

III.A.



Memorandum Department of Planning & Public Works

To: Planning and Public Works Committee
From: Annissa McCaskill-Clay, Lead Senior Planner
Date: June 16, 2008
RE: **T.S.P. 01-2008 Cricket Communications (Parkway Central High School/471 N. Woods Mill Road):** A request to obtain approval for a Telecommunication Facility Siting Permit for collocation of additional antennas and equipment on an existing telecommunications tower on a 95.59 acre "NU" Non-Urban District-zoned tract of land located on N. Woods Mill Road.(17Q230085).

Summary

Per the requirements of City of Chesterfield Ordinance 2391, which governs telecommunications and facilities siting, the above-referenced matter was presented for public hearing at the June 11, 2008 session of the City of Chesterfield Planning Commission. Ordinance 2391 provides that the Planning Commission shall provide a venue for public hearing of requests for Telecommunications Siting Permits (TSP). Please note, the Commission does not provide a recommendation to the City Council, but rather a list of issues generated during the hearing.

During the public hearing the following issues were raised:

1. Notification of the Public Hearing – Were residents properly notified?

Staff Note: Notifications for the hearing were provided by Staff and the Petitioner per the requirements of Ordinance 2391.

2. Additional tower on the site.

Staff Note: The additional tower on the site is a temporary tower approved for the site by the City Council on June 2, 2008. The length of time for the approval of said tower is 90 days.

3. The effect of electromagnetic activity on health – whether this factor should be considered.

Staff Note: §704 of the federal Telecommunications Act of 1996, enabling Federal Communications Commission (FCC) regulation of wireless communications including cellular telephones, paging systems and personal devices,

excludes environmental safety and health concerns as reasons to deny local permits for transmitting antennas.

4. Limitation of towers

Staff Note: The Petitioners are not proposing a new tower, but rather collocation of additional antennas to an existing monopole on the Parkway Central site. The equipment cabinet for these antennas would be located within the existing equipment yard.

5. Possible alternative sites – is this the most appropriate site in the area to meet Cricket Communications' needs?

Staff Note: The Petitioners have provided propagation maps (per the requirements of Ordinance 2391) illustrating the coverage of their network with and without the requested site.

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

Respectfully submitted,



Annissa McCaskill-Clay, AICP
Lead Senior Planner

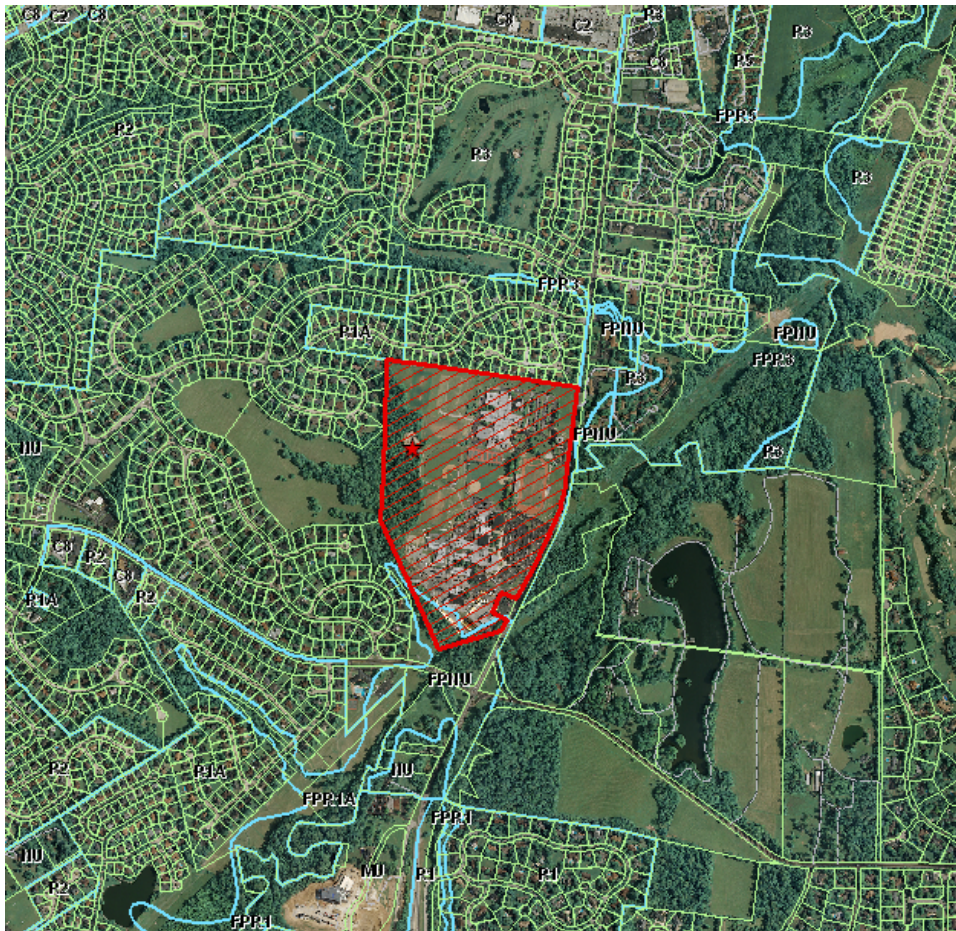
Cc: Michael G. Herring, City Administrator
Rob Heggie, City Attorney
Michael O. Geisel, Director of Planning and Public Works

**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, June 11, 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:

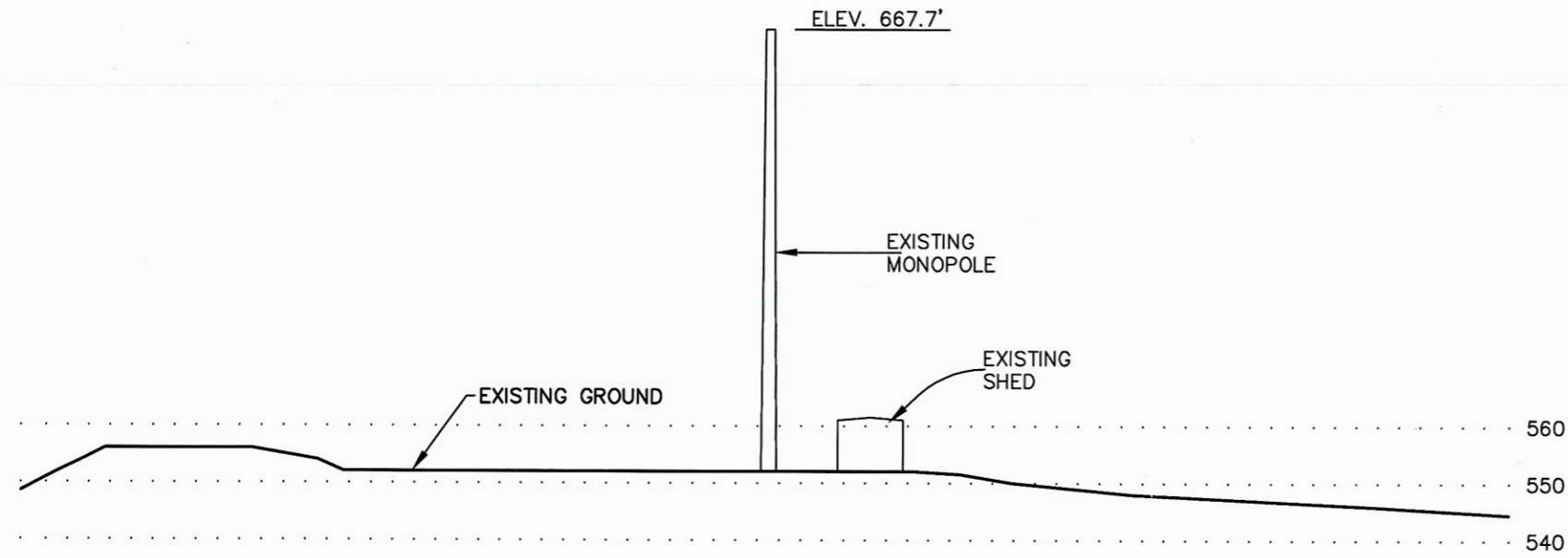
T.S.P. 01-2008 Cricket Communications (Parkway Central High School/471 N. Woods Mill Road): A request to obtain approval for a Telecommunication Facility Siting Permit for collocation of additional antennas and equipment on an existing telecommunication tower on a 95.59 acre "NU" Non-Urban District-zoned tract of land located on N. Woods Mill Road.(17Q230085).



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
Maurice L. Hirsch, Jr., Chair
Chesterfield Planning Commission

CROSS-SECTIONS



SECTION A-A

SCALE 1"=30' H/V

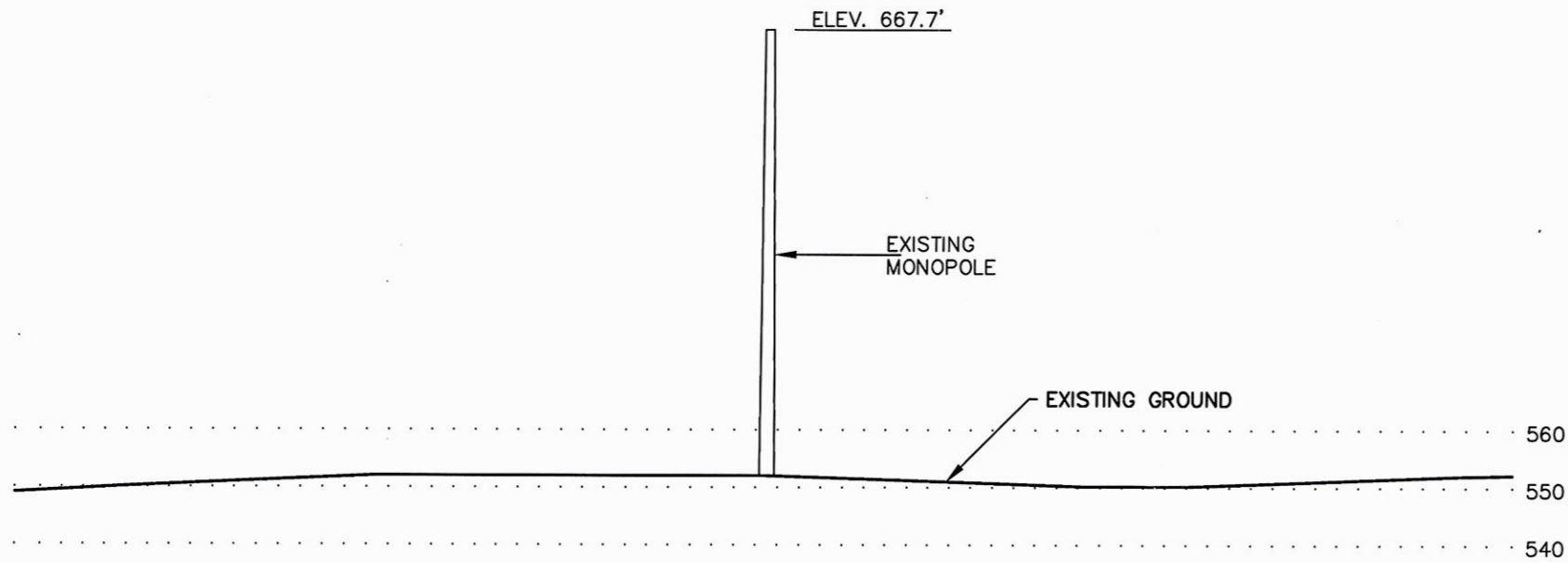
EXISTING MONOPOLE

BASE ELEVATION = 552.7 FEET
TOP ELEVATION = 667.7 FEET

NOTES

SITE BENCHMARK - TOP OF NORTH EDGE OF
CONCRETE PAD AT BASE OF TOWER. ELEVATION =
552.72 FEET

BENCHMARK - STL-25-A-2 - MODNR SURVEY DISK SET
IN TOP OF CONCRETE MONUMENT. ELEVATION =
496.38 FEET



SECTION B-B

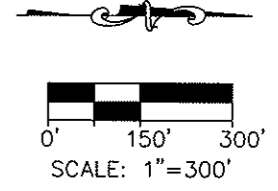
SCALE 1"=30' H/V

Prepared By:
ALVERSON SURVEYING
405 Gregory Place
Coffeen, Illinois 62017
Phone (217) 534-6606



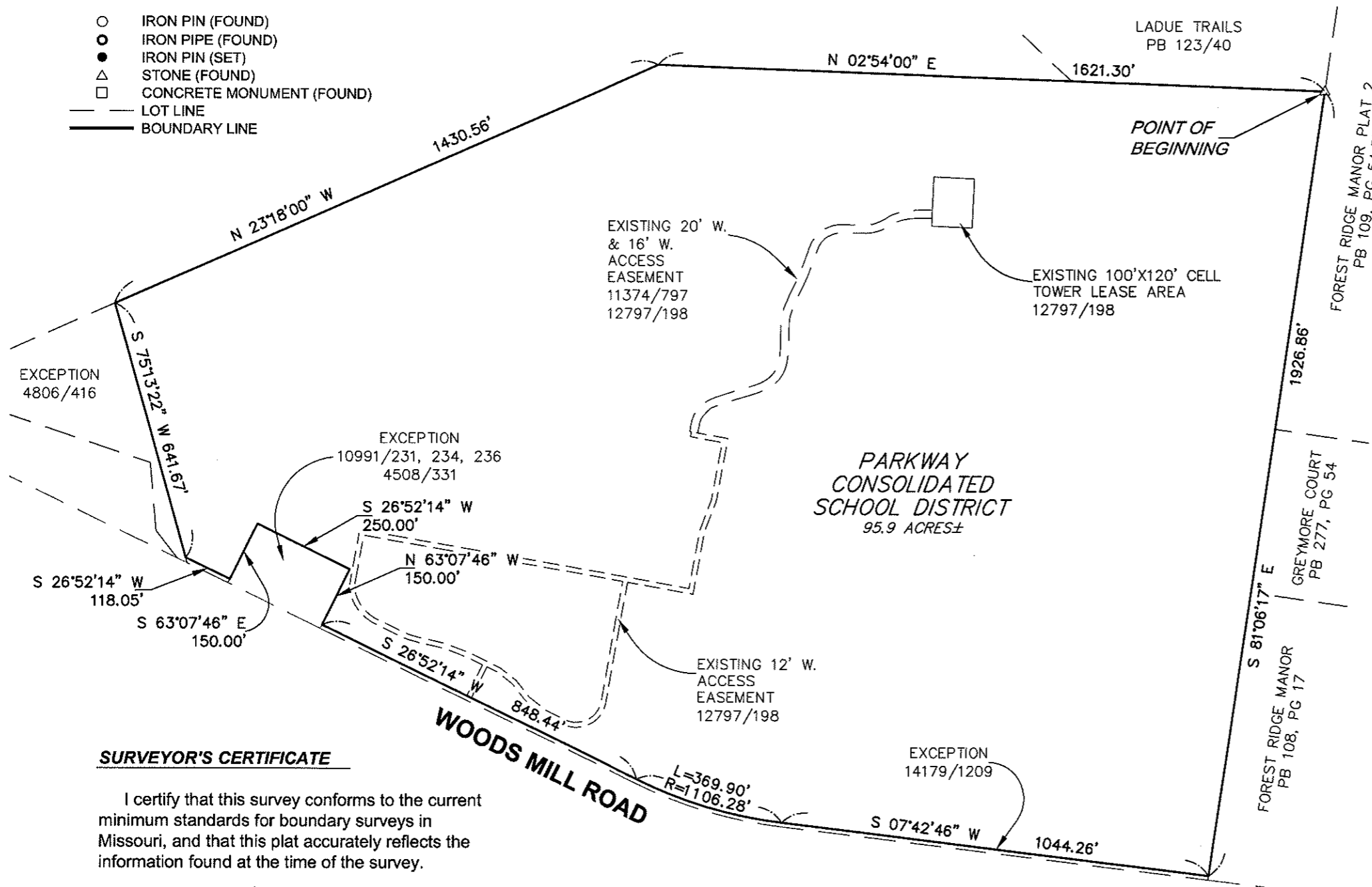
PLAT OF SURVEY

A TRACT OF LAND IN U.S. SURVEYS 109 AND 207, TOWNSHIP 45 NORTH, RANGE 5 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

A TRACT OF LAND IN U.S. SURVEYS 109 AND 207, TOWNSHIP 45 NORTH, RANGE 5 EAST AND DESCRIBED AS:
 BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF U.S. SURVEY 207 WITH THE WEST LINE OF WOODS MILL ROAD, 60.00 FEET WIDE, AS NOW ESTABLISHED; THENCE SOUTHWESTWARDLY ALONG THE WEST LINE OF WOODS MILL ROAD TO ITS INTERSECTION WITH THE NORTHWEST LINE OF THE OLD MILL RACE; THENCE SOUTHWESTWARDLY ALONG THE WEST LINE OF OLD MILL RACE TO THE MIDDLE OF CREVE COEUR CREEK; THENCE S 85° 42' W, 165.43 FEET TO A STONE APPROXIMATELY IN THE CENTER OF SAID CREVE COEUR CREEK; THENCE S 19° 42' W, 567.60 FEET TO A STAKE, BEING THE MOST SOUTHERN CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE N 23° 18' W, 1,937.40 FEET TO A STAKE IN THE SAID SOUTH LINE OF U.S. SURVEY 207 APPROXIMATELY 1,828.86 FEET WEST OF THE SOUTHEAST CORNER OF SAID U.S. SURVEY 207; THENCE N 02° 54' E, 1,621.30 FEET TO A STONE, BEING THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE S 81° 06' E, 1,936.86 FEET TO THE WEST LINE OF WOODS MILL ROAD AS NOW ESTABLISHED; THENCE ALONG THE WEST LINE OF WOODS MILL ROAD S 07° 41' W, 912.95 FEET TO A POINT; THENCE CONTINUING ALONG THE WEST LINE OF WOODS MILL ROAD SOUTH AND SOUTHWESTWARDLY TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART CONVEYED BY DEED RECORDED IN BOOK 4508 PAGE 331, BOOK 4806 PAGE 416, BOOK 10991 PAGES 231, 234 AND 236 AND BOOK 14179 PAGE 1209.

SURVEYOR'S LEGAL DESCRIPTION

A TRACT OF LAND IN U.S. SURVEYS 109 AND 207, TOWNSHIP 45 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A STONE AT THE NORTHEAST CORNER OF LADUE TRAILS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, PAGE 40 IN THE ST. LOUIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 81 DEGREES 06 MINUTES 17 SECONDS EAST, 1926.86 FEET ON THE SOUTHERLY LINE AND THE EXTENSION THEREOF OF FOREST RIDGE MANOR PLAT 2 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 109, PAGES 54 AND 55 IN THE ST. LOUIS COUNTY RECORDER'S OFFICE, TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF MISSOURI FOR FUTURE RIGHT OF WAY IN BOOK 14179, PAGE 1209 IN THE ST. LOUIS COUNTY RECORDER'S OFFICE, SAID LINE BEING 10.00 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY LINE OF WOODS MILL (60' W) ROAD; THENCE SOUTH 07 DEGREES 42 MINUTES 46 SECONDS WEST ON SAID WESTERLY LINE, 1044.26 FEET; THENCE 369.90 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF 1106.28 FEET, THE CHORD OF WHICH BEARS S 17 DEGREES 17 MINUTES 30 SECONDS WEST, 368.18 FEET; THENCE SOUTH 26 DEGREES 52 MINUTES 14 SECONDS WEST, 848.44 FEET; THENCE LEAVING SAID WESTERLY LINE NORTH 63 DEGREES 07 MINUTES 46 SECONDS WEST, 150.00 FEET; THENCE SOUTH 26 DEGREES 52 MINUTES 14 SECONDS WEST, 250.00 FEET; THENCE SOUTH 63 DEGREES 07 MINUTES 46 SECONDS EAST, 150.00 FEET TO THE WESTERLY LINE OF A TRACT OF LAND CONVEYED TO THE STATE OF MISSOURI FOR FUTURE RIGHT OF WAY IN BOOK 14179, PAGE 1209 IN THE ST. LOUIS COUNTY RECORDER'S OFFICE, SAID LINE BEING 10.00 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY LINE OF WOODS MILL (60' W) ROAD; THENCE ON SAID WESTERLY LINE SOUTH 26 DEGREES 52 MINUTES 14 SECONDS WEST, 118.05 FEET; THENCE SOUTH 75 DEGREES 13 MINUTES 22 SECONDS WEST, 641.67 FEET; THENCE NORTH 23 DEGREES 18 MINUTES 00 SECONDS WEST, 1430.56 FEET; THENCE NORTH 02 DEGREES 54 MINUTES 00 SECONDS EAST, 1621.30 FEET TO THE POINT OF BEGINNING, CONTAINING 95.9 ACRES, MORE OR LESS.

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
 MARCH 30, 2008

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



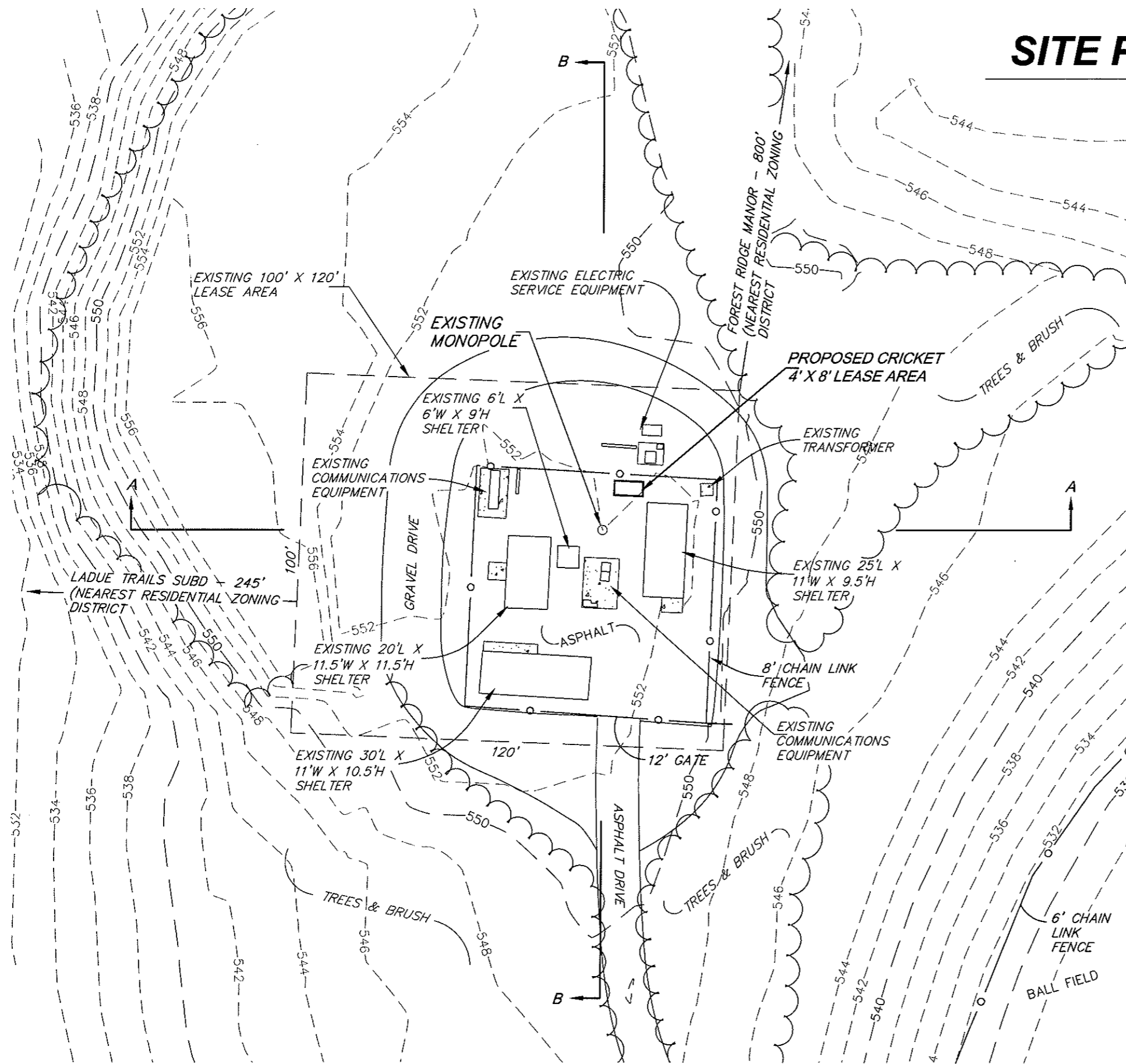
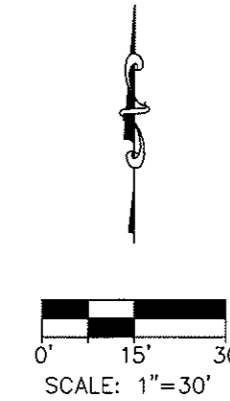
NOTES

Bearings are based on the Westerly line of Parkway Consolidated School District Property as recorded in book 3477, page 630 in the Recorder's office of St. Louis County, Missouri. Said bearing being North 02 degrees 54 minutes 00 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:
ALVERSON SURVEYING
 405 Gregory Place
 Coffeen, Illinois 62017
 Phone (217) 534-6606

SITE PLAN



EXISTING MONOPOLE
 BASE ELEVATION = 552.7 FEET
 TOP ELEVATION = 667.7 FEET

NOTES
 SITE BENCHMARK - TOP OF NORTH EDGE OF
 CONCRETE PAD AT BASE OF TOWER. ELEVATION =
 552.72 FEET

BENCHMARK - STL-25-A-2 - MODNR SURVEY DISK SET
 IN TOP OF CONCRETE MONUMENT. ELEVATION =
 496.38 FEET

LOCATION OF NEAREST RESIDENTIAL STRUCTURES

ADDRESS	DISTANCE
14008 CALCUTTA DRIVE	570 FEET
14001 DELTONA DRIVE	580 FEET
14000 CALCUTTA DRIVE	590 FEET
14016 CALCUTTA DRIVE	640 FEET
14013 DELTONA DRIVE	645 FEET
14025 DELTONA DRIVE	730 FEET
14024 CALCUTTA DRIVE	765 FEET
14000 DELTONA DRIVE	770 FEET
14030 DELTONA DRIVE	815 FEET
14027 CALCUTTA DRIVE	840 FEET

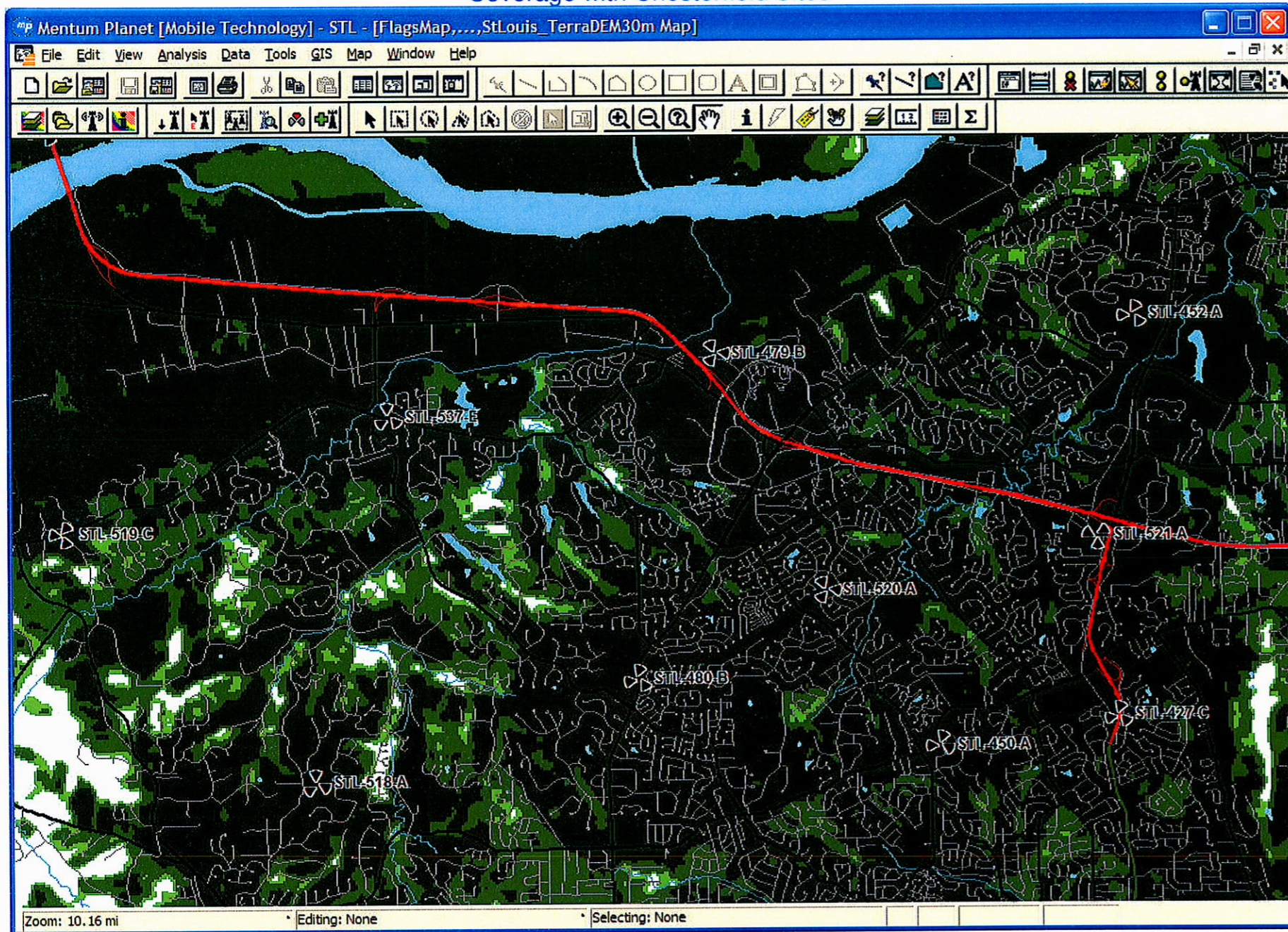
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Coverage – Chesterfield Sites

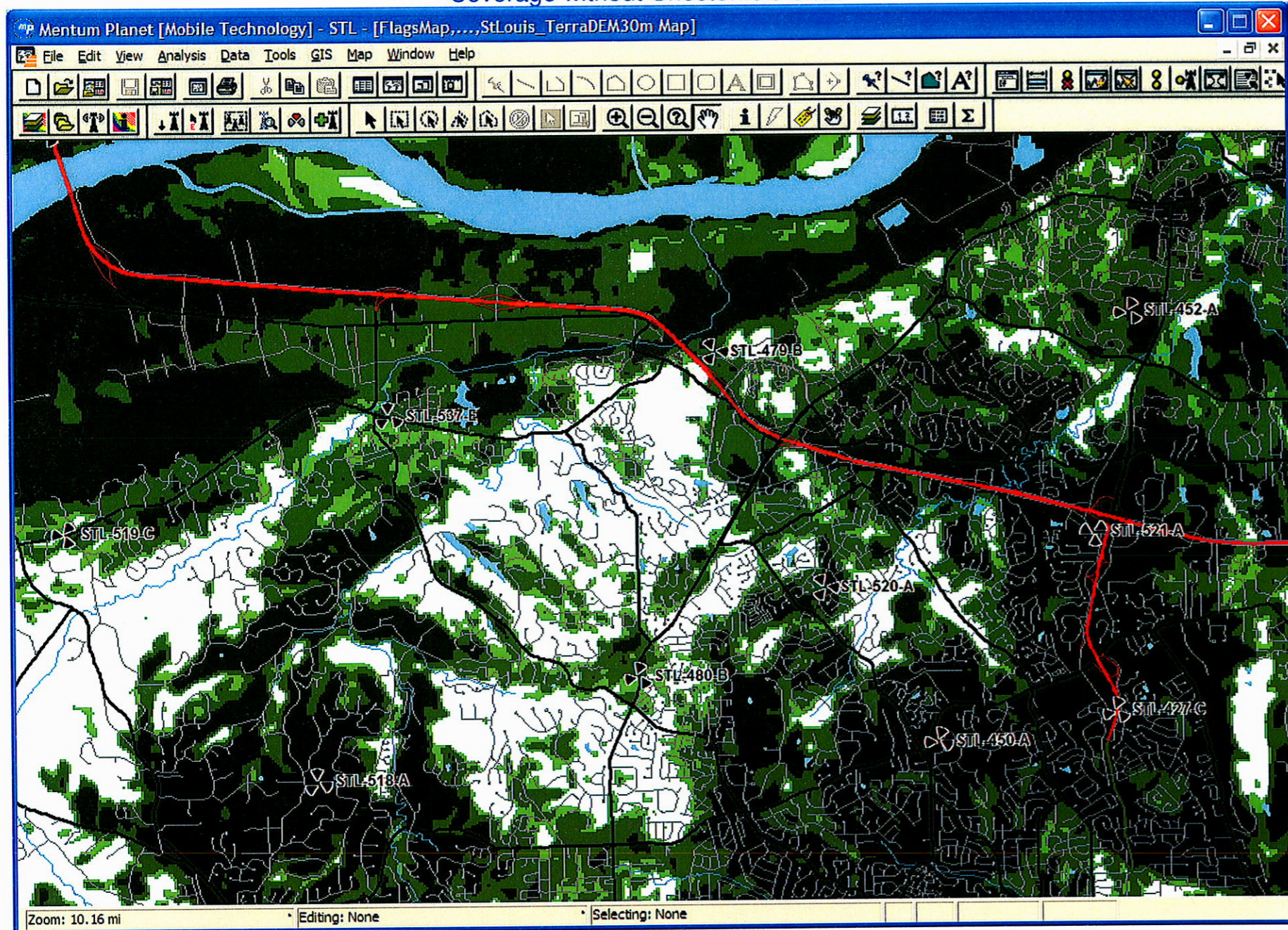
- Coverage with chesterfield sites
- Coverage without chesterfield sites
- Coverage with STL-479-B
- Coverage without STL-479-B
- Coverage with STL-537-E
- Coverage without STL-537-E
- Coverage with STL-520-A
- Coverage without STL-520-A
- Coverage with STL-480-B
- Coverage without STL-480-B
- Coverage 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.



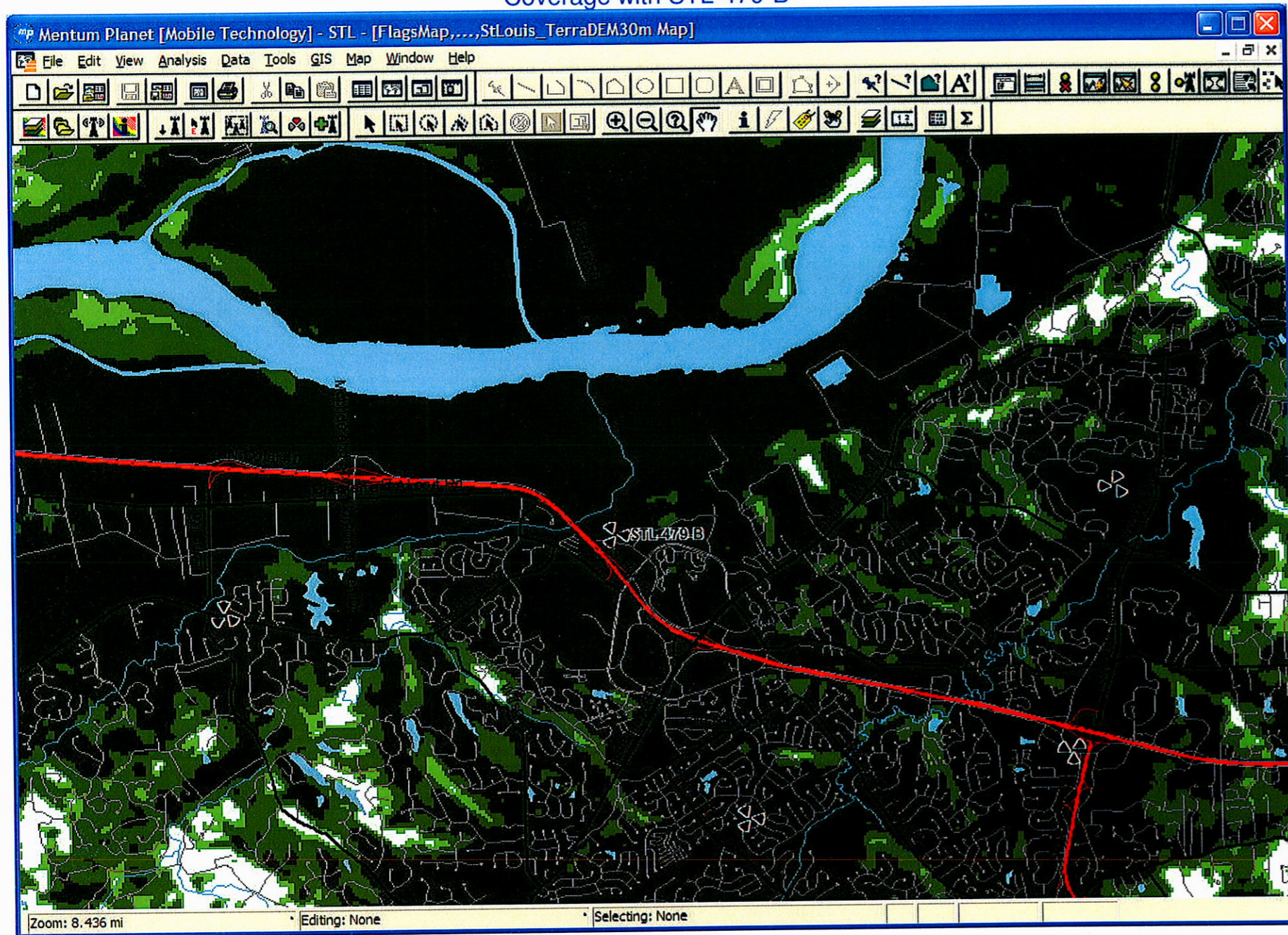
Coverage with Chesterfield Sites



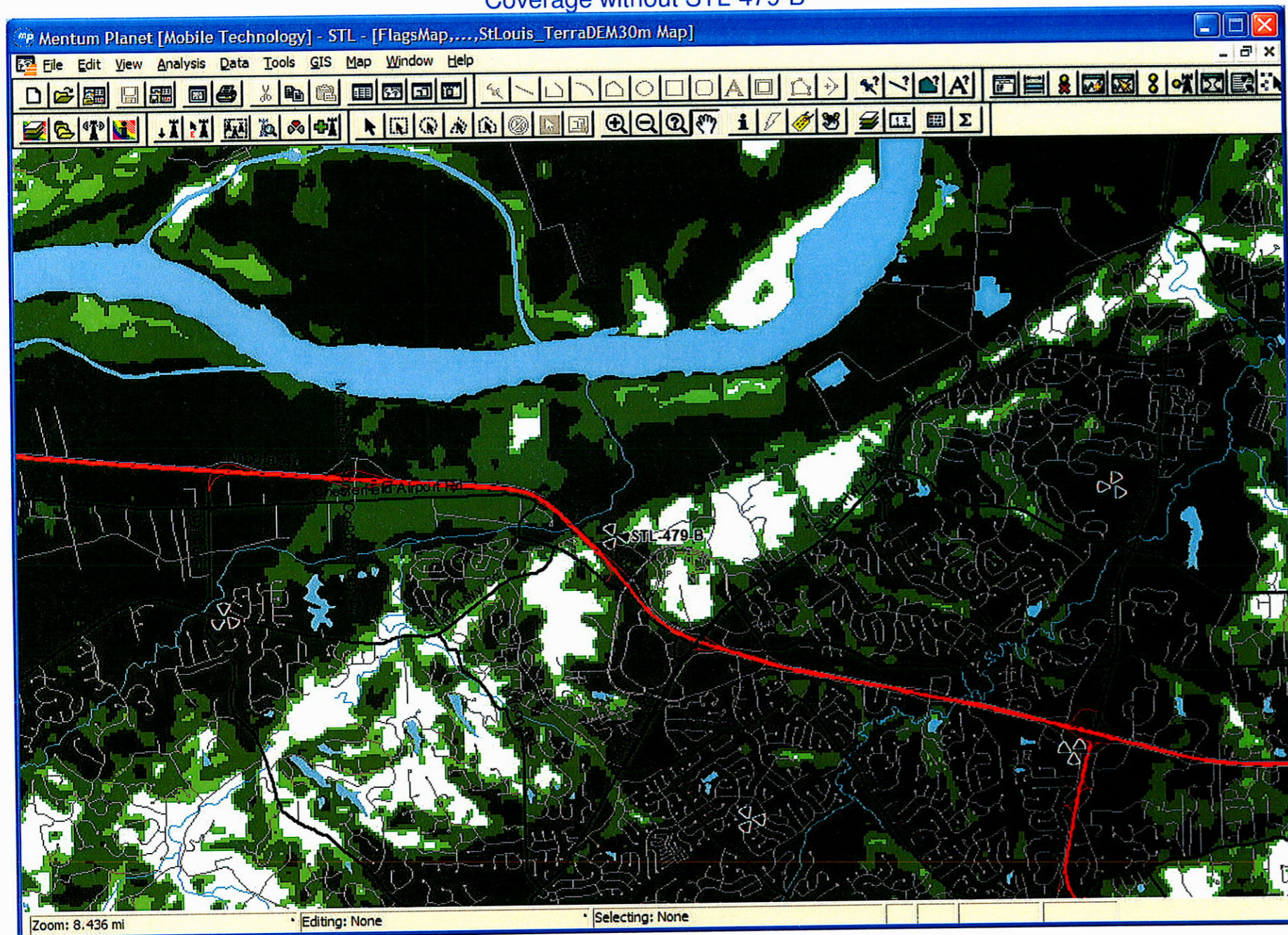
Coverage without Chesterfield Sites



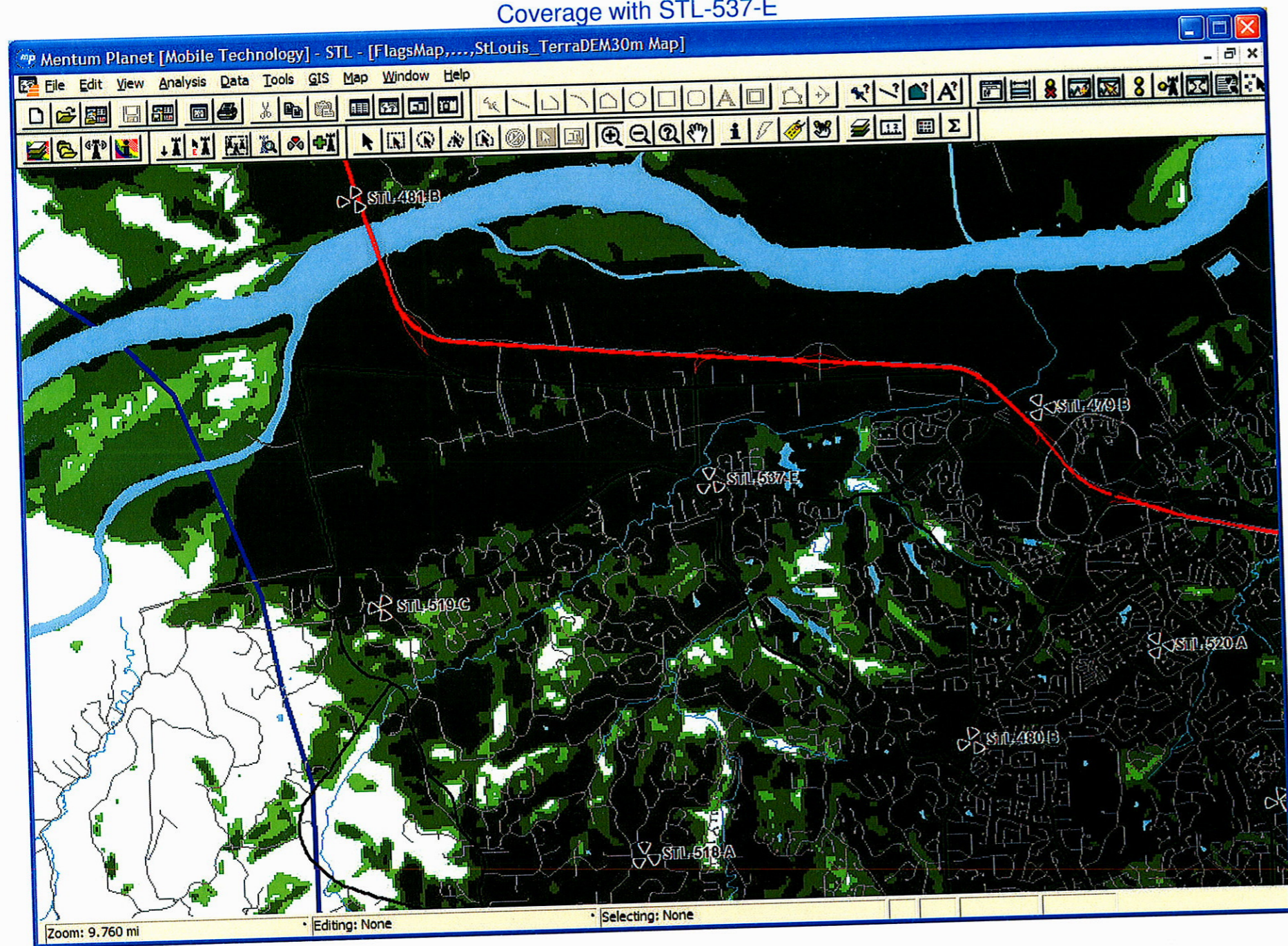
Coverage with STL-479-B



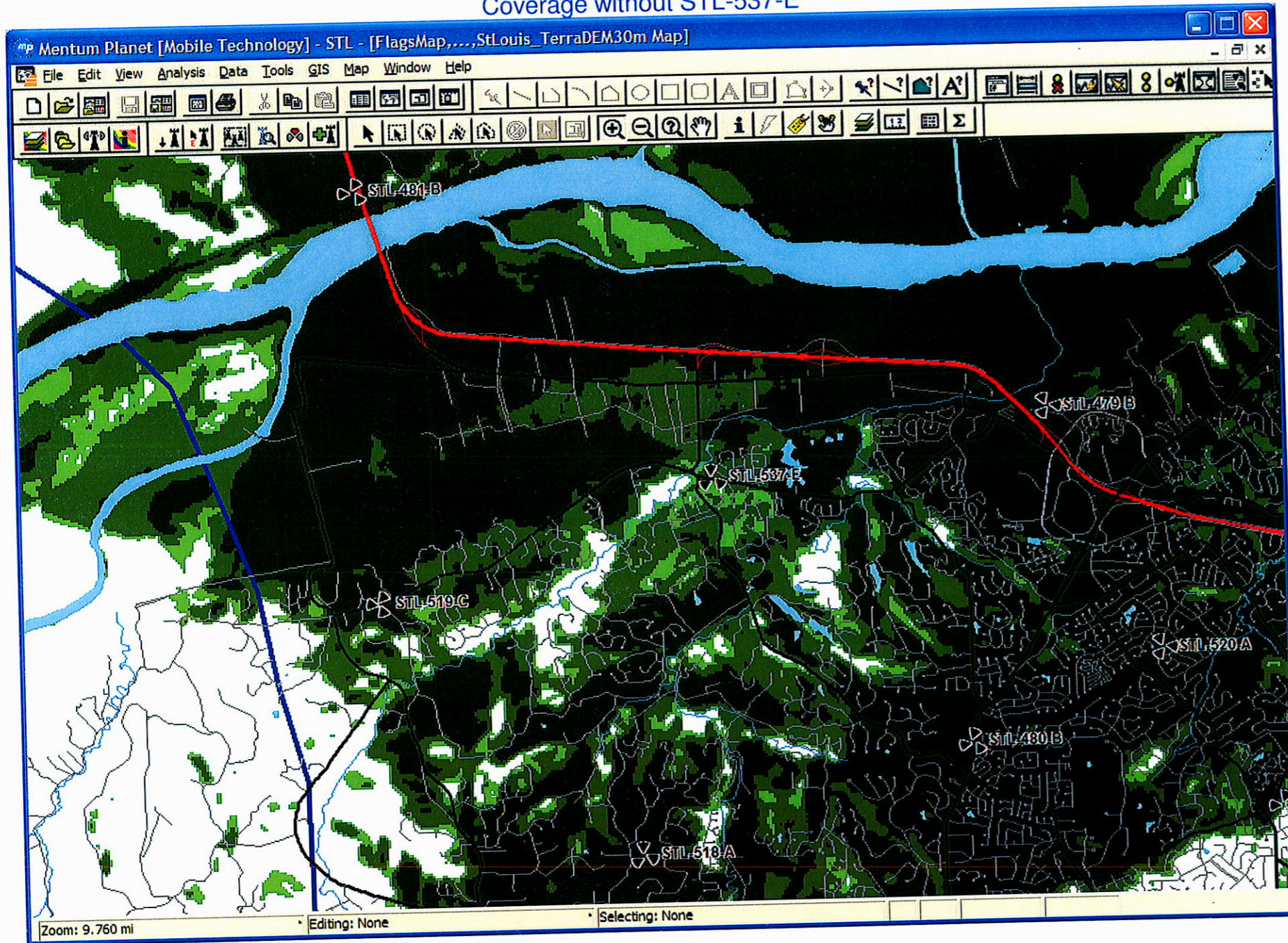
Coverage without STL-479-B



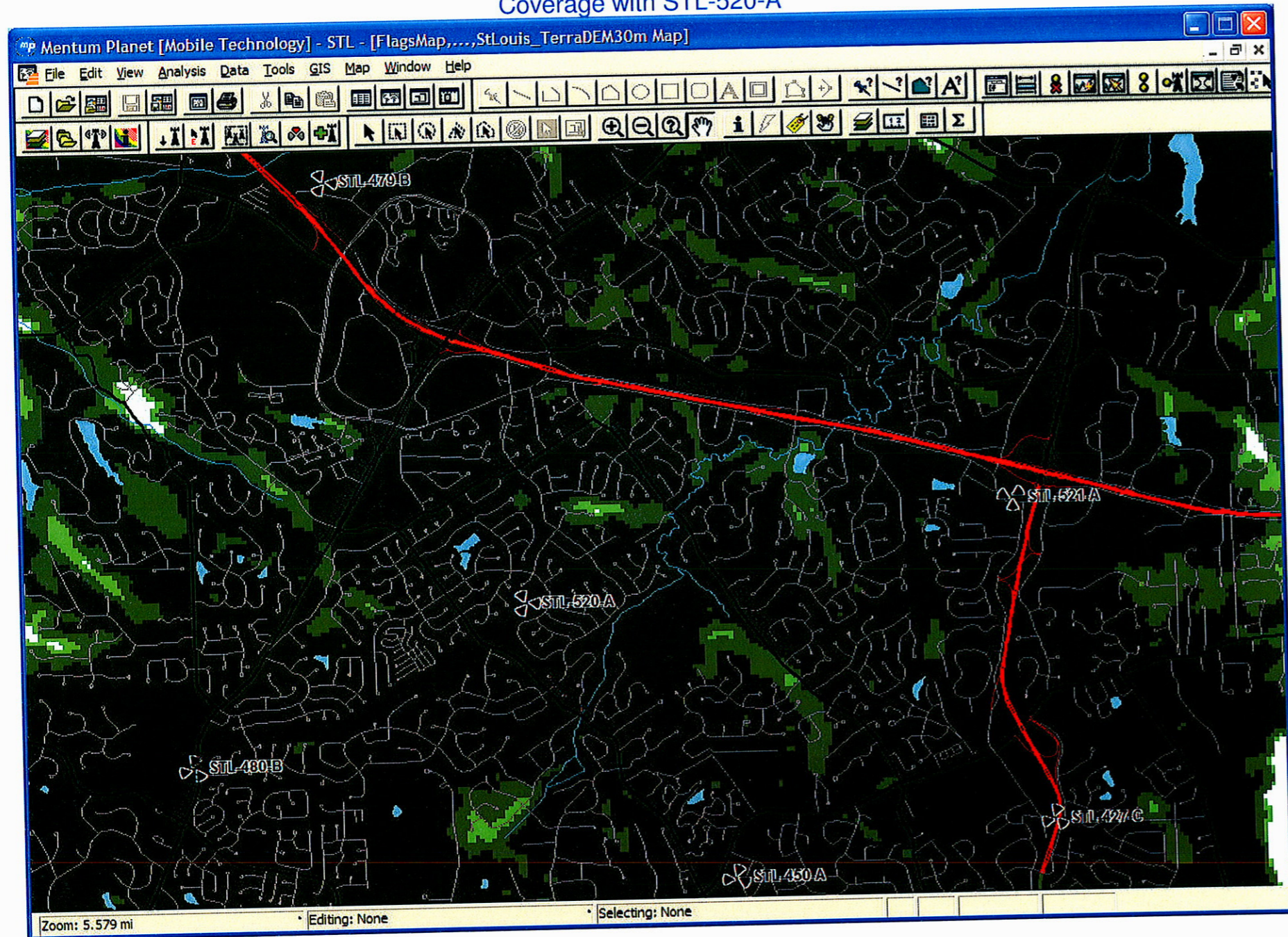
Coverage with STL-537-E



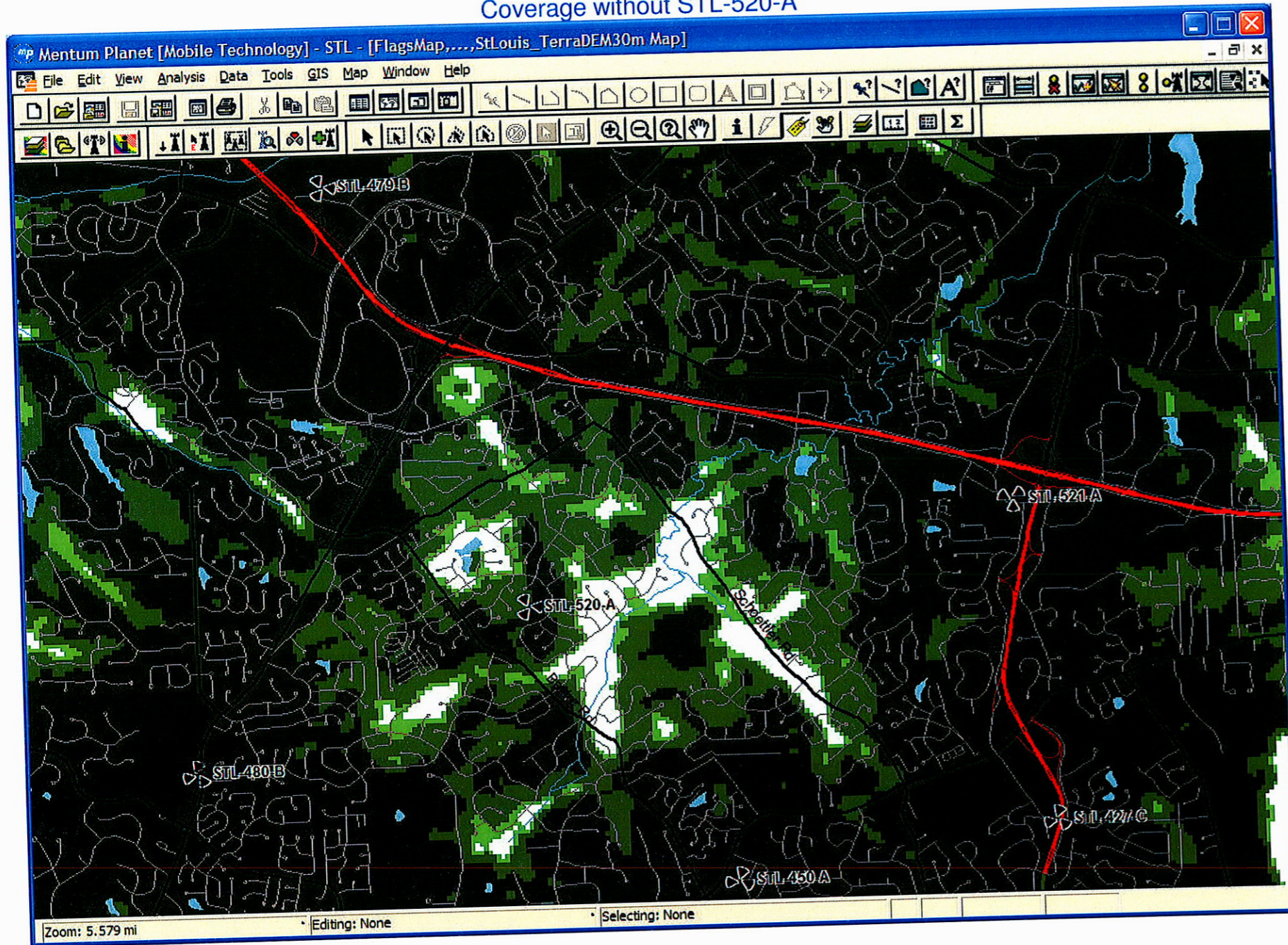
Coverage without STL-537-E



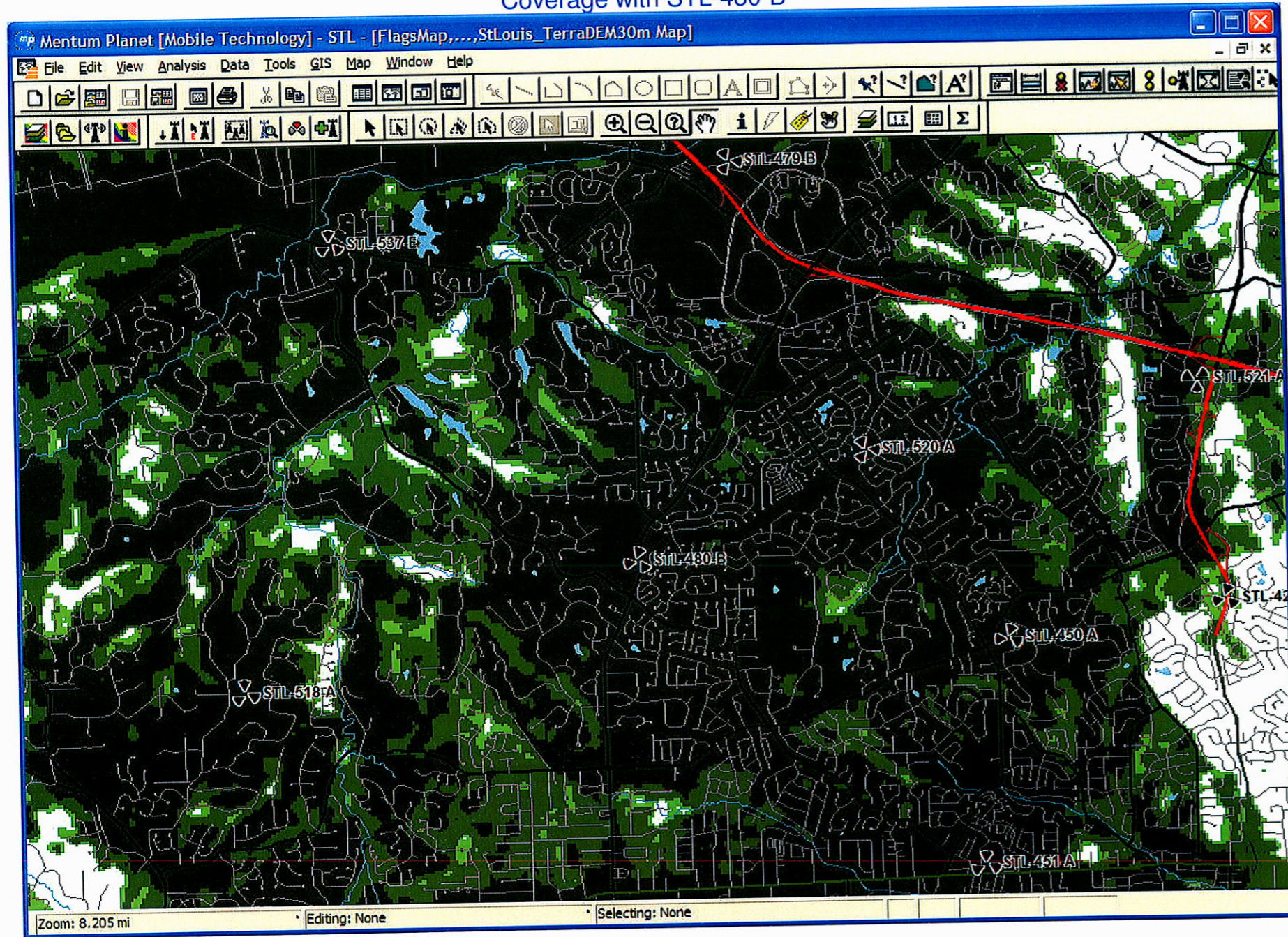
Coverage with STL-520-A



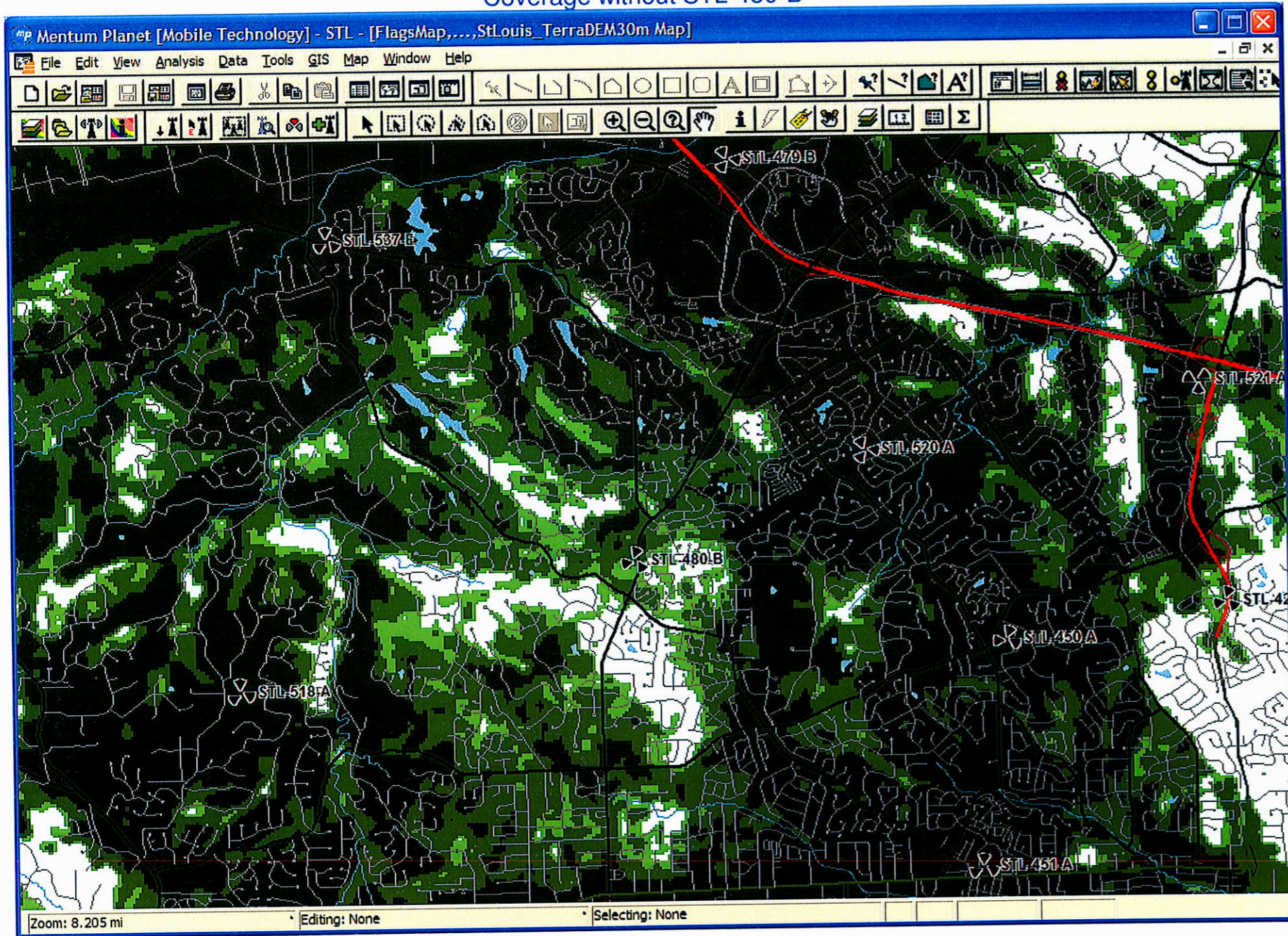
Coverage without STL-520-A



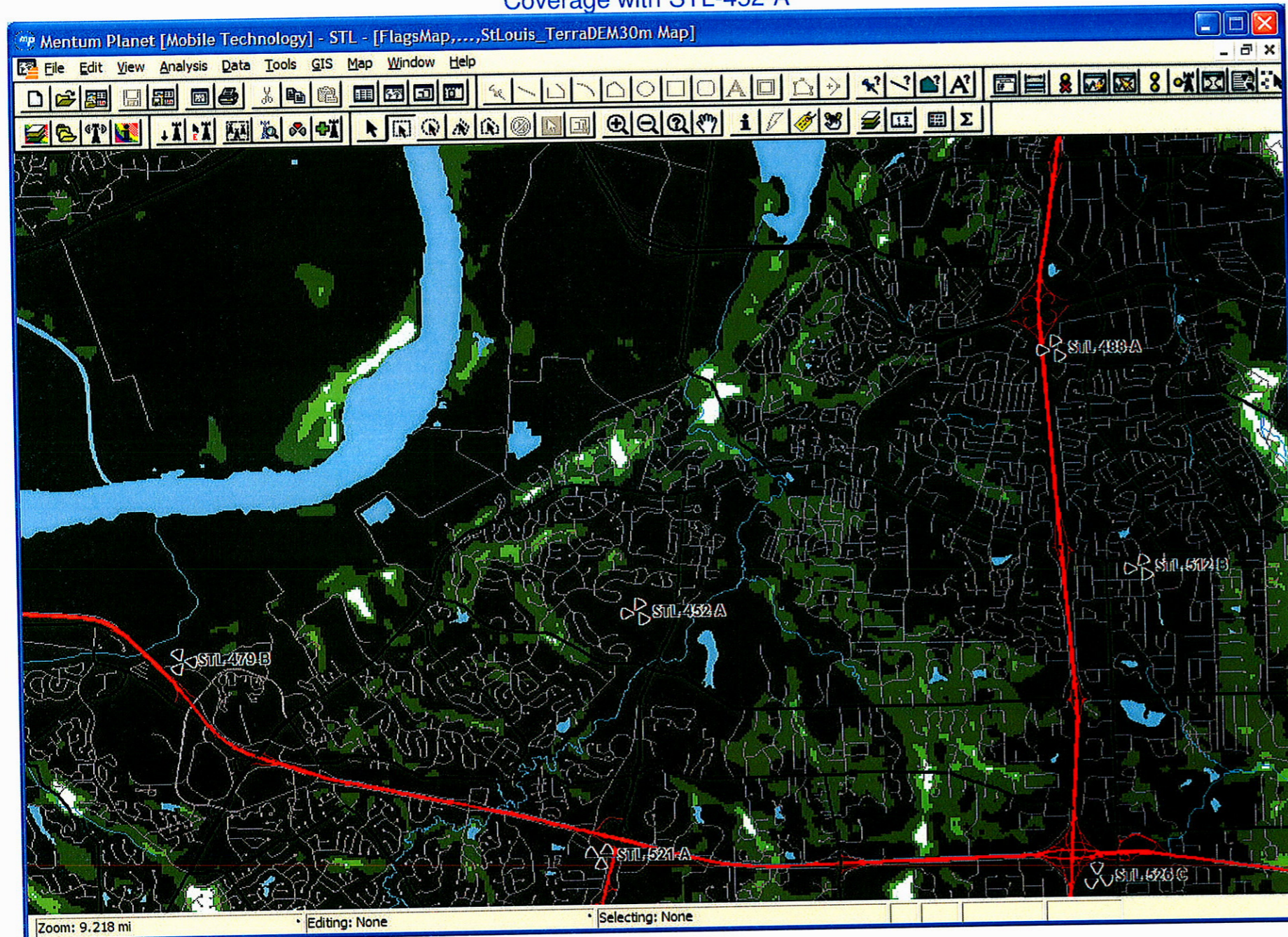
Coverage with STL-480-B



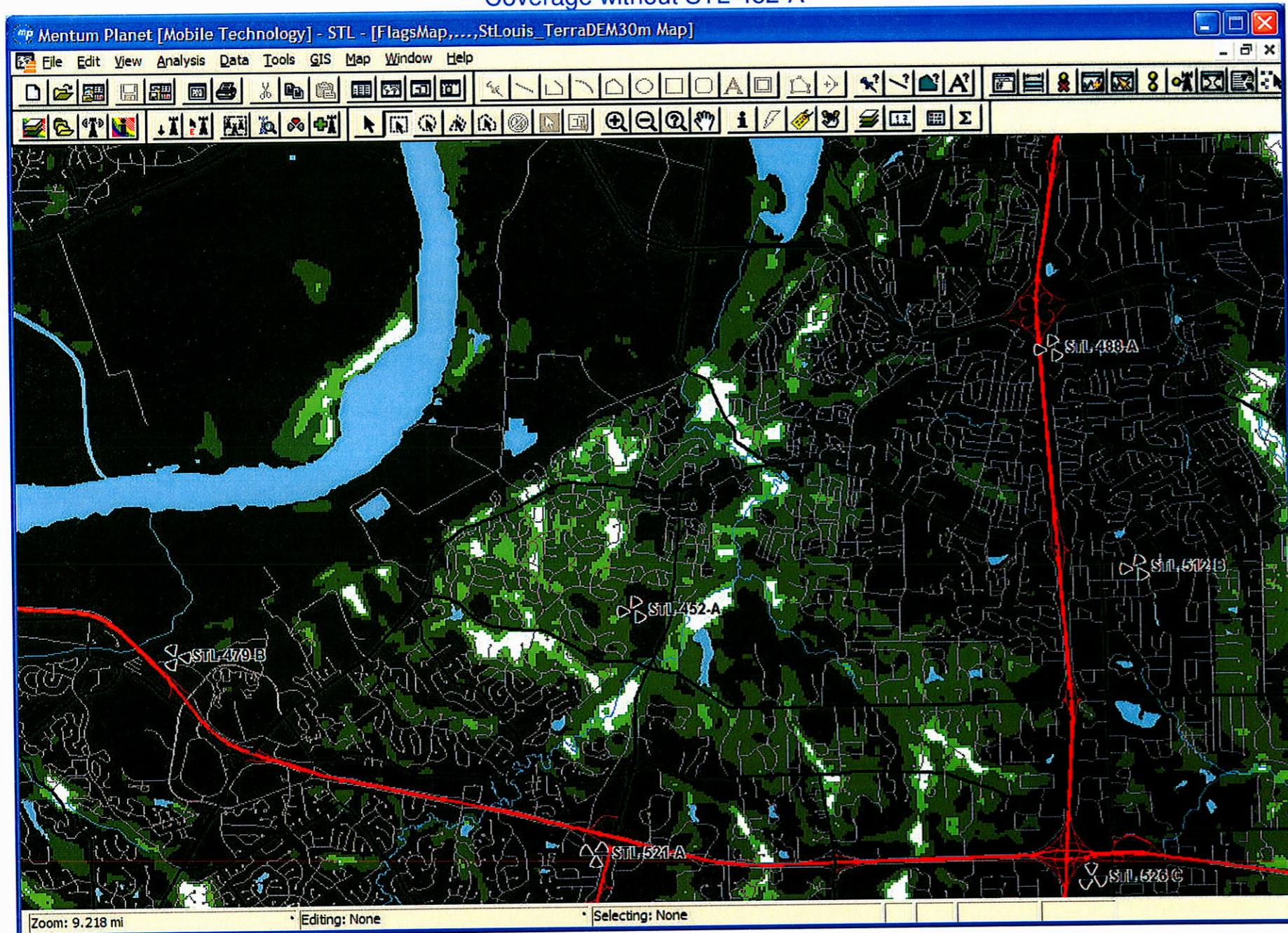
Coverage without STL-480-B



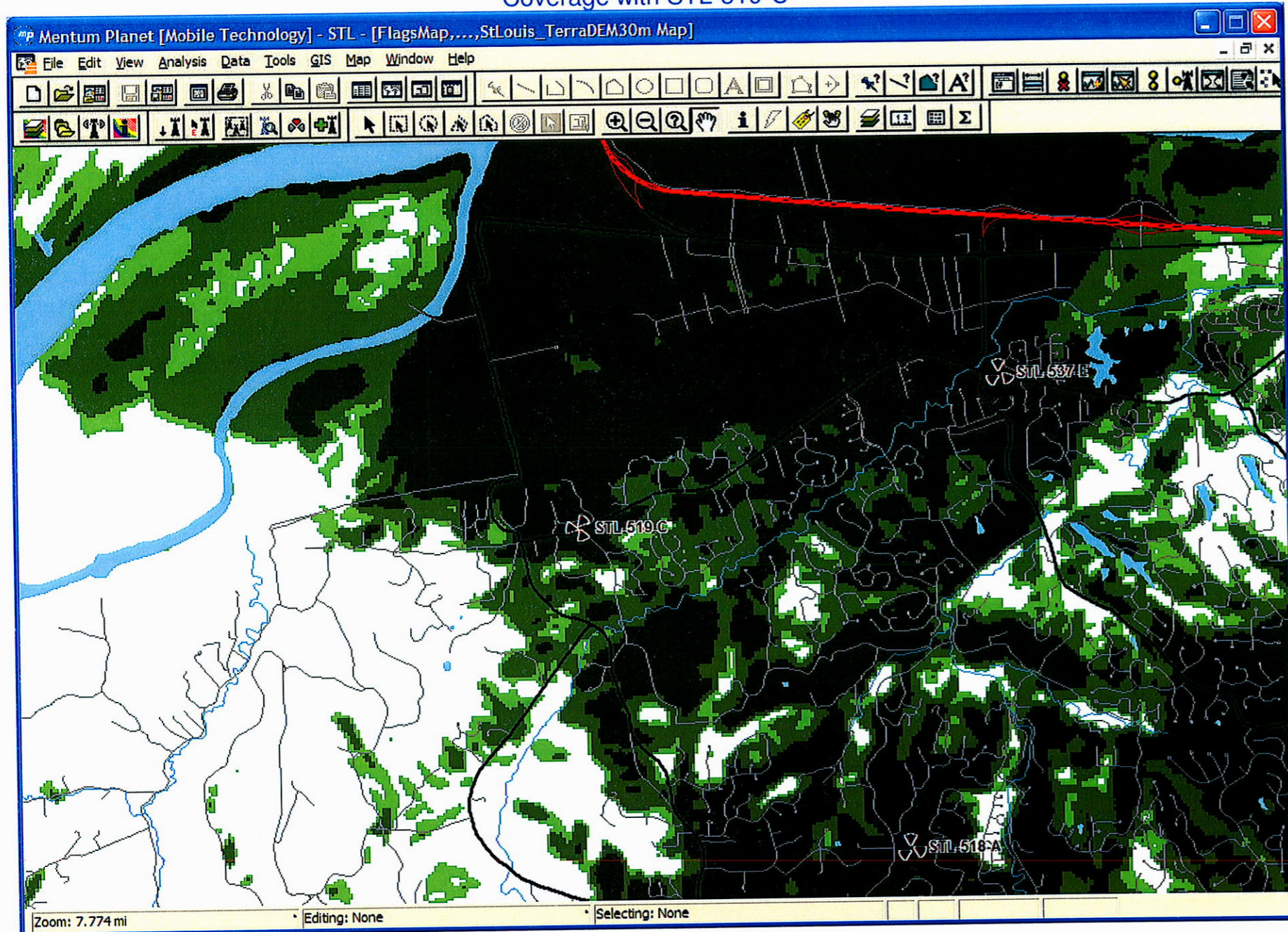
Coverage with STL-452-A



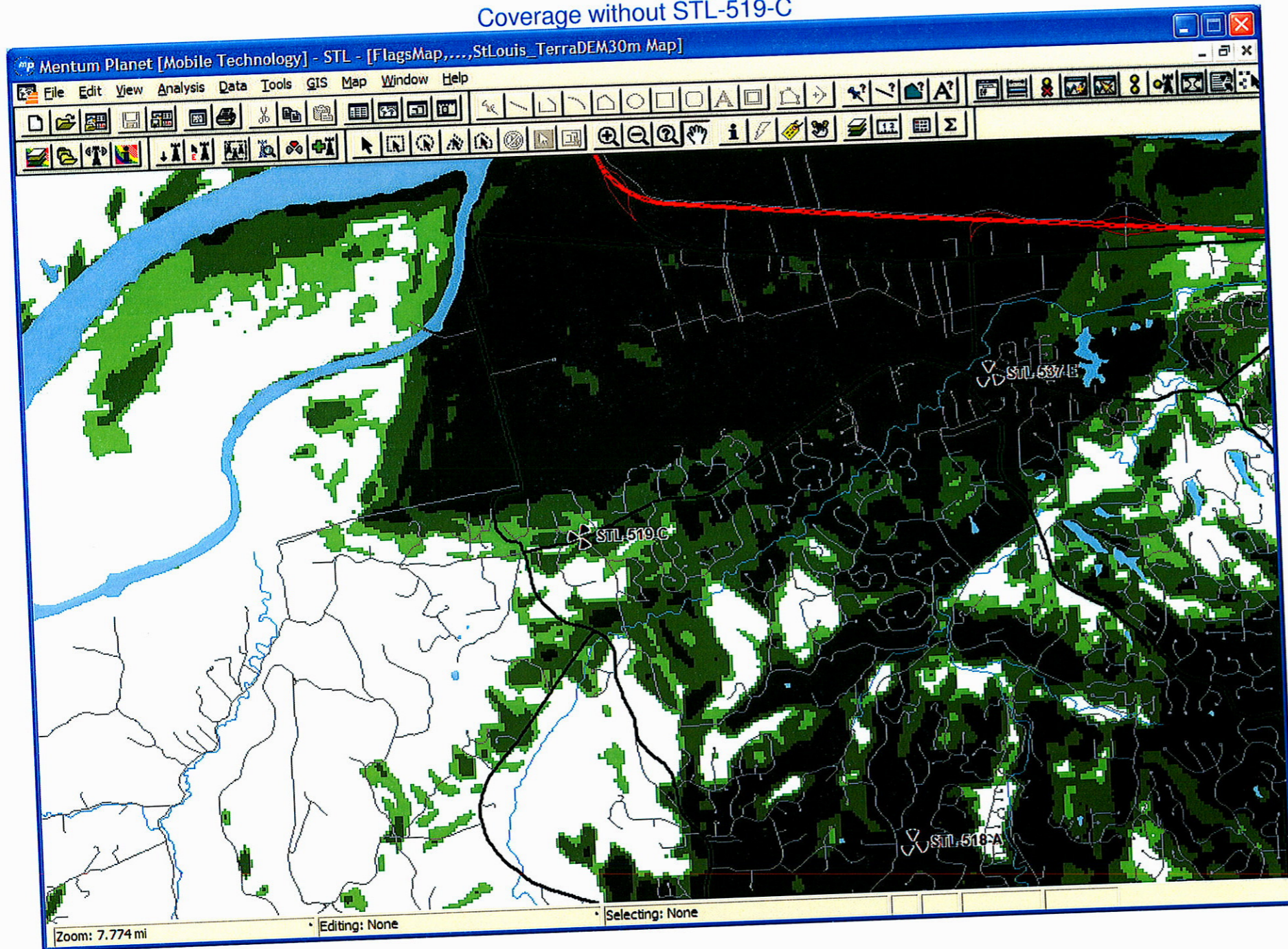
Coverage without STL-452-A



Coverage with STL-519-C

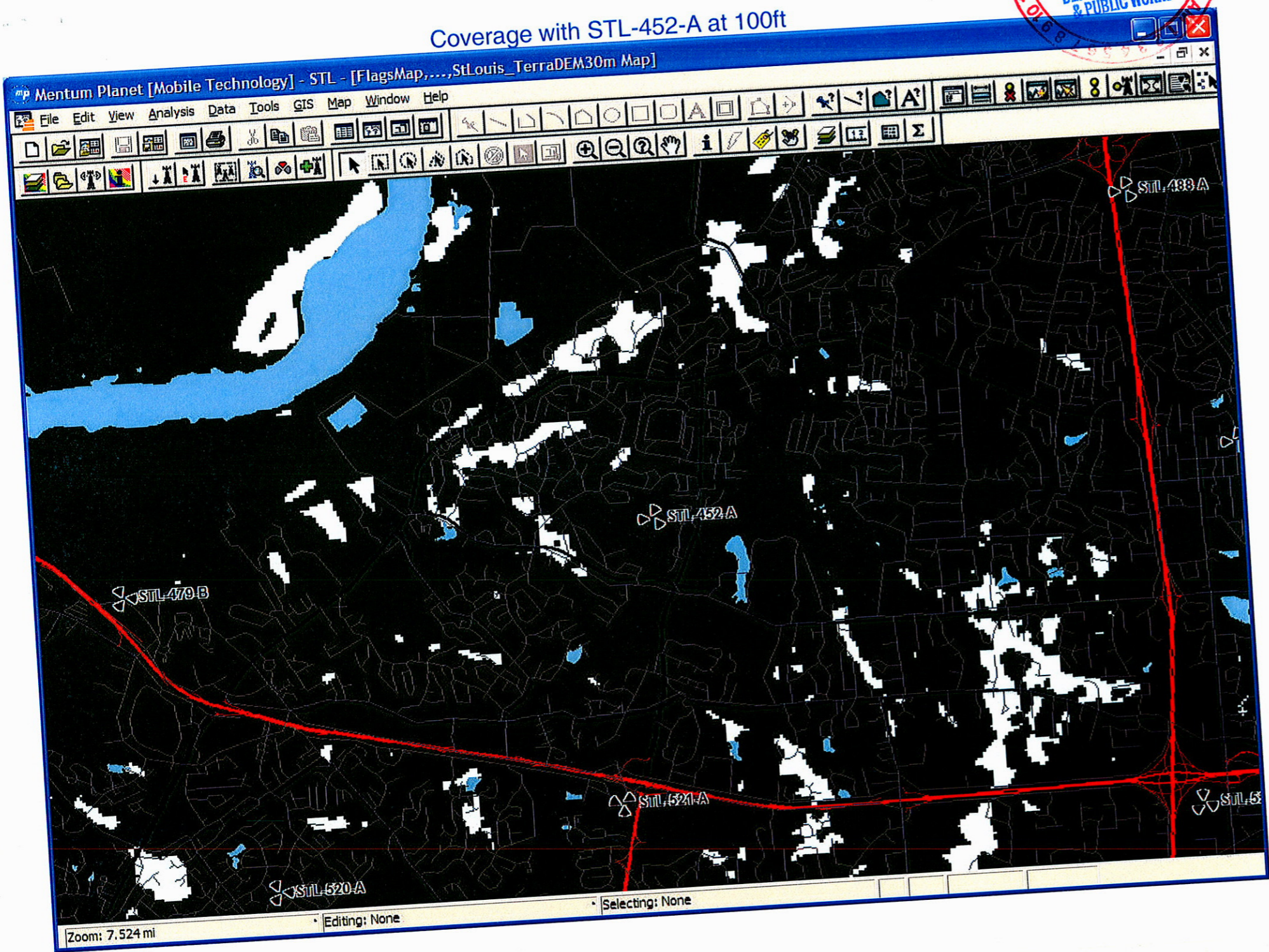


Coverage without STL-519-C

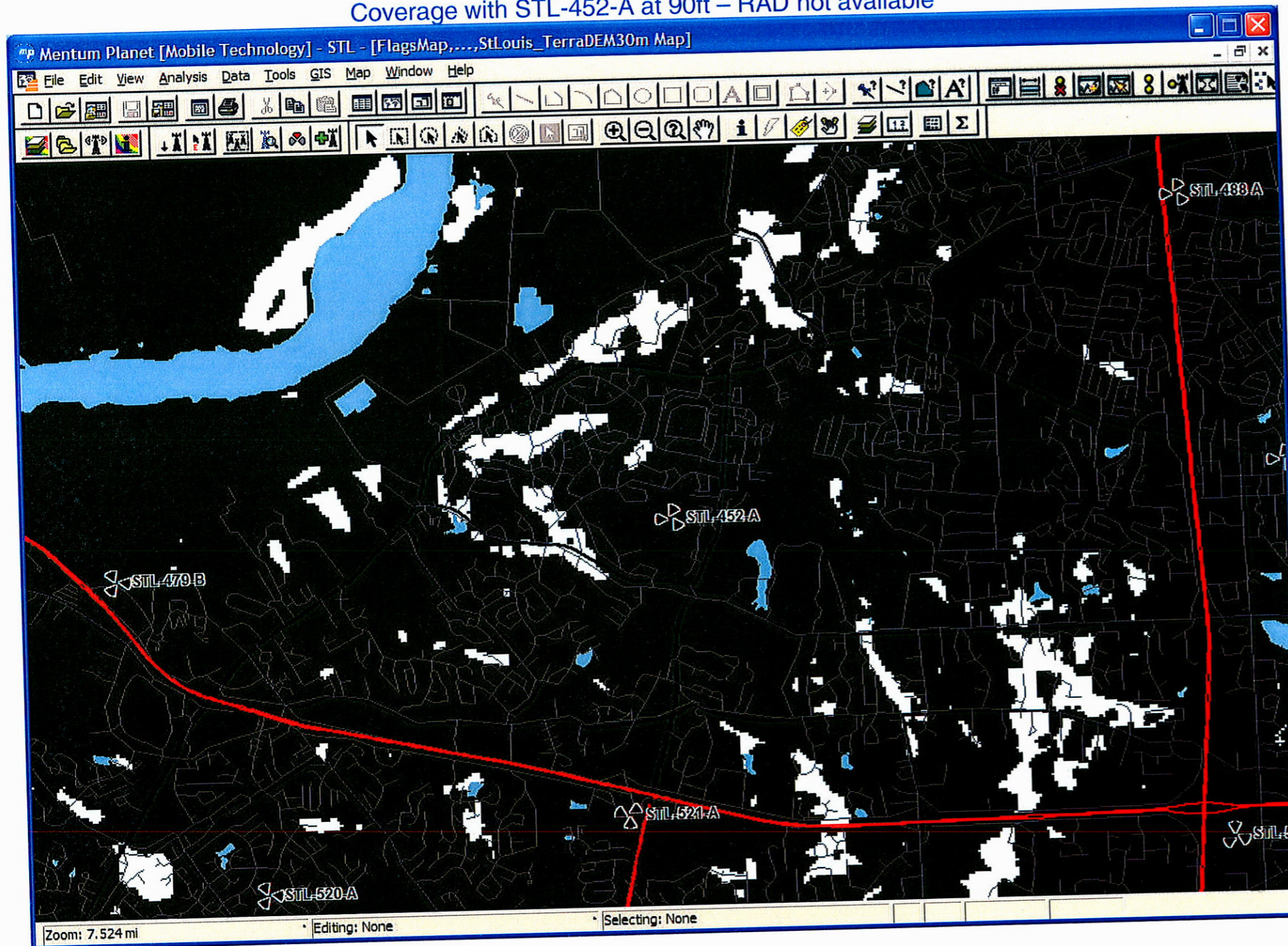


Coverage with STL-452-A at 100ft

RECEIVED
MAY 27 2008
DEPT. OF PLANNING
& PUBLIC WORKS
12 PM



Coverage with STL-452-A at 90ft – RAD not available



Coverage without STL-452-A

