

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. 21-2010 Clearwire US LLC (Baxter Estates): A request to obtain approval for a Telecommunications Siting Permit for the purpose of adding additional antennas and equipment to a monopole telecommunications tower on a 4,314 square foot lease area zoned "NU" Non-Urban at 724 Straub Road (20R110111)

Summary

Clearwire US LLC, has requested a telecommunications facilities siting permit to allow the following on an existing monopole tower located along Straub Road west of the Parkway West High School Campus:

- Location of additional antennas to facilitate a new user on an existing monopole tower.
- Addition of ground located equipment within a fenced compound at the base of the above referenced monopole tower.

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.C.

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. 21-2010 Clearwire US LLC (Baxter Estates): A request to obtain approval for a Telecommunications Siting Permit for the purpose of adding additional antennas and equipment to a monopole telecommunications tower on a 4,314 square foot lease area zoned "NU" Non-Urban at 724 Straub Road (20R110111)

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 placement of antennas from a new user, Clearwire US, on an existing tower located at 724 Straub Road. Additional equipment to support the new antennas is proposed to be placed within the existing equipment compound.

The existing telecommunications tower is a monopole structure which was approved administratively by the City of Chesterfield on November 15, 2000 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.

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 tower



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. 21-2010 Clearwire US LLC (Baxter Estates): A request to obtain approval for a Telecommunications Siting Permit for the purpose of adding additional antennas and equipment to a monopole telecommunications tower on a 4,314 square foot lease area zoned "NU" Non-Urban at 724 Straub Road (20R110111)

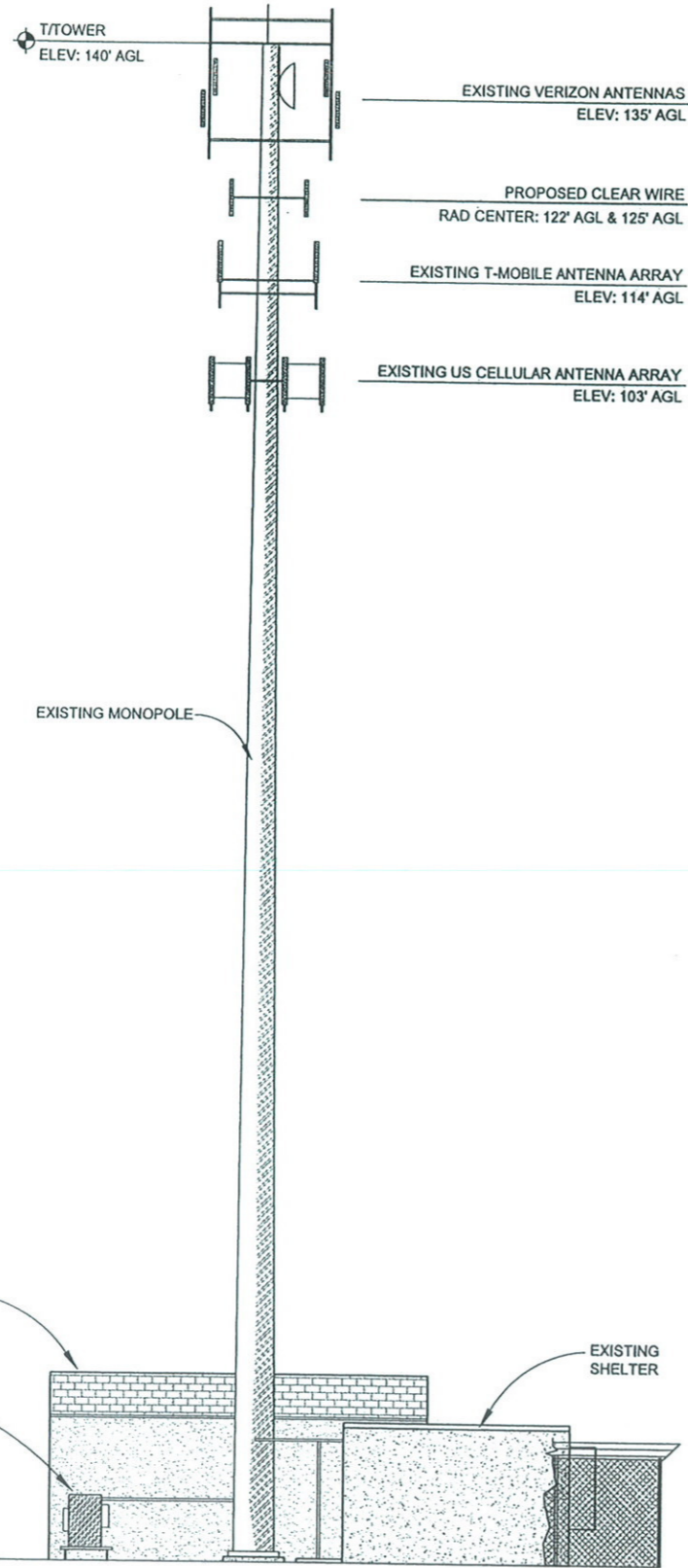
Description of property

Part of a Lot 9 of Baxter Estate Partition in U.S. Survey 2011, Township 45 North, Range 4 East in St. Louis County, State of Missouri and being more particularly described as follows: Beginning at a point in the south line of Lot 9, distant south 56 degrees 54 minutes 15 seconds West, 385 feet from the southeast corner of Lot 9; Thence North 32 degrees 50 minutes west, 373.98 feet to a point; thence south 56 degrees 55 minutes 45 seconds west, 558.38 feet to an old stone; thence along south line of Lot 9, north 56 degrees 54 seconds 15 minutes east, 557.26 feet to a place of beginning, according to the survey made by R.. Dan Boles and Company, Surveyors on March 10, 1961. Excepting therefrom that part condemned by the Parkway School District in cause #377192 in Circuit Court of St. Louis County, a certified copy of which Commissioner's Report is recorded in Book 6899, page 601 of the St. Louis County Recorder's Office.

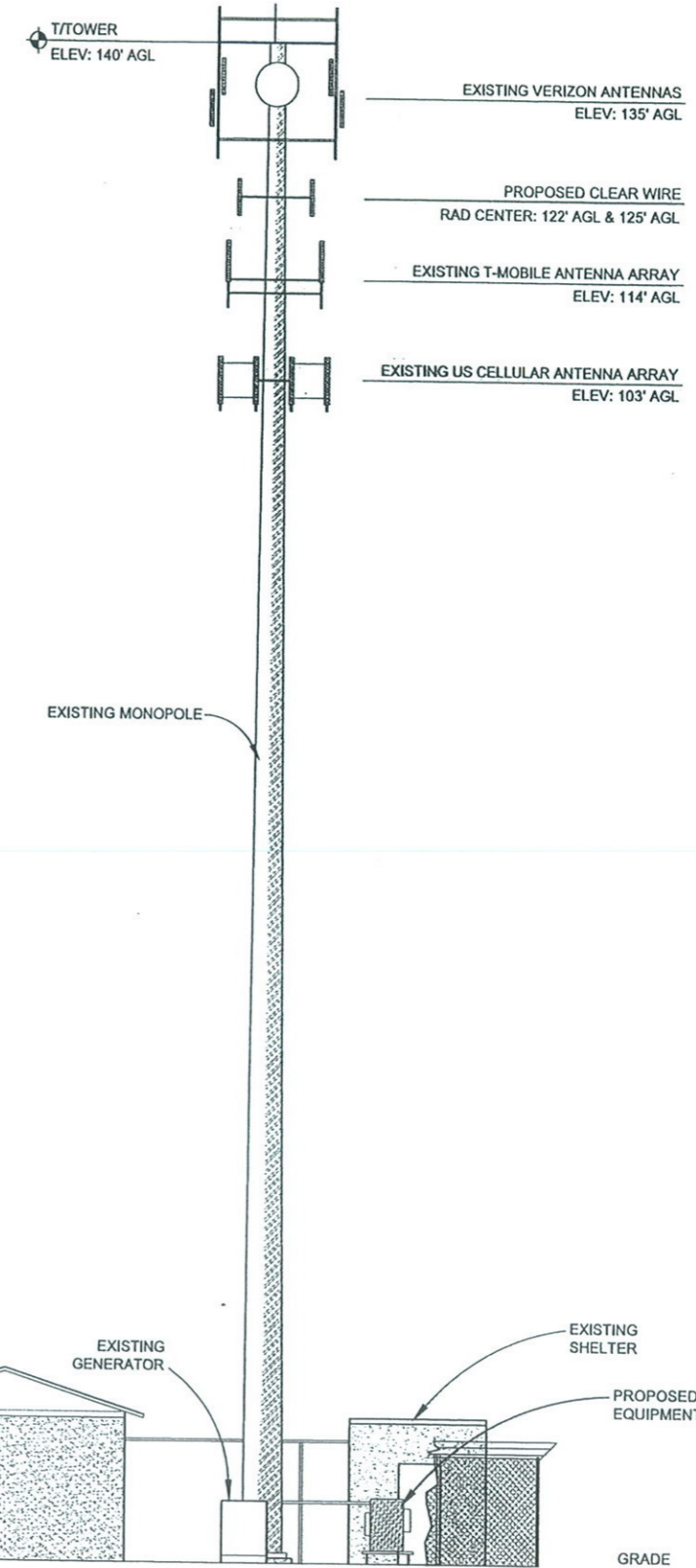


Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Lead Senior Planner Annessa McCaskill-Clay at 636.537.4737 or via e-mail at amccaskill@chesterfield.mo.us. All interested parties will be given an opportunity to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

2009 CLEARWIRE. THIS DOCUMENT WAS CREATED FOR CLEARWIRE. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR USED IN ANY FORM EXCEPT WITH THE WRITTEN PERMISSION OF CLEARWIRE.



SITE CROSS SECTION - SOUTH ELEVATION



SITE CROSS SECTION - WEST ELEVATION



LANDTECH
 PROFESSIONAL SURVEYING & ENGINEERING

FL, GA, IL, IN, IA, KS, KY, MI, MN, MO, NE, NC, ND, NJ, OH, OK, PA, SC, SD, TN, VA, WV, WI
 231-943-0050 ph 231-943-0051 fax 877-520-LAND toll free
 www.landtechps.com www.towersurveyors.com

clearw're
 TECHNOLOGIES, INC.

4400 CARILLON POINT
 KIRKLAND, WA 98033
 (425) 216-7600 PH
 (425) 216-7900 FAX

SITE NUMBER: MO-STL101
 CCI BUN#: 817468
 724 STRAUB ROAD,
 CHESTERFIELD, MO 63017

NO.	DATE	DESCRIPTION	BY	CHK	APP
7	02/10/10	CITY OF CHESTERFIELD COMMENTS	TCM	MM	MM
6	09/03/09	ANTENNA INFORMATION DUPLICATION REMOVAL	C.J.L.	MM	MM
5	07/30/09	COLO APPLICATION REVISION	C.J.L.	MM	MM
4	07/25/09	PER CROWN RE-REVIEW	DAM	MM	MM
3	07/24/09	PER CROWN STANDARDS	DAM	MM	MM
2	07/08/09	PER CW REVIEW COMMENTS	DAM	MM	MM
1	06/16/09	PRELIMINARY CDs	MRM	MM	MM
0	06/04/09	PRELIMINARY DRAWINGS	C.J.L.	MM	MM

SHEET S-3

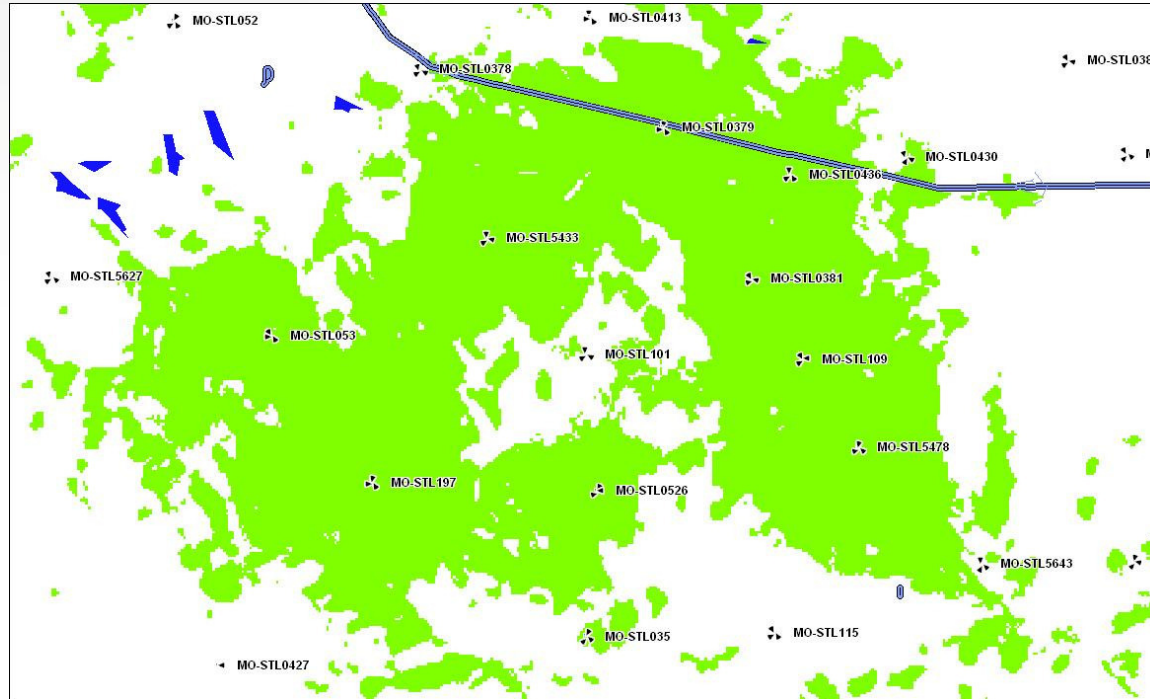
SITE CROSS SECTIONS

DRAWING NUMBER

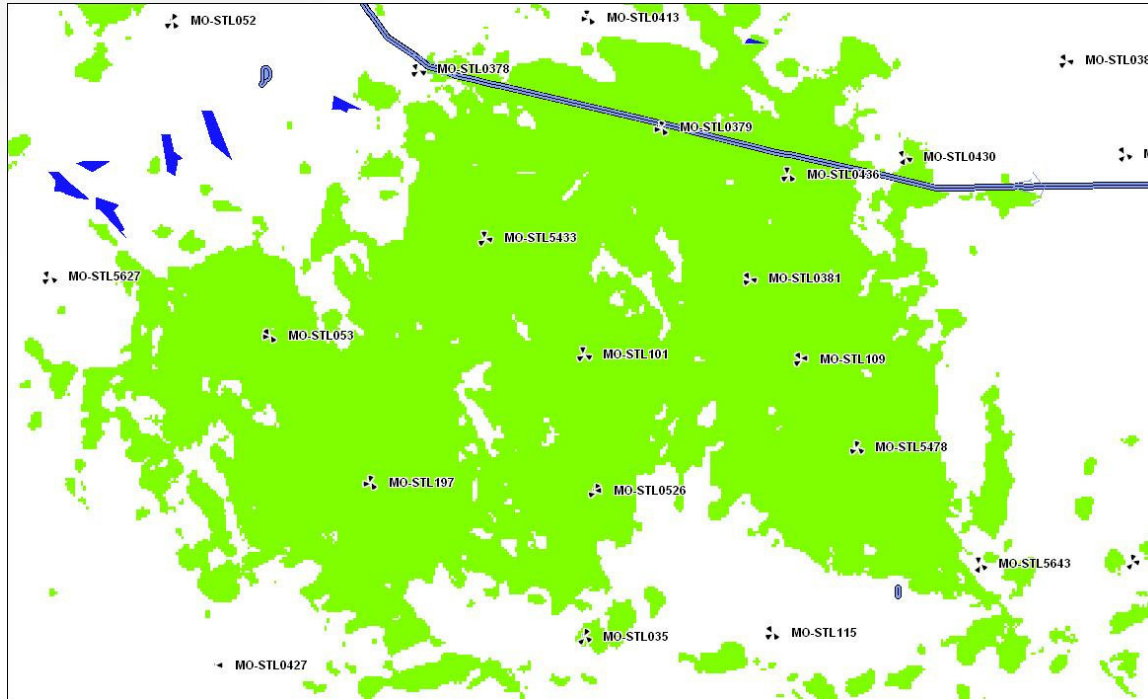
0938558

MO-STL101

Coverage Analysis



Indoor Coverage without MO-STL101



Indoor Coverage with MO-STL101

SITE ADDRESS:

724 STRAUB ROAD
CHESTERFIELD, MO 63017
PID#: 20R110111

LAND OWNER:

CROWN CASTLE INTERNATIONAL
6200 OAK TREE BLVD, SUITE 230
INDEPENDENCE, OH 44131

TOWER OWNER:

CROWN CASTLE INTERNATIONAL
6200 OAK TREE BLVD, SUITE 230
INDEPENDENCE, OH 44131

ZONING:

SUBJECT SITE: NU
NORTH OF SITE: NU
SOUTH OF SITE: R5
EAST OF SITE: NU
WEST OF SITE: R5

SETBACKS: TOWER SETBACKS:

FRONT: 50' FRONT: TOWER HEIGHT 140'
SIDES: 20' SIDES: TOWER HEIGHT 140'
REAR: 20' REAR: TOWER HEIGHT 140'

AREA DATA:

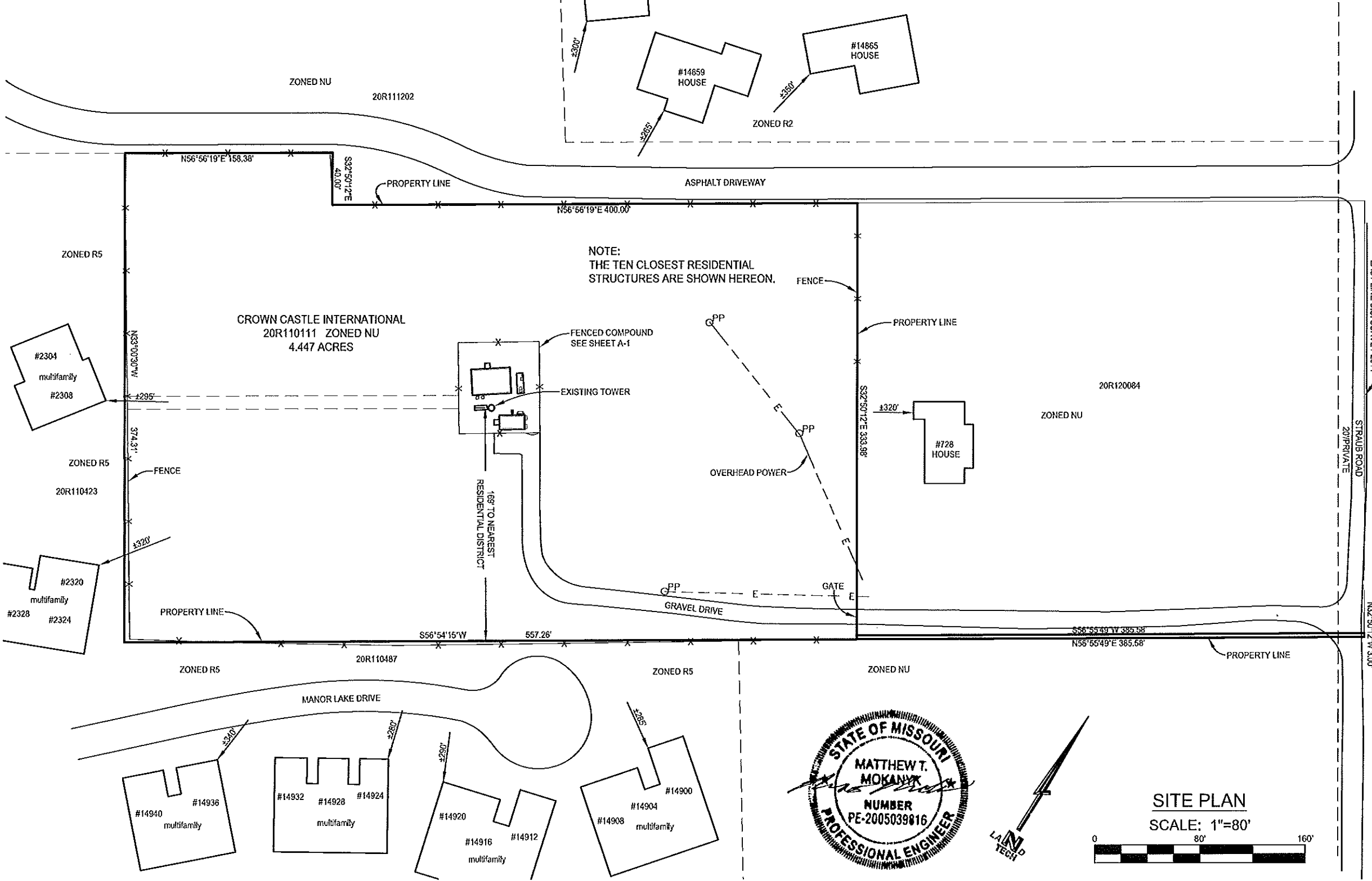
PARENT PARCEL AREA: 4.447 ACRES/193,695 SQ.FT.
EXISTING COMPOUND AREA: 4,314 SQ.FT.
AREA OF CONSTRUCTION: 49 SQ.FT.

PARENT PARCEL DESCRIPTION

PARCEL 1
PART OF LOT 9 OF BAXTER ESTATE PARTITION IN U.S. SURVEY 2011, TOWNSHIP 45 NORTH, RANGE 4 EAST IN ST. LOUIS COUNTY, STATE OF MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF LOT 9, DISTANT SOUTH 56°54'15" WEST, 385 FEET FROM THE SOUTHEAST CORNER OF LOT 9; THENCE NORTH 32°50' WEST, 373.98 FEET TO A POINT; THENCE SOUTH 56°55'45" WEST, 558.38 FEET TO AN OLD STONE; THENCE SOUTH 33°00'30" EAST, 374.22 FEET TO AN OLD STONE IN SOUTH LINE OF LOT 9; THENCE ALONG SOUTH LINE OF LOT 9, NORTH 56°54'15" EAST, 557.26 FEET TO THE PLACE OF BEGINNING, ACCORDING TO THE SURVEY MADE BY R. DAN BOLES AND COMPANY, SURVEYORS ON MARCH 10, 1961. EXCEPTING THEREFROM THAT PART CONDEMNED BY THE PARKWAY SCHOOL DISTRICT IN CAUSE #377192 IN CIRCUIT COURT OF ST. LOUIS COUNTY, A CERTIFIED COPY OF WHICH COMMISSIONERS REPORT IS RECORDED IN BOOK 6899, PAGE 601 OF THE ST. LOUIS COUNTY RECORDERS OFFICE.

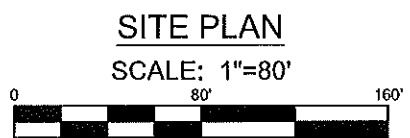
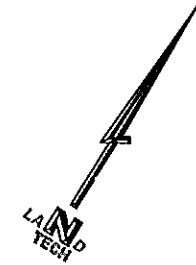
PARCEL 2
A PART OF LOT 9 OF BAXTER ESTATE PARTITION, U.S. SURVEY 2011, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE EAST LINE OF SAID U.S. SURVEY 2011, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE ALONG THE EAST LINE OF SAID SURVEY 2011 NORTH 32°50' WEST, 3 FEET; THENCE SOUTHWEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF LOT 9, 385 FEET TO A POINT; THENCE SOUTH 32°50' EAST, 3.00 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 9; THENCE ALONG THE SOUTH LINE OF SAID LOT 9 NORTH 56°54' 15" EAST, 385 FEET TO THE POINT OF BEGINNING.
LOCATOR NO. 20R1 10111

PART OF LOT 9 OF BAXTER ESTATE PARTITION
U.S. SURVEY 2011, TOWNSHIP 45 NORTH, RANGE 4 EAST,
ST. LOUIS COUNTY, MISSOURI



LEGEND

- IRON FOUND
- IRON SET
- ▲ P.K. NAIL FOUND
- ▲ P.K. NAIL SET
- ⊙ GPS MONUMENT
- ⊙ MONUMENT BOX FOUND
- ⊙ MONUMENT FOUND
- ⊙ MONUMENT SET
- (R) RECORD
- (M) MEASURED
- STS STORM MANHOLE
- CB CATCH BASIN
- SB SQUARE CATCH BASIN
- SMS SANITARY MANHOLE
- SC SANITARY CLEAN-OUT
- MW MONITOR WELL
- TEL. TELCO. MANHOLE
- PP POWER POLE
- WY WY GUY
- ⊙ LIGHT POLE
- ⊙ ET ELECTRIC TRANSFORMER
- ⊙ EM ELECTRIC METER
- ⊙ EHH ELECTRIC HANDHOLE
- WV WATER VALVE
- HYD HYDRANT
- GM GAS METER
- GAS GAS MARKER
- GV GAS VALVE
- TEL TELEPHONE PEDESTAL
- SP SIGN POST
- FL FENCE LINE
- BENCHMARK
- POST



LANDTECH
PROFESSIONAL SURVEYING & ENGINEERING
FL, GA, IL, IN, IA, KS, KY, MI, MN, MO, NE, ND, OH, OK, PA, SC, SD, TN, VA, WV, WY
231-943-0050 ph 231-943-0051 fax 877-520-LAND toll free
www.landtechps.com www.towersurveyors.com

clearw^{re}
TECHNOLOGIES, INC.
4400 CARILLON POINT
KIRKLAND, WA 98033
(425) 216-7600 PH
(425) 216-7900 FAX

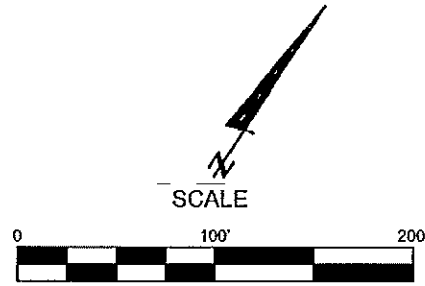
SITE NUMBER: MO-STL101
CCI BUN#: 817468
724 STRAUB ROAD,
CHESTERFIELD, MO 63017

REV	DATE	DESCRIPTION	BY	CHK
7	02/10/10	CITY OF CHESTERFIELD COMMENTS	TCM	MM
6	08/30/09	ANTENNA INFORMATION DUPLICATION REMOVAL	CJL	MM
5	07/30/09	COLD APPLICATION REVISION	CJL	MM
4	07/25/09	PER CROWN RE-REVIEW	DAM	MM
3	07/24/09	PER CROWN STANDARDS	DAM	MM
2	07/08/09	PER CW REVIEW COMMENTS	DAM	MM
1	06/16/09	PRELIMINARY CDS	MRM	MM
0	06/04/09	PRELIMINARY DRAWINGS	CJL	MM

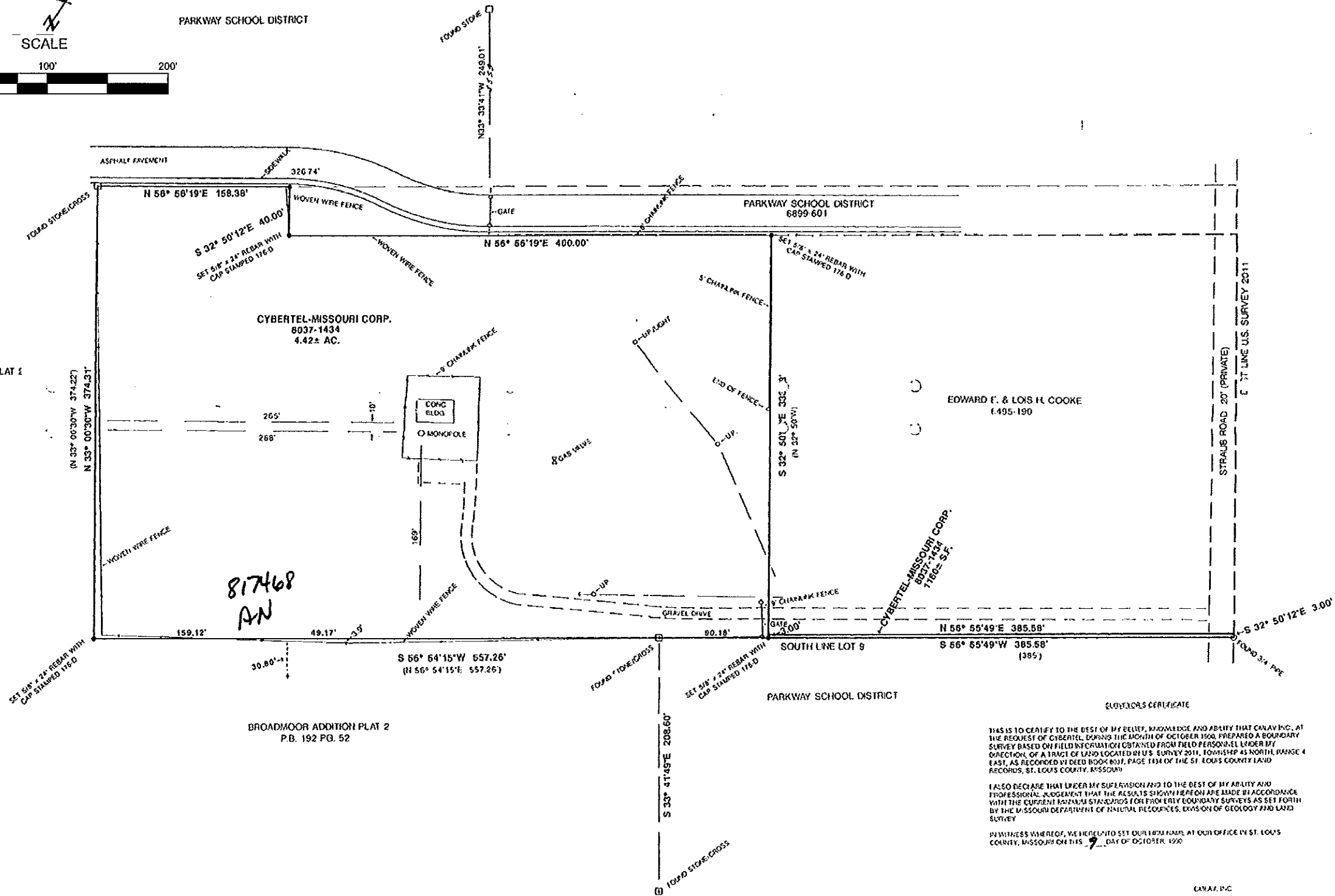
SHEET S-1	
SITE PLAN	
DRAWING NUMBER	
0938558	

2009 CLEARWIRE. THIS DOCUMENT WAS CREATED FOR CLEARWIRE. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR USED IN ANY FORM EXCEPT WITH THE WRITTEN PERMISSION OF CLEARWIRE.

**BOUNDARY SURVEY
PART OF LOT 9 OF BAXTER ESTATE PARTITION
U.S. SURVEY 2011
TOWNSHIP 45 NORTH, RANGE 4 EAST,
ST. LOUIS COUNTY, MISSOURI**



BROADMOOR ADDITION PLAT 1
P.B. 192 PG. 52



817468
AN

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY TO THE BEST OF MY BELIEF, KNOWLEDGE AND ABILITY THAT CANAV, INC., AT THE REQUEST OF CYBERTEL, DURING THE MONTH OF OCTOBER 1990, PREPARED A BOUNDARY SURVEY BASED ON FIELD INFORMATION OBTAINED FROM FIELD PERSONNEL UNDER MY DIRECTION, OF A TRACT OF LAND LOCATED IN U.S. SURVEY 2011, TOWNSHIP 45 NORTH, RANGE 4 EAST, AS RECORDED IN DEED BOOK 8037, PAGE 1434 OF THE ST. LOUIS COUNTY LAND RECORDS, ST. LOUIS COUNTY, MISSOURI.

I ALSO DECLARE THAT UNDER MY SUPERVISION AND TO THE BEST OF MY ABILITY AND PROFESSIONAL JUDGMENT THAT THE RESULTS SHOWN HEREON WERE MADE IN ACCORDANCE WITH THE CURRENT PROFESSIONAL STANDARDS FOR PROFESSIONAL SURVEYS AS SET FORTH BY THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, DIVISION OF GEOLOGY AND LAND SURVEY.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR HANDS AND SEAL AT OUR OFFICE IN ST. LOUIS COUNTY, MISSOURI ON THIS 7th DAY OF OCTOBER, 1990.

CANAV, INC.
BY: *[Signature]*
KARLA S. GREEN, L.S. 1564
MISSOURI REGISTERED LAND SURVEYOR

<p>CyberTel 1935 Beltway Drive St. Louis, MO. 63114</p>	
<p>CME Colton McMichael Lester Auman Visnovske, Inc. Engineers, Planners & Surveyors 1402 South Outer Park Road, Chesterfield, Missouri 63017 Telephone: (314) 579-7007</p>	
<p align="center">Cybertel MONOPOLE SITE CHESTERFIELD ST. LOUIS COUNTY, MISSOURI</p>	
<p>DATE BY 10-7-90 MSG</p>	<p>DATE 10-7-90</p>
<p>SCALE 1"=40'</p>	<p>SHEET S-2</p>

WEST COUNTY