

# III. B.

## Memorandum Department of Planning & Public Works



**To:** Planning and Public Works Committee

**From:** Annissa McCaskill – Clay, AICP  
Lead Senior Planner

**Date:** May 20, 2010

**RE:** T.S.P. 19-2010 Verizon Wireless (1819 Clarkson Road): A request to obtain approval for a Telecommunication Siting Permit for the purpose of removing existing antennas, replacing them with a different antenna type on the building located at 1819 Clarkson Road in the C8-zoned Bull Moose Tube Executive Center. (19T340367)

### Summary

Verizon Wireless has requested a telecommunications facilities siting permit to allow the following on an existing commercial building located on the west side of Clarkson Road south of the Clarkson Road and Baxter Road intersection:

- Remove and replace existing whip antennas with roof top flush mount stealth design antennas.
- Install associated equipment within the utility structure located atop of a commercial 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 May 10, 2010, no outstanding issues were identified.

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

Respectfully submitted,

for 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, Planning & Development Services Director

Attachments: Planning Commission packet



**IV.B.**

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 Public Hearing Summary Report

**T.S.P. 19-2010 Verizon Wireless (1819 Clarkson Road):** A request to obtain approval for a Telecommunication Siting Permit for the purpose of removing existing antennas, replacing them with a different antenna type on the building located at 1819 Clarkson Road in the C8-zoned Bull Moose Tube Executive Center. (19T340367)

### 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 replacement of existing antennas by Verizon Wireless with new antennas of a different type on an office building located at 1819 Clarkson Road. Additional equipment to support the new antennas is proposed to be placed within the existing equipment compound.

The existing antennas at the subject site were administratively approved 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 alterations 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 May 10, 2010 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*

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 May 10, 2010 at 7:00 p.m., in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield Missouri 63017.

Said hearing will be as follows:

**T.S.P. 19-2010 Verizon Wireless (1819 Clarkson Road):** A request to obtain approval for a Telecommunication Siting Permit for the purpose of removing existing antennas, replacing them with a different antenna type on the building located at 1819 Clarkson Road in the C8-zoned Bull Moose Tube Executive Center. (19T340367)

## Description of property

A TRACT OF LAND IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:

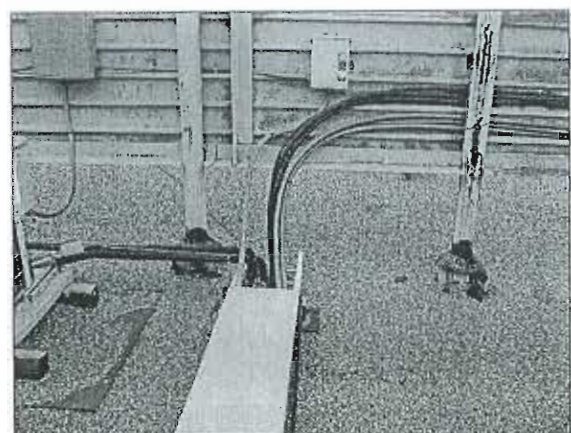
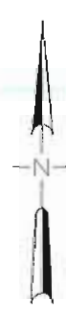
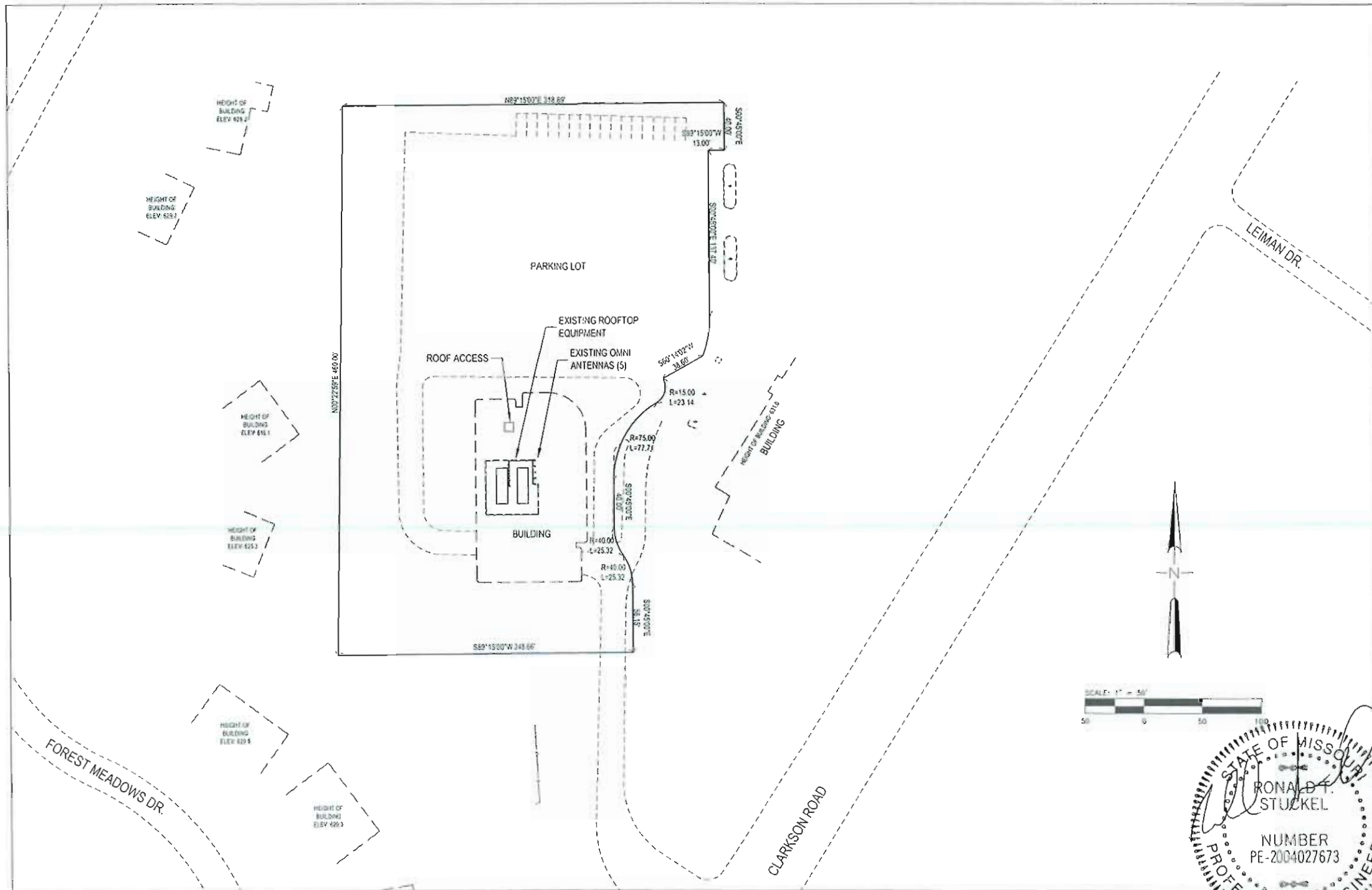
COMMENCING AT THE POINT ON THE NORTHWESTERN LINE OF CLARKSON ROAD (MISSOURI STATE HIGHWAY 340) AS ESTABLISHED 60 FEET WIDE BY ORDER OF THE COUNTY COURT OF ST. LOUIS COUNTY, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 1145, PAGE 632 OF THE ST. LOUIS COUNTY RECORDS, THENCE ALONG THE EAST LINE OF FOREST MEADOWS PLAT TWO NORTH 03 DEGREES 27 MINUTES 26 SECONDS WEST 84.95 FEET TO THE NORTHWESTERN LINE OF CLARKSON ROAD (MISSOURI STATE HIGHWAY 340), AS WIDENED BY DEED RECORDED IN BOOK 8091, PAGE 76 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID ROAD LINE AND RUNNING ALONG THE EAST LINE OF FOREST MEADOWS PLAT TWO NORTH 03 DEGREES 27 MINUTES 26 SECONDS WEST 358.09 FEET; THENCE CONTINUING ALONG SAID EASTERN LINE SOUTH 89 DEGREES 05 MINUTES 48 SECONDS WEST, 161.91 FEET TO A POINT, SAID POINT BEING ON THE WESTERN LINE OF U.S. SURVEY 2002, AS AFOREMENTIONED; THENCE ALONG SAID U.S. SURVEY 2002 NORTH 00 DEGREES 22 MINUTES 59 SECONDS EAST 61.45 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG THE WEST LINE OF U.S. SURVEY 2002 NORTH 00 DEGREES 22 MINUTES 59 SECONDS EAST 480.00 FEET TO A POINT BEING THE NORTHWESTERN CORNER OF THE PROPERTY CONVEYED TO KOECHEL BY DEED RECORDED IN BOOK 2949, PAGE 77 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID KOECHEL'S NORTHERN LINE NORTH 89 DEGREES 15 MINUTES 00 SECONDS EAST 318.89 FEET TO A POINT; THENCE SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST 40.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS WEST 13.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST 137.40 FEET TO A POINT OF CURVE; THENCE SOUTHWARDLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100 FEET, A DISTANCE OF 34.26 FEET TO A POINT; THENCE SOUTH 80 DEGREES 14 MINUTES 02 SECONDS WEST 38.60 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 60 DEGREES 14 MINUTES 02 SECONDS WEST 15.00 FEET, A DISTANCE OF 23.14 FEET TO A

POINT OF REVERSE CURVE; THENCE SOUTHWARDLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A DISTANCE OF 77.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST 40.00 FEET TO A POINT OF A CURVE; THENCE SOUTHWARDLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A DISTANCE OF 26.32 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWARDLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A DISTANCE OF 25.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST 58.15 FEET TO A POINT; THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS WEST 248.86 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 2.9106 ACRES, MORE OR LESS. NOW KNOWN AS LOT 2 OF BULL MOOSE TUBE EXECUTIVE CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK 308 PAGE 14 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

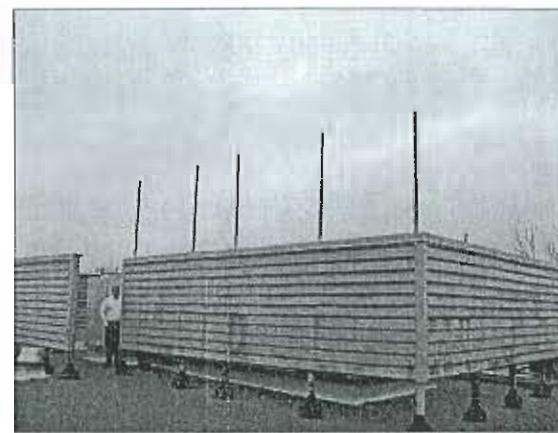


Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Lead Senior Planner Annissa McCaskill-Clay at 636.537.4737 or via e-mail at [amccaskill@chesterfield.mo.us](mailto:amccaskill@chesterfield.mo.us). All interested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

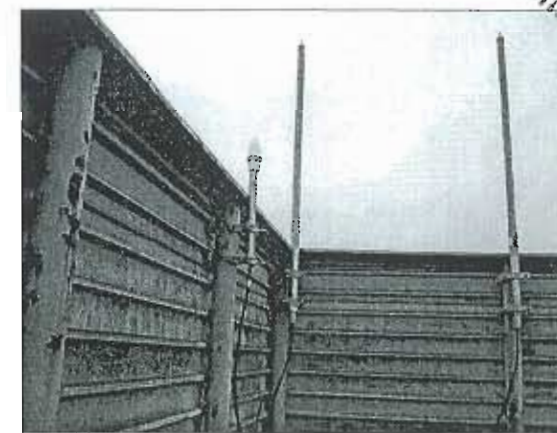




EXISTING COAX MOUNTING TO SCREEN WALL



EXISTING OMNI ANTENNAS ON METAL SCREEN



EXISTING OMNI ANTENNA MOUNTS



Kuhlmann  
Design  
Group, Inc.  
15 East Washington Street  
Ballwin, Illinois 62220-2148  
Tel: (618) 234-8898  
St. Louis, Missouri  
Ballwin, Illinois  
Missouri Professional Engineering Certificate Lic. # 000255



DISCLAIMER OF RESPONSIBILITY  
I hereby certify that the documents intended to be published by me and are limited to the work and I hereby disclaim any responsibility for all other drawings, specifications, estimates, reports or other documents or instruments relating to or intended to be used for any part or parts of the construction or engineering project or survey.

Civil Engineering	
NO.	DATE
PROJECT NO.	CONTRACT NO.
090003	0066
DRAWN	CHECKED
DGN	RTS
DATE	
JUNE 12, 2009	

C-3

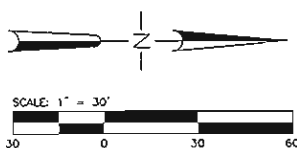


# BOUNDARY SURVEY

ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF COMMON GROUND AND LOT 2 OF BULL MOOSE TUBE EXECUTIVE CENTER, PLAT BOOK 319 PAGE 53, BEING PART OF U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

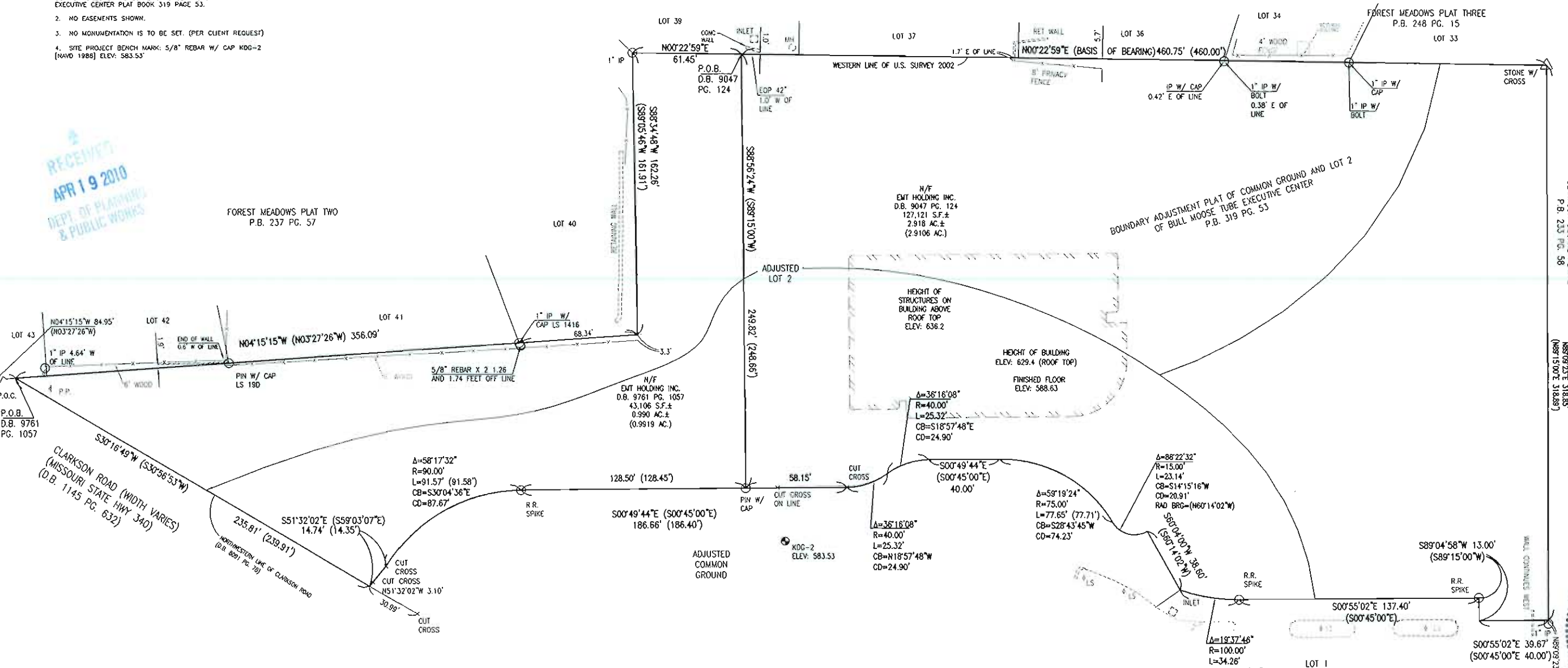
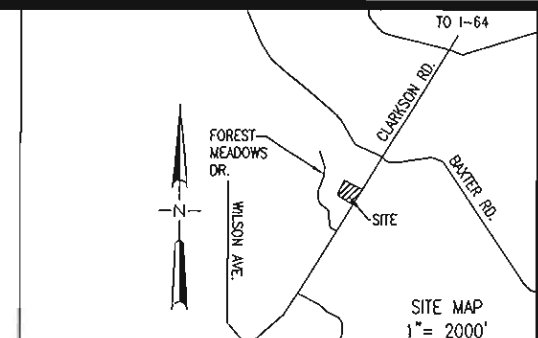
## SURVEY LEGEND

- P.O.B. IRON PIPE OR ROD FOUND
- △ FIND STONE
- RAILROAD SPIKE
- CONG. NAIL
- N.T.S. NOT TO SCALE
- PROPERTY LINE (MAJOR)
- - - PROPERTY LINE (MINOR)
- - - RIGHT-OF-WAY
- FENCE LINE
- ( ) RECORD BEARING AND DISTANCE



## SURVEYOR'S NOTES

1. BASIS OF BEARINGS: BOUNDARY ADJUSTMENT PLAT OF COMMON GROUND AND LOT 2 OF BULL MOOSE TUBE EXECUTIVE CENTER PLAT BOOK 319 PAGE 53.
2. NO EASEMENTS SHOWN.
3. NO MONUMENTATION IS TO BE SET. (PER CLIENT REQUEST)
4. SITE PROJECT BENCH MARK: 5/8" REBAR W/ CAP KDG-2 (NAVD 1988) ELEV: 583.53'



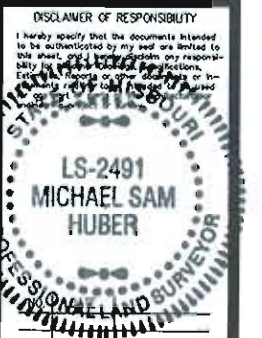
**DEED BOOK 9761 PAGE 1057**  
 A TRACT OF LAND IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT ON THE NORTHWESTERN LINE OF CLARKSON ROAD (MISSOURI STATE HIGHWAY 340) AS ESTABLISHED 60 FEET WIDE BY ORDER OF THE COUNTY COURT OF ST. LOUIS COUNTY, A CERTIFIED COPY OF WHICH ORDER IS RECORDED IN BOOK 1145, PAGE 632 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING THE SOUTHEASTERN CORNER OF FOREST MEADOWS PLAT TWO, A SUBDIVISION RECORDED IN PLAT BOOK 237, PAGE 57 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG THE EAST LINE OF FOREST MEADOWS PLAT TWO NORTH 03° 27' 26" WEST 84.95 FEET TO THE NORTHWESTERN LINE OF CLARKSON ROAD (MISSOURI STATE HIGHWAY 340), AS WIDENED BY DEED RECORDED IN BOOK 8091, PAGE 78 OF THE ST. LOUIS COUNTY RECORDS AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE LEAVING SAID ROAD LINE AND RUNNING ALONG THE EAST LINE OF FOREST MEADOWS PLAT TWO NORTH 03° 27' 26" WEST 356.09 FEET; THENCE CONTINUING ALONG SAID EASTERN LINE SOUTH 89° 05' 46" WEST, 161.91 FEET TO A POINT, SAID POINT BEING ON THE WESTERN LINE OF U.S. SURVEY 2002, AS AFOREMENTIONED; THENCE CONTINUING ALONG SAID EASTERN LINE SOUTH 89° 05' 46" WEST, 161.91 FEET TO A POINT, SAID POINT BEING ON THE WESTERN LINE OF U.S. SURVEY 2002, AS AFOREMENTIONED; THENCE ALONG SAID U.S. SURVEY 2002 NORTH 00° 22' 59" EAST 460.00 FEET TO A POINT BEING THE NORTHWESTERN CORNER OF PROPERTY CONVEYED TO KOECHL BY DEED RECORDED IN BOOK 2949, PAGE 77 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID KOECHL'S NORTHERN LINE NORTH 89° 15' 00" EAST 318.89 FEET TO A POINT; THENCE SOUTH 00° 45' 00" EAST 40.00 FEET TO A POINT; THENCE SOUTH 89° 15' 00" WEST 13.00 FEET TO A POINT; THENCE SOUTH 00° 45' 00" EAST 137.40 FEET TO A POINT OF CURVE; THENCE SOUTHWARDLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100 FEET, A DISTANCE OF 34.26 FEET TO A POINT; THENCE SOUTH 60° 14' 02" WEST 38.66 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 60° 14' 02" WEST 15.00 FEET, A DISTANCE OF 23.14 FEET TO A POINT OF TANGENCY; THENCE SOUTHWARDLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A DISTANCE OF 77.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00° 45' 00" EAST 40.00 FEET TO A POINT OF CURVE; THENCE SOUTHWARDLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A DISTANCE OF 25.32 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWARDLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A DISTANCE OF 25.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00° 45' 00" EAST 58.15 FEET TO A POINT; THENCE SOUTH 89° 15' 00" WEST 248.66 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.9919 ACRES, MORE OR LESS.

**DEED BOOK 9047 PAGE 124**  
 A TRACT OF LAND IN U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND DESCRIBED AS FOLLOWS:  
 COMMENCING AT A POINT ON THE NORTHWESTERN LINE OF CLARKSON ROAD (MISSOURI STATE HIGHWAY 340) AS ESTABLISHED 60 FEET WIDE BY ORDER OF THE COUNTY COURT OF ST. LOUIS COUNTY, A CERTIFIED COPY OF WHICH ORDER IS RECORDED IN BOOK 1145, PAGE 632 OF THE ST. LOUIS COUNTY RECORDS, SAID POINT BEING THE SOUTHEASTERN CORNER OF FOREST MEADOWS PLAT TWO, A SUBDIVISION RECORDED IN PLAT BOOK 237, PAGE 57 OF THE ST. LOUIS COUNTY RECORDS, THENCE ALONG THE EAST LINE OF FOREST MEADOWS PLAT TWO NORTH 03° 27' 26" WEST 84.95 FEET TO THE NORTHWESTERN LINE OF CLARKSON ROAD (MISSOURI STATE HIGHWAY 340), AS WIDENED BY DEED RECORDED IN BOOK 8091, PAGE 78 OF THE ST. LOUIS COUNTY RECORDS; THENCE LEAVING SAID ROAD LINE AND RUNNING ALONG THE EAST LINE OF FOREST MEADOWS PLAT TWO NORTH 03° 27' 26" WEST 356.09 FEET TO THE NORTHWESTERN LINE OF CLARKSON ROAD (MISSOURI STATE HIGHWAY 340), AS WIDENED BY DEED RECORDED IN BOOK 8091, PAGE 78 OF THE ST. LOUIS COUNTY RECORDS AND THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING ALONG SAID EASTERN LINE SOUTH 89° 05' 46" WEST, 161.91 FEET TO A POINT, SAID POINT BEING ON THE WESTERN LINE OF U.S. SURVEY 2002, AS AFOREMENTIONED; THENCE ALONG SAID U.S. SURVEY 2002 NORTH 00° 22' 59" EAST 460.00 FEET TO A POINT BEING THE NORTHWESTERN CORNER OF PROPERTY CONVEYED TO KOECHL BY DEED RECORDED IN BOOK 2949, PAGE 77 OF THE ST. LOUIS COUNTY RECORDS; THENCE ALONG SAID KOECHL'S NORTHERN LINE NORTH 89° 15' 00" EAST 318.89 FEET TO A POINT; THENCE SOUTH 00° 45' 00" EAST 40.00 FEET TO A POINT; THENCE SOUTH 89° 15' 00" WEST 13.00 FEET TO A POINT; THENCE SOUTH 00° 45' 00" EAST 137.40 FEET TO A POINT OF CURVE; THENCE SOUTHWARDLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 100 FEET, A DISTANCE OF 34.26 FEET TO A POINT; THENCE SOUTH 60° 14' 02" WEST 38.66 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 60° 14' 02" WEST 15.00 FEET, A DISTANCE OF 23.14 FEET TO A POINT OF TANGENCY; THENCE SOUTHWARDLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A DISTANCE OF 77.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00° 45' 00" EAST 40.00 FEET TO A POINT OF CURVE; THENCE SOUTHWARDLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A DISTANCE OF 25.32 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHWARDLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, A DISTANCE OF 25.32 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00° 45' 00" EAST 58.15 FEET TO A POINT; THENCE SOUTH 89° 15' 00" WEST 248.66 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 2.9106 ACRES, MORE OR LESS.  
 NOW KNOWN AS LOT 2 OF BULL MOOSE TUBE EXECUTIVE CENTER AS PER PLAT THEREOF RECORDED IN PLAT BOOK 306 PAGE 14 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS.

**SURVEYORS STATEMENT**  
 THIS IS TO CERTIFY THAT WHILE IN THE EMPLOY OF CELCO PARTNERSHIP D/B/A VERIZON WIRELESS, KUHLMANN DESIGN GROUP, INC., PERFORMED A BOUNDARY SURVEY OF PART OF LOT 2 OF BOUNDARY ADJUSTMENT PLAT OF COMMON GROUND AND LOT 2 OF BULL MOOSE TUBE EXECUTIVE CENTER, AND ALSO BEING PART OF U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI. THE RESULTS OF SAID SURVEY ARE FROM RECORD INFORMATION AND AN ACTUAL FIELD SURVEY AND THIS SURVEY WAS PERFORMED (OTHER THAN FOR ITEM 3; SEE SURVEYOR'S NOTES) IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR URBAN CLASS PROPERTY BOUNDARY SURVEYS.  
 April 6, 2010 Michael S. Huber  
 DATE: MICHAEL S. HUBER, P.L.S.  
 NO PLS NO. 002491  
 LICENSE EXPIRES 12-31-2011

ADJUSTED LOT 2 OF THE BOUNDARY ADJUSTMENT PLAT OF COMMON GROUND AND LOT 2 OF BULL MOOSE TUBE EXECUTIVE CENTER, PLAT BOOK 319 PAGE 53, BEING PART OF U.S. SURVEY 2002, TOWNSHIP 45 NORTH, RANGE 4 EAST, CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI  
 SURVEY DATE: 5/21/09  
 FIELD CREW: WRT/AMR/ANPW  
 FIELD BOOK: 752-T  
 CLIENT: CELCO PARTNERSHIP

**Kuhlmann Design Group, Inc.**  
 66 PROGRESS PARKWAY  
 MARYLAND HEIGHTS, MO 63043  
 Tel: (314) 434-8888  
 St. Louis, Missouri  
 Illinois



PROJECT NO. 090003	CONTRACT NO. 0066
GRAN: N/W	CHECKED: JPB/MSH
DATE: MAY 2009	

C-1  
 SHEET 1 OF 1