

## Memorandum Department of Planning and Public Works



**To: Planning and Public Works Committee**

**From: Kristian Corbin, Project Planner**

**Date: September 8, 2011**

**Re: P.Z. 01A-2011 McDonald's Corporation Delaware (13559 Olive Blvd): A request for a change of zoning from "C8" Planned Commercial District to "PC" Planned Commercial District for a 220 square foot section of land located within 13559 Olive Boulevard. (16Q241471)**

**P.Z. 01B-2011 McDonald's Corporation Delaware (13559 Olive Blvd): A request for a change of zoning from "C8" Planned Commercial District to "PC" Planned Commercial District for a 225 square foot section of land located within 13559 Olive Boulevard. (16Q241471)**

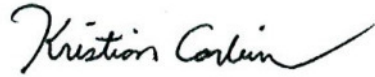
### **Summary**

New Cingular Wireless, on behalf of McDonald's Corporation Delaware, has submitted a request for a change of zoning for two sections of land from "C8" Planned Commercial District to "PC" Planned Commercial District. **P.Z. 01A-2011** is a 220 square foot section of land that encompasses an existing telecommunications tower. **P.Z. 01B-2011** is a 225 square foot section of land that contains an existing telecommunications equipment compound. The purpose of the application is to zone these two sections of land to permit the telecommunication tower or facility use and ultimately, upgrade the current facility to accommodate new technologies.

A public hearing was held on August 22, 2011 and at that time, the Planning Commission and City Staff did not have any outstanding issues. City Staff recommended the removal of sections *I.D. Parking and Loading Requirements*; *I.F Sign Requirements*; *I.G. Light Requirements*; and *I.H Architectural* from the Attachment A s for both P.Z.01A-2011 and P.Z.01B-2011. At the August 22, 2011 meeting, Planning Commission voted to recommend approval with removal of items *I.D. Parking and Loading Requirements*; *I.F Sign Requirements*; *I.G. Light Requirements*; and *I.H Architectural* by a vote of 9-0.

Attached, please find a copy of staff's report, the Attachment A s, and the Preliminary Plans for both P.Z. 01A-2011 and P.Z. 01B-2011.

Respectfully submitted,

A handwritten signature in black ink that reads "Kristian Corbin". The signature is written in a cursive, flowing style with a long, sweeping tail on the final letter.

Kristian Corbin  
Project 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



**VIII. A.**  
**VIII. B.**

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690 Chesterfield Pkwy W • Chesterfield MO 63017-0760  
Phone: 636-537-4000 • Fax 636-537-4798 • www.chesterfield.mo.us

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## **Planning Commission Vote Report**

**Meeting Date:** August 22, 2011

**From:** Kristian Corbin, Project Planner

**Subject:** Change of Zoning

**Location:** 13559 Olive Boulevard (16Q241471)

**Petition:** P.Z. 01A-2011 McDonald's Corporation Delaware  
(13559 Olive Boulevard)

P.Z. 01B-2011 McDonald's Corporation Delaware  
(13559 Olive Boulevard)

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### **Proposal Summary**

New Cingular Wireless, on behalf of McDonald's Corporation Delaware, has submitted a request for a change of zoning for two sections of land from "C8" Planned Commercial District to "PC" Planned Commercial District. **P.Z. 01A-2011** is a 220 square foot section of land that encompasses an existing telecommunications tower. **P.Z. 01B-2011** is a 225 square foot section of land that contains an existing telecommunications equipment compound. The purpose of the application is to zone these two sections of land to permit the telecommunication tower or facility use and ultimately, upgrade the current facility to accommodate new technologies.

### **Department Input**

The request meets all of the development requirements and minimum standards of design of the "PC" Planned Commercial District. The preliminary plan is required to be approved under the "PC" Planned Commercial District requirements by City Council.

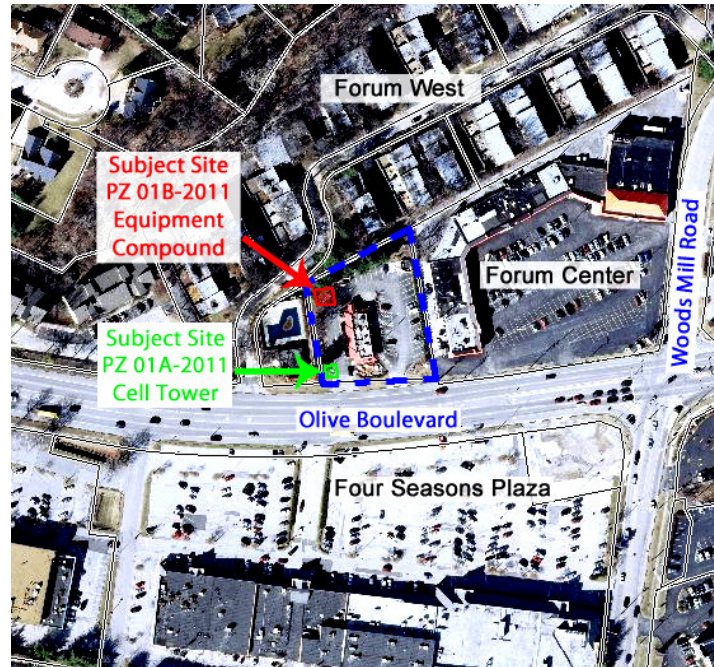
### **Surrounding Land Use and Zoning**

North: Forum West is the subdivision to the north of the subject site. It is currently zoned "R7" Residence District.

South: Four Seasons Plaza is the subdivision to the south of the subject site. It is currently zoned "C2" Shopping District.

East: Forum Center is the subdivision to the east of the subject site. This subdivision is currently zoned "C2" Shopping District.

West: Forum West is the subdivision to the west of the subject site. It is currently zoned "R7" Residence District.



### **Site Area History**

Prior to the site's current zoning, the parent parcel was zoned "C6" Office and Research Service District. Today, the subject site is zoned "C8" Planned Commercial District governed under the terms and regulations of St. Louis County Ordinance 12,960 which was signed into legislation in 1986. The cell tower and its corresponding equipment were constructed on site in 2001 prior to City of Chesterfield Ordinance 2391 which now governs telecommunications and facilities siting. Since that time, no other zoning map amendments, ordinance amendments or improvement have been made to the site.

### **Zoning Analysis**

The request for the "PC" Planned Commercial District and the associated telecommunications tower or facility use would allow the petitioner to fulfill their project objective of upgrading their current facility.

Under St. Louis County Ordinance 12,960, the only permitted use is a restaurant with a drive-up window. Ordinance 2391, which governs telecommunications and facilities siting permits, requires the underlying zoning to permit the corresponding use. The current "C8" Planned Commercial District does not list telecommunications tower or

facility as a permitted use. Therefore any modifications to the existing telecommunications facility will require a zoning map amendment. Alterations to this non-conformity cannot cause further departure from the Zoning Ordinance.



Existing Tower

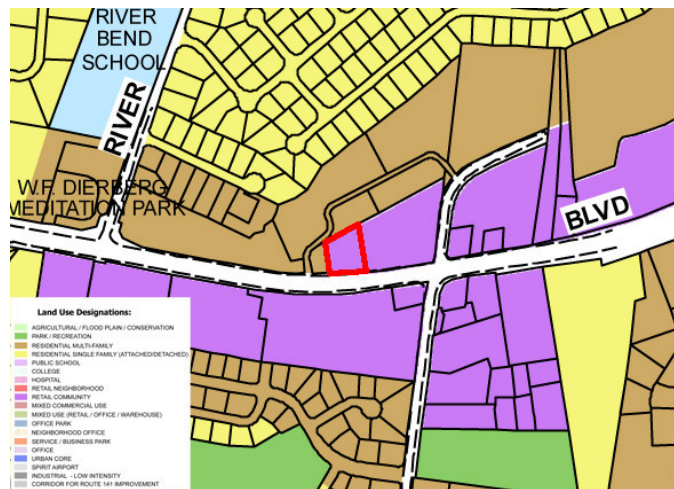


Existing Equipment Compound

The “PC” Planned Commercial District contains a series of minimum standards of design that shall be considered with all requests to change the zoning to this district. Each of these design standards will be incorporated into the conditions of the ordinance that governs this proposed district. Both P.Z. 01A-2011 and P.Z. 01B-2011 will meet all of the minimum standards of design for the “PC” Planned Commercial District as mentioned earlier in this report. The petitioner will not need to request any modifications to these minimums and each of the standards are listed in the Attachment “A” for this site.

### Comprehensive Plan Analysis

Zoning this parcel to “PC” Planned Commercial District is in conformity with the Comprehensive Plan. Per the comprehensive plan Comprehensive Plan Land Use Plan, the subject site is designated as Retail Community indicated in purple.



Contextually, to the south and east of the site is strip commercial development as seen in Figures 1, 2 and 3 below.



Figure 1



Figure 2



Figure 3

West of the site is the Community Clubhouse for Forum West, a multi-family residential subdivision as seen in Figure 4 below.



Figure 4

P.Z. 01A & 01B -2011 McDonald's Corporation Delaware (13559 Olive Boulevard)  
Planning Commission  
August 22, 2011

As for the requested use of a Telecommunications tower and facility, Staff has no issues with this use located in this comprehensive plan land use designation. The overall proposal will not have a negative effect on the built environment. The building footprint and height of the existing equipment compound will remain as it is today. Equipment upgrades is technology driven and will not impact the existing built environment. As for the cell tower, the antennas will be removed and replaced with more modern technology that possess a linear form with the pole to which they will be attached.

### **Issues**

A Public Hearing was held before the Planning Commission on August 22, 2011. Staff finds that the proposal will not adversely affect land use patterns or cause detrimental effects to the adjacent properties. Staff has no outstanding issues on this request for a change of zoning.

### **Request**

Staff has reviewed the change of zoning request and found it to be in conformance with the City of Chesterfield "PC" Planned Commercial District and all other applicable Zoning Ordinance requirements. Staff recommends P.Z. 01A-2011 and P.Z. 01B-2011 McDonald's Corporation Delaware (13559 Olive Boulevard) to be forwarded with a recommendation of approval as presented to the Planning and Public Works Committee.

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

### **Attachments**

1. Attachment "A" (P.Z.01A-2011) & (P.Z. 01B-2011)
2. Preliminary Plan (P.Z.01A-2011) & (P.Z. 01B-2011)







**NOTES**

1. PROPOSED TOWER IS NOT INTENDED FOR ANY COLOCATION.



13075 MANCHESTER RD, SUITE 100  
ST LOUIS, MO 63131



10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

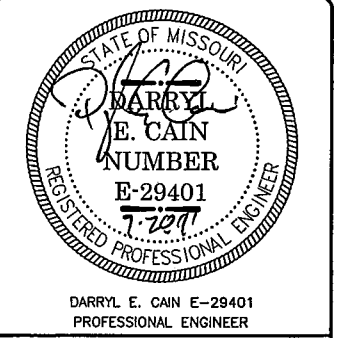
BLACK & VEATCH PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI STATE CERTIFICATE OF AUTHORITY # 001848

PROJECT NO: 163313

DRAWN BY: EMB

CHECKED BY: GPX

REV	DATE	DESCRIPTION
6	07/28/11	PER ZONING COMMENTS
5	07/21/11	LTE DESIGN
4	04/29/11	ISSUED FOR ZONING
3	04/20/11	PER ZONING COMMENTS
2	03/11/11	PER ZONING COMMENTS
1	12/22/10	PER ZONING COMMENTS
0	11/11/10	ISSUED FOR ZONING



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

MO3147  
CFPD4  
13559 OLIVE BLVD  
CHESTERFIELD, MO 63017  
CHANGE OF ZONING - TOWER PARCEL

SHEET TITLE  
SITE ELEVATION

SHEET NUMBER  
**Z-2**

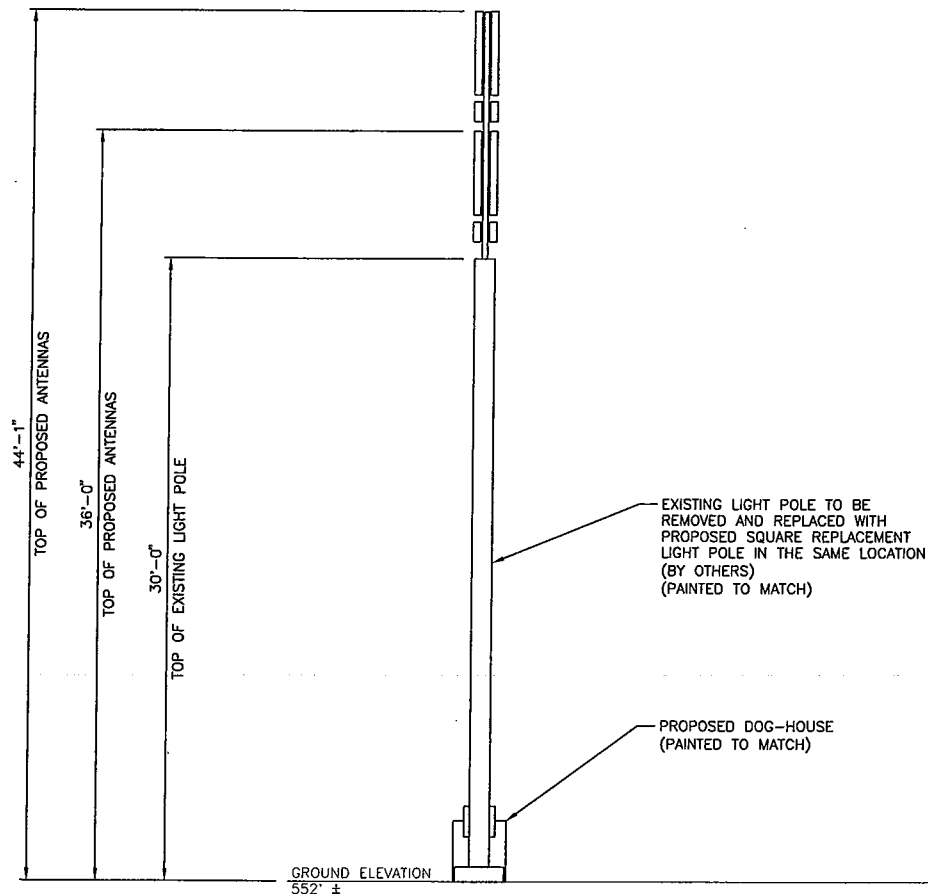
GROUND ELEVATION  
550' ±

EXISTING LIGHT POLE TO BE REMOVED AND REPLACED WITH PROPOSED SQUARE REPLACEMENT LIGHT POLE IN THE SAME LOCATION (BY OTHERS) (PAINTED TO MATCH)

PROPOSED DOG-HOUSE (PAINTED TO MATCH)

GROUND ELEVATION  
552' ±

**PROPOSED EQUIPMENT ELEVATION  
LOOKING EAST**  
SCALE: NONE



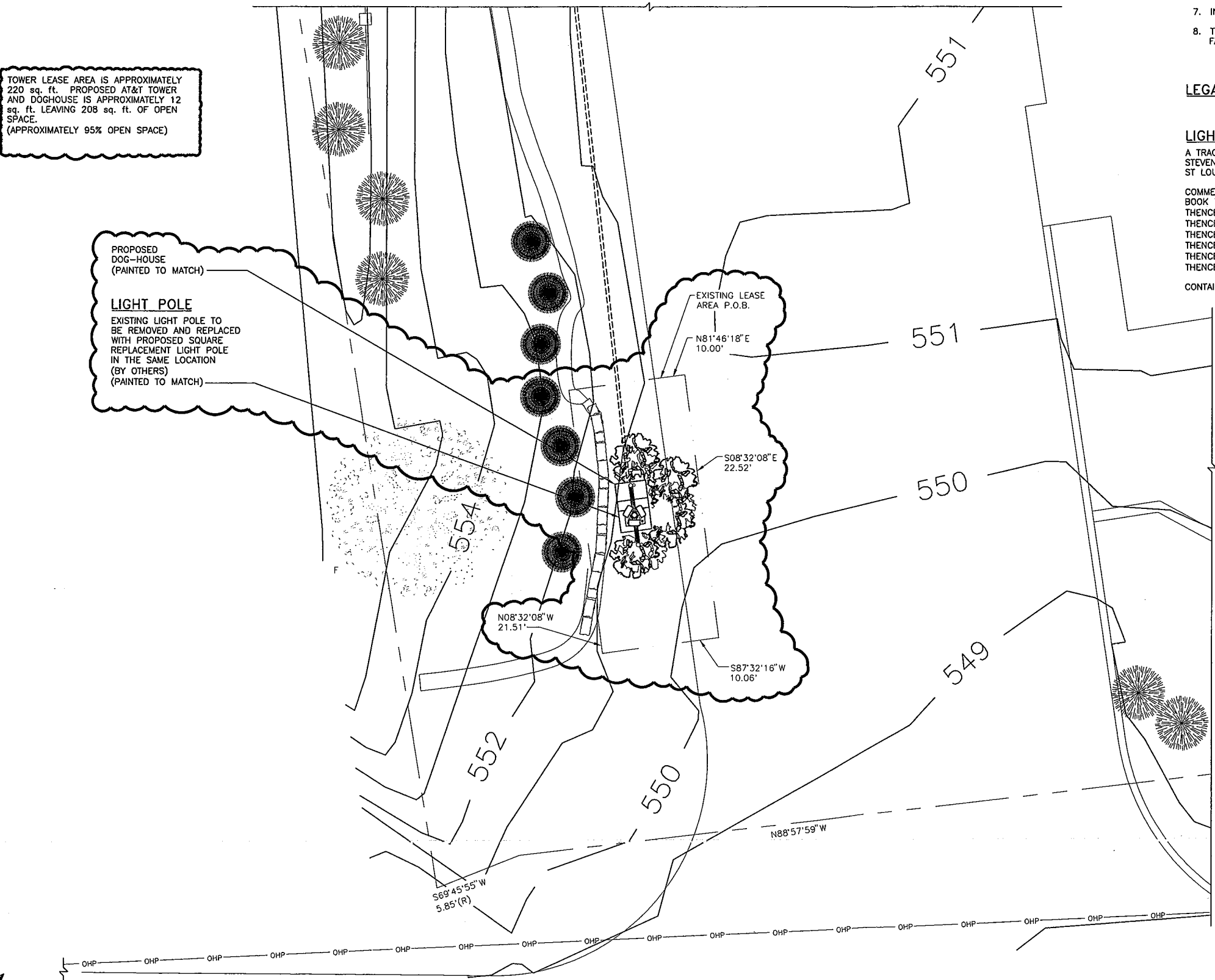
**PROPOSED EQUIPMENT ELEVATION  
LOOKING NORTH**  
SCALE: NONE

GROUND ELEVATION  
550' ±

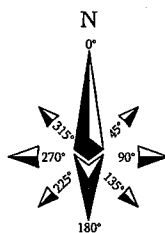
TOWER LEASE AREA IS APPROXIMATELY 220 sq. ft. PROPOSED AT&T TOWER AND DOGHOUSE IS APPROXIMATELY 12 sq. ft. LEAVING 208 sq. ft. OF OPEN SPACE. (APPROXIMATELY 95% OPEN SPACE)

PROPOSED DOG-HOUSE (PAINTED TO MATCH)

**LIGHT POLE**  
EXISTING LIGHT POLE TO BE REMOVED AND REPLACED WITH PROPOSED SQUARE REPLACEMENT LIGHT POLE IN THE SAME LOCATION (BY OTHERS) (PAINTED TO MATCH)



**PRELIMINARY PLAN**  
SCALE: 1" = 10'



**NOTES**

1. PROPOSED TOWER IS NOT INTENDED FOR ANY COLOCATION.
2. THE EXISTING LOT IS 0.856061 ACRES.
3. AREA OF TOWER AND COMPOUND IS 0.002782 ACRES
4. PERCENTAGE OF AREA SITE OCCUPIES ON PARCEL IS .27%.
5. EXISTING TREES (A,B,C,D,E, AND F) HAVE A TRUNK DIAMETER OF AT LEAST 6".
6. PROPOSED CHANGE IN ZONING ONLY WITH RESPECT TO AT&T LEASE AREA.
7. INGRESS AND EGRESS ARE EXISTING WITH NO CHANGES PROPOSED.
8. THERE ARE NO PROPOSED CHANGES TO ANY EXISTING SANITATION OR DRAINAGE FACILITIES.

**LEGAL DESCRIPTION**

**LIGHT POLE LEASE AREA DESCRIPTION**

A TRACT OF LAND LOCATED IN LOT 1 SHARE 1 OF PARTITION ON MISSOURI STEVEN'S ESTATES IN US SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWESTERLY CORNER OF A TRACT DESCRIBED IN BOOK 7755 PAGE 1660;  
THENCE, S09°29'42"E, 138.57 FEET;  
THENCE, N80°30'18"E, 15.59 FEET, TO THE POINT OF BEGINNING;  
THENCE, N81°46'18"E, 10.00 FEET;  
THENCE, S08°32'08"E, 22.52 FEET;  
THENCE, S87°32'16"W, 10.06 FEET;  
THENCE, N08°32'08"W, 21.51 FEET; TO THE POINT OF BEGINNING.  
CONTAINING 220 SQUARE FEET, MORE OR LESS.



13075 MANCHESTER RD, SUITE 100  
ST LOUIS, MO 63131

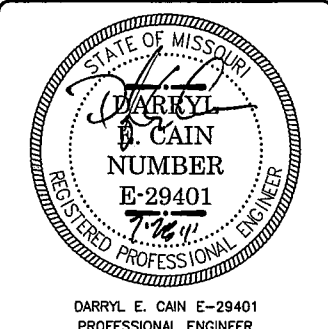


10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

BLACK & VEATCH PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI STATE CERTIFICATE OF AUTHORITY # 001546

PROJECT NO:	163313
DRAWN BY:	EMB
CHECKED BY:	GPX

REV	DATE	DESCRIPTION
6	07/28/11	PER ZONING COMMENTS
5	07/21/11	LTE DESIGN
4	04/29/11	ISSUED FOR ZONING
3	04/20/11	PER ZONING COMMENTS
2	03/11/11	PER ZONING COMMENTS
1	12/22/10	PER ZONING COMMENTS
0	11/11/10	ISSUED FOR ZONING



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MO3147  
CFPD4  
13559 OLIVE BLVD  
CHESTERFIELD, MO 63017  
CHANGE OF ZONING - TOWER PARCEL

SHEET TITLE  
ENLARGED TOWER AREA

SHEET NUMBER  
**Z-3**

**LEASE AREA DESCRIPTION**

A TRACT OF LAND LOCATED IN LOT 1 SHARE 1 OF PARTITION OF MISSOURI STEVEN'S ESTATES IN U.S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

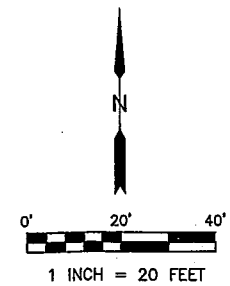
COMMENCING AT THE NORTHWESTERLY CORNER OF A TRACT DESCRIBED IN BOOK 7755 PAGE 1660;  
 THENCE, N62°22'32"E, 37.14 FEET;  
 THENCE, S27°37'28"E, 26.44 FEET, TO THE POINT OF BEGINNING;  
 THENCE, S46°31'16"E, 15.00 FEET;  
 THENCE, S43°28'44"W, 15.00 FEET;  
 THENCE, N46°31'16"W, 15.00 FEET;  
 THENCE, N43°28'44"E, 15.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 225 SQUARE FEET, MORE OR LESS.

**15' ACCESS EASEMENT DESCRIPTION**

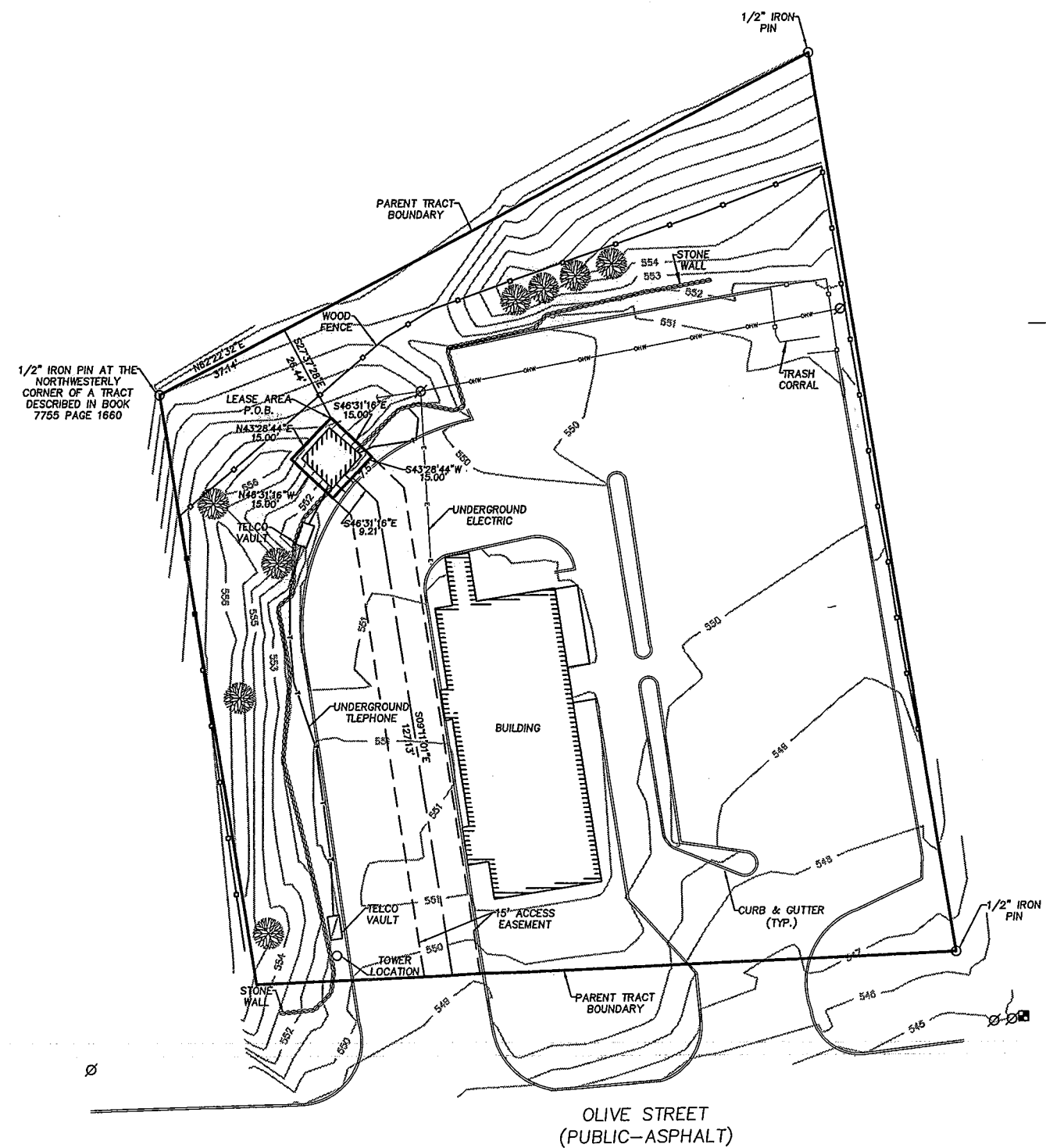
A TRACT OF LAND 15 FEET IN WIDTH BEING 7.5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE LOCATED IN LOT 1 SHARE 1 OF PARTITION OF MISSOURI STEVEN'S ESTATES IN U.S. SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST. LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY CORNER OF THE ABOVE DESCRIBED LEASE AREA;  
 THENCE, S43°28'44"W, 7.50 FEET, TO THE POINT OF BEGINNING;  
 THENCE, S46°31'16"E, 9.21 FEET;  
 THENCE, S09°11'01"E, 127.13 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLIVE STREET, FOR A TERMINUS.



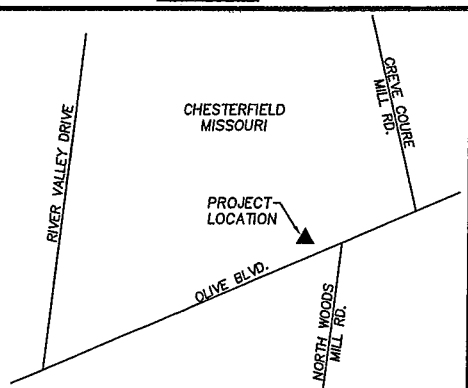
**LEGEND**

- ⊙ POWER POLE
- FOUND IRON PIN
- OHW — OVERHEAD WIRE
- TEL. PEDESTAL
- TREE



**NOTES**  
 BEARINGS BASED ON MO SPCE - EAST ZONE.  
 ELEVATIONS BASED ON DNR MONUMENT SL24.

**VICINITY MAP**



EASEMENT EXHIBIT  
 LS 1.0

**BLACK & VEATCH**  
 CORPORATION  
 11401 LAMAR  
 OVERLAND PARK, KS 66211  
 (913) 458-2000

**FINLEY**  
 ENGINEERING  
 INNOVATION TO THE NEXT POWER  
 104 E. 11TH STREET  
 LAMAR, MO 64752  
 TEL: 417.682.5531

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Drawn By: DJA  
 Approved By: PDB

REVISIONS	DATE	ISSUED
	12/23/11	ISSUED

Project No. 11113.000

M03147 CFPD4  
 ST. LOUIS COUNTY, MISSOURI  
**EASEMENT SURVEY**  
 LS-1.0  
 SHEET 1 OF 1

**SURVEYOR'S DECLARATION**  
 I HEREBY DECLARE THAT THIS EXHIBIT WAS PREPARED UNDER MY DIRECT PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THE CONDITIONS ARE AS SHOWN.

## ATTACHMENT A

**All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.**

### **I. SPECIFIC CRITERIA**

#### **A. PERMITTED USES**

1. The uses allowed in this "PC" Planned Commercial District shall be:
  - a. Telecommunication Tower or Facility
2. Hours of Operation.
  - a. Hours of operation for this "PC" District shall not be restricted.
3. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield Telecommunications Ordinance Number 2391.

#### **B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

1. Floor Area
  - a. Total building floor area shall not exceed 15 square feet.
2. Height
  - a. The maximum height of the tower, exclusive of roof screening, shall not exceed forty-five (45) feet.
3. Building Requirements
  - a. A minimum of thirty-five percent (35%) openspace is required for this development.
  - b. This development shall have a maximum F.A.R. of .55.

#### **C. SETBACKS**

##### **1. Structure Setbacks**

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Zero (0) feet from the northern boundary of the "PC" Planned Commercial District.
- b. Zero (0) feet from the southern boundary of the "PC" Planned Commercial District.
- c. Zero (0) feet from the eastern boundary of the "PC" Planned Commercial District.
- d. Zero (0) feet from the western boundary of the "PC" Planned Commercial District.

#### **D. LANDSCAPE AND TREE REQUIREMENTS**

The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

#### **E. POWER OF REVIEW**

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

#### **F. MISCELLANEOUS**

1. All utilities will be installed underground.

### **II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS**

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site

Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

### **III. COMMENCEMENT OF CONSTRUCTION**

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

### **IV. GENERAL CRITERIA**

#### **A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.

11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.



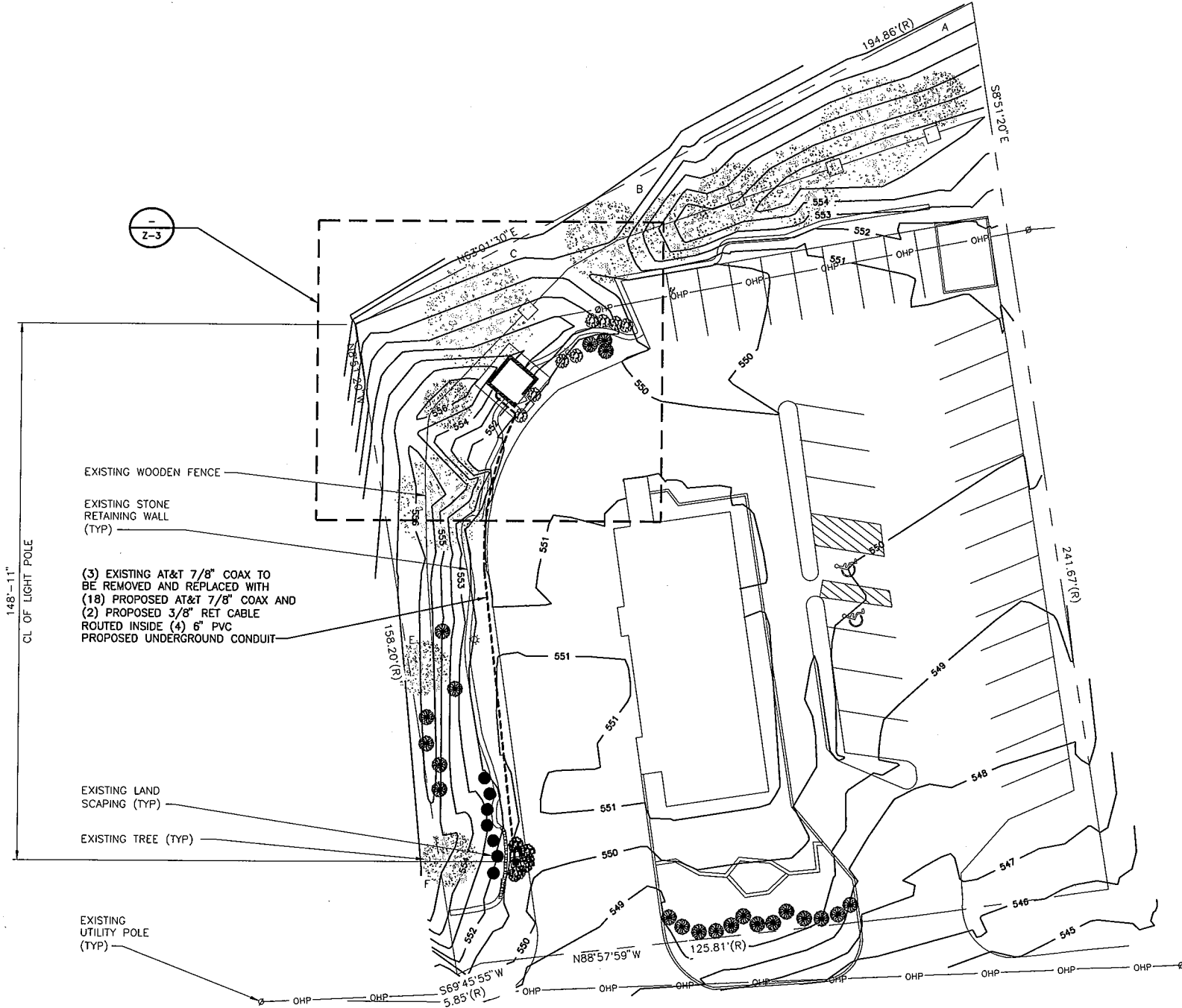
## **V. RECORDING**

Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

## **VI. ENFORCEMENT**

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.





**SITE PLAN**  
SCALE: 1" = 40'



**NOTES**

1. PROPOSED TOWER IS NOT INTENDED FOR ANY COLOCATION.
2. THE EXISTING LOT IS 0.856061 ACRES.
3. AREA OF TOWER AND COMPOUND IS 0.002782 ACRES
4. PERCENTAGE OF AREA SITE OCCUPIES ON PARCEL IS .27%.
5. EXISTING TREES (A,B,C,D,E, AND F) HAVE A TRUNK DIAMETER OF AT LEAST 6".
6. PROPOSED CHANGE IN ZONING ONLY WITH RESPECT TO AT&T LEASE AREA.
7. INGRESS AND EGRESS ARE EXISTING WITH NO CHANGES PROPOSED.
8. THERE ARE NO PROPOSED CHANGES TO ANY EXISTING SANITATION OR DRAINAGE FACILITIES.



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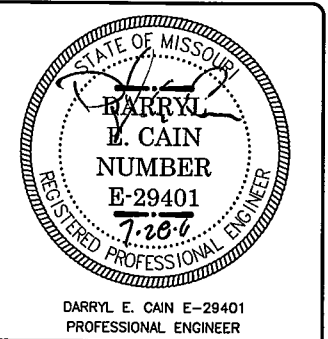


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PROJECT NO:	163313
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REV	DATE	DESCRIPTION
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1	12/22/10	PER ZONING COMMENTS
0	11/11/10	ISSUED FOR ZONING



DARRYL E. CAIN E-29401  
PROFESSIONAL ENGINEER

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

MO3147  
CFPD4  
13559 OLIVE BLVD  
CHESTERFIELD, MO 63017  
CHANGE OF ZONING - EQUIPMENT PARCEL

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**Z-1**

LEGEND	
FENCE	—□—□—□—□—
LEASE AREA	— — — — —
ICE BRIDGE	XXXXXX
OVERHEAD POWER	—OHP—OHP—OHP—
UNDERGROUND POWER	—UGP—UGP—UGP—
OVERHEAD UTILITIES	—OHU—OHU—OHU—
UNDERGROUND TELCO	—UGT—UGT—UGT—



13075 MANCHESTER RD, SUITE 100  
ST LOUIS, MO 63131



**BLACK & VEATCH**

10950 GRANDVIEW DRIVE  
OVERLAND PARK, KANSAS 66210  
(913) 458-2000

BLACK & VEATCH PROFESSIONAL ENGINEERING CORPORATION  
MISSOURI STATE CERTIFICATE OF AUTHORITY # 001848

PROJECT NO: 163313

DRAWN BY: EMB

CHECKED BY: GPX

REV	DATE	DESCRIPTION
6	07/28/11	PER ZONING COMMENTS
5	07/21/11	LTE DESIGN
4	04/29/11	ISSUED FOR ZONING
3	04/20/11	PER ZONING COMMENTS
2	03/11/11	PER ZONING COMMENTS
1	12/22/10	PER ZONING COMMENTS
0	11/11/10	ISSUED FOR ZONING



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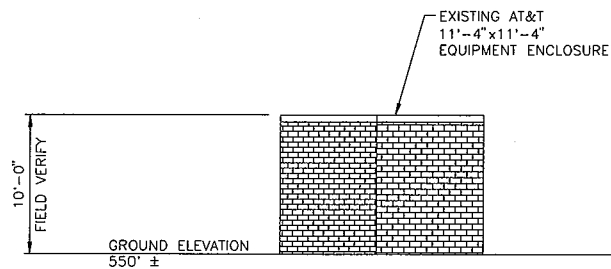
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13559 OLIVE BLVD  
CHESTERFIELD, MO 63017  
CHANGE OF ZONING - EQUIPMENT PARCEL

SHEET TITLE  
SITE PRELIMINARY

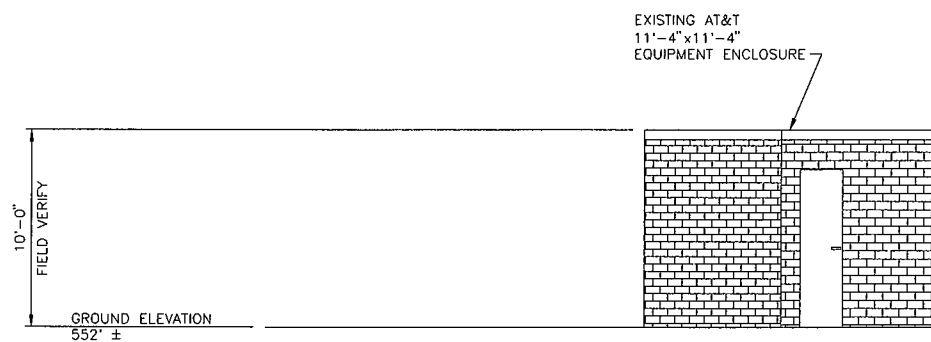
SHEET NUMBER

**Z-2**



PROPOSED EQUIPMENT ELEVATION  
LOOKING EAST  
SCALE: NONE

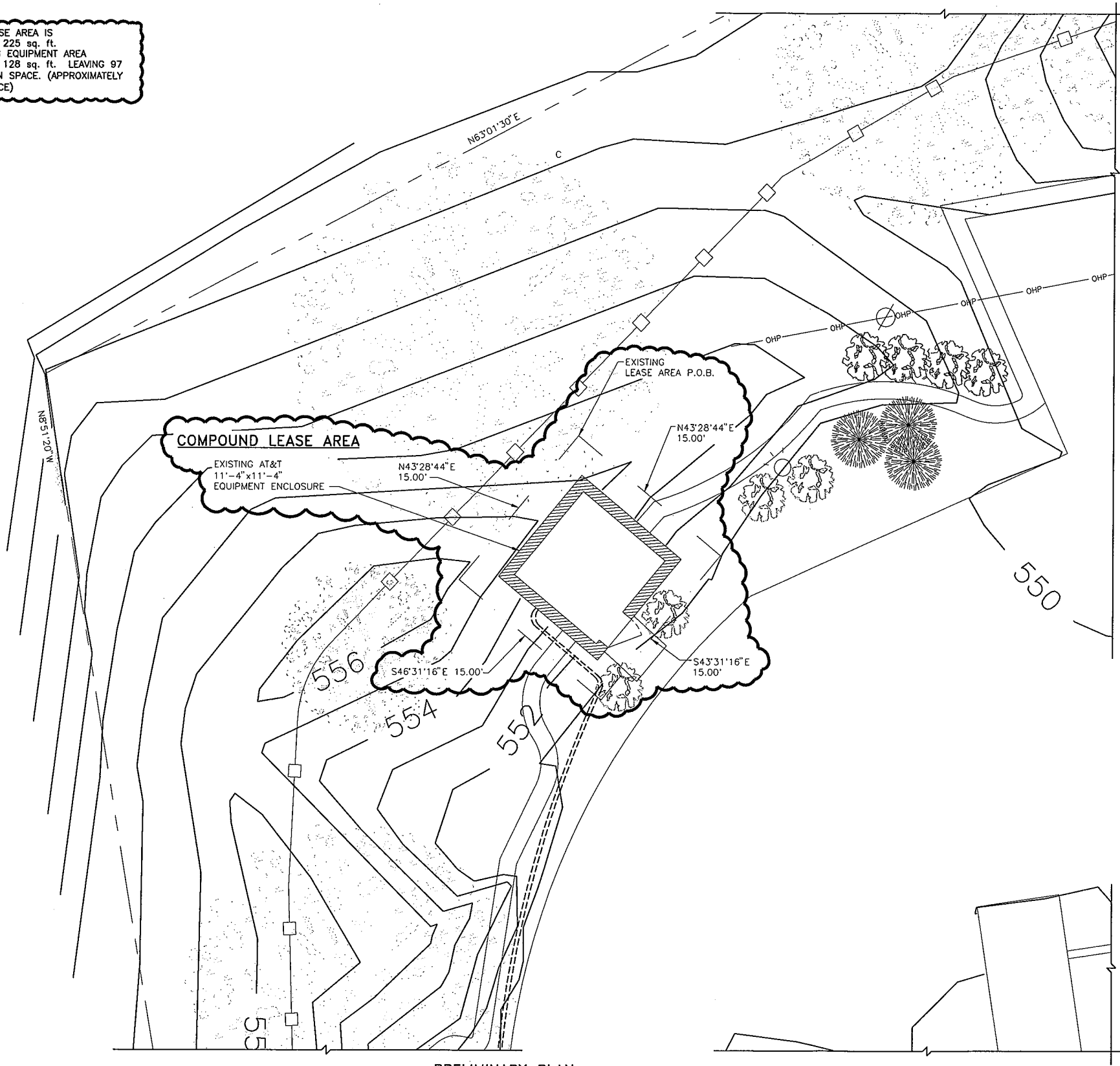
GROUND ELEVATION  
552' ±



PROPOSED EQUIPMENT ELEVATION  
LOOKING NORTH  
SCALE: NONE

GROUND ELEVATION  
550' ±

COMPOUND LEASE AREA IS APPROXIMATELY 225 sq. ft. ENTIRE EXISTING EQUIPMENT AREA APPROXIMATELY 128 sq. ft. LEAVING 97 sq. ft. OF OPEN SPACE. (APPROXIMATELY 43% OPEN SPACE)



PRELIMINARY PLAN  
SCALE: 1" = 10'

**NOTES**

1. PROPOSED TOWER IS NOT INTENDED FOR ANY COLOCATION.
2. THE EXISTING LOT IS 0.856061 ACRES.
3. AREA OF TOWER AND COMPOUND IS 0.002782 ACRES
4. PERCENTAGE OF AREA SITE OCCUPIES ON PARCEL IS .27%.
5. EXISTING TREES (A,B,C,D,E, AND F) HAVE A TRUNK DIAMETER OF AT LEAST 6".
6. PROPOSED CHANGE IN ZONING ONLY WITH RESPECT TO AT&T LEASE AREA.
7. INGRESS AND EGRESS ARE EXISTING WITH NO CHANGES PROPOSED.
8. THERE ARE NO PROPOSED CHANGES TO ANY EXISTING SANITATION OR DRAINAGE FACILITIES.

**LEGAL DESCRIPTION**

**COMPOUND LEASE AREA DESCRIPTION**

A TRACT OF LAND LOCATED IN LOT 1 SHARE 1 OF PARTITION ON MISSOURI STEVEN'S ESTATES IN US SURVEY 207, TOWNSHIP 46 NORTH, RANGE 5 EAST, ST LOUIS COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF A TRACT DESCRIBED IN BOOK 7755 PAGE 1660;  
 THENCE, N62°22'32"E, 37.14 FEET;  
 THENCE, S27°37'28"E, 26.44 FEET, TO THE POINT OF BEGINNING;  
 THENCE, S46°31'16"E, 15.00 FEET;  
 THENCE, S43°28'44"W, 15.00 FEET;  
 THENCE, N46°31'16"W, 15.00 FEET;  
 THENCE, N43°28'44"E, 15.00 FEET; TO THE POINT OF BEGINNING.

CONTAINING 225 SQUARE FEET, MORE OR LESS.



13075 MANCHESTER RD, SUITE 100  
ST LOUIS, MO 63131



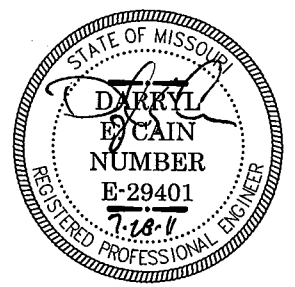
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PROJECT NO:	163313
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REV	DATE	DESCRIPTION
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13559 OLIVE BLVD  
CHESTERFIELD, MO 63017  
CHANGE OF ZONING - EQUIPMENT PARCEL

SHEET TITLE  
ENLARGED TOWER AREA

SHEET NUMBER  
**Z-3**



## ATTACHMENT A

**All provisions of the City of Chesterfield City Code shall apply to this development except as specifically modified herein.**

### **I. SPECIFIC CRITERIA**

#### **A. PERMITTED USES**

1. The uses allowed in this "PC" Planned Commercial District shall be:
  - a. Telecommunication Tower or Facility
2. Hours of Operation.
  - a. Hours of operation for this "PC" District shall not be restricted.
3. Telecommunication siting permits may be issued for wireless telecommunications facilities per the requirements of the City of Chesterfield Telecommunications Ordinance Number 2391.

#### **B. FLOOR AREA, HEIGHT, BUILDING AND PARKING STRUCTURE REQUIREMENTS**

1. Floor Area
  - a. Total building floor area shall not exceed 128 square feet.
2. Height
  - a. The maximum height of the building, exclusive of roof screening, shall not exceed fifteen (15) feet.
3. Building Requirements
  - a. A minimum of thirty-five percent (35%) openspace is required for this development.
  - b. This development shall have a maximum F.A.R. of .55.

#### **C. SETBACKS**

##### **1. Structure Setbacks**

No building or structure, other than: a freestanding project identification sign, light standards, or flag poles will be located within the following setbacks:

- a. Zero (0) feet from the northern boundary of the "PC" Planned Commercial District.
- b. Zero (0) feet from the southern boundary of the "PC" Planned Commercial District.
- c. Zero (0) feet from the eastern boundary of the "PC" Planned Commercial District.
- d. Zero (0) feet from the western boundary of the "PC" Planned Commercial District.

#### **D. LANDSCAPE AND TREE REQUIREMENTS**

The developer shall adhere to the Landscape and Tree Preservation Requirements of the City of Chesterfield Code.

#### **E. POWER OF REVIEW**

The Mayor or a Councilmember of the Ward in which a development is proposed may request that the Site Development Plan be reviewed and approved by the entire City Council. This request must be made no later than 24 hours before posting the agenda for the next City Council meeting after Planning Commission review and approval of the Site Development Plan. The City Council will then take appropriate action relative to the proposal.

#### **F. MISCELLANEOUS**

1. All utilities will be installed underground.

### **II. TIME PERIOD FOR SUBMITTAL OF SITE DEVELOPMENT CONCEPT PLANS AND SITE DEVELOPMENT PLANS**

- A.** The developer shall submit a concept plan within eighteen (18) months of City Council approval of the change of zoning.
- B.** In lieu of submitting a Site Development Concept Plan and Site Development Section Plans, the petitioner may submit a Site Development Plan for the entire development within eighteen (18) months of the date of approval of the change of zoning by the City.
- C.** Failure to comply with these submittal requirements will result in the expiration of the change of zoning and will require a new public hearing.
- D.** Said Plan shall be submitted in accordance with the combined requirements for Site Development Section and Concept Plans. The submission of Amended Site



Development Plans by sections of this project to the Planning Commission shall be permitted if this option is utilized.

- E. Where due cause is shown by the developer, this time interval for plan submittal may be extended through appeal to and approval by the Planning Commission.

### **III. COMMENCEMENT OF CONSTRUCTION**

- A. Substantial construction shall commence within two (2) years of approval of the Site Development Concept Plan or Site Development Plan, unless otherwise authorized by ordinance.
- B. Where due cause is shown by the developer, the Commission may extend the period to commence construction for not more than one additional year.

### **IV. GENERAL CRITERIA**

#### **A. SITE DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS**

The Site Development Plan shall include, but not be limited to, the following:

1. Location map, north arrow, and plan scale. The scale shall be no greater than one (1) inch equals one hundred (100) feet.
2. Outboundary plat and legal description of property.
3. Density calculations.
4. Parking calculations. Including calculation for all off street parking spaces, required and proposed, and the number, size and location for handicap designed.
5. Provide openspace percentage for overall development including separate percentage for each lot on the plan.
6. Provide Floor Area Ratio (F.A.R.).
7. A note indicating all utilities will be installed underground.
8. A note indicating signage approval is separate process.
9. Depict the location of all buildings, size, including height and distance from adjacent property lines, and proposed use.
10. Specific structure and parking setbacks along all roadways and property lines.

11. Indicate location of all existing and proposed freestanding monument signs.
12. Zoning district lines, subdivision name, lot number, dimensions, and area, and zoning of adjacent parcels where different than site.
13. Floodplain boundaries.
14. Depict existing and proposed improvements within 150 feet of the site as directed. Improvements include, but are not limited to, roadways, driveways and walkways adjacent to and across the street from the site, significant natural features, such as wooded areas and rock formations, and other karst features that are to remain or be removed.
15. Depict all existing and proposed easements and rights-of-way within 150 feet of the site and all existing or proposed off-site easements and rights-of-way required for proposed improvements.
16. Indicate the location of the proposed storm sewers, detention basins, sanitary sewers and connection(s) to the existing systems.
17. Depict existing and proposed contours at intervals of not more than one (1) foot, and extending 150 feet beyond the limits of the site as directed.
18. Address trees and landscaping in accordance with the City of Chesterfield Code.
19. Comply with all preliminary plat requirements of the City of Chesterfield Subdivision Regulations per the City of Chesterfield Code.
20. Signed and sealed in conformance with the State of Missouri Department of Economic Development, Division of Professional Registration, Missouri Board for Architects, Professional Engineers and Land Surveyors requirements.
21. Provide comments/approvals from the appropriate Fire District, Monarch Levee District, Spirit of St. Louis Airport and the Missouri Department of Transportation.
22. Compliance with Sky Exposure Plane.
23. Compliance with the current Metropolitan Sewer District Site Guidance as adopted by the City of Chesterfield.

## **V. RECORDING**

Within 60 days of approval of any development plan by the City of Chesterfield, the approved Plan will be recorded with the St. Louis County Recorder of Deeds. Failure to do so will result in the expiration of approval of said plan and require re-approval of a plan by the Planning Commission.

## **VI. ENFORCEMENT**

- A.** The City of Chesterfield, Missouri will enforce the conditions of this ordinance in accordance with the Plan approved by the City of Chesterfield and the terms of this Attachment A.
- B.** Failure to comply with any or all the conditions of this ordinance will be adequate cause for revocation of approvals/permits by reviewing Departments and Commissions.
- C.** Non-compliance with the specific requirements and conditions set forth in this Ordinance and its attached conditions or other Ordinances of the City of Chesterfield shall constitute an ordinance violation, subject, but not limited to, the penalty provisions as set forth in the City of Chesterfield Code.
- D.** Waiver of Notice of Violation per the City of Chesterfield Code.
- E.** This document shall be read as a whole and any inconsistency to be integrated to carry out the overall intent of this Attachment A.