



Memorandum Department of Planning & Public Works

To: Planning and Public Works Committee
From: Shawn P. Seymour, Project Planner
Date: 06/02/2008
RE: **T.S.P. 04-2008 Cricket Communications (Double Tree Hotel):**
A request to obtain approval for a Telecommunication Facility Siting Permit in a "PC" Planned Commercial District for a 23.54 acre tract of land located on the north side of Swingly Ridge Drive, west of Chesterfield Parkway (17S110136).

Summary

At the May 28, 2008, City of Chesterfield Planning Commission meeting, the above-referenced matter was presented for public hearing. As required by City of Chesterfield Ordinance 2391, which governs telecommunications and facilities siting, the Planning Commission shall provide a venue for public hearing only, and shall not provide a recommendation to City Council, but rather provide a list of issues as they see fit.

During the public hearing two issues were raised, that being the height of the proposed telecommunication antenna and if the proposed location of the telecommunication facility on the Double Tree Hotel property was a permitted use. Per ordinance 2391, section 8.(2). the maximum height for a telecommunications tower shall be one hundred and ten (110) feet or no higher than the minimum height necessary to provide reasonable service to be determined by City Council. The applicant has proposed a height of one hundred and forty-seven (147) feet, the height of the Double Tree Hotel. The applicant has also provided a propagation study that visually illustrates the need for the requested height.

On May 19, 2008 the City Council approved ordinance 2458. This ordinance provided approval for a zoning map and ordinance amendment for the Double Tree Hotel property; changing the site zoning district from a "C8" Planned Commercial District to a "PC" Planned Commercial District. The following requirement was included in the amended ordinance,

Broadcasting, transmitting, studios and associated facilities for radios, television and other communications. The only towers permitted on this

site shall be those existing as of May 1, 2008, Ord. 2458 attachment A section I.A.1.(g).

This statement effectively prohibits any new towers to be erected on the Double Tree Hotel property; however it does not prohibit the location of new telecommunication antennas on an existing tower.

The application in question is a request of approval for the co-location of additional telecommunication antennas to be located on the Double Tree Hotel, which in this case acts as the tower. At present time there are two (2) telecommunication companies that utilize the Double Tree Hotel as a tower for the mounting of their antennas.

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

Respectfully submitted,



Shawn P. Seymour, AICP
Project Planner

Respectfully submitted,



Annissa G. McCaskill – Clay, AICP
Lead Senior Planner

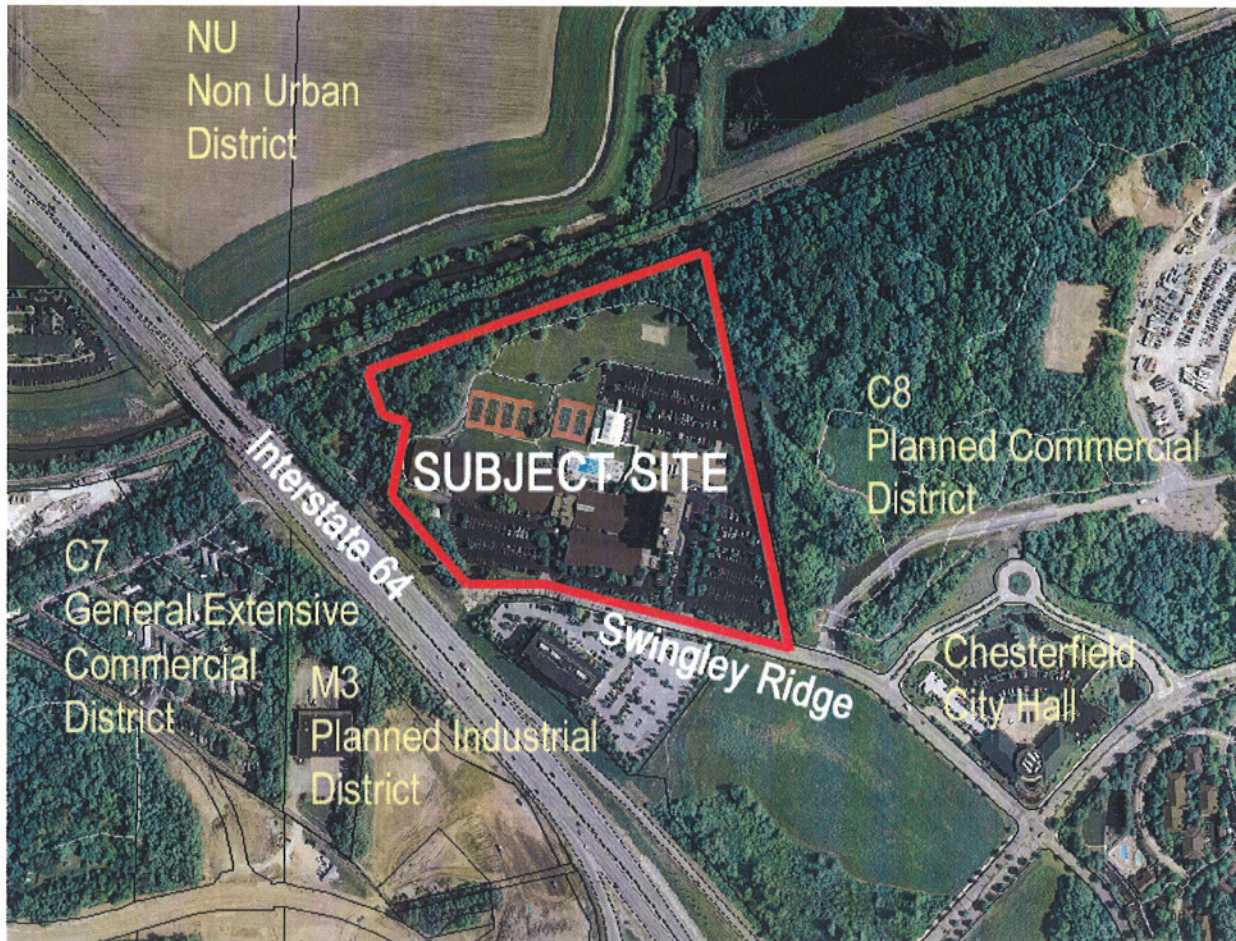
Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works

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 Wednesday, May 28, 2008, at 7:00 PM in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

T.S.P. 04-2008 Cricket Communications (Double Tree Hotel): A request to obtain approval for a Telecommunication Facility Siting Permit in a "C8" Planned Commercial District for a 23.54 acre tract of land located on the north side of Swingley Ridge Drive, west of Chesterfield Parkway (17S110136).



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 Mr. Shawn P. Seymour, Project Planner, by telephone at 636-537-4741 or by email at sseymour@chesterfield.mo.us

CITY OF CHESTERFIELD
Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission

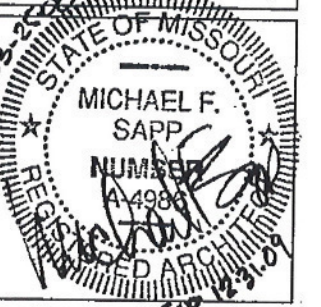
Description of Property

Parcel 2: A tract of land being adjusted Parcel 1 of the "Boundary adjustment plat of part of lots A and B of Chesterfield Village north plat 1 and part of U.S. Survey 123" a boundary adjustment plat according to the plat thereof recorded in plat book 213, page 23 of the St. Louis County Records, in Township 45 north-range 4 east, St. Louis County, Missouri and being more particularly described as:

Beginning at the northwest corner of property conveyed to Monsanto Company as described in the deed recorded in book 7211, page 460 of the St. Louis County Records, said beginning point being also a point on the south line of Chicago Rock Island and Pacific Railroad right-of-way, 100 feet wide; thence southwardly along the west line of said Monsanto property south 13 degrees 28 minutes 47 seconds east 1,286.66 feet to a point on the north line of Swingly Ridge Drive; thence along the right-of-way long of Swingly Ridge Drive, the following courses and distance: north 76 degrees 59 minutes 31 seconds west 237.78 feet, south 12 degrees 59 minutes 30 seconds west 3.00 feet, north 76 degrees 59 minutes 31 seconds west 531.82 feet, along a curve to the left whose radius point bears south 13 degrees 00 minutes 29 seconds west 405.87 feet from the last mentioned point, a distance of 155.84 feet, north 81 degrees 41 minutes 52 seconds west 48.30 feet, north 81 degrees 41 minutes 52 seconds west 48.30 feet, along a curve to the left whose radius point bears south 42 degrees 07 minutes 36 seconds west 44.50 feet from the last point mentioned, a distance of 75.47 feet and along a curve to the right, whose radius point bears north 08n degrees 20 minutes 54 seconds east 378.50 feet from the last mentioned point, a distance of 3.89 feet to a point; thence leaving said right-of-way line north 53 degrees 07 minutes 00 seconds west 13.18 feet to a point; thence north 69 degrees 56 minutes 38 seconds west 104.69 feet to a point; thence north 43 degrees 01 minutes 25 seconds west 248.03 feet to appoint; thence north 12 degrees 52 minutes 44 seconds east, 223.12 feet to a point; thence north 76 degrees 42 minutes 26 seconds west 99.55 feet to a point; thence north 28 degrees 53 minutes 33 seconds west 149.32 feet to a point on the aforesaid south line of the Chicago Rock Island and Pacific Railroad right-of-way, 100 feet wide; thence eastwardly along said south line the following courses and distance: along a curve to the right whose radius point bears south 25 degrees 55 minutes 47 seconds east 3,108.86 feet from the last mentioned point, a distance of 232.19 feet and north 68 degrees 20 minutes 57 seconds east 924.64 feet to the point of beginning.

| SUBMITTALS | |
|------------|----------------------------|
| 2 | 03/03/08 ISSUED FOR REVIEW |
| 1 | 10/26/07 ISSUED FOR REVIEW |
| 0 | 09/11/07 ISSUED FOR REVIEW |

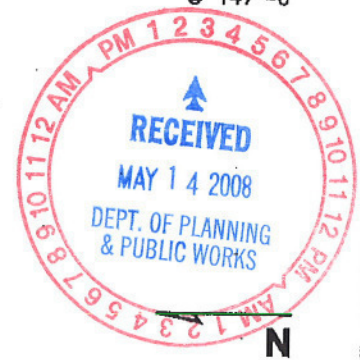
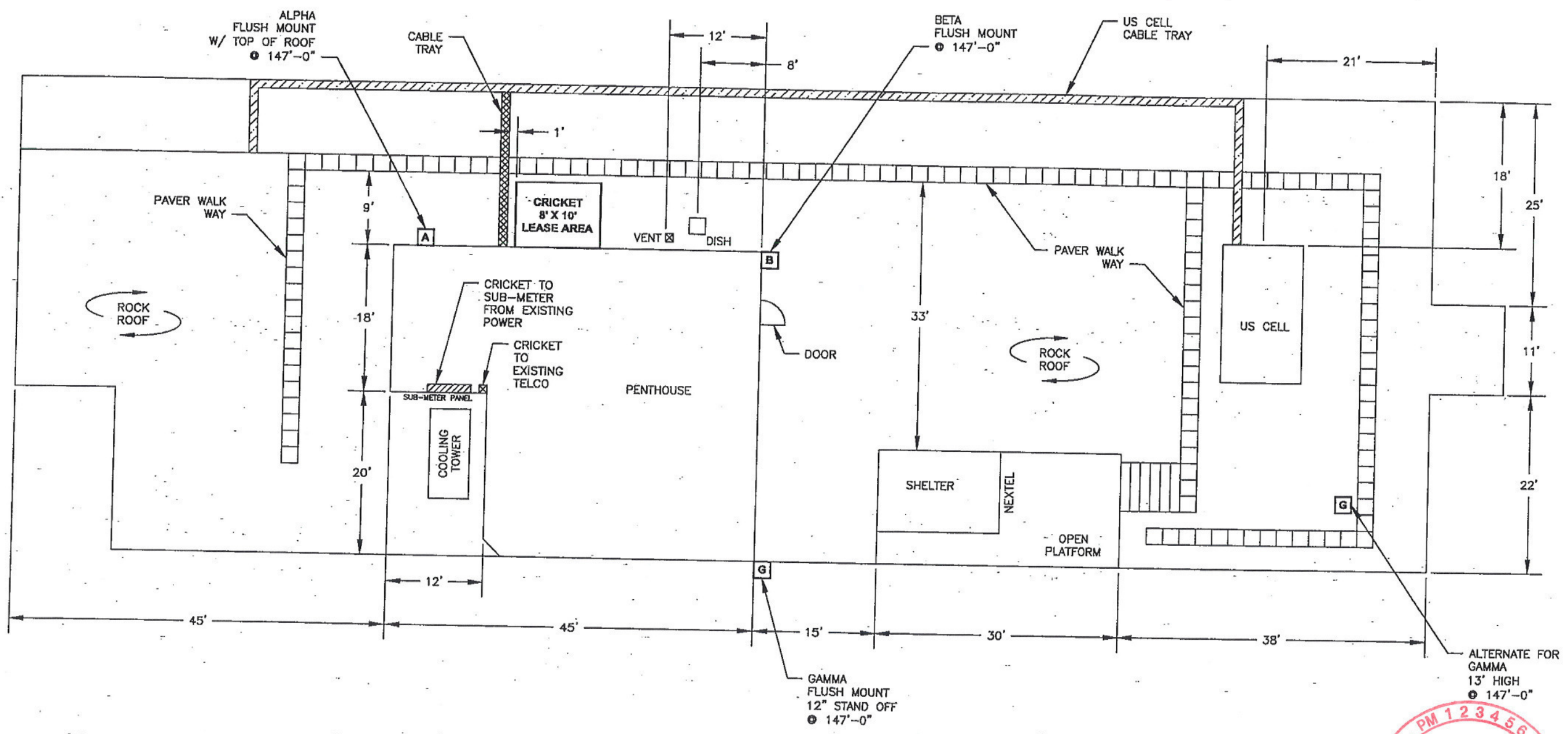
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CLIENT NAME IS STRICTLY PROHIBITED.



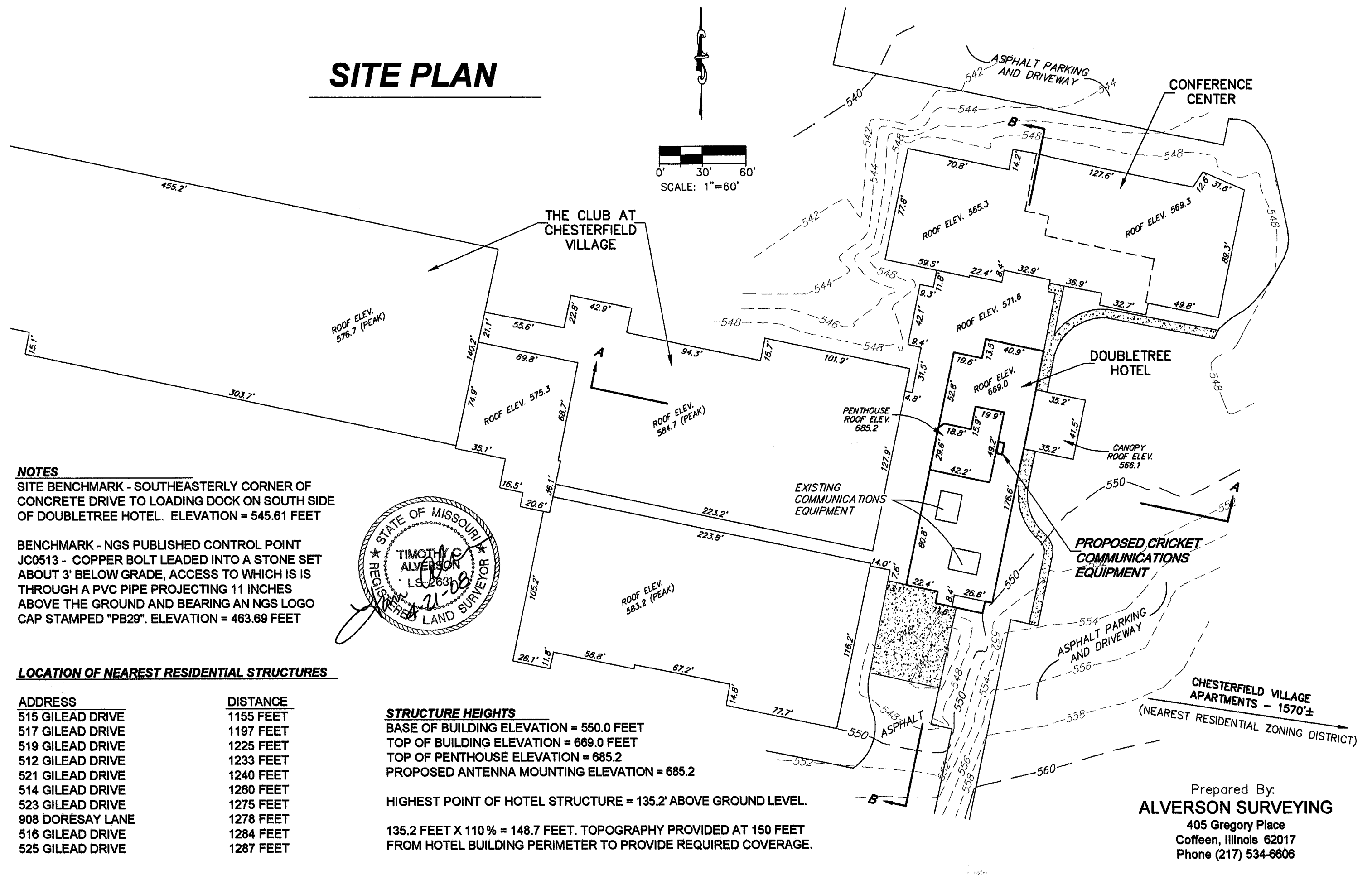
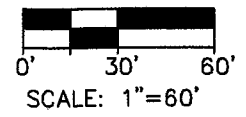
STL-479-B
DOUBLE TREE HOTEL
16625 SWINGLEY RIDGE RD.
CHESTERFIELD, MO 63017

SHEET TITLE:
ARCHITECTURAL
SITE PLAN

SHEET NUMBER:
A-1



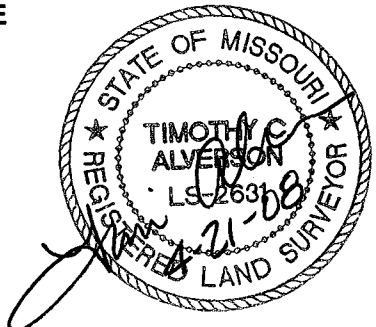
SITE PLAN



NOTES

SITE BENCHMARK - SOUTHEASTERLY CORNER OF CONCRETE DRIVE TO LOADING DOCK ON SOUTH SIDE OF DOUBLETREE HOTEL. ELEVATION = 545.61 FEET

BENCHMARK - NGS PUBLISHED CONTROL POINT JC0513 - COPPER BOLT LEADED INTO A STONE SET ABOUT 3' BELOW GRADE, ACCESS TO WHICH IS THROUGH A PVC PIPE PROJECTING 11 INCHES ABOVE THE GROUND AND BEARING AN NGS LOGO CAP STAMPED "PB29". ELEVATION = 463.69 FEET



LOCATION OF NEAREST RESIDENTIAL STRUCTURES

| ADDRESS | DISTANCE |
|------------------|-----------|
| 515 GILEAD DRIVE | 1155 FEET |
| 517 GILEAD DRIVE | 1197 FEET |
| 519 GILEAD DRIVE | 1225 FEET |
| 512 GILEAD DRIVE | 1233 FEET |
| 521 GILEAD DRIVE | 1240 FEET |
| 514 GILEAD DRIVE | 1260 FEET |
| 523 GILEAD DRIVE | 1275 FEET |
| 908 DORESAY LANE | 1278 FEET |
| 516 GILEAD DRIVE | 1284 FEET |
| 525 GILEAD DRIVE | 1287 FEET |

STRUCTURE HEIGHTS

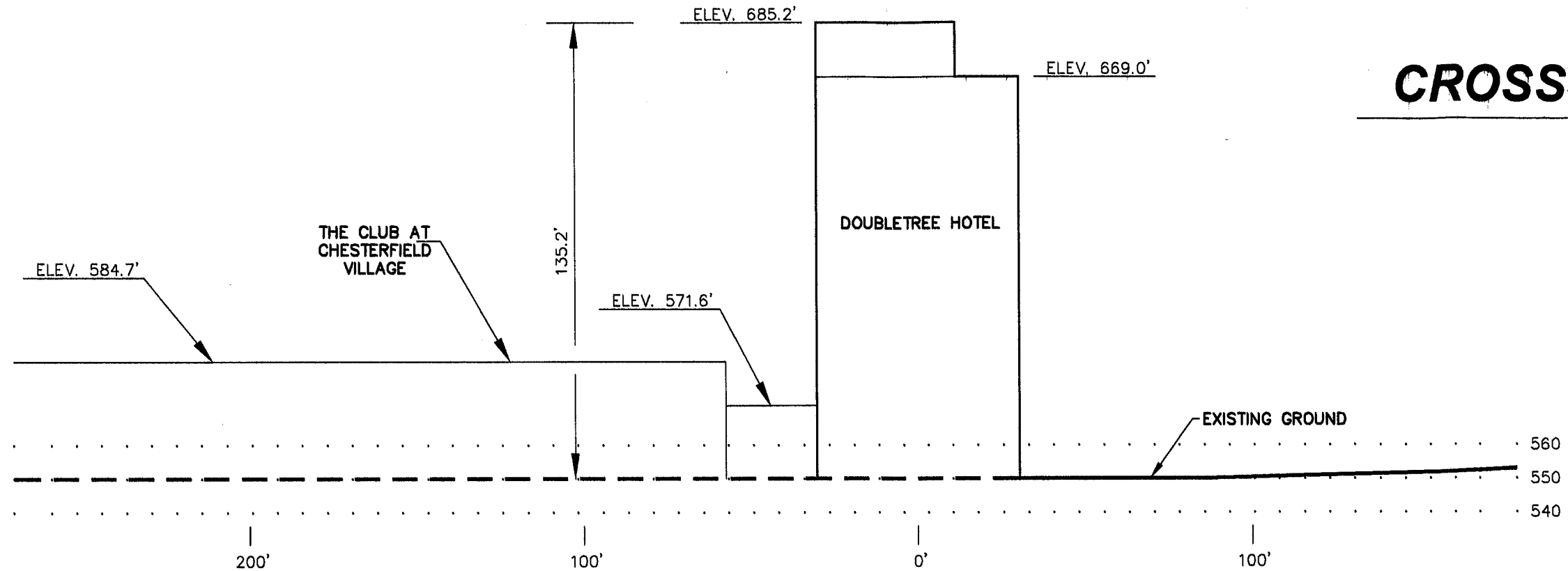
BASE OF BUILDING ELEVATION = 550.0 FEET
 TOP OF BUILDING ELEVATION = 669.0 FEET
 TOP OF PENTHOUSE ELEVATION = 685.2
 PROPOSED ANTENNA MOUNTING ELEVATION = 685.2

HIGHEST POINT OF HOTEL STRUCTURE = 135.2' ABOVE GROUND LEVEL.

135.2 FEET X 110 % = 148.7 FEET. TOPOGRAPHY PROVIDED AT 150 FEET FROM HOTEL BUILDING PERIMETER TO PROVIDE REQUIRED COVERAGE.

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CROSS-SECTIONS



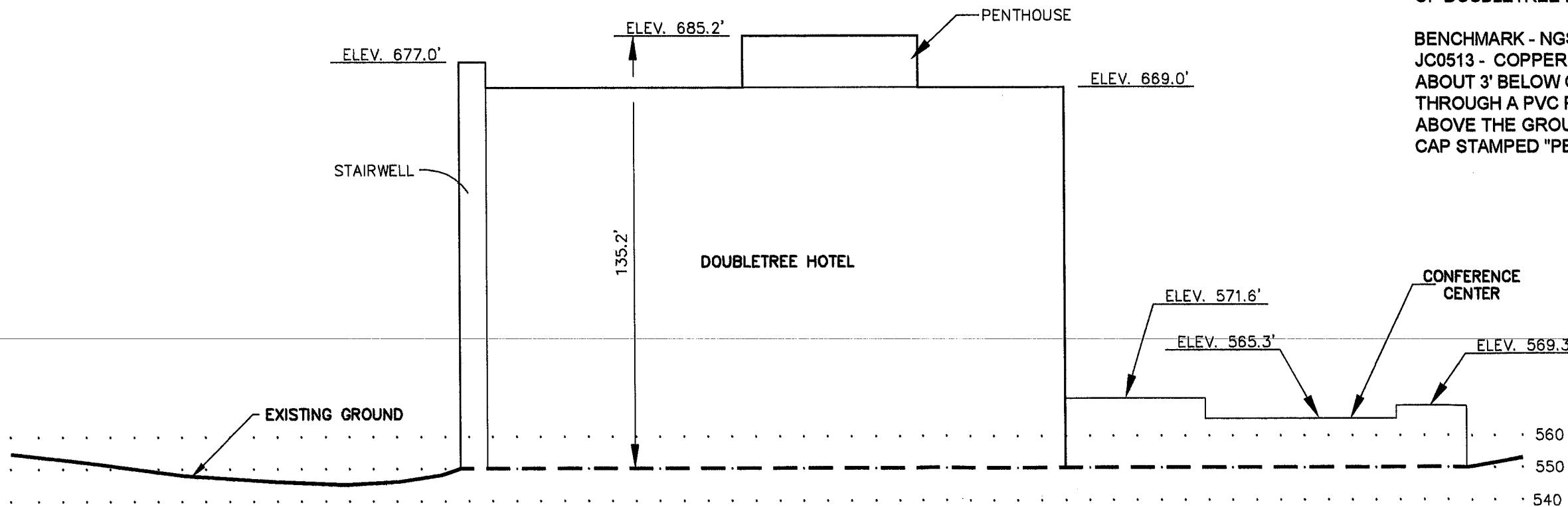
SECTION A-A

SCALE 1"=40' H/V

NOTES

SITE BENCHMARK - SOUTHEASTERLY CORNER OF CONCRETE DRIVE TO LOADING DOCK ON SOUTH SIDE OF DOUBLETREE HOTEL. ELEVATION = 545.61 FEET

BENCHMARK - NGS PUBLISHED CONTROL POINT JC0513 - COPPER BOLT LEADED INTO A STONE SET ABOUT 3' BELOW GRADE, ACCESS TO WHICH IS THROUGH A PVC PIPE PROJECTING 11 INCHES ABOVE THE GROUND AND BEARING AN NGS LOGO CAP STAMPED "PB29". ELEVATION = 463.69 FEET



SECTION B-B

SCALE 1"=40' H/V



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 Coffeen, Illinois 62017
 Phone (217) 534-6606

PLAT OF SURVEY

A TRACT OF LAND BEING PART OF THE ADJUSTED PARCEL 1 OF THE BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS A AND B OF CHESTERFIELD VILLAGE NORTH PLAT 1 AND PART OF U.S. SURVEY 123, TOWNSHIP 45 NORTH, RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI

LEGEND

- IRON PIN (FOUND)
- IRON PIPE (FOUND)
- IRON PIN (SET)
- △ STONE (FOUND)
- CONCRETE MONUMENT (FOUND)
- LOT LINE
- BOUNDARY LINE

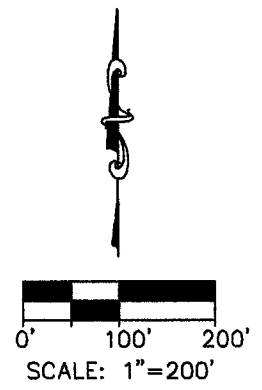
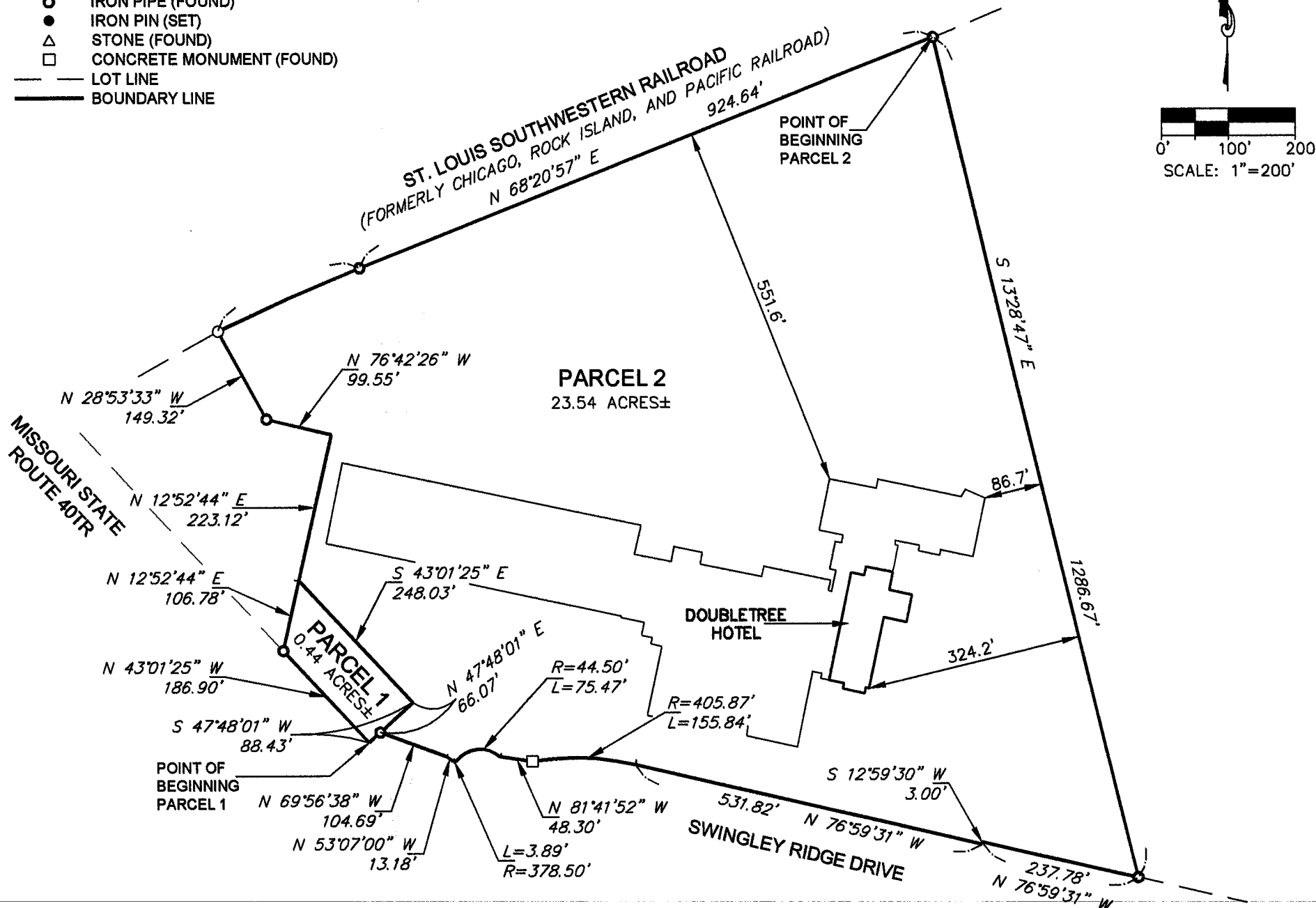
TITLE LEGAL DESCRIPTION

PARCEL 1: A TRACT OF LAND BEING PART OF U.S. SURVEY 123, TOWNSHIP 45 NORTH - RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE MOST SOUTHERN CORNER OF PROPERTY CONVEYED TO CASTLE OAK ASSOCIATES AS DESCRIBED IN THE DEED RECORDED IN BOOK 6851, PAGE 1766 OF THE ST. LOUIS COUNTY RECORDS; SAID BEGINNING POINT BEING ALSO A POINT ON THE NORTHEAST LINE OF MISSOURI STATE ROUTE 40 T.R.; THENCE NORTHWESTWARDLY ALONG SAID NORTHEAST LINE, NORTH 43 DEGREES 01 MINUTE 25 SECONDS WEST, 186.90 FEET TO A POINT; THENCE NORTH 12 DEGREES 52 MINUTES 44 SECONDS EAST 106.78 FEET TO A POINT; THENCE SOUTH 43 DEGREES 01 MINUTE 25 SECONDS EAST, 248.03 FEET TO A POINT; THENCE SOUTH 47 DEGREES 48 MINUTES 01 SECOND WEST 88.43 FEET TO THE POINT OF BEGINNING.

PARCEL 2: A TRACT OF LAND BEING ADJUSTED PARCEL 1 OF THE "BOUNDARY ADJUSTMENT PLAT OF PART OF LOTS A AND B OF CHESTERFIELD VILLAGE NORTH PLAT 1 AND PART OF U.S. SURVEY 123" A BOUNDARY ADJUSTMENT PLAT ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 213, PAGE 23 OF THE ST. LOUIS COUNTY RECORDS, IN TOWNSHIP 45 NORTH-RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF PROPERTY CONVEYED TO MONSANTO COMPANY AS DESCRIBED IN THE DEED RECORDED IN BOOK 7211, PAGE 460 OF THE ST. LOUIS COUNTY RECORDS, SAID BEGINNING POINT BEING ALSO A POINT ON THE SOUTH LINE OF CHICAGO ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY, 100 FEET WIDE; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID MONSANTO PROPERTY SOUTH 13 DEGREES 28 MINUTES 47 SECONDS EAST 1,286.66 FEET TO A POINT ON THE NORTH LINE OF SWINGLEY RIDGE DRIVE; THENCE ALONG THE RIGHT-OF-WAY LINE OF SWINGLEY RIDGE DRIVE, THE FOLLOWING COURSES AND DISTANCE: NORTH 76 DEGREES 59 MINUTES 31 SECONDS WEST 237.78 FEET, SOUTH 12 DEGREES 59 MINUTES 30 SECONDS WEST 3.00 FEET, NORTH 76 DEGREES 59 MINUTES 31 SECONDS WEST 531.82 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 13 DEGREES 00 MINUTES 29 SECONDS WEST 405.87 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 155.84 FEET, NORTH 81 DEGREES 41 MINUTES 52 SECONDS WEST 48.30 FEET, ALONG A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS SOUTH 42 DEGREES 07 MINUTES 36 SECONDS WEST 44.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 75.47 FEET AND ALONG A CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS NORTH 08 DEGREES 20 MINUTES 54 SECONDS EAST 378.50 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 3.89 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY LINE NORTH 53 DEGREES 07 MINUTES 00 SECONDS WEST 13.18 FEET TO A POINT; THENCE NORTH 69 DEGREES 56 MINUTES 38 SECONDS WEST 104.69 FEET TO A POINT; THENCE NORTH 47 DEGREES 48 MINUTES 01 SECONDS EAST 66.07 FEET TO A POINT; THENCE NORTH 43 DEGREES 01 MINUTE 25 SECONDS WEST 248.03 FEET TO A POINT; THENCE NORTH 12 DEGREES 52 MINUTES 44 SECONDS EAST, 223.12 FEET TO A POINT; THENCE NORTH 76 DEGREES 42 MINUTES 26 SECONDS WEST 99.55 FEET TO A POINT; THENCE NORTH 28 DEGREES 53 MINUTES 33 SECONDS WEST 149.32 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD RIGHT-OF-WAY, 100 FEET WIDE; THENCE EASTWARDLY ALONG SAID SOUTH LINE THE FOLLOWING COURSES AND DISTANCE: ALONG A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 25 DEGREES 55 MINUTES 47 SECONDS EAST 3,108.86 FEET FROM THE LAST MENTIONED POINT, A DISTANCE OF 232.19 FEET AND NORTH 68 DEGREES 20 MINUTES 57 SECONDS EAST 924.64 FEET TO THE POINT OF BEGINNING.



SURVEYOR'S CERTIFICATE

I certify that this survey conforms to the current minimum standards for boundary surveys in Missouri, and that this plat accurately reflects the information found at the time of the survey.

Timothy C. Alverson 4-21-08
 Timothy C. Alverson Date
 Missouri Professional Land Surveyor No. 2631
 Expiration Date: December 31, 2008



NOTES

Bearings are based on the Westerly line of property conveyed to Monsanto Company as described in the Deed Record in Book 7211, Page 460 of the St. Louis County Records. Said bearing being South 13 degrees 28 minutes 47 seconds East.

It is not warranted that this drawing contains complete information regarding easements, reservations, restrictions, rights of way, building lines, encroachments, or other encumbrances.

Prepared By:
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Coverage with STL-479-B at 147 ft

app Menthum Planet [Mobile Technology] - STL - [FlagsMap.....STLouis_TerraDEM30m Map]

File Edit View Analysis Data Tools GIS Map Window Help



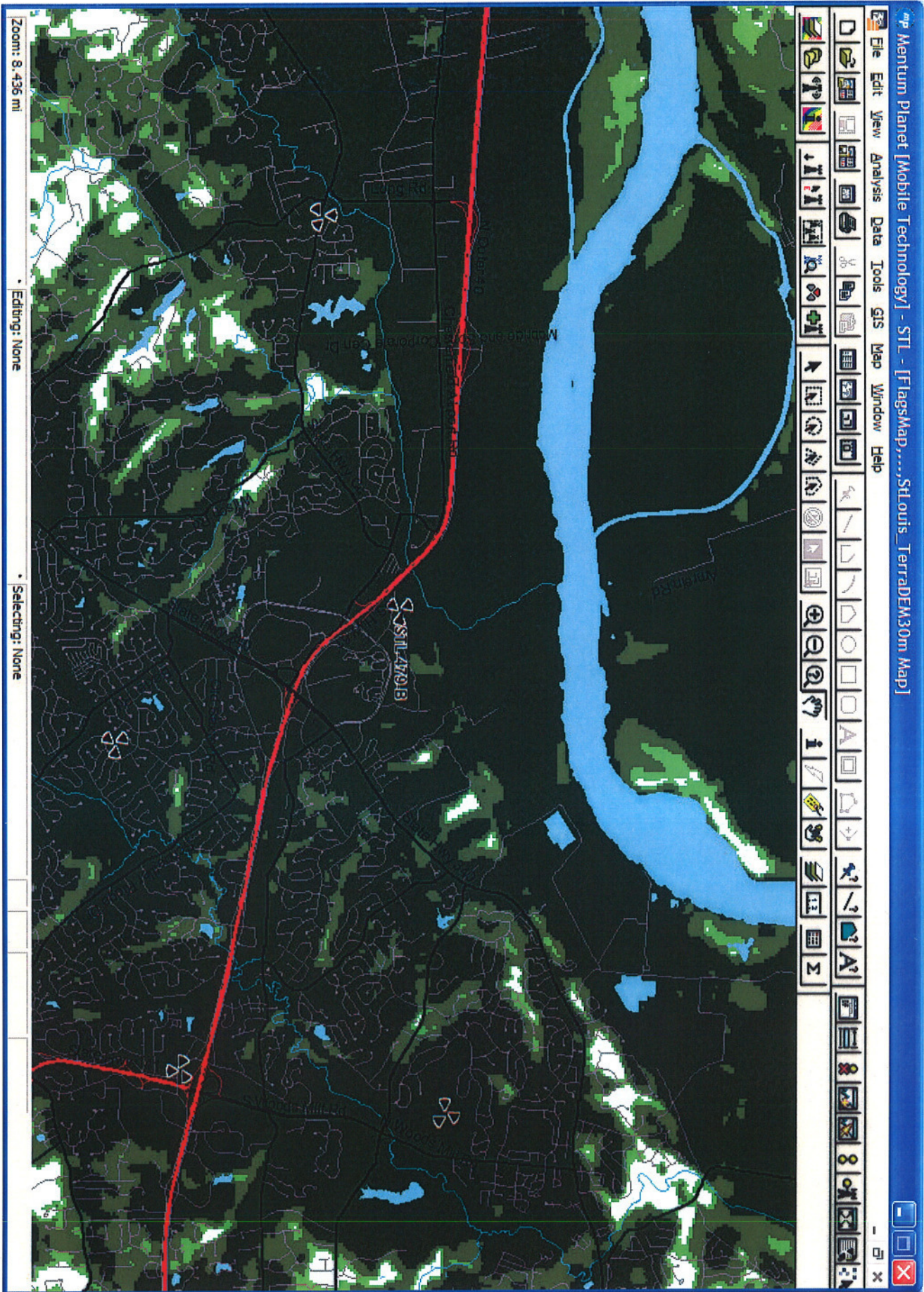
Zoom: 8.436 mi

Editing: None

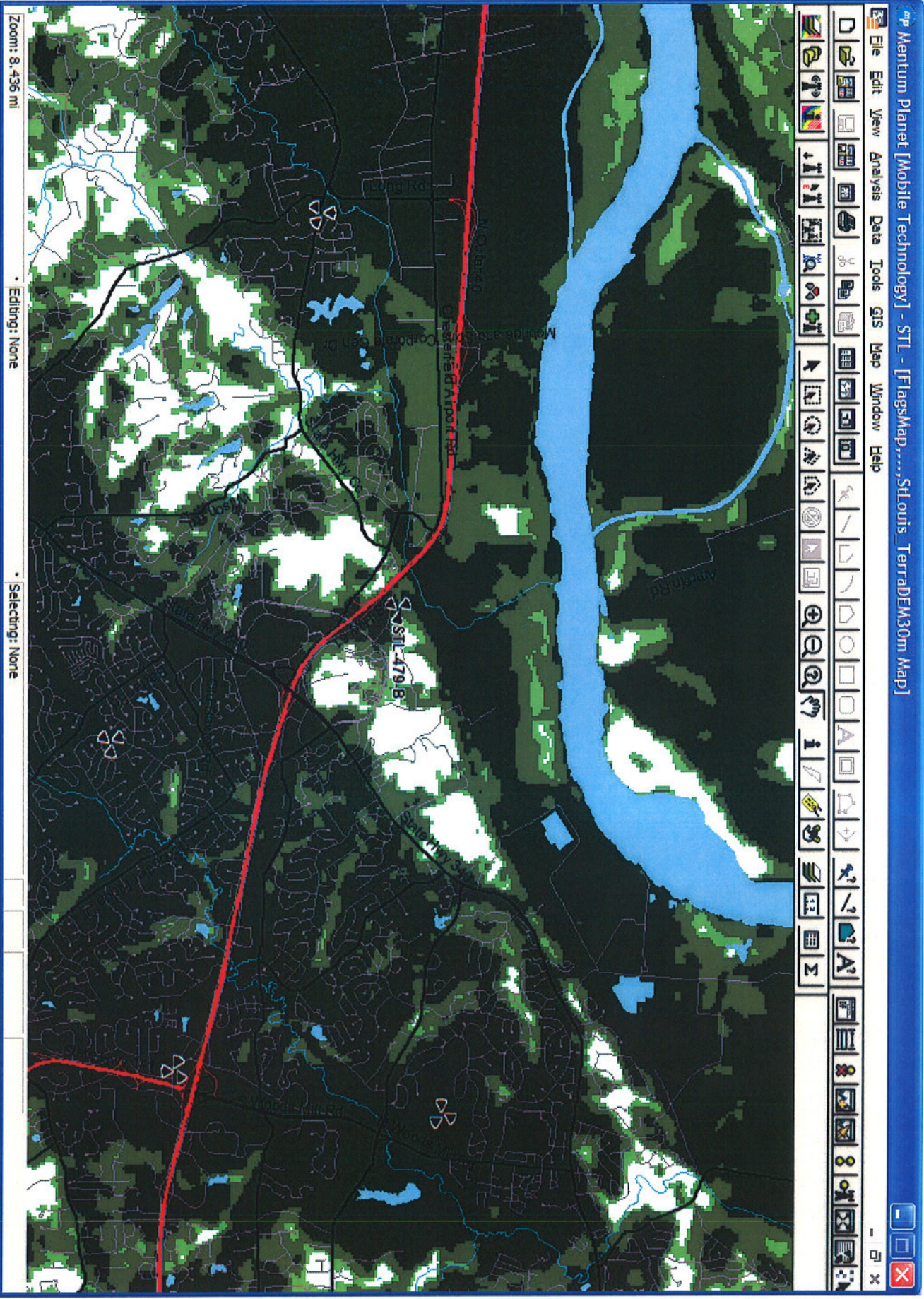
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Coverage with STL-479-B at 137 ft



Coverage without STL-479-B



Coverage – Chesterfield Sites

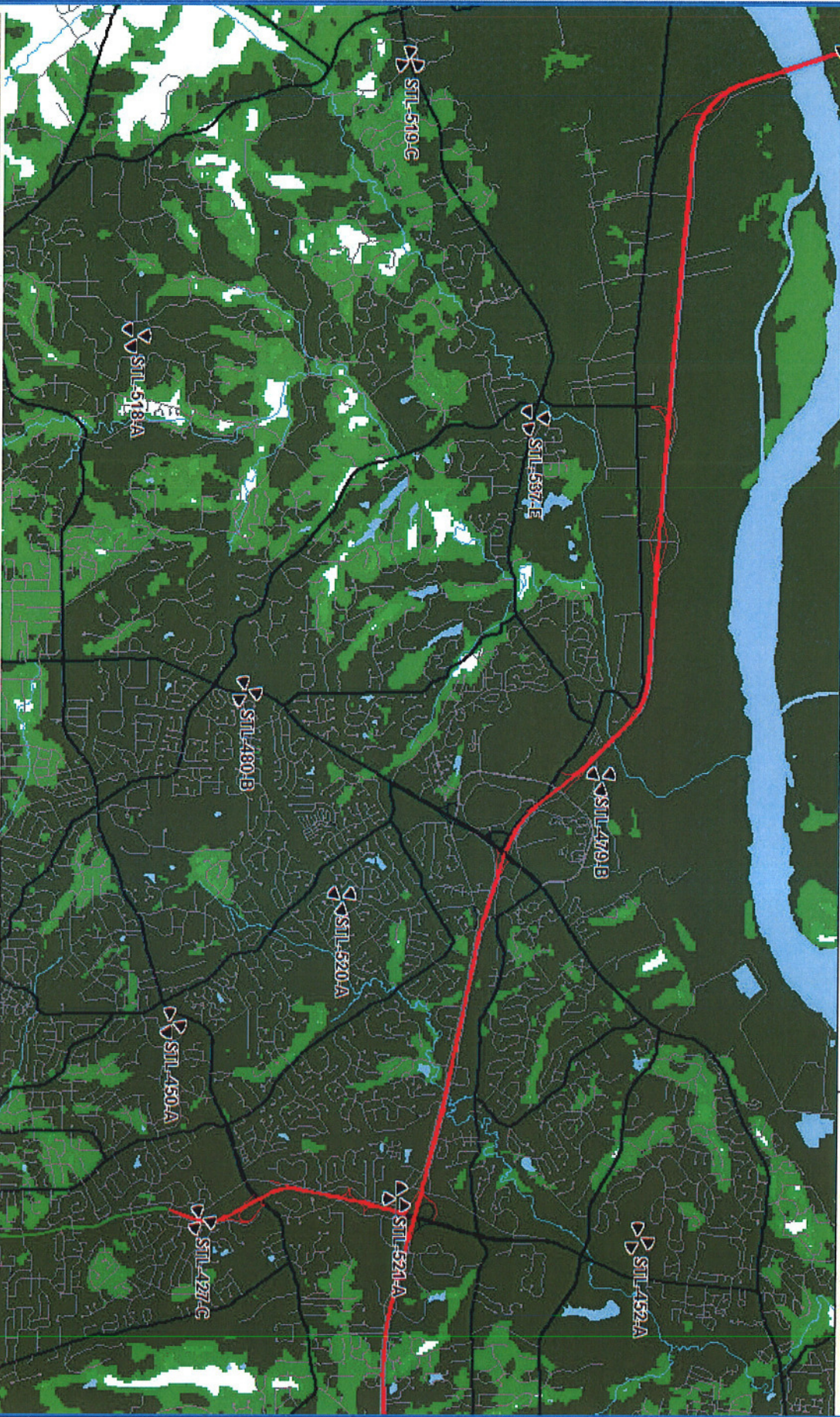
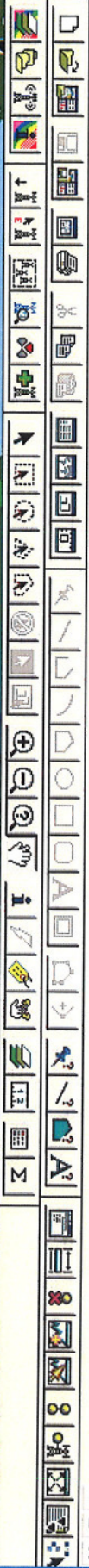
- Coverage with chesterfield sites
- Coverage without chesterfield sites
- Coverage with STL-479-B
- Coverage without STL-479-B
- Coverage with STL-537-E
- Coverage without STL-537-E
- Coverage with STL-520-A
- Coverage without STL-520-A
- Coverage with STL-480-B
- Coverage without STL-480-B
- Coverage with STL-452-A
- Coverage without STL-452-A
- Coverage with STL-519-C
- Coverage without STL-519-C
- The predicted plots include one or more of the six sites in Chesterfield. For instance, while predicting with/without plots for STL-479-B, five other sites in chesterfield are taken into consideration for prediction purposes.



Coverage with Chesterfield Sites

mp Mentum Planet [Mobile Technology] - STL - [FlagsMap,.....,StLouis_TerrADEM30m Map]

File Edit View Analysis Data Tools GIS Map Window Help



Zoom: 10.16 mi

Editing: None

Selecting: None

Coverage without Chesterfield Sites

app Menthum Planet [Mobile Technology] - STL - [FlagsMap,.....StLouis_TerraDEM30m Map]

File Edit View Analysis Data Tools GIS Map Window Help

Zoom: 10.16 mi Editing: None Selecting: None

The screenshot displays a GIS application window titled "Menthum Planet [Mobile Technology] - STL - [FlagsMap,.....StLouis_TerraDEM30m Map]". The main area shows a map of the St. Louis area with a red line tracing a path. Several site markers are visible, labeled with codes such as STL-519-C, STL-518-A, STL-537-E, STL-479-B, STL-480-B, STL-320-A, STL-450-A, STL-27-C, STL-521-A, and STL-452-A. The map features a mix of green (vegetation), white (urban areas), and blue (water). The interface includes a menu bar (File, Edit, View, Analysis, Data, Tools, GIS, Map, Window, Help), a toolbar with various GIS tools, and a status bar at the bottom showing "Zoom: 10.16 mi", "Editing: None", and "Selecting: None".

Coverage with STL-479-B

App: Mentum Planet [Mobile Technology] - STL - [FlagsMap,STLouis_TerraDEM30m Map]

File Edit View Analysis Data Tools GIS Map Window Help

A comprehensive toolbar containing icons for file operations (File, Edit, View), analysis tools, data management, GIS functions, map navigation (pan, zoom, home), and window management (Help, Window, Close).



Zoom: 8.436 mi

Editing: None

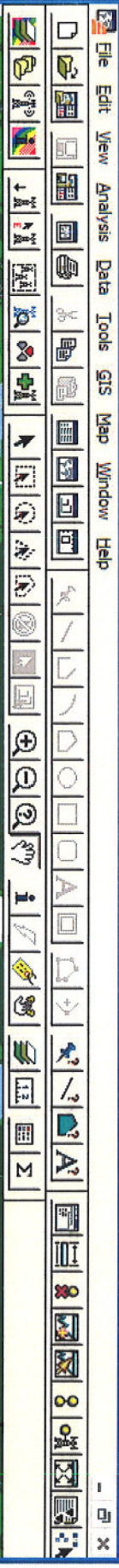
Selecting: None

Standard window management controls including minimize, maximize, and close buttons.

Coverage without STL-479-B

Map Menthum Planet [Mobile Technology] - STL - [FlagsMap.....StLouis_TerraDEM30m Map]

File Edit View Analysis Data Tools GIS Map Window Help

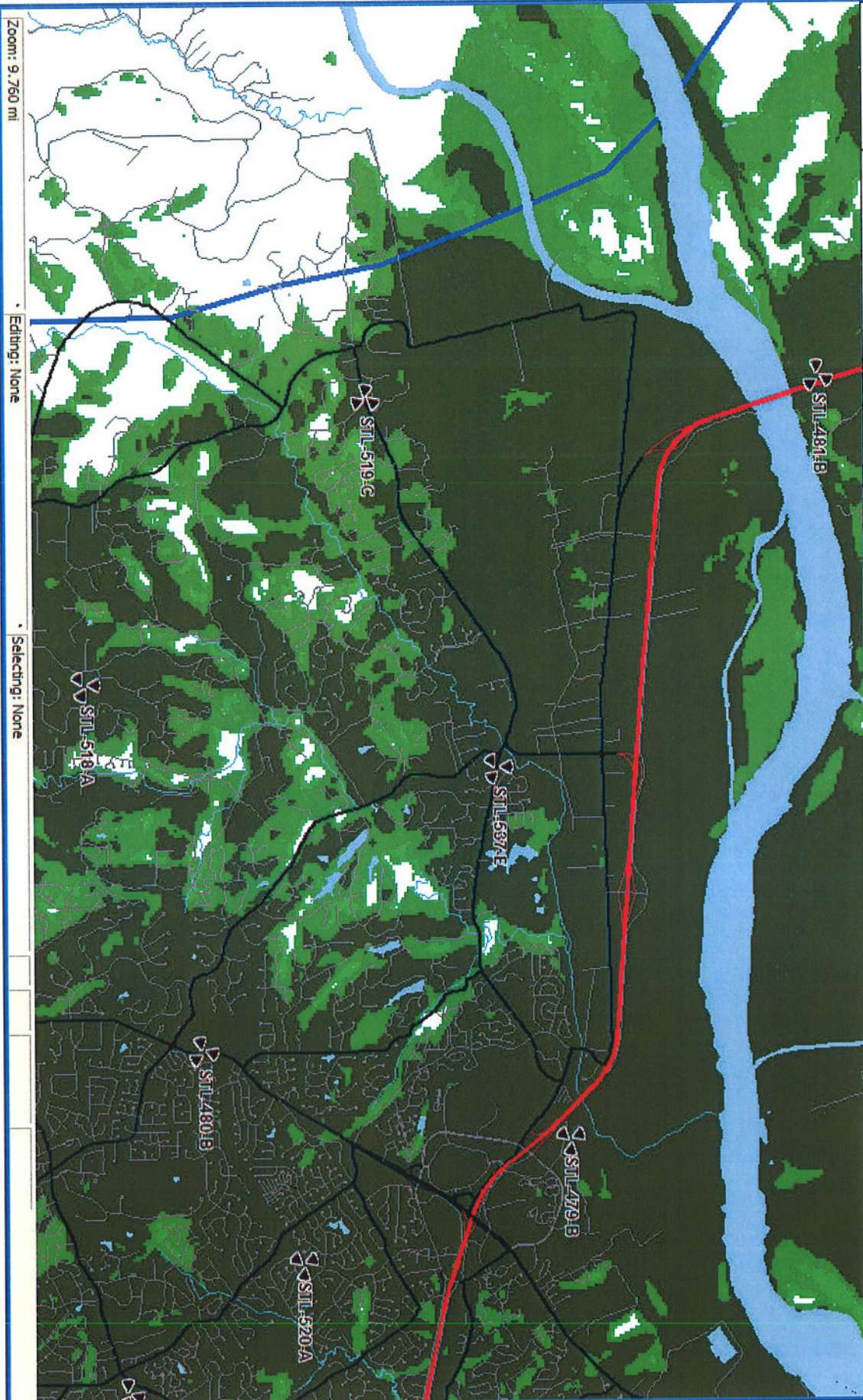
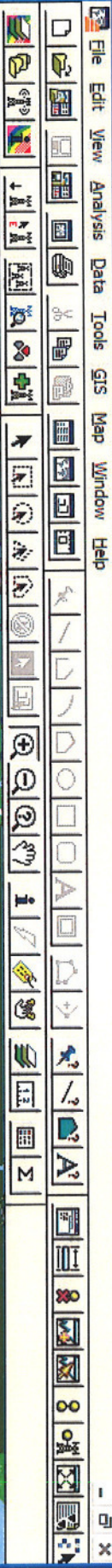


Zoom: 8.436 mi Editing: None Selecting: None

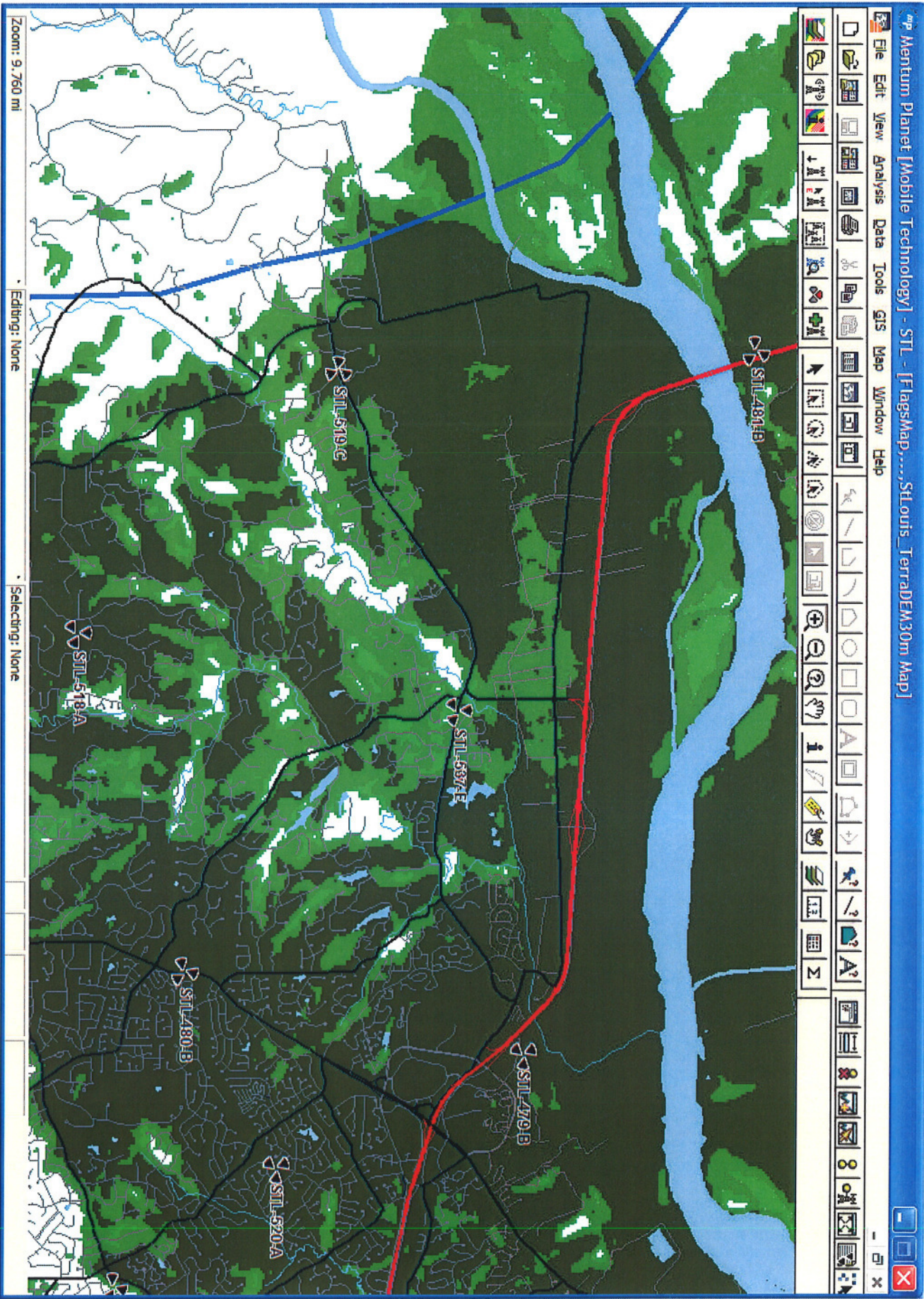
Coverage with STL-537-E

app Mentum Planet [Mobile Technology] - STL - [FlagsMap,.....StLouis_TerradEM30m Map]

File Edit View Analysis Data Tools GIS Map Window Help

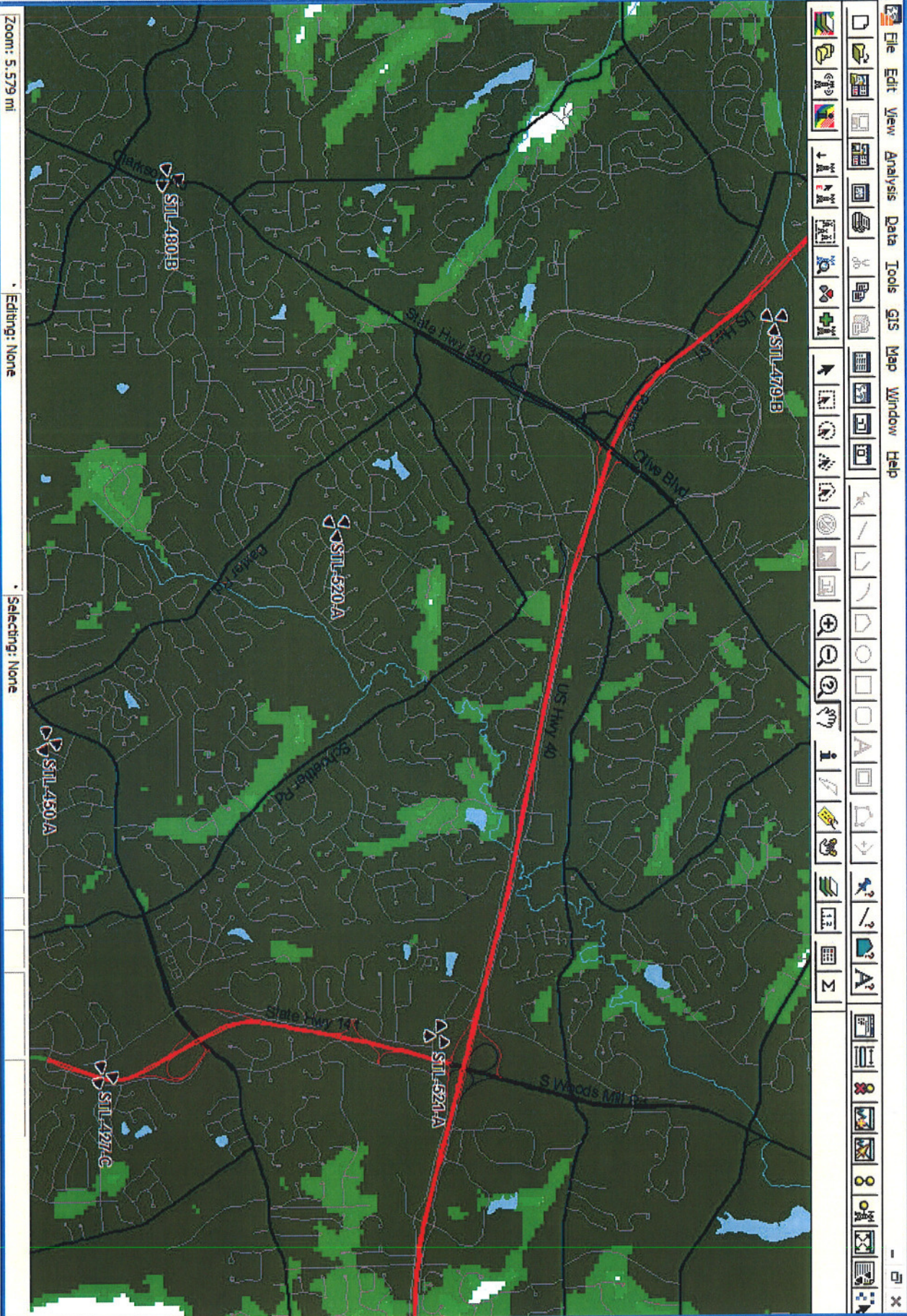


Coverage without STL-537-E



Coverage with STL-520-A

Mentum Planet [Mobile Technology] - STL - [FlagsMap, ..., STLouis_TerrDEM30m Map]



Coverage without STL-520-A

Map: Menthum Planet [Mobile Technology] - STL - [FlagsMap, ...; STLouis_TerrDEM30m Map]

The screenshot displays a GIS application window with a map showing signal coverage. The map features a red line representing a road or boundary, with several signal tower locations marked by icons and labels: STL-479-B, STL-520-A, STL-480-B, STL-430-A, STL-521-A, and STL-427-C. The map background is a dark green color, likely representing vegetation or terrain. The application interface includes a menu bar at the top with options: File, Edit, View, Analysis, Data, Tools, GIS, Map, Window, and Help. Below the menu bar is a toolbar with numerous icons for map navigation and analysis. At the bottom of the window, there are window control buttons (minimize, maximize, close) and a status bar. The status bar on the left indicates 'Zoom: 5.579 mi', 'Editing: None', and 'Selecting: None'.

Zoom: 5.579 mi

Editing: None

Selecting: None

Coverage with STL-480-B

ap: Menthum Planet [Mobile Technology] - STL - [FlagsMap,.....StLouis_TerradEM30m Map]

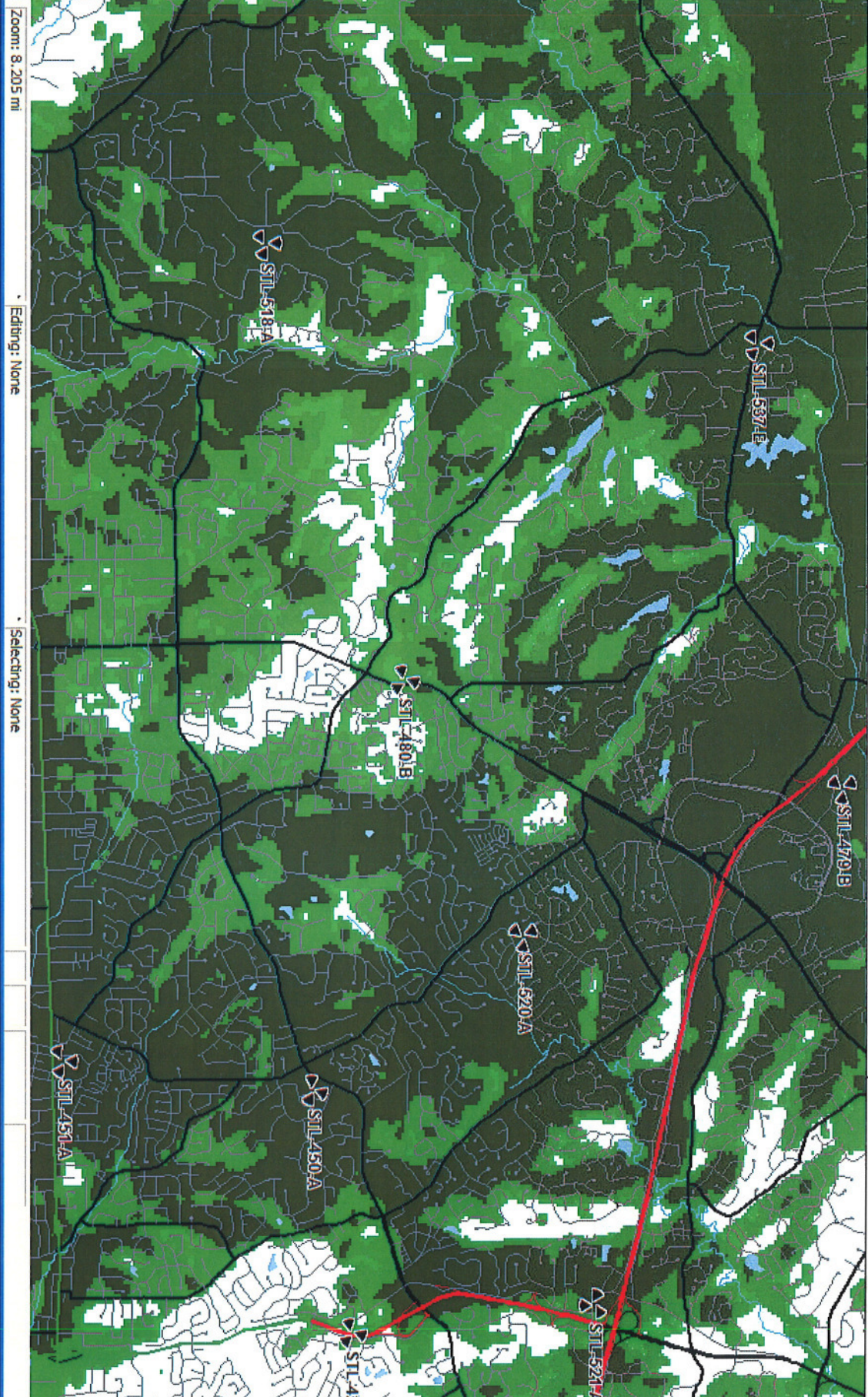
File Edit View Analysis Data Tools GIS Map Window Help

Zoom: 8.205 mi Editing: None Selecting: None

Coverage without STL-480-B

app Mentum Planet [Mobile Technology] - STL - [FlagsMap,.....StLouis_TerrDEM30m Map]

File Edit View Analysis Data Tools GIS Map Window Help



Zoom: 8.205 mi

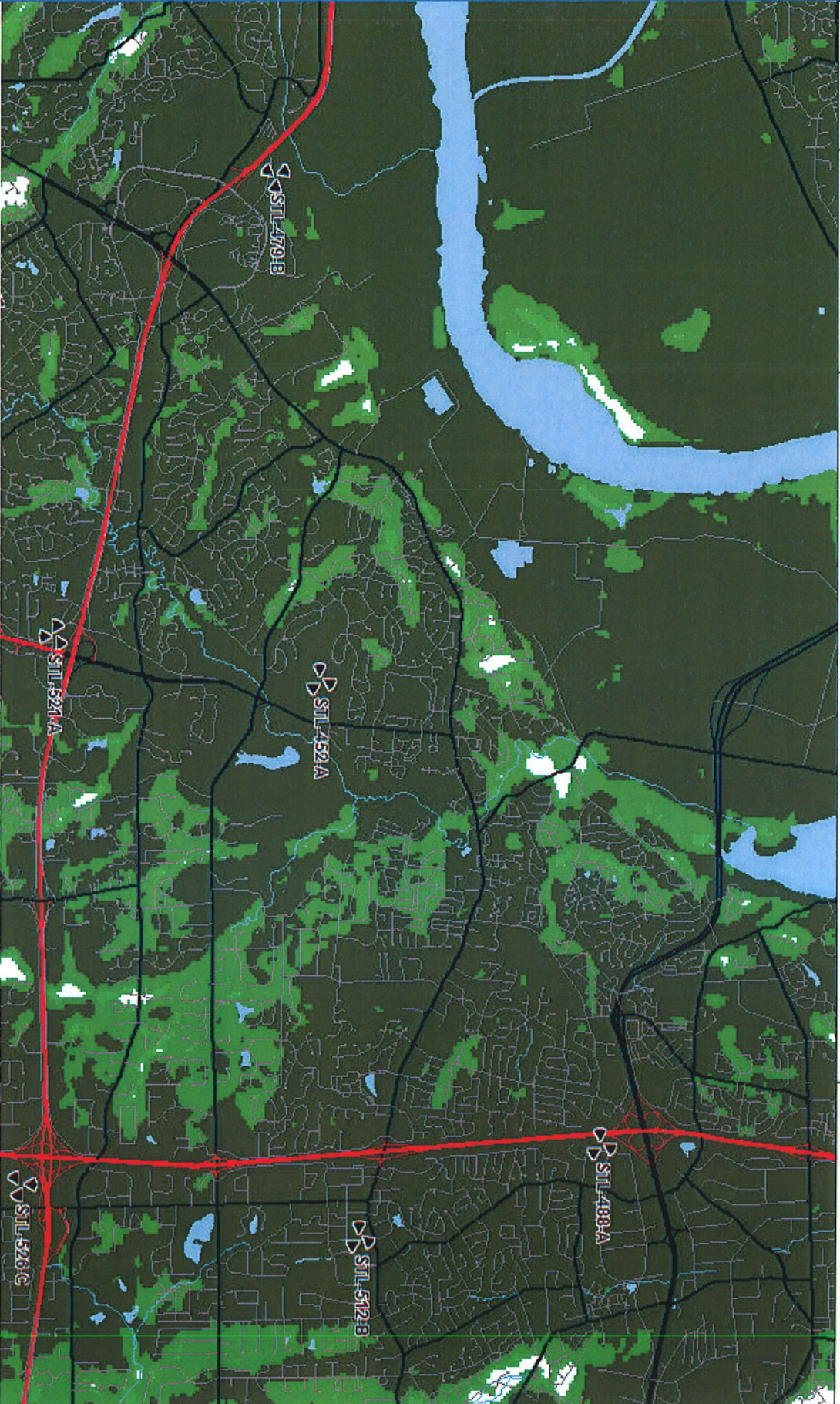
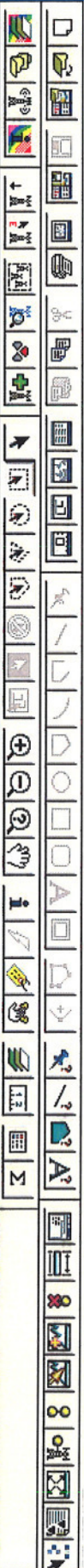
Editing: None

Selecting: None

Coverage with STL-452-A

ap: Menthum Planet [Mobile Technology] - STL - [FlagsMap, ..., STLouis_TerradEM:30m Map]

File Edit View Analysis Data Tools GIS Map Window Help



Zoom: 9.218 mi

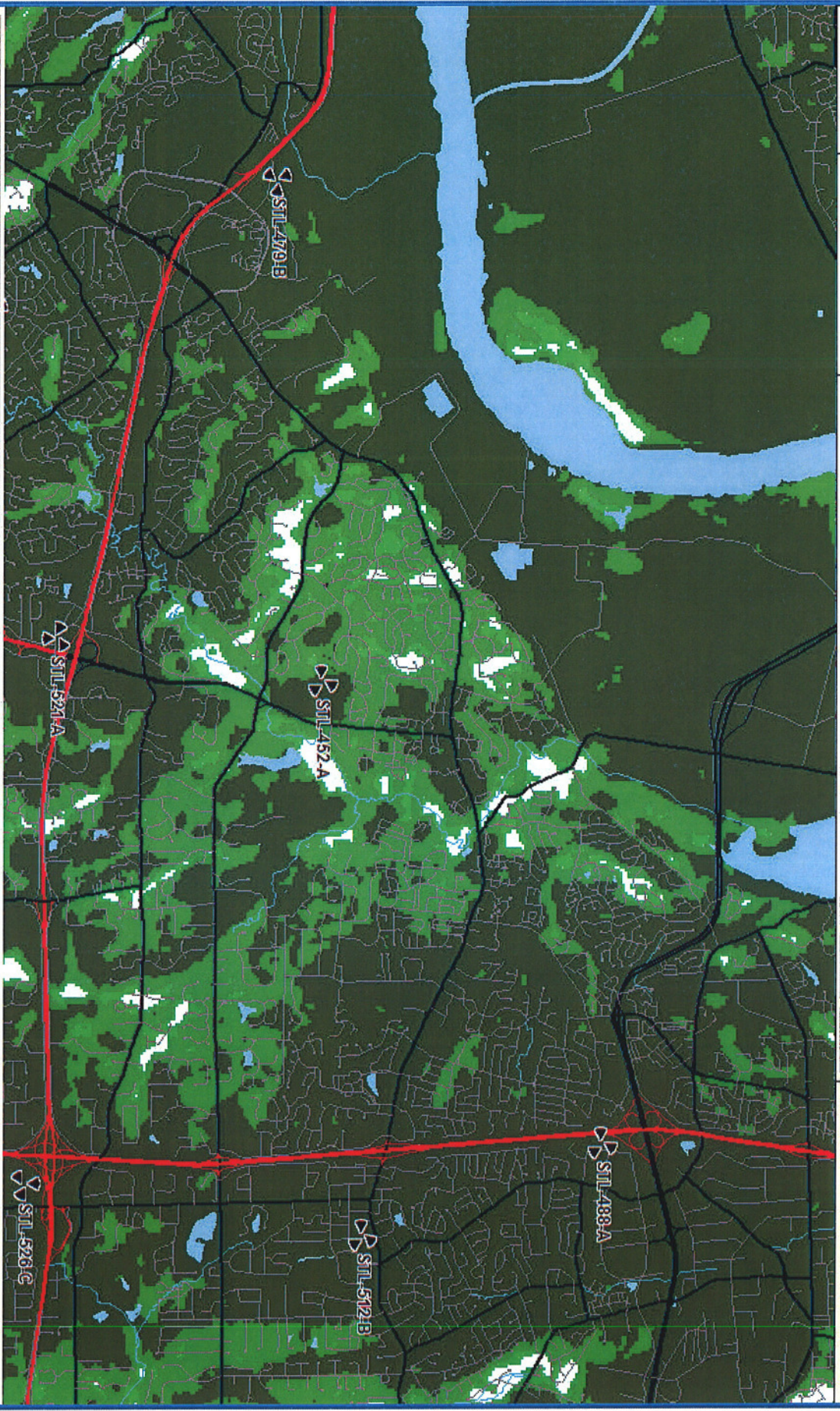
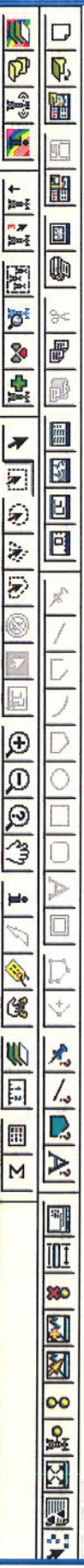
Editing: None

Selecting: None

Coverage without STL-452-A

mp Mentum Planet [Mobile Technology] - STL - [FlagsMap,,,,,StLouis_TerradEM30m Map]

File Edit View Analysis Data Tools GIS Map Window Help



Zoom: 9.218 mi

Editing: None

Selecting: None



Coverage with STL-519-C

mp Mentum Planet [Mobile Technology] - STL - [FlagsMap,.....StLouis_TerraDEM30m Map]

File Edit View Analysis Data Tools GIS Map Window Help

Zoom: 7.774 m

Editing: None

Selecting: None

STL-519-C

STL-518-A

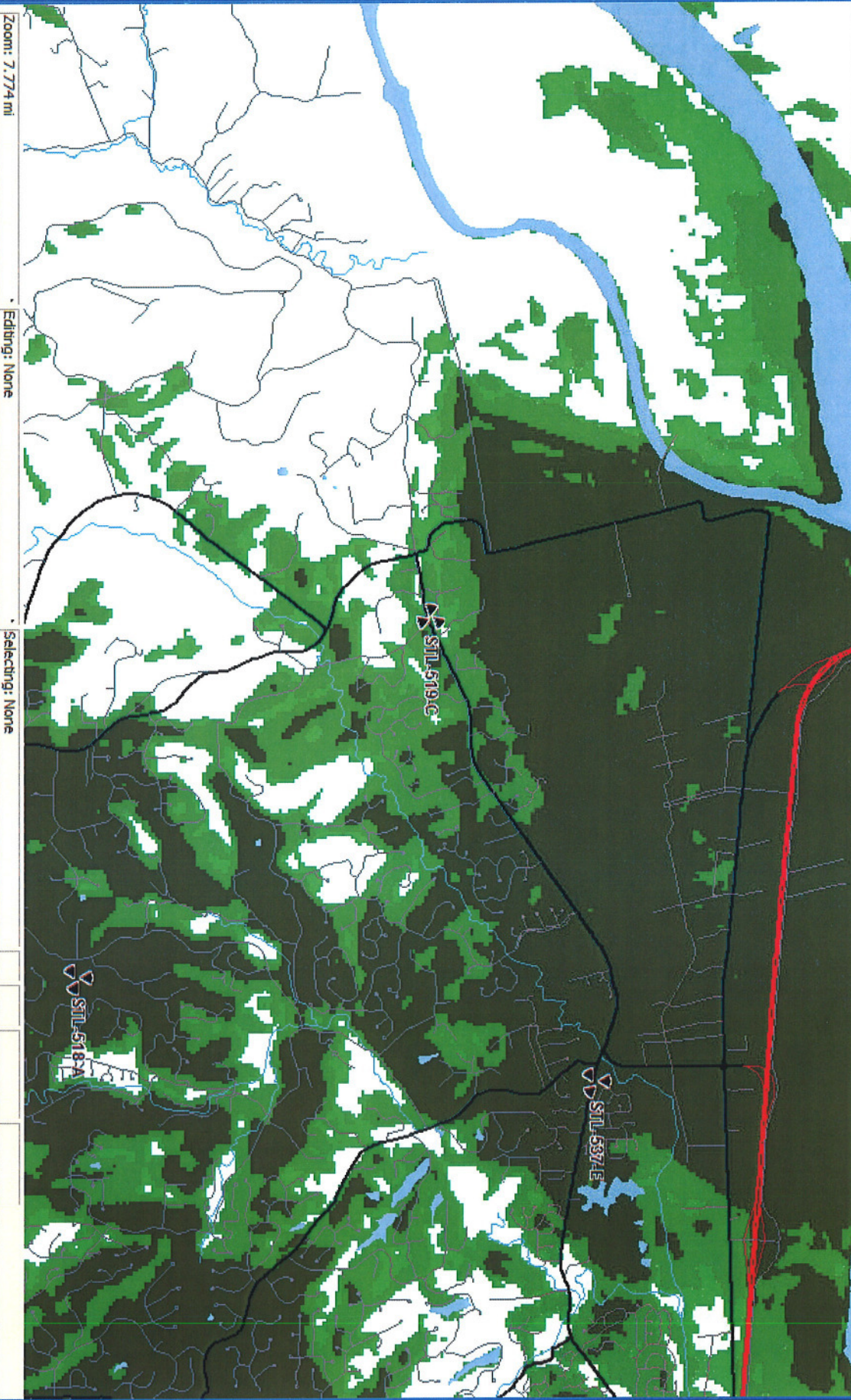
STL-537-E

Coverage without STL-519-C

Mentum Planet [Mobile Technology] - STL - [FlagsMap,....,StLouis_Terradem30m Map]

File Edit View Analysis Data Tools GIS Map Window Help

A toolbar containing various icons for map navigation and analysis, including zoom in/out, pan, and layer management tools.



Zoom: 7.774 mi

Editing: None

Selecting: None