

## Memorandum Department of Planning & Public Works

**To:** Planning and Public Works Committee  
**From:** Annissa McCaskill-Clay, Lead Senior Planner  
**Date:** August 4, 2008  
**RE:** T.S.P. 03-2008 Cricket Communications (Wildwood Plaza Shopping Center): A request to obtain approval for a Telecommunication Facility Siting Permit in a "C2" Shopping District-zoned 6.82 acre tract of land located at 14808 Clayton Road, at the intersection of Clayton Road and Wildwood Parkway. (21R420686).

### 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 July 28, 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. Effect of the proposed antennas on television reception**

It was explained at the meeting that while no interference with television reception is expected, the City has no jurisdiction regarding television reception, as this is regulated by the Federal Communications Commission (FCC).

#### **2. Will the equipment produce any sound?**

Staff Note: The Petitioner clarified that the equipment will not be emitting any sound. It is not mechanical equipment – it is all electronic, which may produce a low hum

#### **3. Is the equipment a draw for lightning?**

Staff Note: The request is to mount two small antennas on the existing pole approximately 10-15 feet down from the top. The additional antennas will not affect the draw of lightning to the pole.

#### **4. Will any high-voltage lines be added now or in the future?**

Staff Note: No high-voltage lines will be added at this time. He does not think high-voltage lines would be necessary in the future for the cell phone equipment.

**5. Is the pole leased, or owned, by Cricket? Is it owned by Chesterfield?**

Staff Note: The Petitioner advised at the meeting that the pole is owned by a third party and leased by Cricket Communications. Staff was able to clarify that the tower is not owned by the City and that at the time of its approval, the owner was AT&T Wireless. Unless there has been a change in ownership, it is assumed that the owner is AT&T Wireless.

**6. Will Cricket be able to lease some of the area to other firms, such as Charter, Dish Network, etc?**

Staff Note: The Petitioner advised at the meeting that under the terms of its agreement, Cricket Communications would not have the ability to lease out any of its space to anyone else.

**7. Is the equipment a repeater-type?**

Staff Note: Based upon the information provided, the antennas are not repeaters.

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

Respectfully submitted,



Annissa McCaskill-Clay, AICP  
Lead Senior Planner

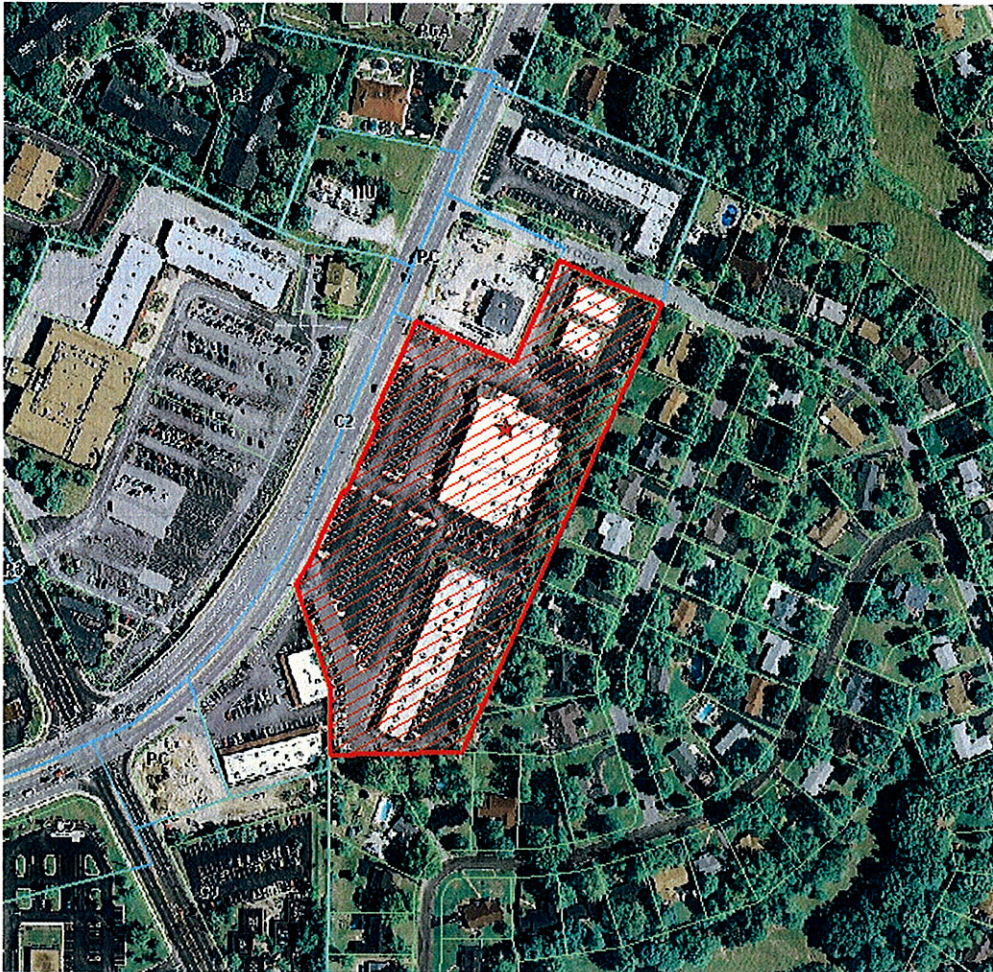
Cc: Michael G. Herring, City Administrator  
Rob Heggie, City Attorney  
Michael O. Geisel, Director of Planning and Public Works  
Aimee Nassif, Planning and Development Services Director

**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, July 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. 03-2008 Cricket Communications (Wildwood Plaza Shopping Center):** A request to obtain approval for a Telecommunication Facility Siting Permit in a "C2" Shopping District-zoned 6.82 acre tract of land located at 14808 Clayton Road, at the intersection of Clayton Road and Wildwood Parkway. (21R420686).

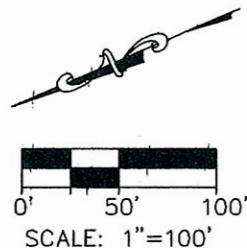


Anyone interested in the proceedings will be given an opportunity to be heard. Copies of the request are available for review in the Department of Planning and Public Works at the Chesterfield City Hall, 690 Chesterfield Parkway West during weekdays between the hours of 8:30 a.m. and 4:30 p.m. If you should need additional information about this project, please contact Annisca 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  
Maurice L. Hirsch, Jr., Chair  
Chesterfield Planning Commission

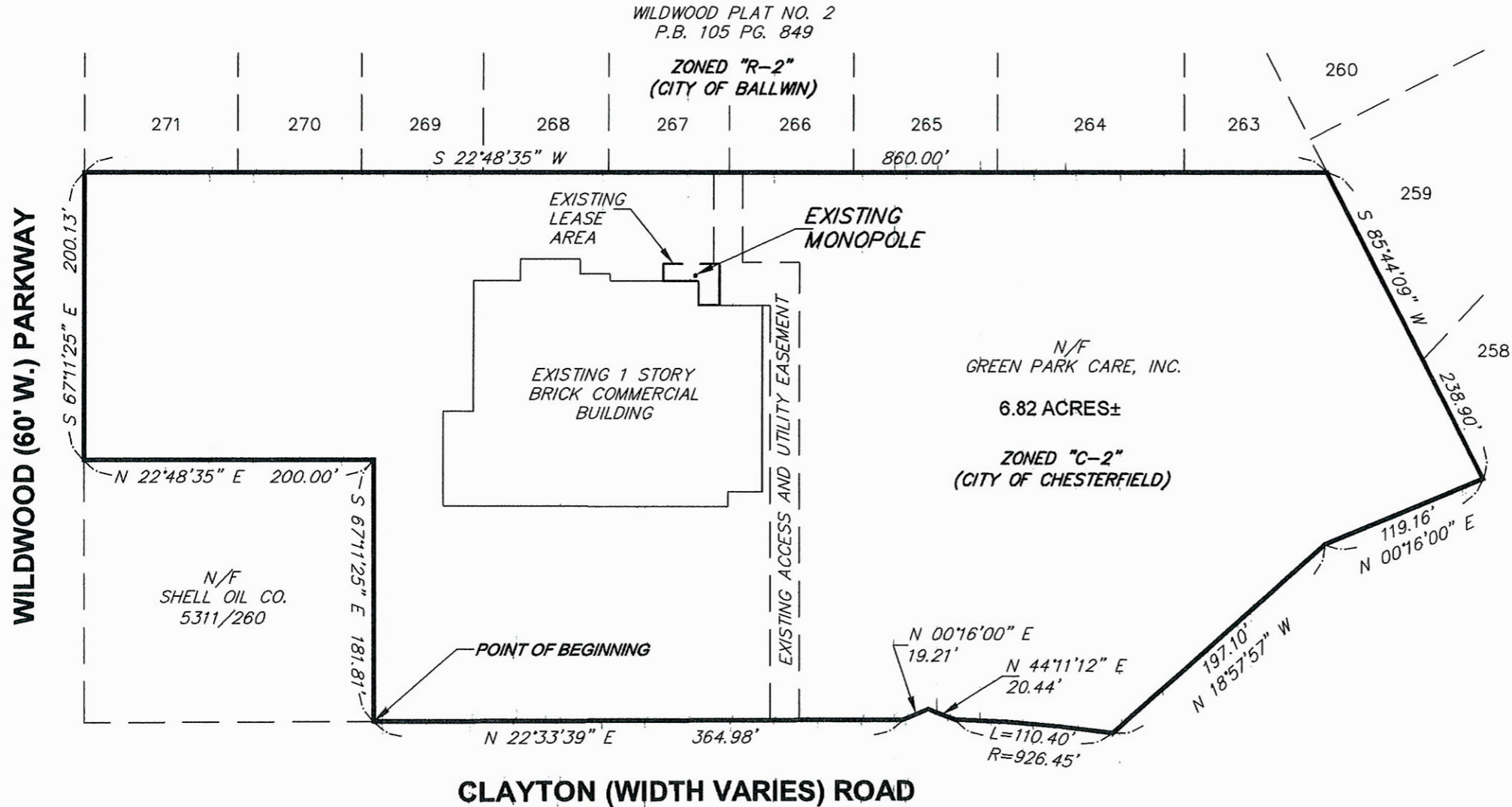
### PLAT OF SURVEY

A TRACT OF LAND IN SECTION 26, TOWNSHIP 45 NORTH,  
RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN  
ST. LOUIS COUNTY, MISSOURI



#### TITLE LEGAL DESCRIPTION

A TRACT OF LAND IN SECTION 26, TOWNSHIP 45 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN IN ST. LOUIS COUNTY, MISSOURI, BEING PART OF A TRACT SHOWN AS "COMMERCIAL NOT IN SUBDIVISION" ON THE PLAT OF WILDWOOD PLAT NO. 2, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 105 PAGES 8 & 9 OF THE ST. LOUIS COUNTY MISSOURI RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTHWESTERN LINE OF A TRACT OF LAND CONVEYED TO SHELL OIL COMPANY BY INSTRUMENT RECORDED IN BOOK 5311 PAGE 260 OF SAID ST. LOUIS COUNTY RECORDS, SAID POINT BEING THE NORTHEAST CORNER OF PARCEL 28 TRACT NO. 2, CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 9557 PAGE 629 & 786 OF SAID ST. LOUIS COUNTY RECORDS; THENCE ALONG THE BOUNDARY OF SAID SHELL OIL TRACT SOUTH 67 DEGREES 11 MINUTES 25 SECONDS EAST 181.81 FEET; AND NORTH 22 DEGREES 48 MINUTES 35 SECONDS EAST 200 FEET TO THE SOUTHWEST LINE OF WILDWOOD PARKWAY, 60 FEET WIDE; THENCE SOUTH 67 DEGREES 11 MINUTES 25 SECONDS EAST 200.13 FEET ALONG SAID SOUTHWESTERN LINE OF WILDWOOD PARKWAY TO THE NORTHERNMOST CORNER OF SAID LOT 271 OF SAID WILDWOOD PLAT NO. 2; THENCE ALONG THE BOUNDARY OF SAID WILDWOOD PLAT NO. 2, SOUTH 22 DEGREES 48 MINUTES 35 SECONDS WEST 860 FEET AND SOUTH 85 DEGREES 44 MINUTES 09 SECONDS WEST 238.90 FEET TO THE CENTERLINE OF SAID SECTION 26; THENCE NORTH 00 DEGREES 16 MINUTES EAST 119.16 FEET ALONG SAID CENTERLINE AND THE EAST LINE OF A TRACT OF LAND CONVEYED TO FRED MERTEN AND WIFE BY DEED RECORDED IN BOOK 152 PAGE 58 OF SAID ST. LOUIS COUNTY RECORDS; THENCE NORTH 18 DEGREES 57 MINUTES 57 SECONDS WEST 197.10 FEET TO THE SOUTHMOST CORNER OF PARCEL NO. 28 TRACT NO. 1 CONVEYED TO THE STATE OF MISSOURI BY DEED RECORDED IN BOOK 9557 PAGE 629 & 786 OF SAID ST. LOUIS COUNTY RECORDS; THENCE NORTHWARDLY ALONG THE SOUTHEAST LINE OF CLAYTON ROAD, BEING A CURVE TO THE LEFT, HAVING A RADIUS OF 926.45 FEET, A DISTANCE OF 110.43 FEET (WHOSE CHORD BEARS NORTH 27 DEGREES 37 MINUTES 39 SECONDS EAST 110.33 FEET); THENCE NORTH 44 DEGREES 11 MINUTES 12 SECONDS EAST 20.44 FEET TO THE NORTHMOST CORNER OF SAID MERTEN TRACT, BEING ALSO A POINT ON SAID CENTERLINE OF SECTION 26; THENCE NORTH 00 DEGREES 16 MINUTES EAST 19.21 FEET ALONG SAID CENTERLINE BACK TO SAID SOUTHEAST LINE OF CLAYTON ROAD; THENCE ALONG SAID SOUTHEAST LINE OF CLAYTON ROAD, NORTH 22 DEGREES 33 MINUTES 39 SECONDS EAST 364.98 FEET BACK TO THE POINT OF BEGINNING.



#### CLAYTON (WIDTH VARIES) ROAD

#### LEGEND

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

#### NOTES

Bearings are assumed based on the Southwesterly line of Wildwood (60' W.) Parkway. Said bearing being South 67 degrees 11 minutes 25 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.

#### SURVEYOR'S CERTIFICATE

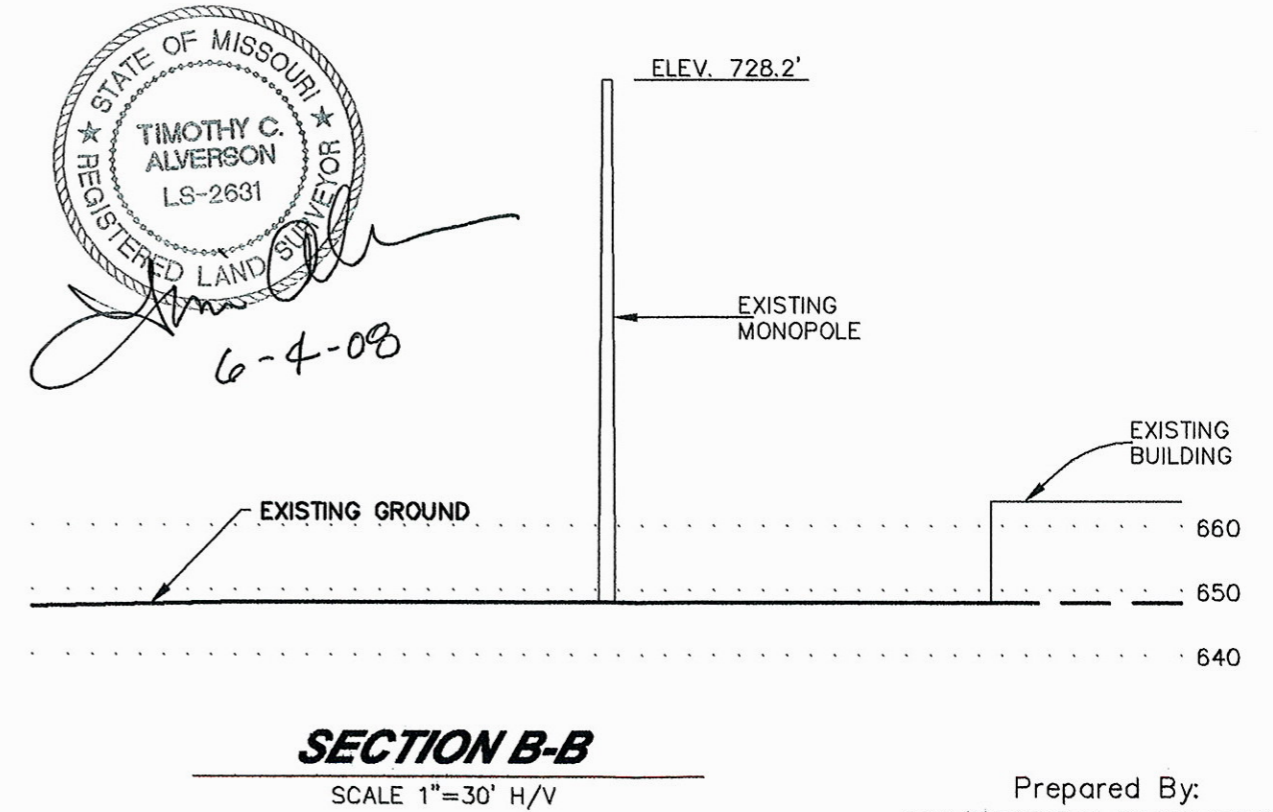
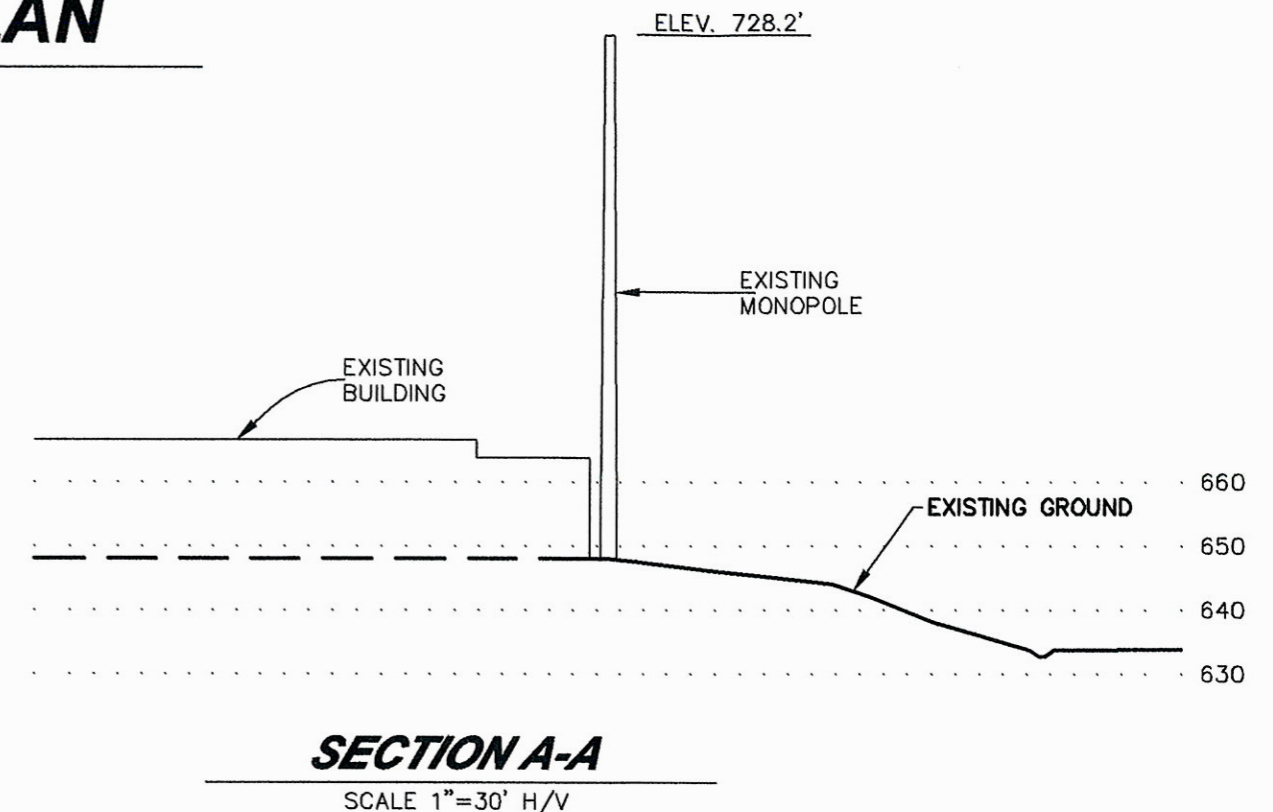
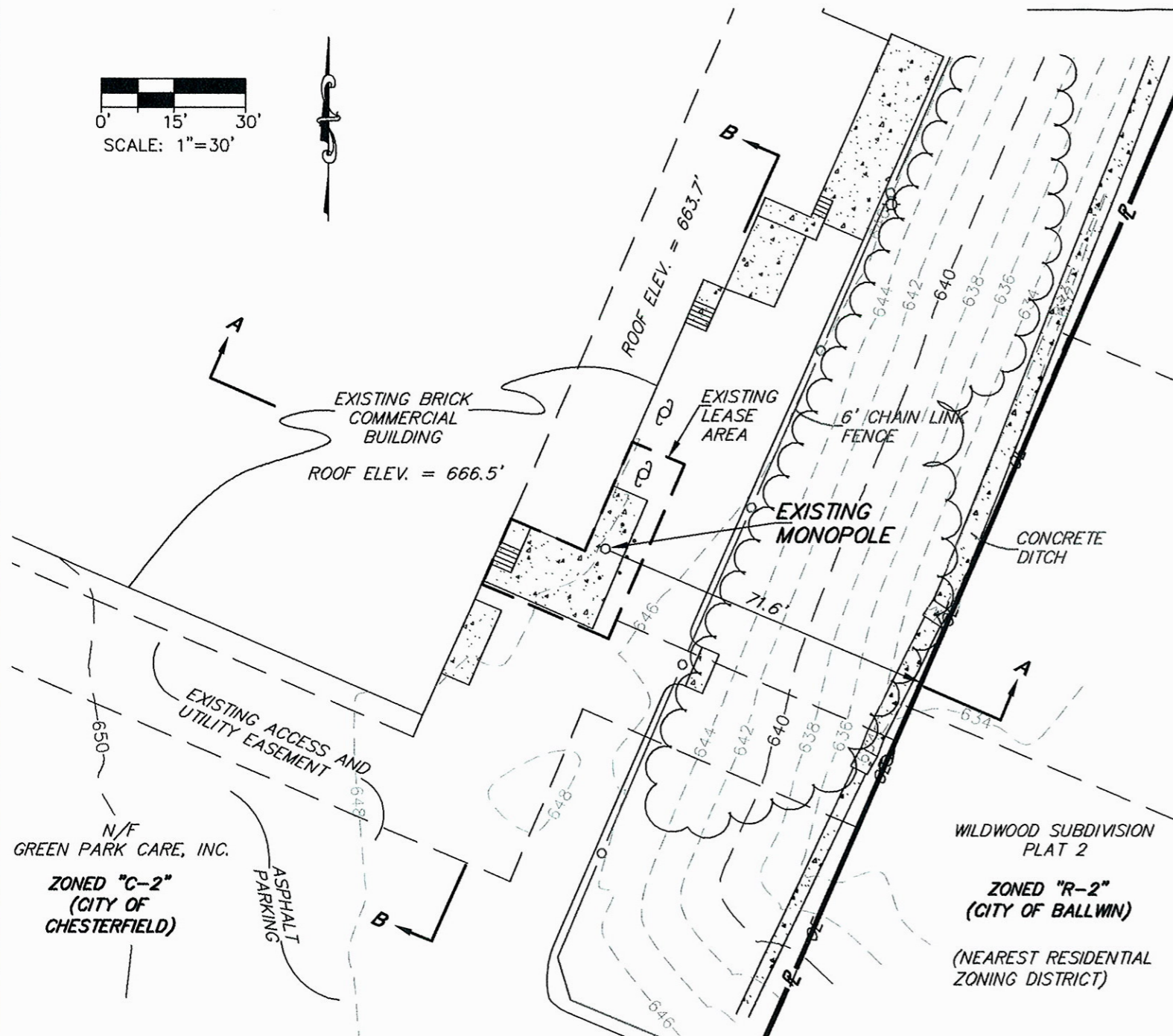
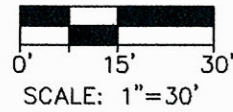
I certify that this survey conforms to the current minimum standards for boundary surveys in Missouri, and that this plat accurately reflects the information found at the time of the survey.

*Timothy C. Alverson* 6-4-08  
Timothy C. Alverson Date  
Missouri Professional Land Surveyor No. 2631  
Expiration Date: December 31, 2008



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

# SITE PLAN



STATE OF MISSOURI  
REGISTERED LAND SURVEYOR  
TIMOTHY C. ALVERSON  
LS-2631  
6-4-08

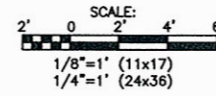
**EXISTING MONOPOLE**  
BASE ELEVATION = 646.7 FEET  
TOP ELEVATION = 728.2 FEET  
TOWER HEIGHT = 81.5 FEET

**NOTES**  
SITE BENCHMARK - TOP OF SOUTH EDGE OF CONCRETE PAD AT BASE OF TOWER. ELEVATION = 686.71 FEET  
  
BENCHMARK - NGS PUBLISHED CONTROL POINT AA8709 - SURVEY DISK SET IN TOP OF CONCRETE MONUMENT STAMPED SL-68 1992. ELEVATION = 562.97 FEET

**LOCATION OF NEAREST RESIDENTIAL STRUCTURES**

ADDRESS	DISTANCE
465 IVYWOOD DRIVE	136 FEET
461 IVYWOOD DRIVE	215 FEET
469 IVYWOOD DRIVE	250 FEET
459 IVYWOOD DRIVE	293 FEET
471 IVYWOOD DRIVE	318 FEET
457 IVYWOOD DRIVE	330 FEET
475 IVYWOOD DRIVE	348 FEET
464 IVYWOOD DRIVE	381 FEET
460 IVYWOOD DRIVE	408 FEET
468 IVYWOOD DRIVE	434 FEET

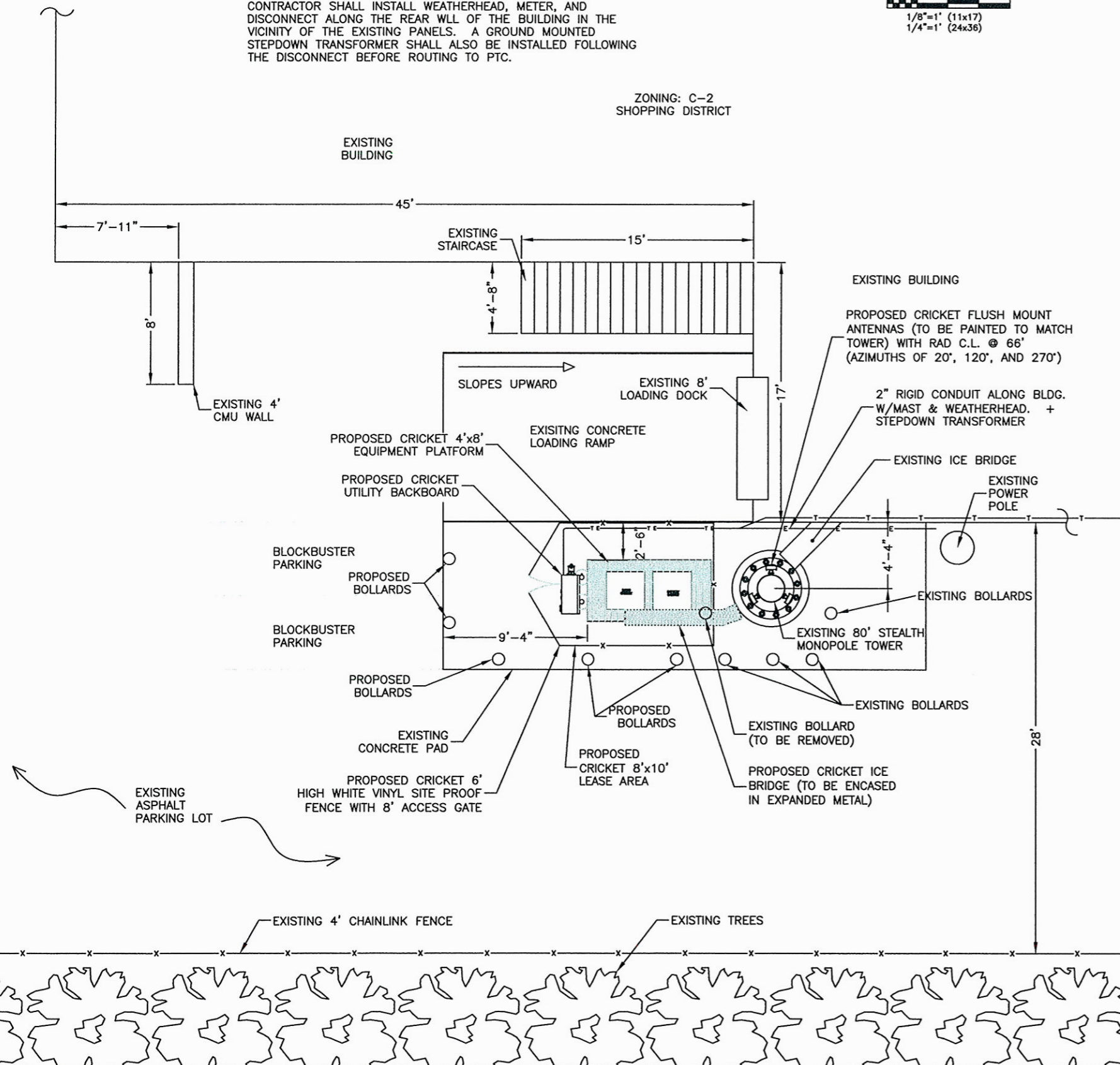
Prepared By:  
**ALVERSON SURVEYING**  
405 Gregory Place  
Coffeen, Illinois 62017  
Phone (217) 534-6606



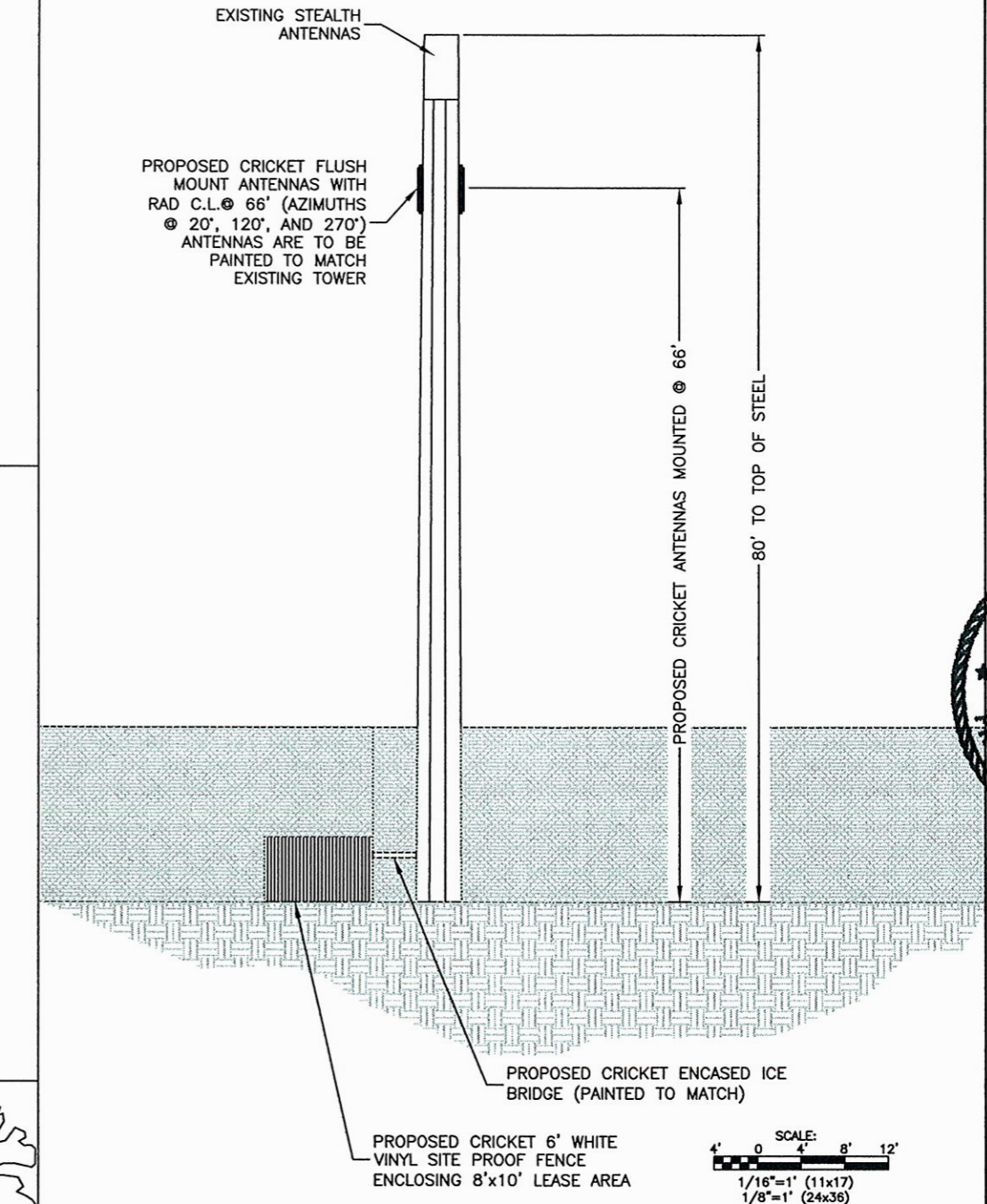
NOTES:  
ALL CABINETS, IE., RADIO, BATTERY, AND PTC ARE TO BE PAINTED TO MATCH EXISTING EQUIPMENT.

CONTRACTOR SHALL INSTALL WEATHERHEAD, METER, AND DISCONNECT ALONG THE REAR WALL OF THE BUILDING IN THE VICINITY OF THE EXISTING PANELS. A GROUND MOUNTED STEPDOWN TRANSFORMER SHALL ALSO BE INSTALLED FOLLOWING THE DISCONNECT BEFORE ROUTING TO PTC.

ZONING: C-2  
SHOPPING DISTRICT



SITE PLAN



TOWER ELEVATION



11152 S. Towne Square  
St. Louis, MO 63123



YOUR #1 SYSTEMS INTEGRATOR  
2810 HARLAN DRIVE P.O. BOX 1269  
BELLEVUE, NEBRASKA 68005-1269

A PROUD PARTNER  
IN YOUR COMPANY'S SUCCESS

CCC  
PROJ. NO:

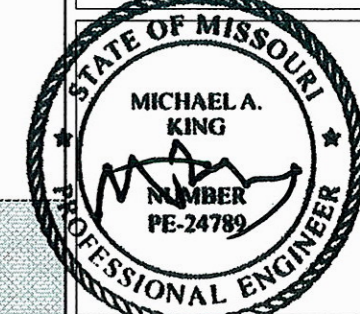
DRAWN BY:

CHECKED BY: LB

SUBMITTALS

1	05/30/08	ISSUED FOR REVIEW
0	05/28/08	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.



WILDWOOD PLAZA  
SHOPPING CENTER  
STL-450-A  
(CROWN SITE #880784)  
14860 CLAYTON ROAD  
CHESTERFIELD, MO 63017

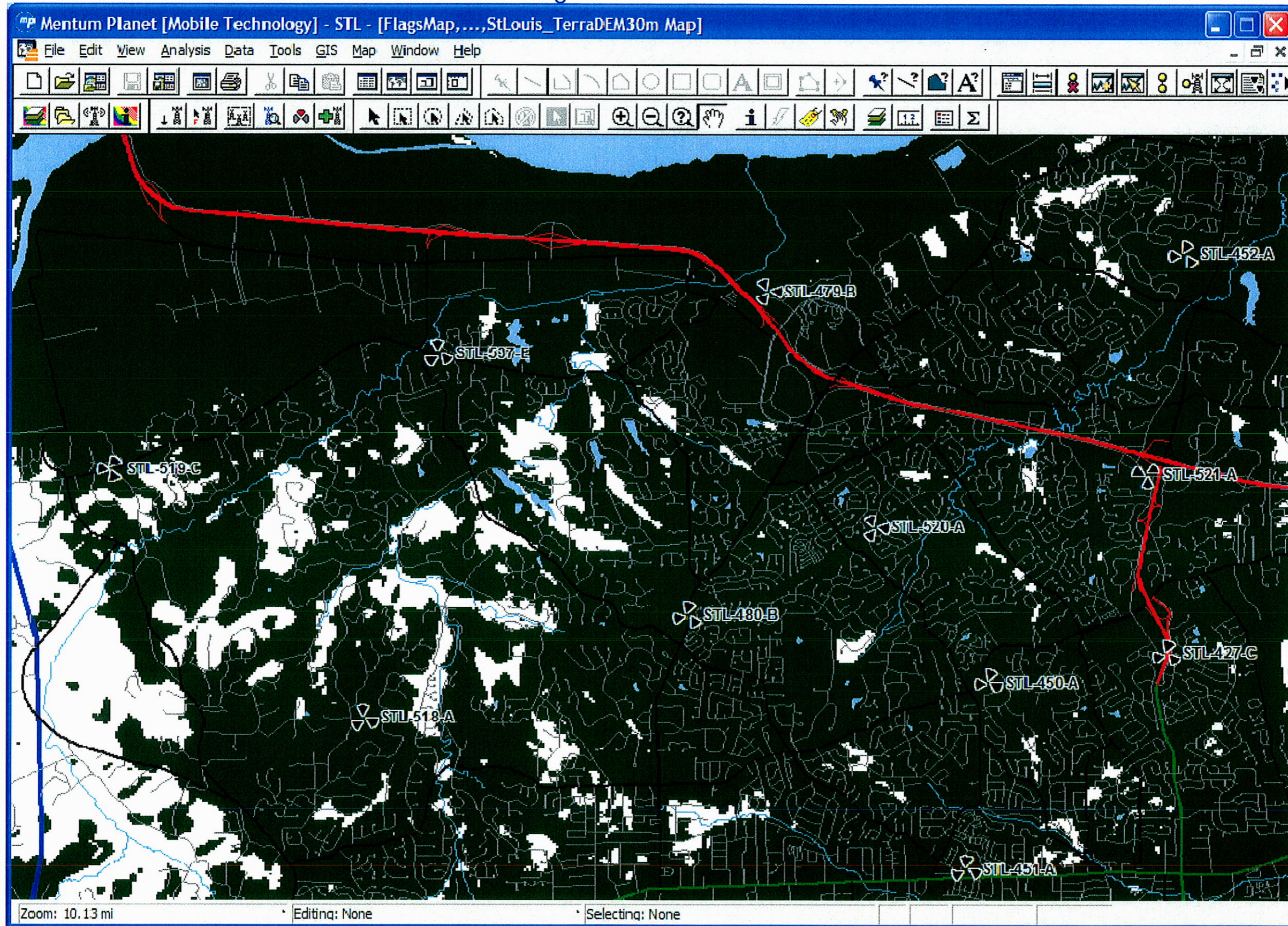
SHEET TITLE:  
SITE PLAN & TOWER  
ELEVATION

SHEET NUMBER:  
**A-1**

# Coverage – Chesterfield Sites

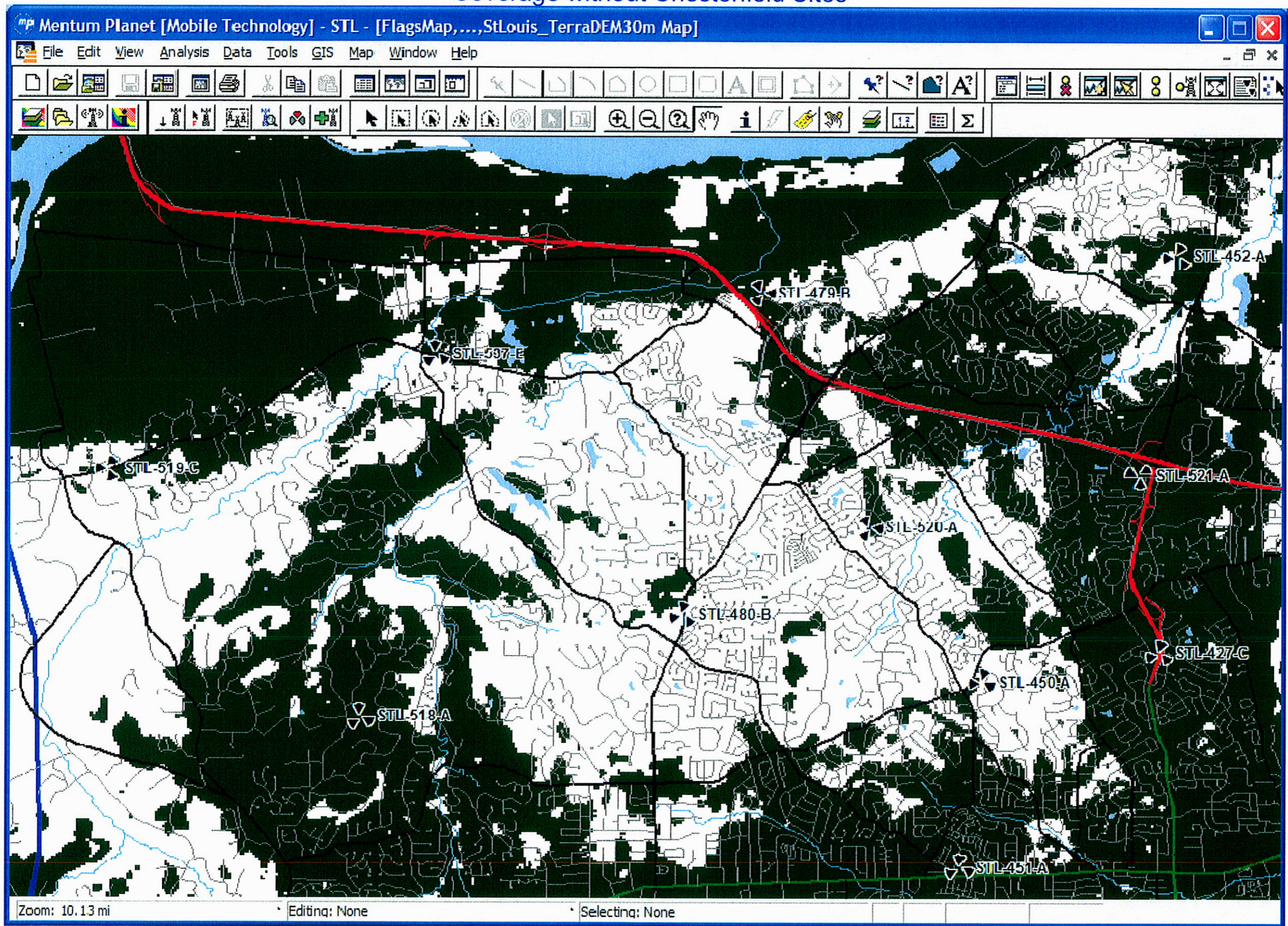
- Coverage with chesterfield sites
- Coverage without chesterfield sites
- Coverage with STL-479-B
- Coverage without STL-479-B
- Coverage with STL-537-E
- Coverage without STL-537-E
- Coverage with STL-520-A
- Coverage without STL-520-A
- Coverage with STL-480-B
- Coverage without STL-480-B
- Coverage with STL-452-A
- Coverage without STL-452-A
- Coverage with STL-519-C
- Coverage without STL-519-C
- Coverage with STL-450-A
- Coverage without STL-450-A
- 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

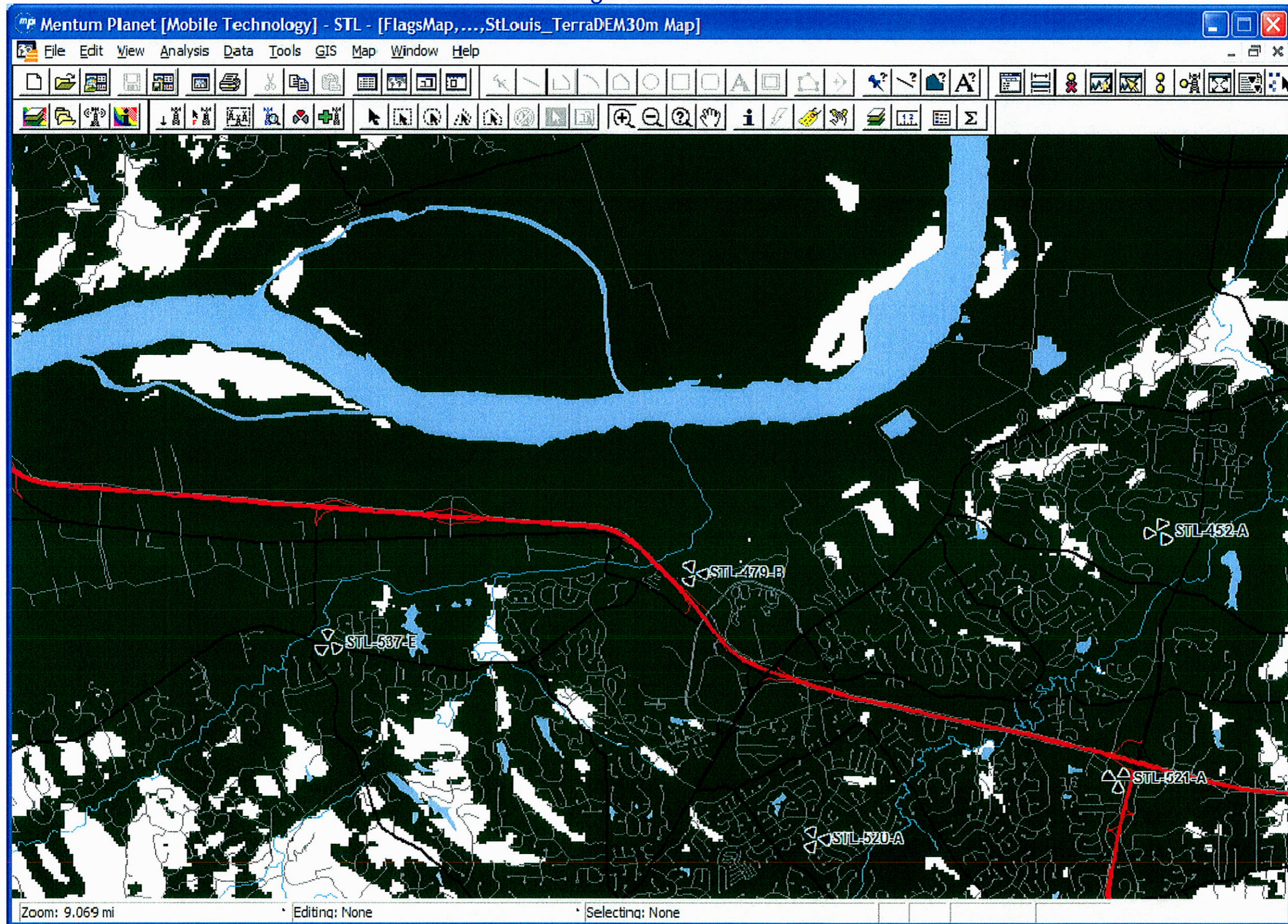




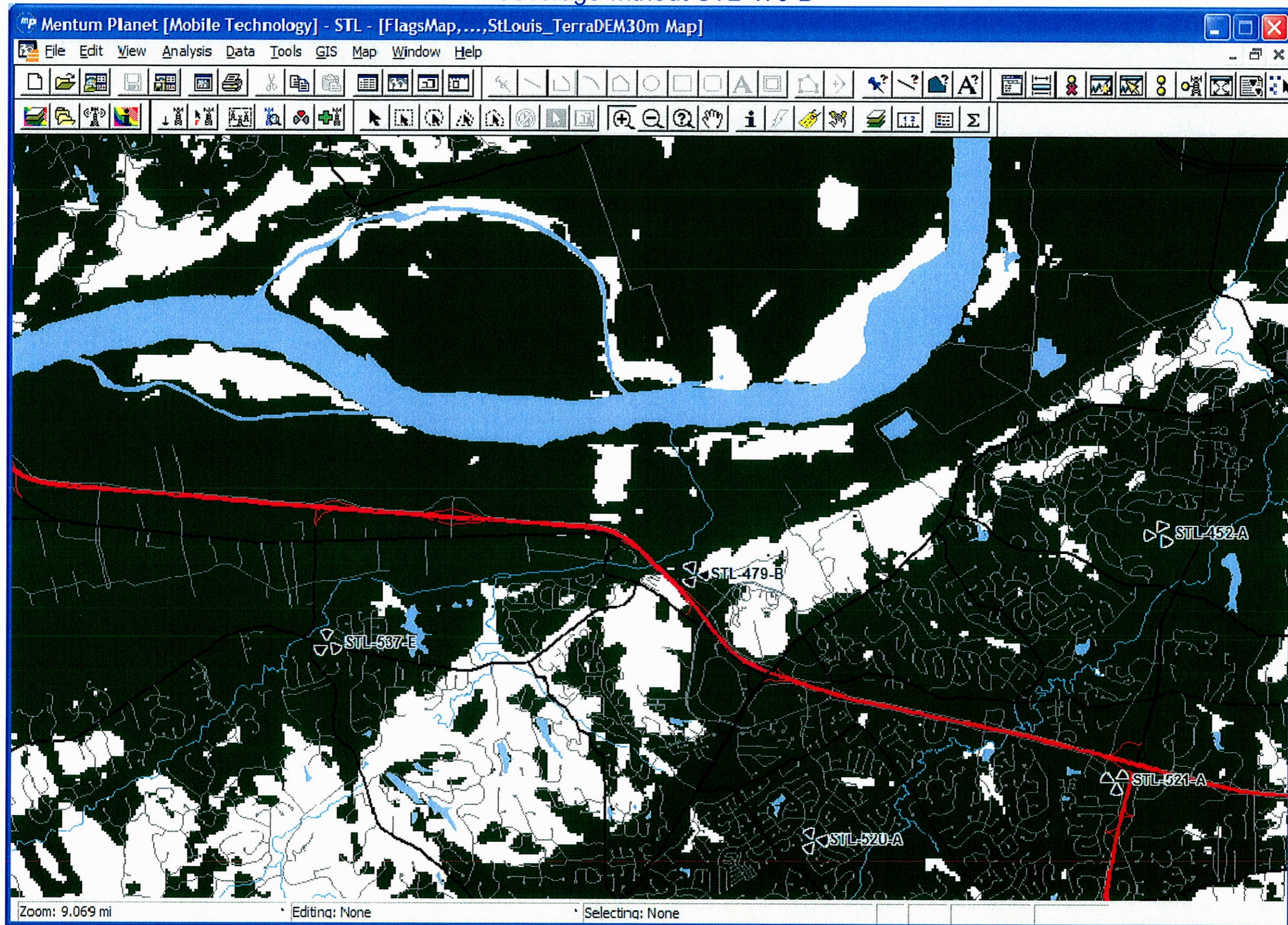
# Coverage without Chesterfield Sites



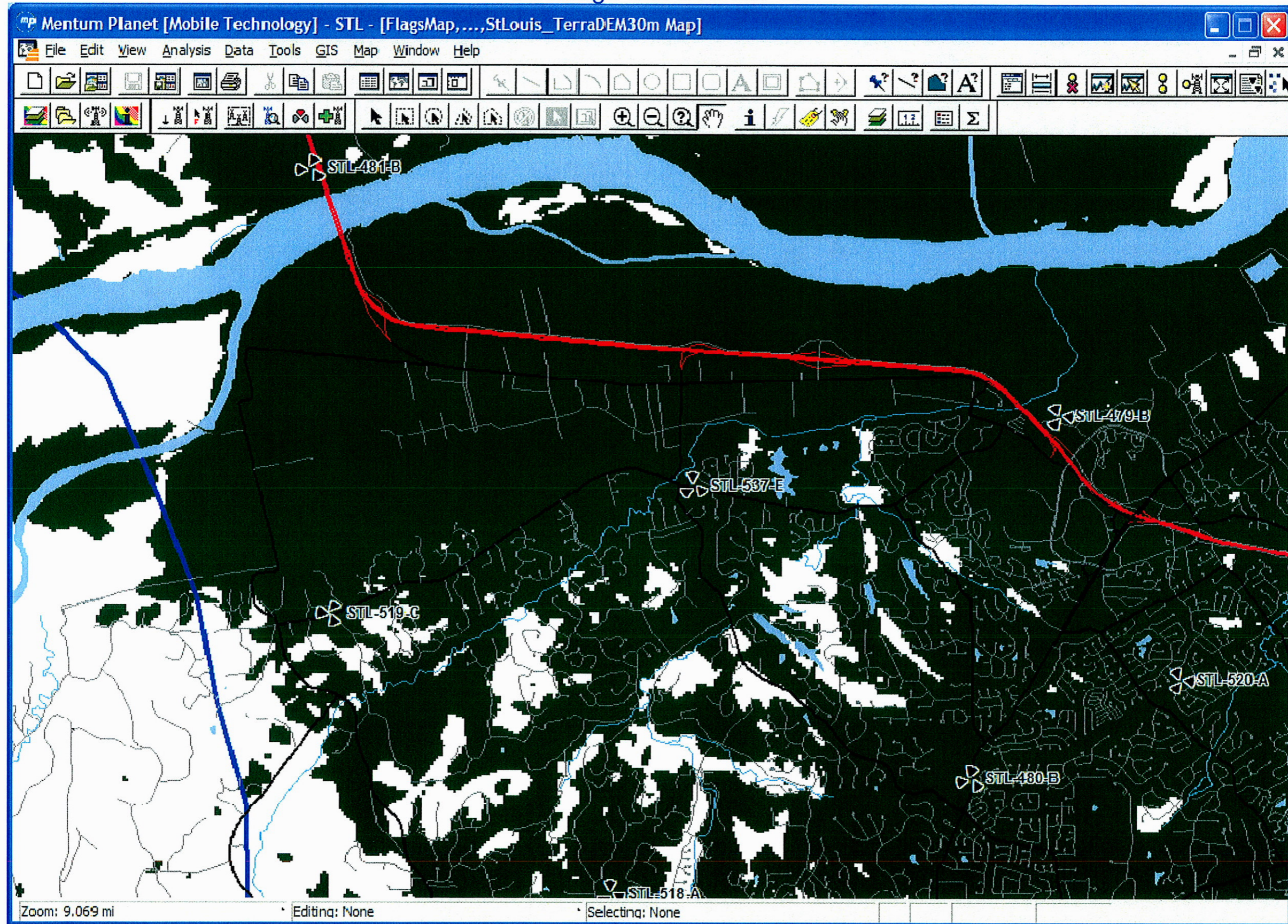
# Coverage with STL-479-B



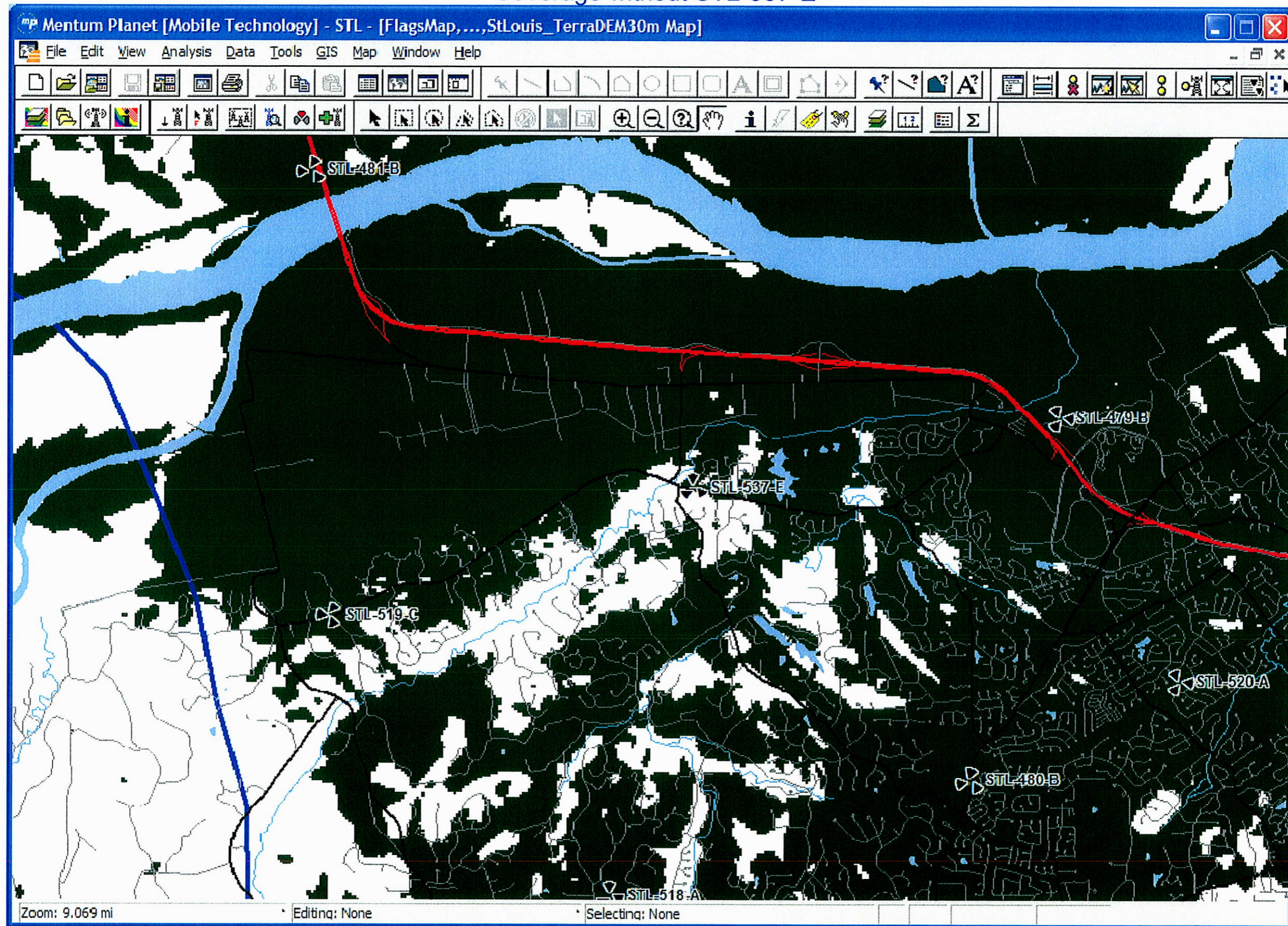
# Coverage without STL-479-B



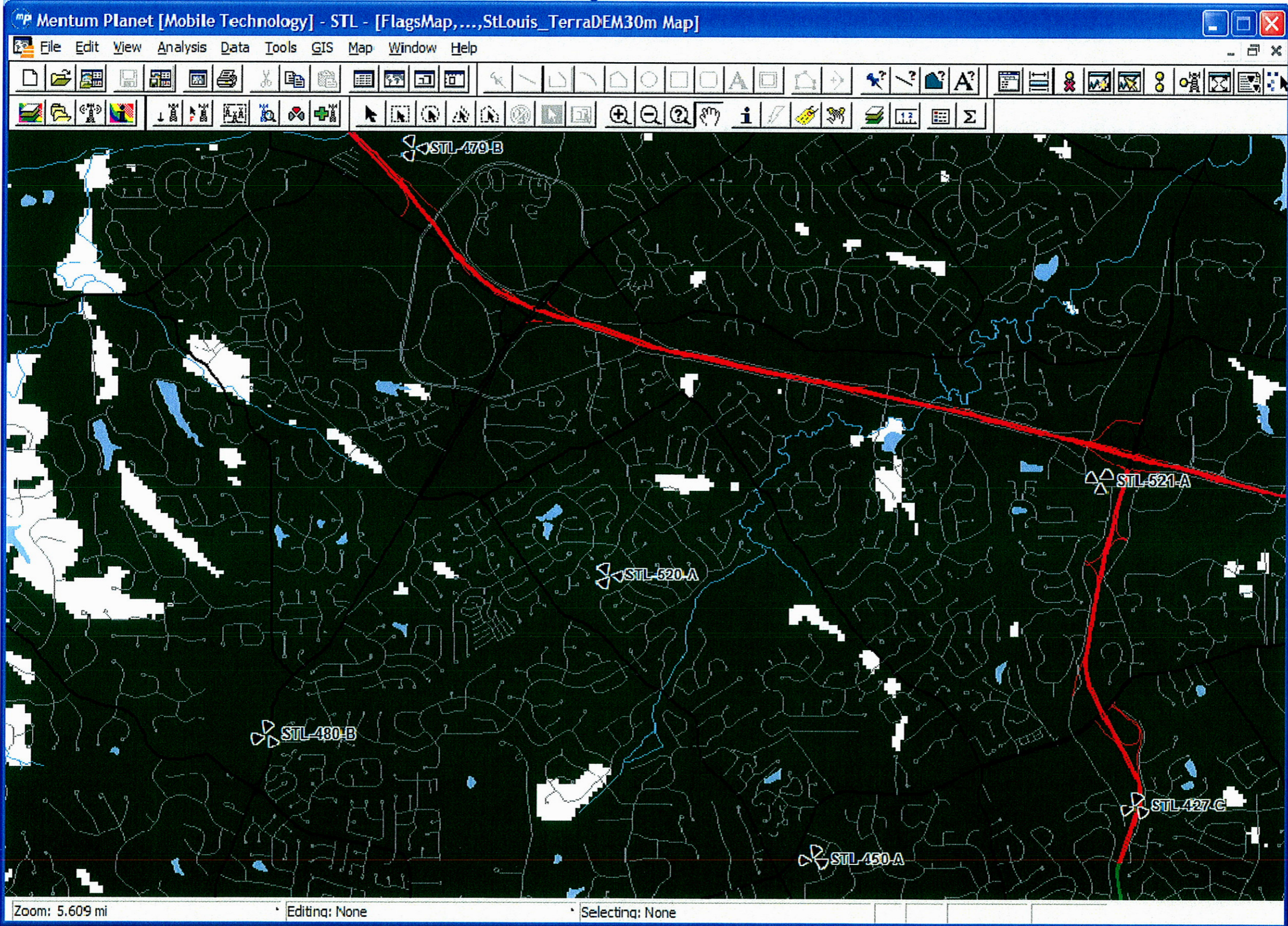
# Coverage with STL-537-E



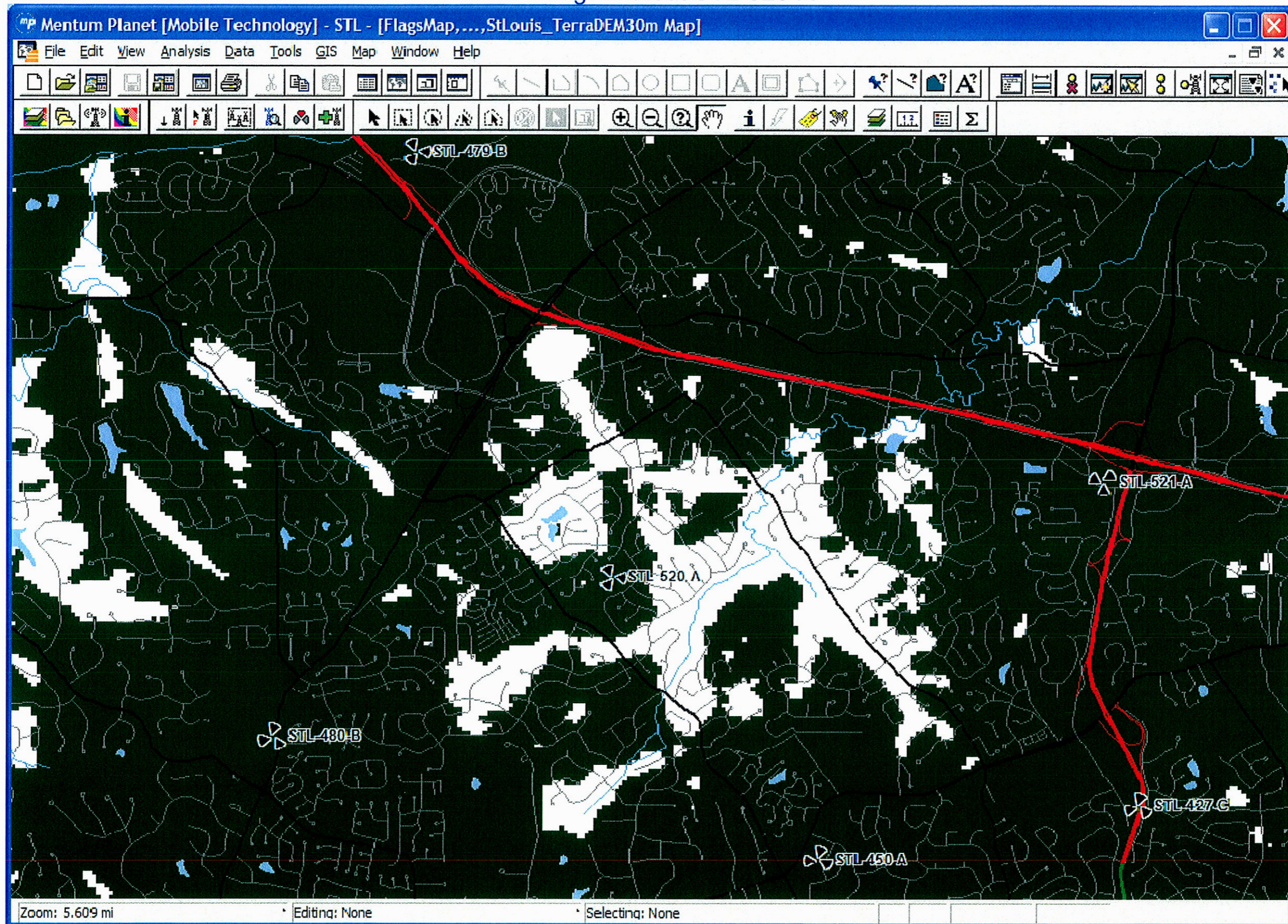
# Coverage without STL-537-E



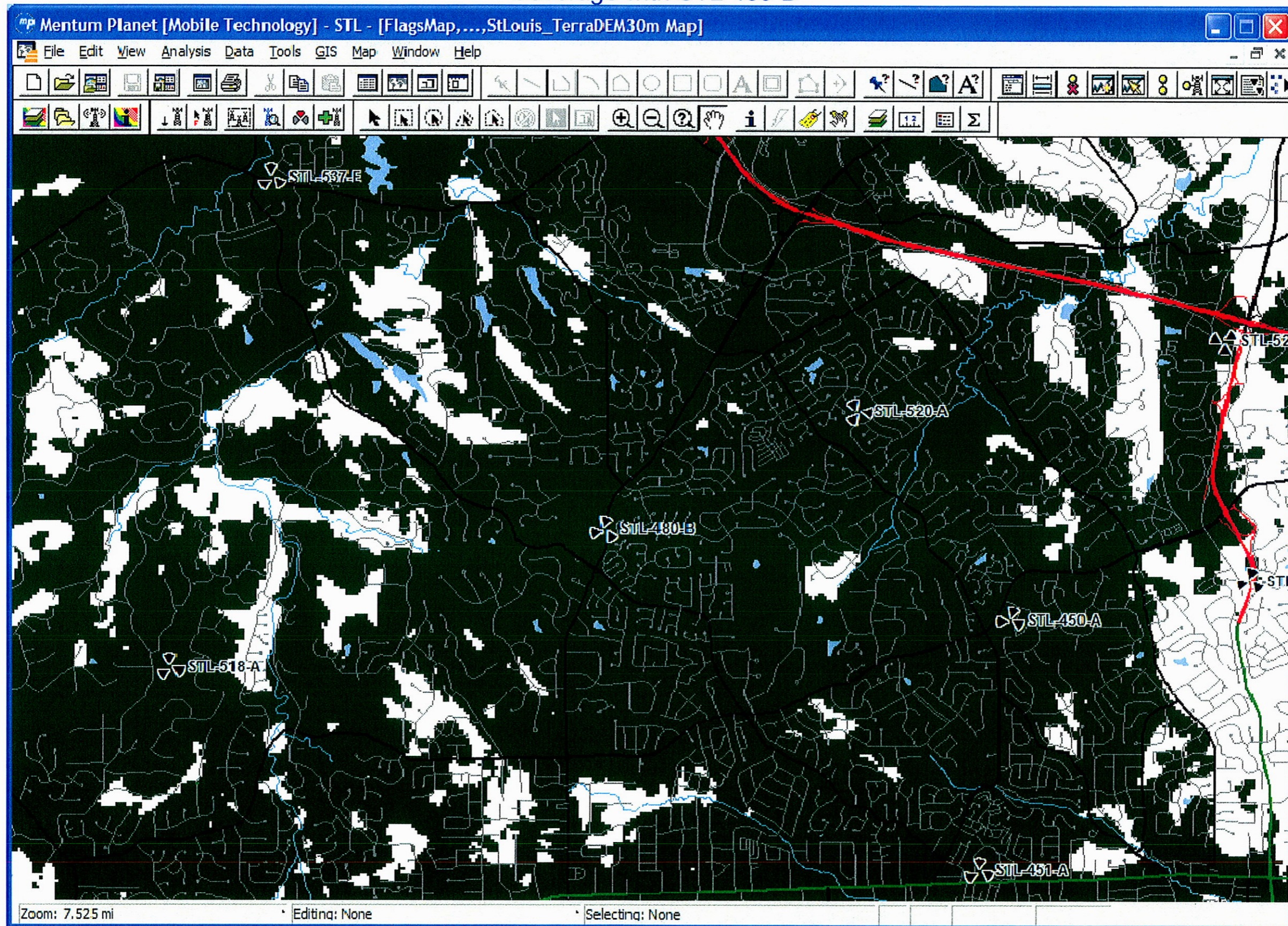
# Coverage with STL-520-A



# Coverage without STL-520-A

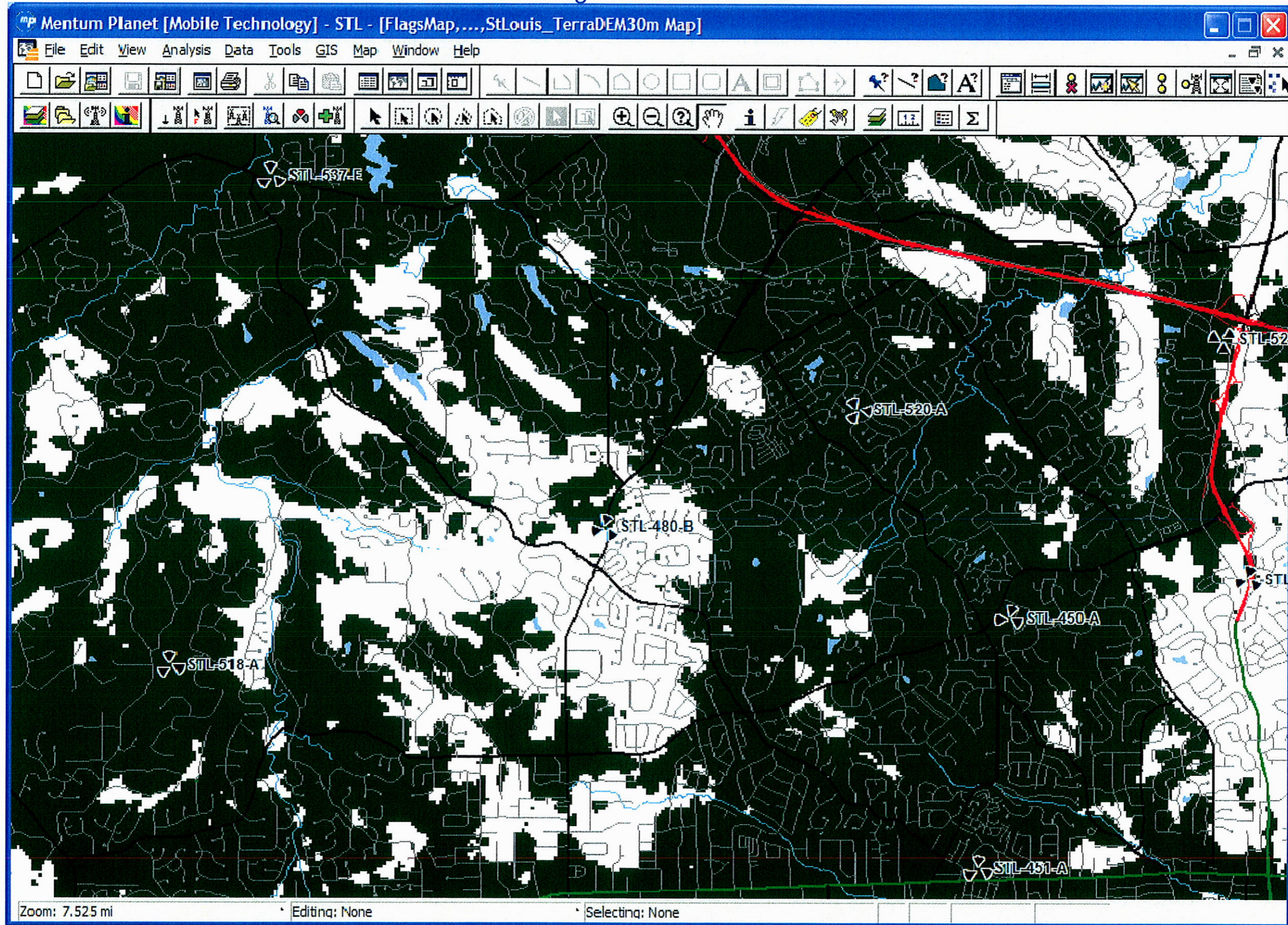


# Coverage with STL-480-B

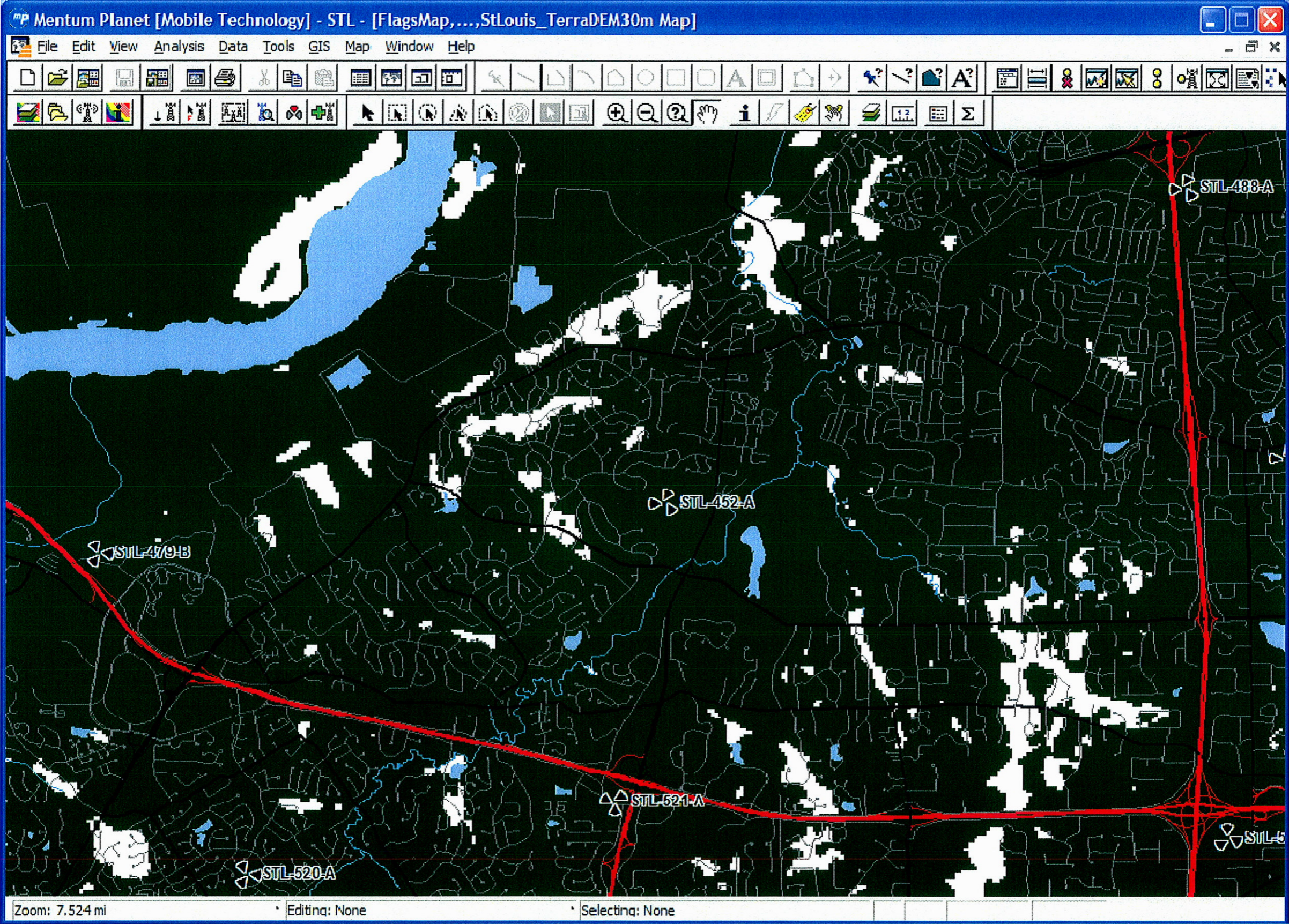




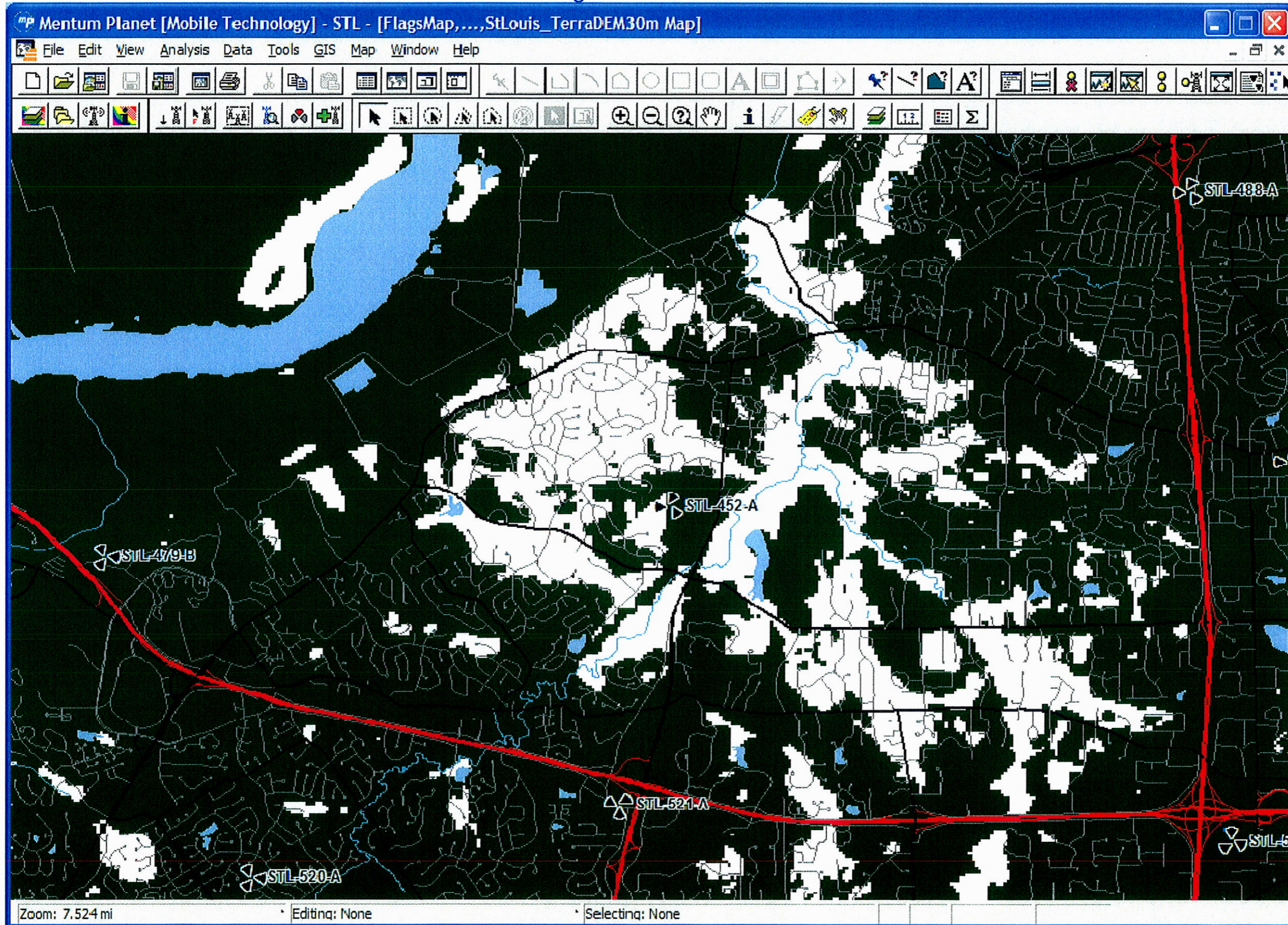
# Coverage without STL-480-B



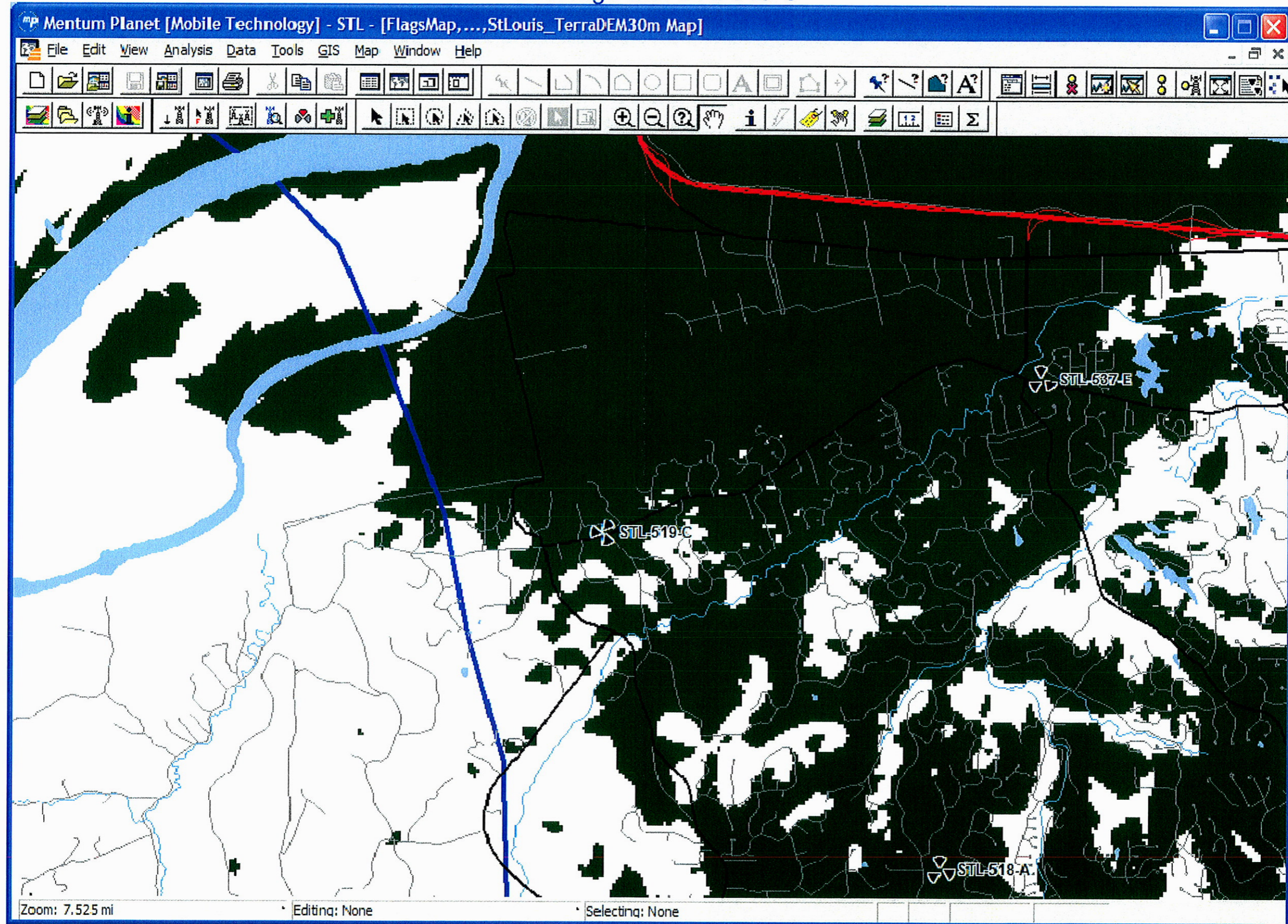
Coverage with STL-452-A



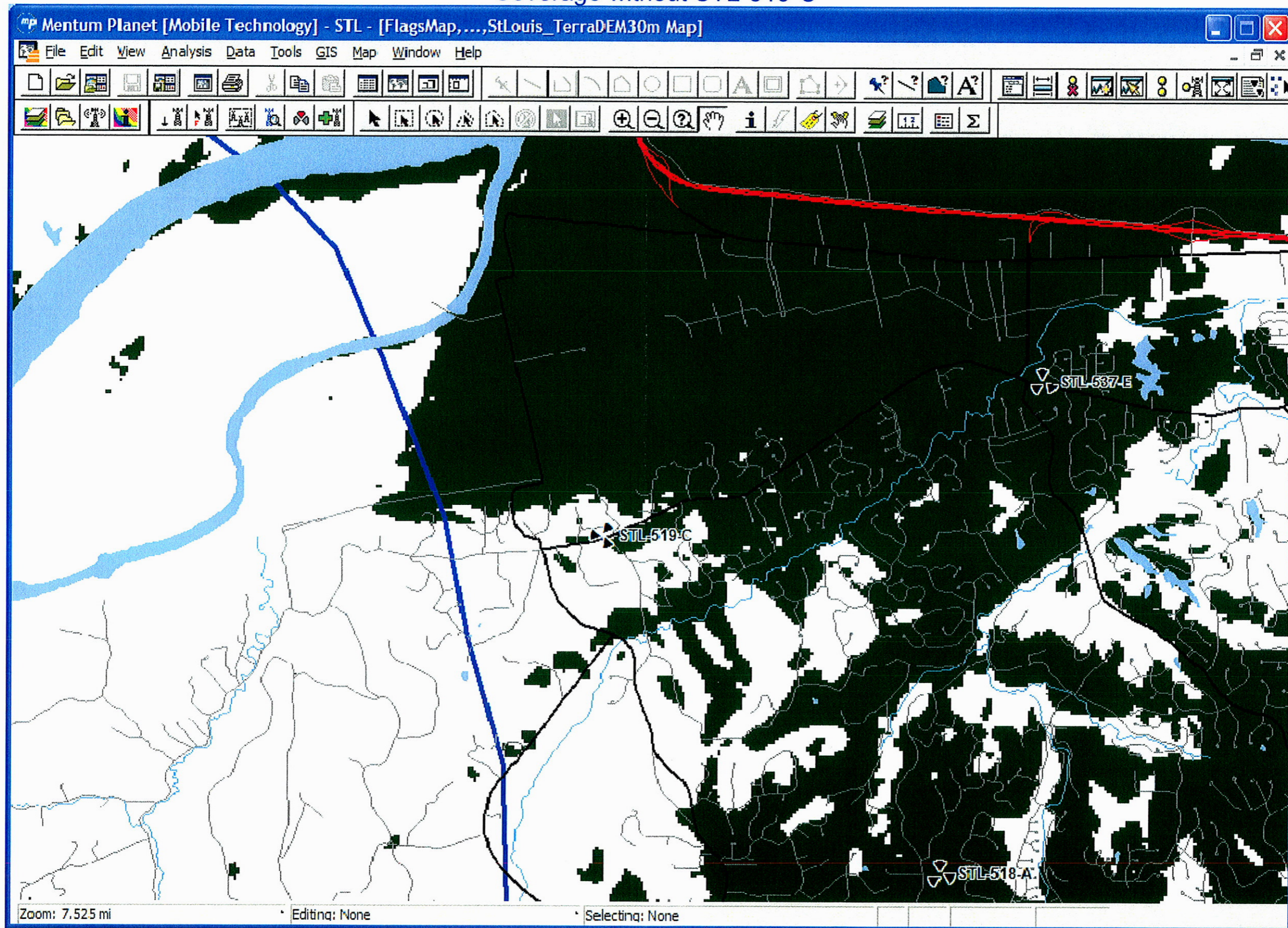
# Coverage without STL-452-A



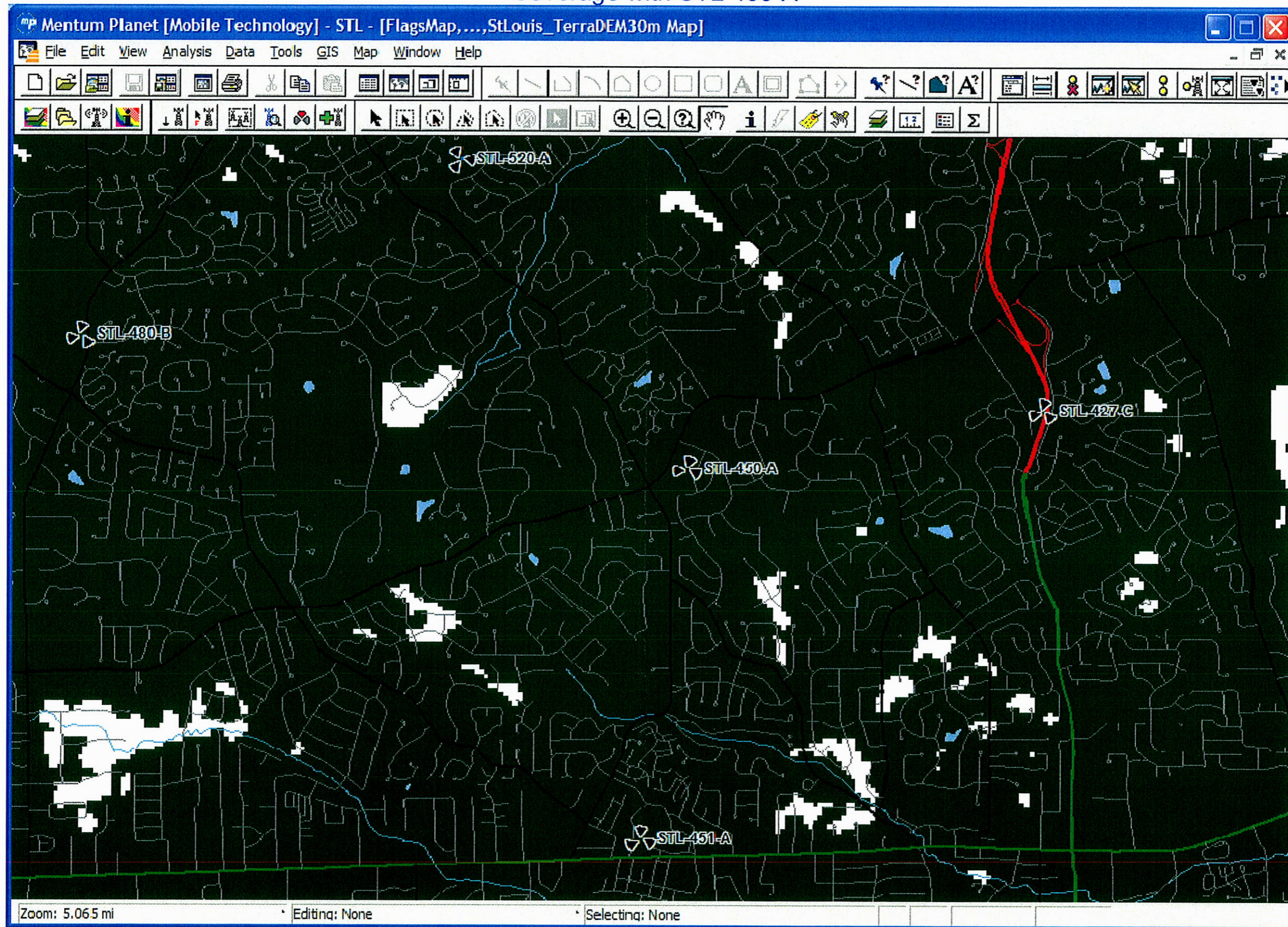
# Coverage with STL-519-C



# Coverage without STL-519-C



# Coverage with STL-450-A



# Coverage without STL-450-A

