



## 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) rooftop omni antennas and replacement with six (6) stealth panel antennas. The new stealth panels are proposed to be flush-mounted 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*

Annissa McCaskill – Clay, AICP  
Lead Senior Planner

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

## 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)

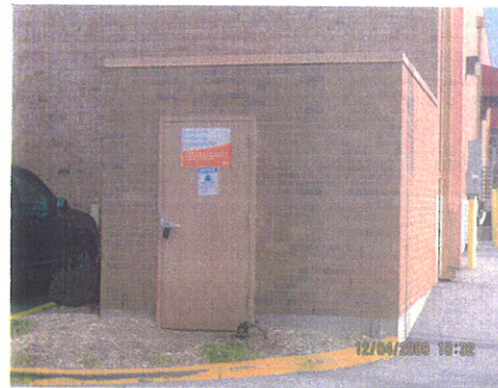
### Summary

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. City of 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 the 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.



Existing antennas



Existing equipment room

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





## 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 Annessa McCaskill-Clay, Lead Senior Planner, by telephone at 636-537-4737 or by email at [amccaskill@chesterfield.mo.us](mailto: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 Annessa McCaskill-Clay at 636.537.4737 or via e-mail at [amccaskill@chesterfield.mo.us](mailto: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



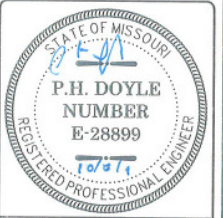
13075 MANCHESTER RD, SUITE 100  
ST LOUIS, MO 63131



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

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

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



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.

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

SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
**T-1**

### ENGINEERING

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. 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 PROPOSED.

### 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) UNITS CABINET, (8) PIPE MOUNTED PANEL ANTENNAS INCLUDING (12) COAX, (6) TMA AND (12) DIPLEXERS IS PROPOSED.

### SITE INFORMATION

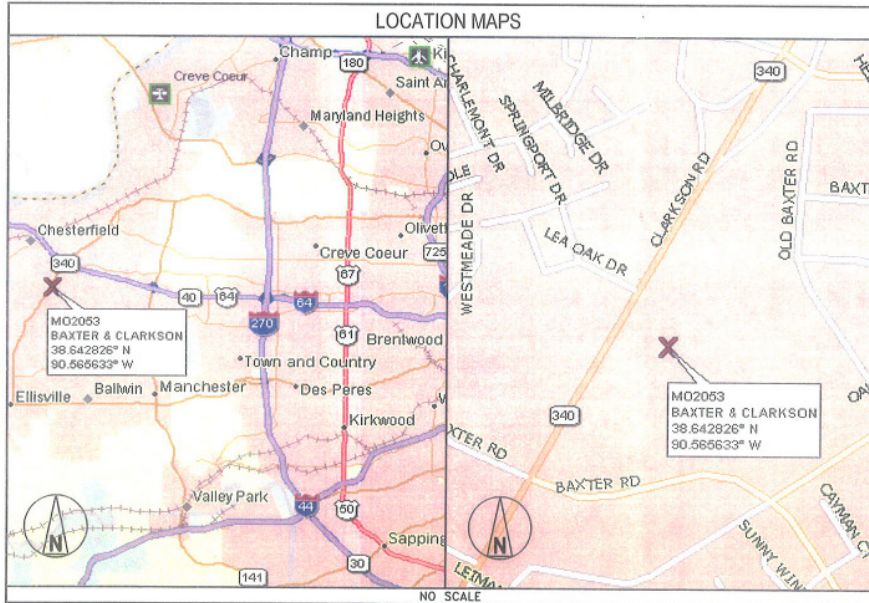
PROPERTY OWNER: ROSS REAL ESTATE VENTURES LLC  
ADDRESS: 7750 CLAYTON ROAD, SUITE 305  
ST. LOUIS, MO 63117  
TOWER OWNER: NA  
SITE NAME: BAXTER & CLARKSON  
SITE NUMBER: MO2053  
SITE CONTACT: NA  
SITE ADDRESS: 1662-1698 CLARKSON ROAD  
CHESTERFIELD, MO 63017  
COUNTY: ST. LOUIS  
LATITUDE (NAD 83): 38° 38' 34.1736" N  
38.642826  
LONGITUDE (NAD 83): 90° 33' 56.2788" W  
-90.565633  
GROUND ELEVATION: 612' AMSL  
RAD CENTER: 18', 24" AGL  
ZONING JURISDICTION: CITY OF CHESTERFIELD  
ZONING DISTRICT: NA  
PARCEL #: NA  
OCCUPANCY GROUP: U  
CONSTRUCTION TYPE: V-B  
POWER COMPANY: AMEREN UE  
TELEPHONE COMPANY: AT&T  
SITE ACQUISITION CONTACT: MARY KREPS  
(836) 532-1051 EXT 113  
RF ENGINEER: RON HUMPHREY  
CONSTRUCTION MANAGER: 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: GEORGE P. XENOS  
PHONE: (913) 687-9233

### LOCATION MAPS



### 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 ON THE LEFT.

### 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 MODIFICATIONS.

AT&T RF: \_\_\_\_\_ DATE: \_\_\_\_\_  
AT&T OPERATIONS: \_\_\_\_\_ DATE: \_\_\_\_\_  
AT&T SITE AQ: \_\_\_\_\_ DATE: \_\_\_\_\_  
OCI: \_\_\_\_\_ DATE: \_\_\_\_\_  
PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_  
MUNICIPAL: \_\_\_\_\_ DATE: \_\_\_\_\_

### DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
Z-1	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.

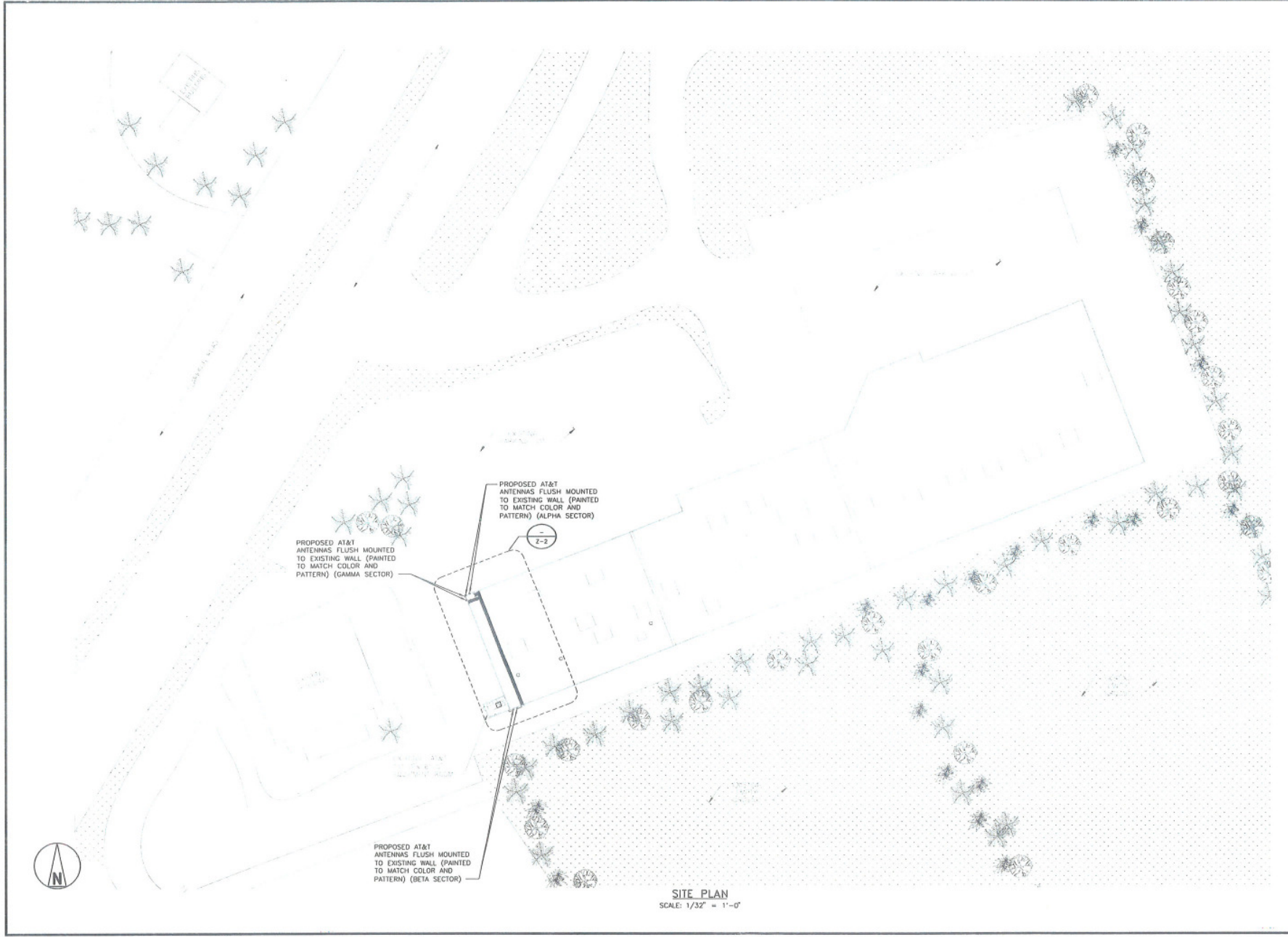


UNDERGROUND  
SERVICE ALERT  
UTILITIES PROTECTION CENTER, INC.  
811

48 HOURS BEFORE YOU DIG







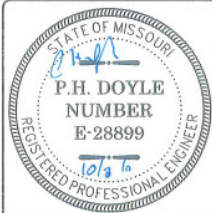
13075 MANCHESTER RD, SUITE 100  
ST LOUIS, MO 63131



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

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

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



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

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**Z-1.1**



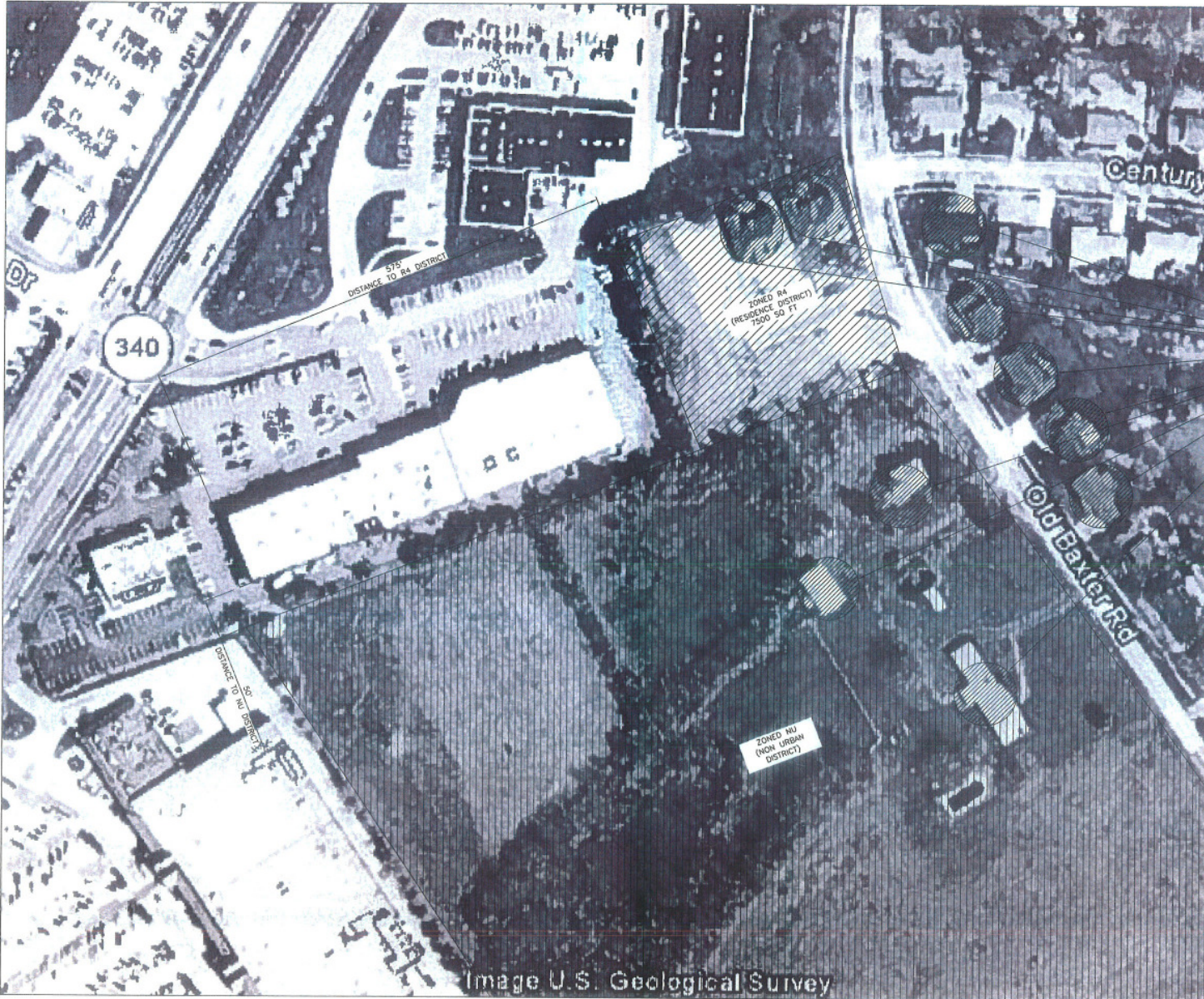


Image U.S. Geological Survey



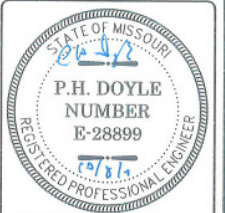
13075 MANCHESTER RD, SUITE 100  
ST LOUIS, MO 63131



A Black & Veatch Company  
10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

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M02053  
BAXTER & CLARKSON  
1662-1698 CLARKSON ROAD  
CHESTERFIELD, MO 63017  
2ND CARRIER

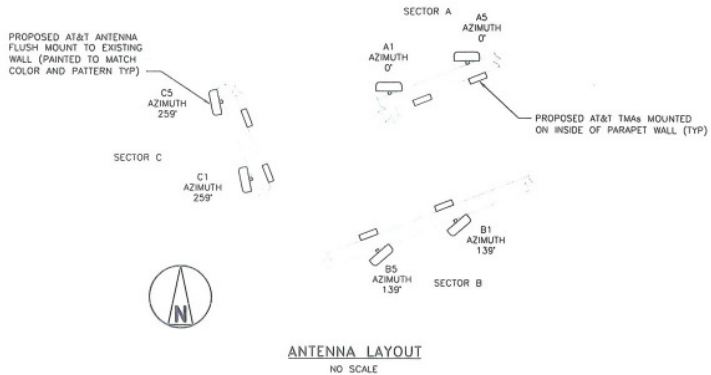
SHEET TITLE  
SITE PLAN

SHEET NUMBER  
Z-1.2









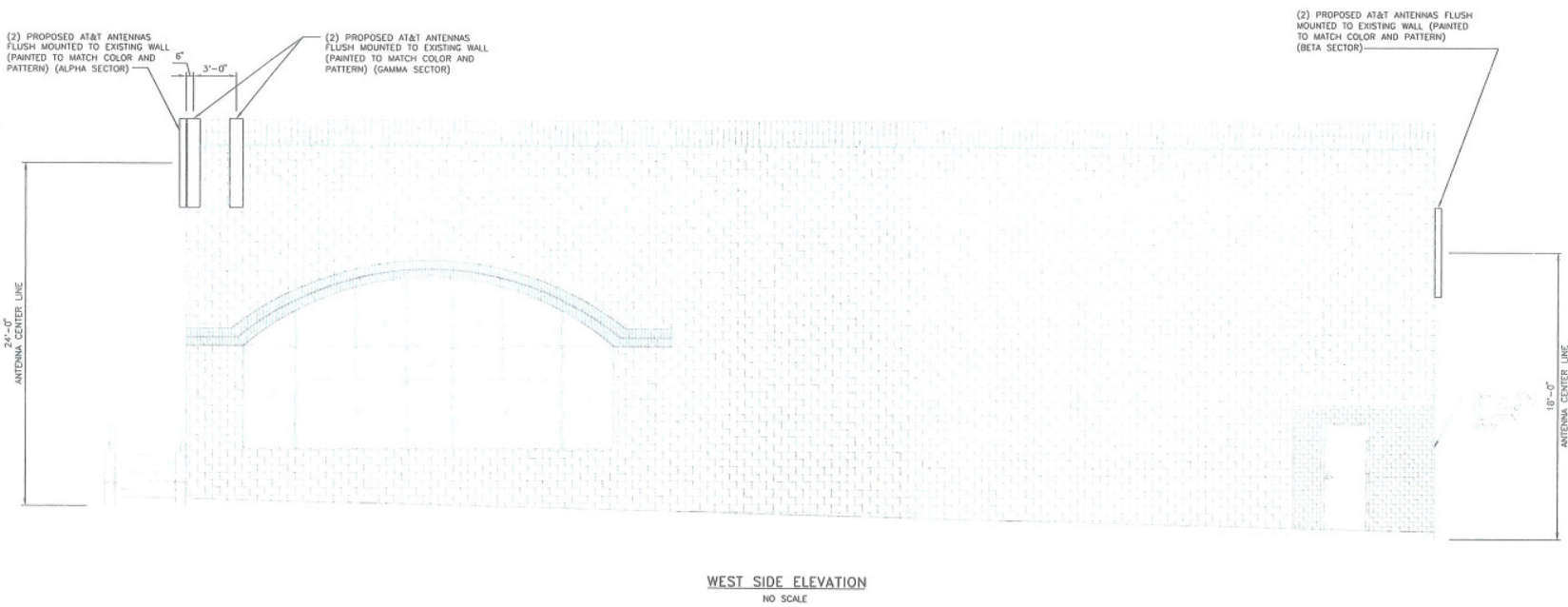
- NOTES**
1. ANTENNAS SHALL BE PAINTED TO MATCH EXISTING COLOR AND PATTERN.
  2. ANTENNAS ARE SHOWN WHITE FOR CLARITY.
  3. EXISTING AT&T EQUIPMENT ROOM BRICKS ARE SHOWN AS DIFFERENT SIZE FOR CLARITY.

13075 MANCHESTER RD, SUITE 100  
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Overland Contracting Inc.  
A Black & Veatch Company  
10950 GRANDVIEW DRIVE  
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STATE OF MISSOURI  
P.H. DOYLE  
NUMBER  
E-28899  
REGISTERED PROFESSIONAL ENGINEER

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SHEET TITLE  
SITE ELEVATION

SHEET NUMBER  
**Z-3**

18'-0" ANTENNA CENTER LINE

13'-10"

3'-0"

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

SOUTH SIDE ELEVATION  
NO SCALE

3'-0"

3'-0"

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

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

24'-0" ANTENNA CENTER LINE

NORTH SIDE ELEVATION  
NO SCALE



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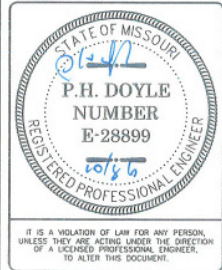
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SHEET TITLE  
SITE ELEVATION

SHEET NUMBER  
Z-3.1



