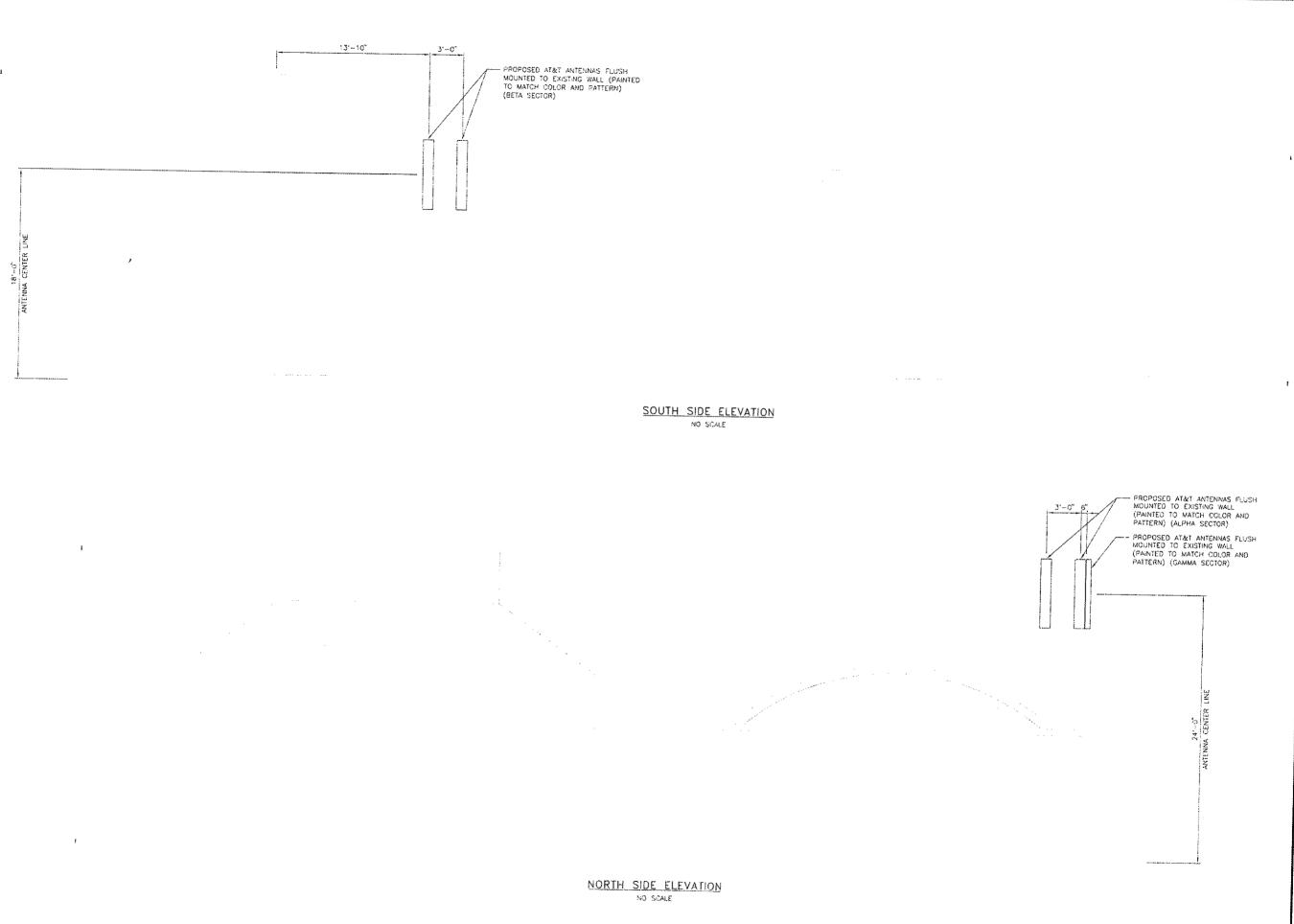
SHEET TITLE

SITE ELEVATION

SHEET NUMBER

Z-3







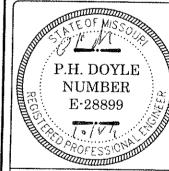
13075 MANCHESTER RD. SUITE 100 ST LOUIS, MO 6313;



10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 458-2000

PROJECT NO:	163313
DRAWN 8Y:	SAN
CHECKED BY:	GPX

1 10/08/09 PER LL COMMENTS
0 C9/22/09 ISSUED FOR ZONING
REV DATE DESCRIPTION



IT IS A VIGILATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LUCENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

MO2053
BAXTER & CLARKSON
1662-1698 CLARKSON ROAD
CHESTERFIELD, MO 63017
2ND CARRIER

SHEET TITLE

SITE ELEVATION

SHEET NUMBER

Z-3.1

SOUTH SIDE ELEVATION

NO SCALE



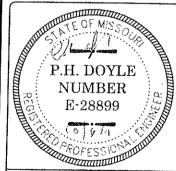
13075 MANCHESTER RD, SUITE 100 ST LOUIS, MO 63131



10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 458-2000

PROJECT NO:	16331.
CRAWN BY:	SAI
CHECKED BY-	GP)

	1	1
	T	
	Í	· · · · · · · · · · · · · · · · · · ·
	 	
	ļ	ļ
	Ĺ	
1	10,'08/09	PER LL COMMENTS
Ç	09/22/09	ISSUED FOR ZONING
REV	DATE	DESCRIPTION



IT IS A VICIATION OF LAW FOR ANY PERSON, NLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

MO2053
BAXTER & CLARKSON
1662-1698 CLARKSON ROAD
CHESTERFIELD, MO 63017
2ND CARRIER

SHEET TITLE

SITE CROSS SECTIONS

SHEET NUMBER

Z-3.2

WEST SIDE ELEVATION
NO SCALE

KEY NOTES

(A) TELCO BOARD



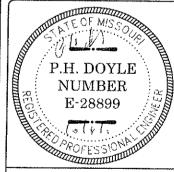
13075 MANCHESTER RD, SUITE 100 ST LOUIS, MG 63131



10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 458-2000

DRAWN BY:	SA
CHECKED BY:	GP

	10/08/09	PER LL COMMENTS
¢	09/22/09	ISSUED FOR ZONING
REV	CATE	DESCRIPTION



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNIDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS OCCUMENT.

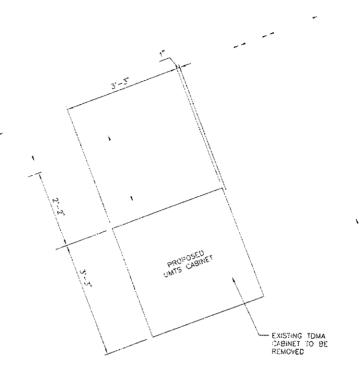
MO2053
BAXTER & CLARKSON
1662—1698 CLARKSON ROAD
CHESTERFIELD, MO 63017
2ND CARRIER

SHEET TITLE

EQUIPMENT LAYOUT

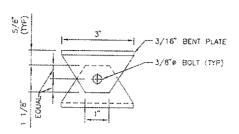
SHEET NUMBER

Z-4

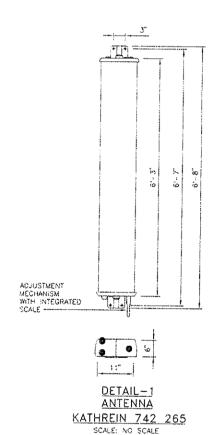


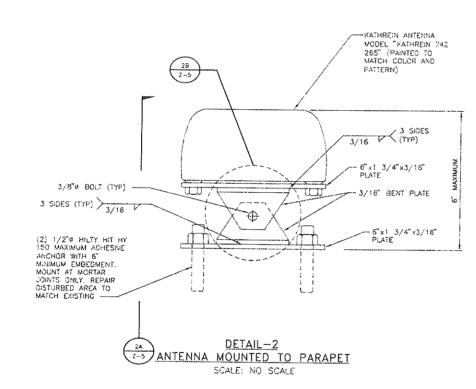
EQUIPMENT LAYOUT SCALE. 3/4" = 1'-0"

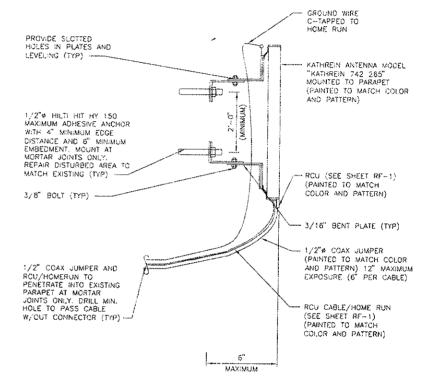




DETAIL-2B BENT PLATES SCALE: NO SCALE







DETAIL-2A
ANTENNA MOUNTED TO PARAPET
SCALE: NO SCALE

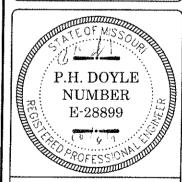


13075 MANCHESTER RD, SUITE 100 ST LOUIS, MO 63131



10950 GRANDVIEW DRIVE OVERLAND PARK, KANSAS 66210 (913) 458-2000

ı	PRO	163313	
l	DRA	WN BY:	SAN
	CHE	CKED BY:	GPX
l	\equiv	·	T
l		-	
l			
	ļ		
ı			
	;	10/08/09	PER LL COMMENTS
	0	09/22/09	ISSUED FOR ZONING
	REV	BIAG	DESCRIPTION



IT IS A VIGLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS OCCUMENT.

MO2053
BAXTER & CLARKSON
1662-1698 CLARKSON ROAD
CHESTERFIELD, MO 63017
2ND CARRIER

SHEET TITLE

ANTENNA MOUNT DETAILS

SHEET NUMBER

Z-5