



## Memorandum Department of Planning & Public Works

**To:** Planning and Public Works Committee  
**From:** Shawn Seymour, Project Planner  
**Date:** 10/08/2009  
**RE:** T.S.P. 08-2009 T-Mobile (400 Chesterfield Center): A request to obtain approval for a Telecommunication Facility Siting Permit for the purpose of removing existing antennas and replacing with new antennas on a 2.603 acre tract of land zoned "C8" Planned Commercial District located at 400 Chesterfield Center, northwest of the intersection of Chesterfield Airport Road and Clarkson Road (18S140431).

### Summary

The petitioners are requesting a telecommunications facilities siting permit for the purpose of removing and replacing antennas and coaxial cable and to construct an additional cabinet located on a roof top at 400 Chesterfield Center. 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 September 30, 2009 session of the City of Chesterfield Planning Commission. Ordinance 2391 requires 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.

No outstanding issues were identified at the public hearing.

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

Respectfully submitted,

Shawn P. Seymour, AICP  
Project Planner

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 & Public Works  
Aimee Nassif, Director of Planning & Development Services

Attachments: Planning Commission packet



**IV.A**

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

## Department of Planning & Public Works City of Chesterfield Public Hearing Summary Report

**T.S.P. 08-2009 T-Mobile (400 Chesterfield Center):** A request to obtain approval for a Telecommunication Facility Siting Permit for the purpose of removing existing antennas and replacing with new antennas on a 2.603 acre tract of land zoned "C8" Planned Commercial District located at 400 Chesterfield Center, northwest of the intersection of Chesterfield Airport Road and Clarkson Road (18S140431).

### **Summary**

The above-referenced project is a request for a Telecommunications Siting Permit (T.S.P.). If the request is approved, the Permit will allow the removal and replacement of three antennas located on an office building located at 400 Chesterfield Center.

There are currently two (2) wireless telecommunications companies operating from this structure. Both were approved administratively under the conditions of City of Chesterfield Ordinance 1214. City of Chesterfield Ordinance 2391, which now governs telecommunications and facilities siting, requires a public hearing before the City of Chesterfield Planning Commission. Please note, the Commission does not provide a recommendation to the City Council, but rather a list of issues generated during the hearing. City Council is the decision-making body for all requests for Telecommunications Siting Permits. A public hearing further addressing the request will be held at the September 30, 2009 City of Chesterfield Planning Commission meeting. Attached please find a copy of the Public Hearing Notice and an application packet detailing the Petitioner's request.

Respectfully submitted,

Shawn Seymour, AICP  
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

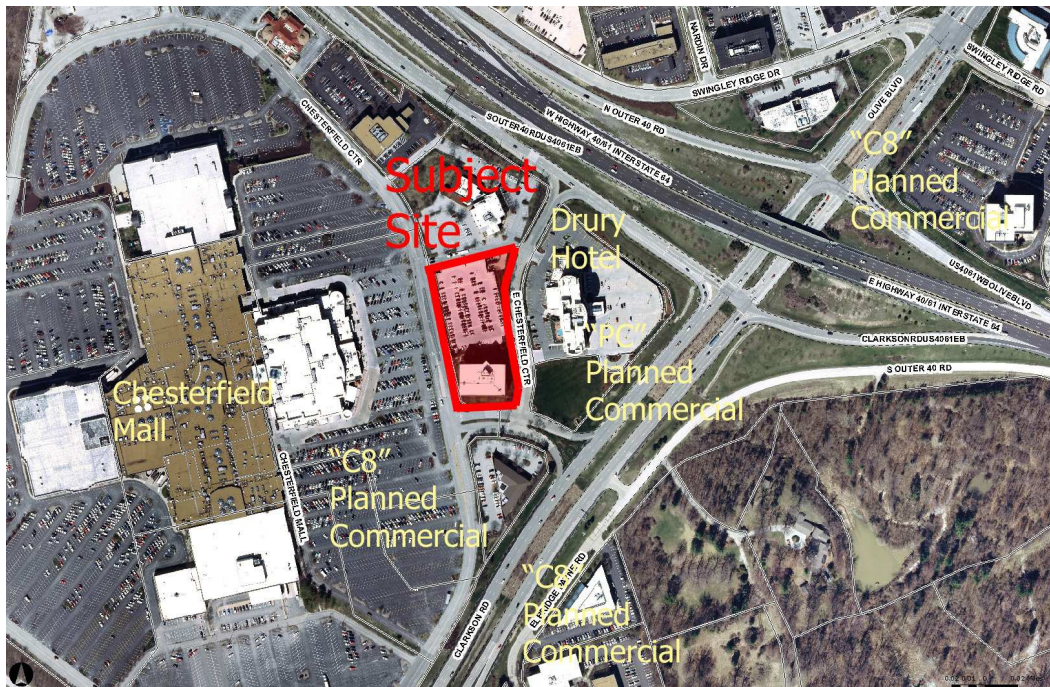


**NOTICE OF PUBLIC HEARING  
CITY OF CHESTERFIELD  
PLANNING COMMISSION**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of Chesterfield will hold a Public Hearing on Wednesday, September 30, 2009, in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

Said hearing will be as follows:

**T.S.P. 08-2009 T-Mobile (400 Chesterfield Center):** A request to obtain approval for a Telecommunication Facility Siting Permit for the purpose of removing existing antennas and replacing with new antennas on a 2.603 acre tract of land zoned "C8" Planned Commercial District located at 400 Chesterfield Center, northwest of the intersection of Chesterfield Airport Road and Clarkson Road (18S140431).



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](mailto:sseymour@chesterfield.mo.us)

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

Description of Property

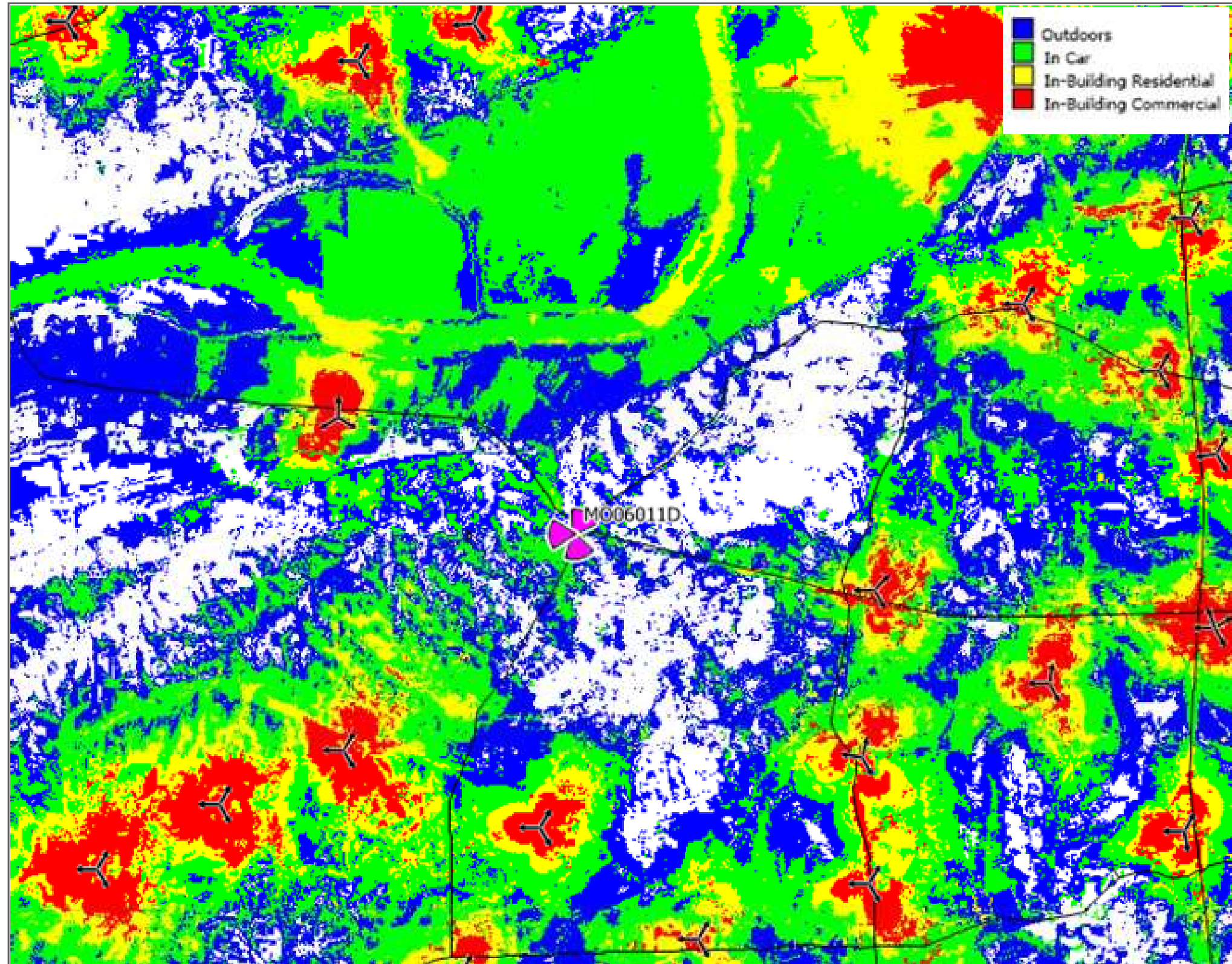
A Tract of land being Adjusted Parcel C-105 of Boundary Adjustment Plat of Lots C-105, C-106, and C-107 of Chesterfield Village Area "A" Phase One" according to the plat thereof recorded in Plat Book 194 Page 1 of the St. Louis County Records in U.S. Survey 415 and 2002 Township 45 north range 4 east St. Louis County Missouri.



..T..Mobile..

# Prediction Plot

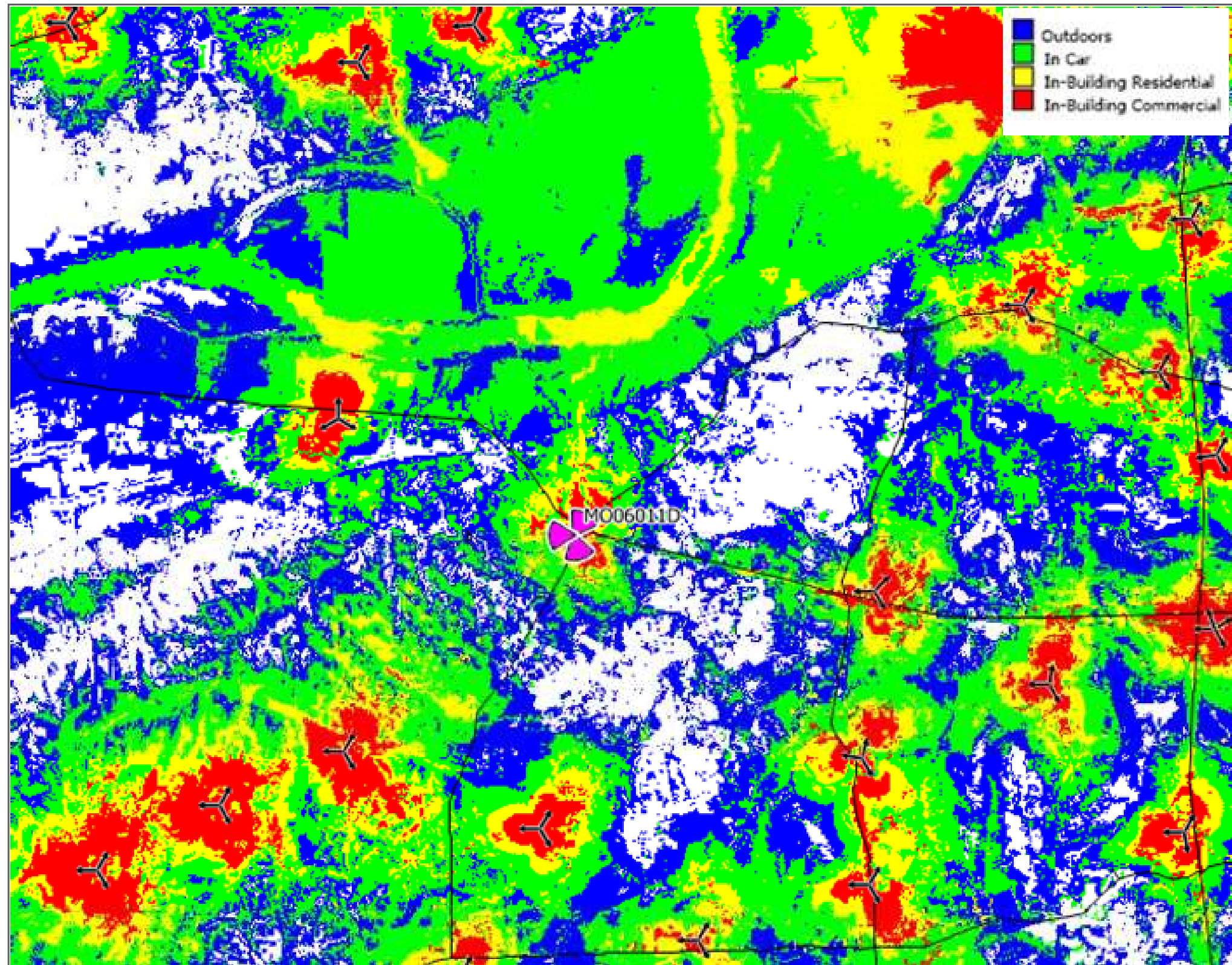
(surrounding sites without MO06011D)



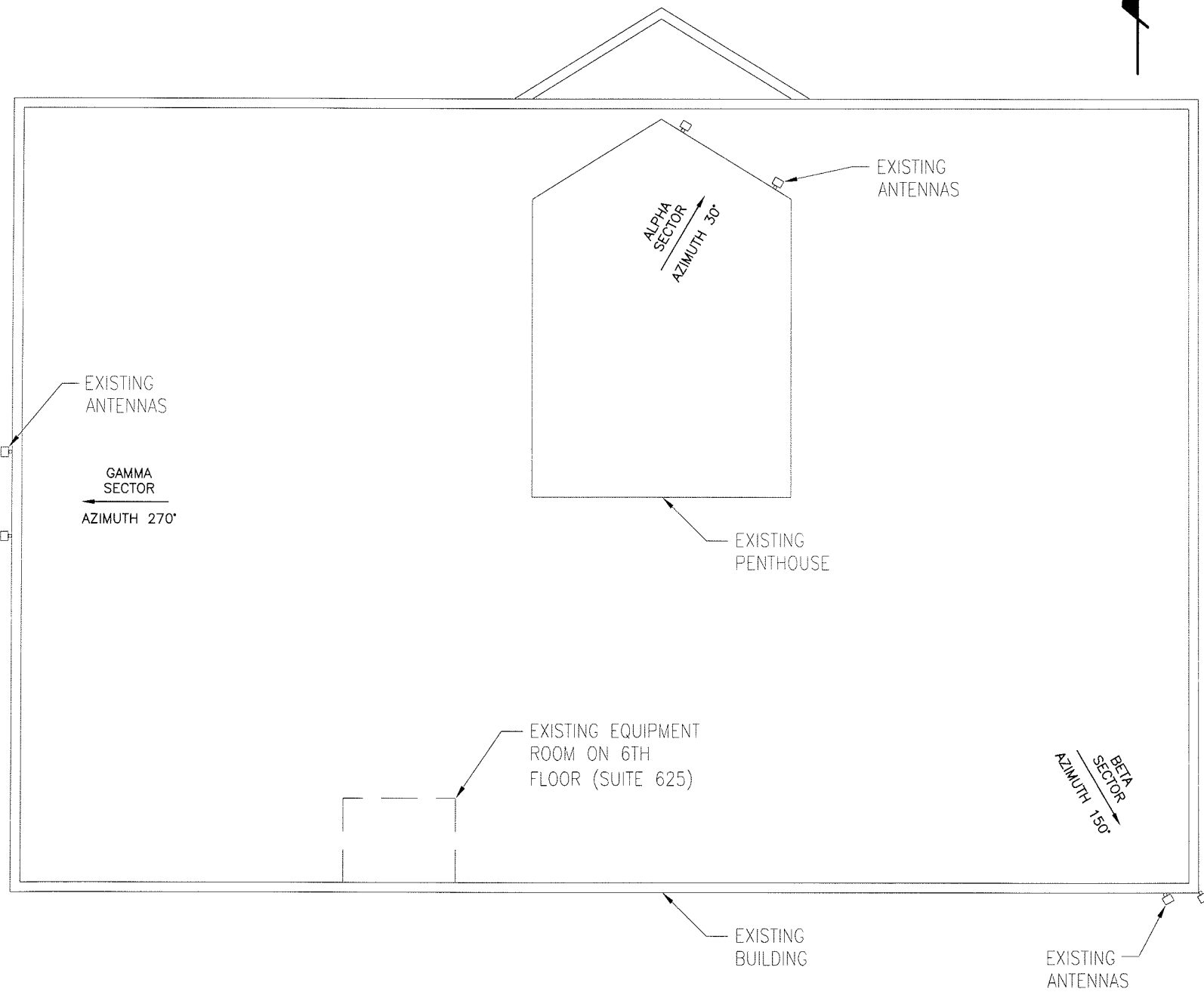
..T..Mobile..

# Prediction Plot

(surrounding sites with MO06011D)



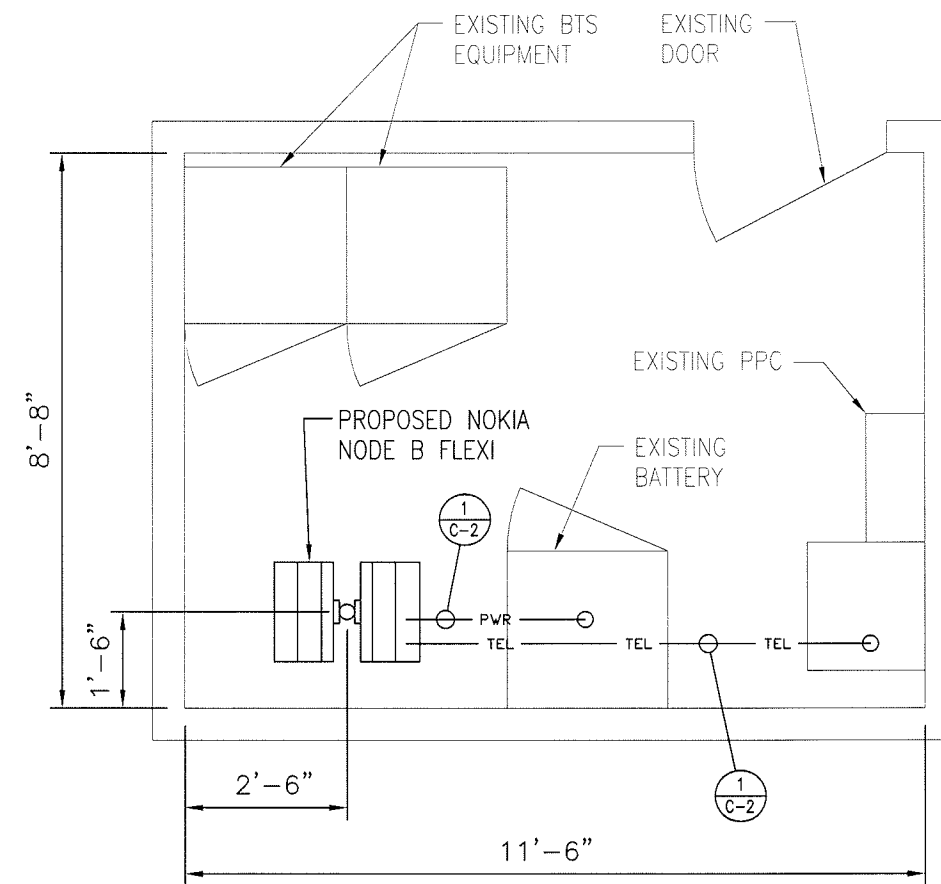




1 COMPOUND PLAN



- NOTES:
1. CONTRACTOR TO INSURE THAT NO CONFLICTS OCCUR IN THE FIELD WITH THE LOCATION OF THE T-MOBILE INSTALLED NODE B FLEXI EQUIPMENT. ANY CONFLICTS SHOULD BE REPORTED TO THE ENGINEER OF RECORD IMMEDIATELY PRIOR TO FINAL PLACEMENT.
  2. POWER/TELCO ROUTINGS SHOWN ARE FOR GRAPHICAL REPRESENTATION ONLY. CONTRACTOR TO FIELD ROUTE TO INSURE NO TRIPPING HAZARDS AND NO CONFLICTS WITH EXISTING EQUIPMENT.



2 NODE B FLEXI MOUNTING PLAN  
NTS

T-Mobile

555 NORTH NEW BALLAS ROAD,  
SUITE 350  
ST. LOUIS, MO 63141

TeleCAD  
WIRELESS SITE DESIGN, INC

7001 MIDDLE VALLEY RD SUITE 113  
HIXSON, TN 37343  
PH: 423-843-9500  
FAX: 423-843-9509

EXCELL  
COMMUNICATIONS, INC.

EXCELL COMMUNICATIONS, INC.  
6247 AMBER HILLS ROAD  
BIRMINGHAM, ALABAMA 35173  
PHONE: 205.956.0198  
FAX: 205.956.2632



SITE NAME:  
SACHS BUILDING-APEX

SITE NUMBER:  
MO06011D

SITE ADDRESS:  
400 A CHESTERFIELD CENTER DR.  
CHESTERFIELD, MO 63017

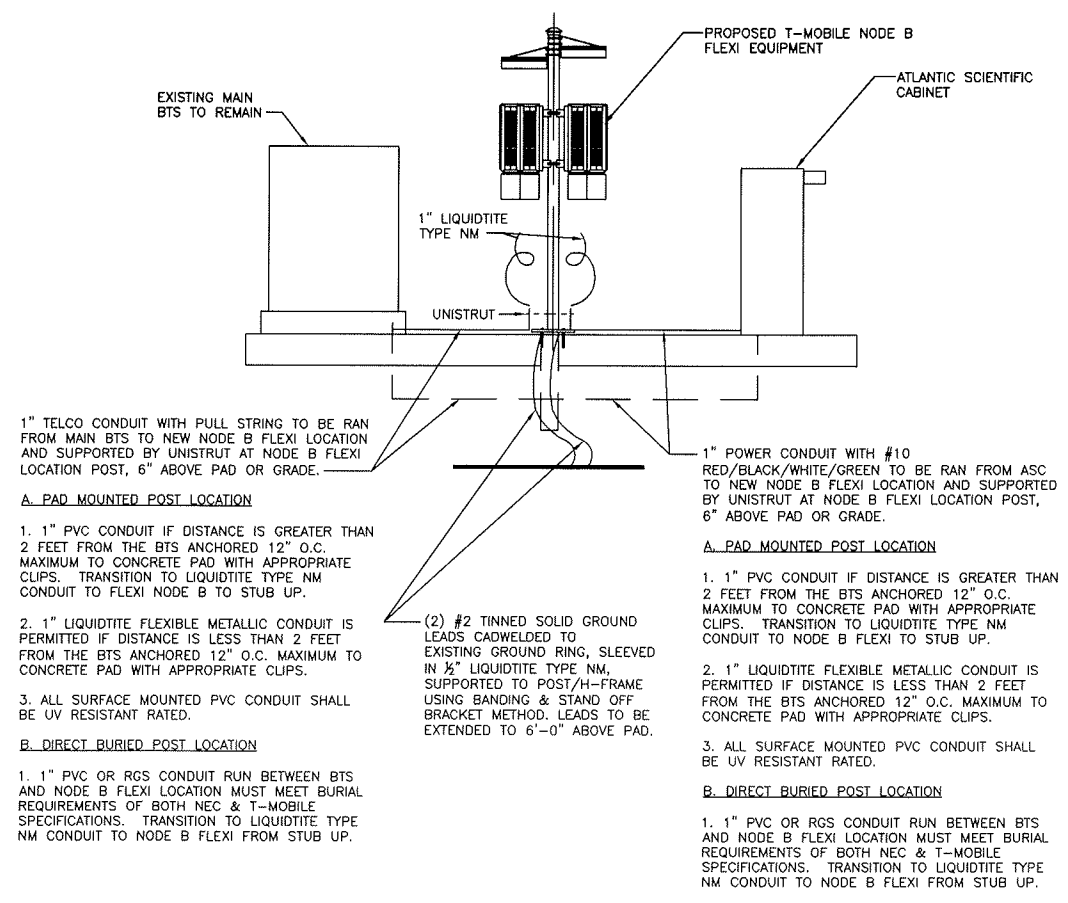
DRAWN BY:	DWS
CHECKED BY:	SEH

REVISIONS		
NO.	DATE	DESCRIPTION
0	03/24/09	FOR CONSTRUCTION
A	03/16/09	FOR REVIEW

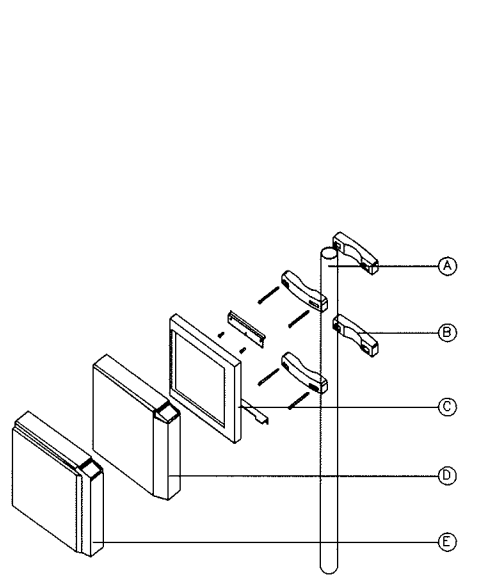
SHEET TITLE:  
COMPOUND PLAN

DRAWING NO. <b>C-1</b>	REVISION: <b>0</b>
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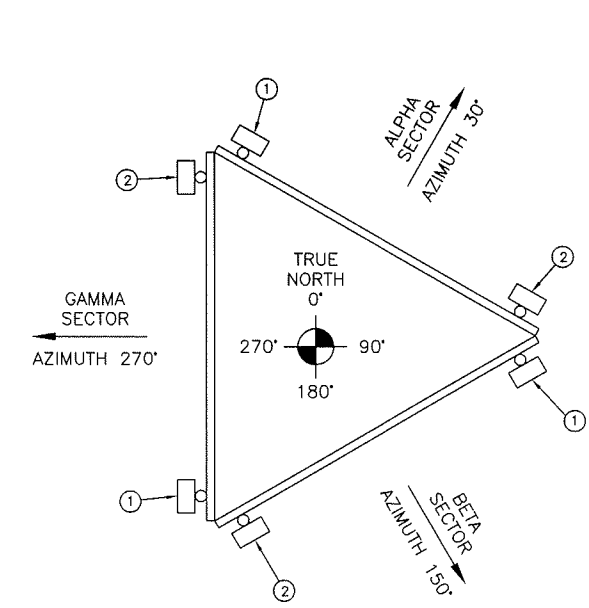
1 NODE B FLEXI CONNECTION DETAIL  
N.T.S.



BILL OF MATERIALS

QTY.	IDX.	DESCRIPTION
1	A	MOUNTING POLE
1	B	NOKIA POLE MOUNTING KIT
1	C	NOKIA PLINTH
1	D	INNER SLEEVE
1	E	OUTER SLEEVE

2 NODE B FLEXI MOUNT ASSEMBLY  
N.T.S.

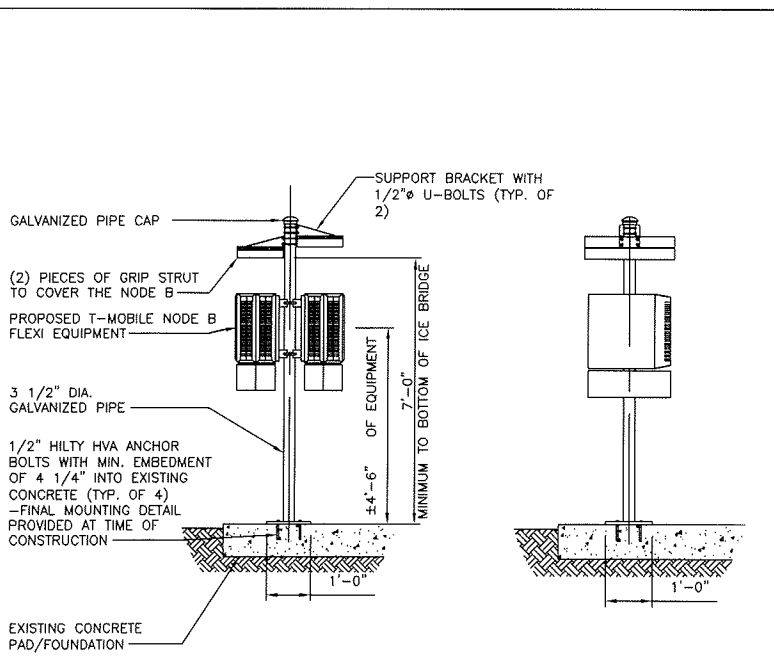


- ① EXISTING ANTENNA TO REMAIN
- ② EXISTING ANTENNA TO BE CHANGED TO NEW UMTS ANTENNA

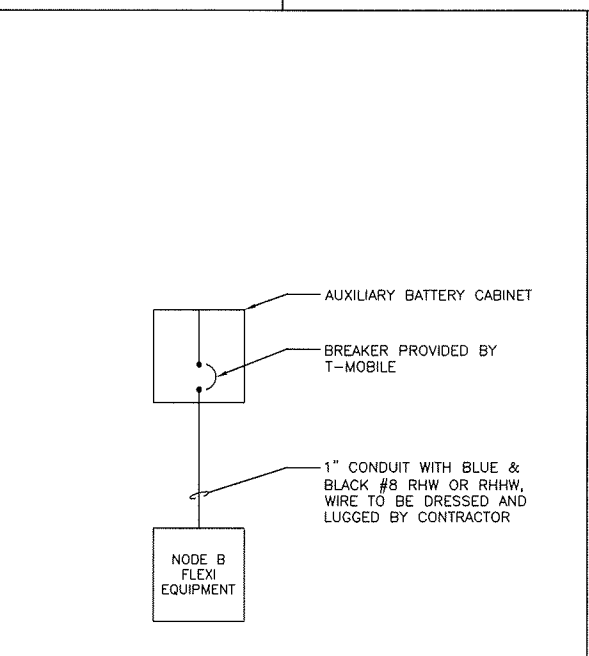
ANTENNA ORIENTATION

CONTRACTOR TO COORDINATE WITH T-MOBILE FOR MOST RECENT RF DESIGN. NOTIFY ENGINEER IF CONFLICT EXISTS.

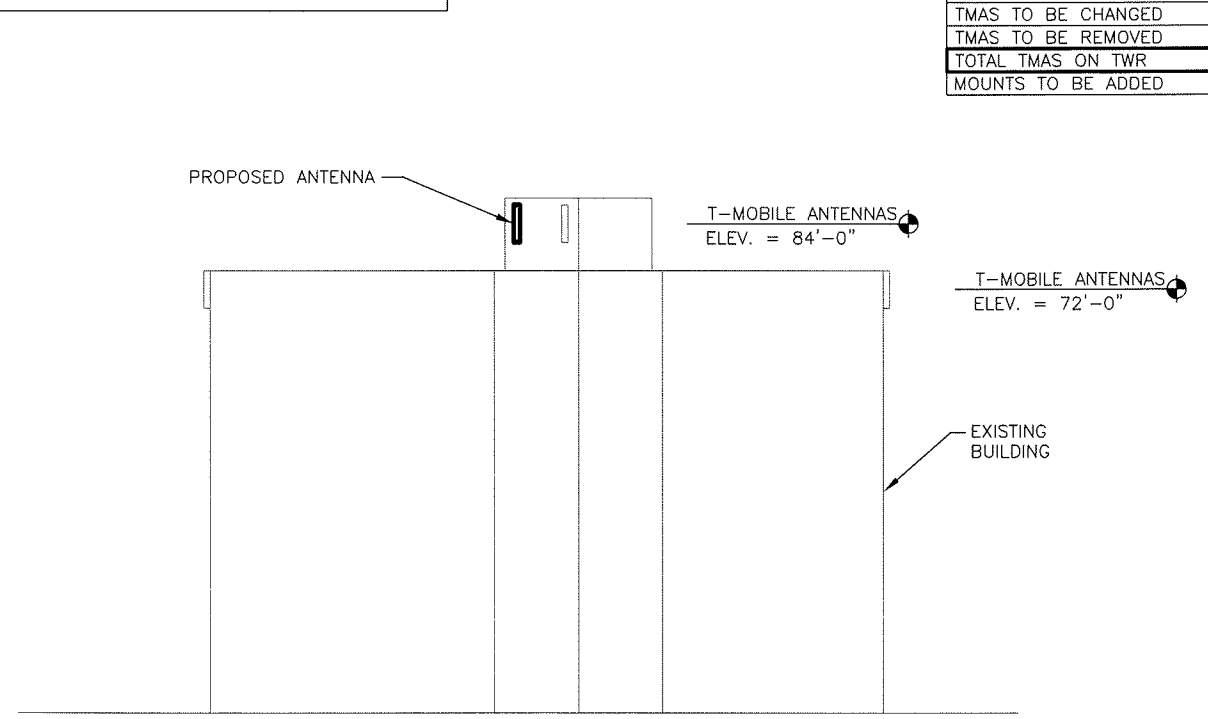
ANTENNAS TO BE ADDED	0
ANTENNAS TO BE CHANGED	3
ANTENNAS TO BE REMOVED	0
TOTAL ANTENNAS ON TWR	6
COAX TO BE ADDED	0
COAX TO BE CHANGED	0
COAX TO BE REMOVED	0
TOTAL COAX ON TWR	13
TMAS TO BE ADDED	0
TMAS TO BE CHANGED	0
TMAS TO BE REMOVED	0
TOTAL TMAS ON TWR	6
MOUNTS TO BE ADDED	0



3 NODE B FLEXI MOUNTING ELEVATION  
N.T.S.



4 ONE LINE DIAGRAM  
N.T.S.



5 BUILDING ELEVATION  
N.T.S.

T-Mobile

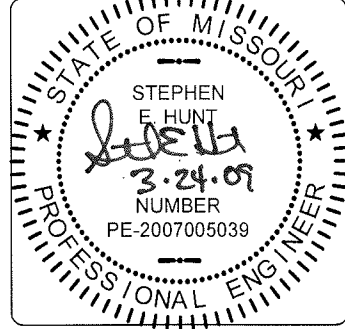
555 NORTH NEW BALLAS ROAD,  
SUITE 350  
ST. LOUIS, MO 63141

TeleCAD  
WIRELESS SITE DESIGN, INC

7001 MIDDLE VALLEY RD SUITE 113  
HIXSON, TN 37343  
PH: 423-843-9500  
FAX: 423-843-9509

EXCELL  
COMMUNICATIONS, INC.

EXCELL COMMUNICATIONS, INC.  
6247 AMBER HILLS ROAD  
BIRMINGHAM, ALABAMA 35173  
PHONE: 205.956.0198  
FAX: 205.956.2632



SITE NAME:  
SACHS BUILDING-APEX

SITE NUMBER:  
MO06011D

SITE ADDRESS:  
400 A CHESTERFIELD CENTER DR.  
CHESTERFIELD, MO 63017

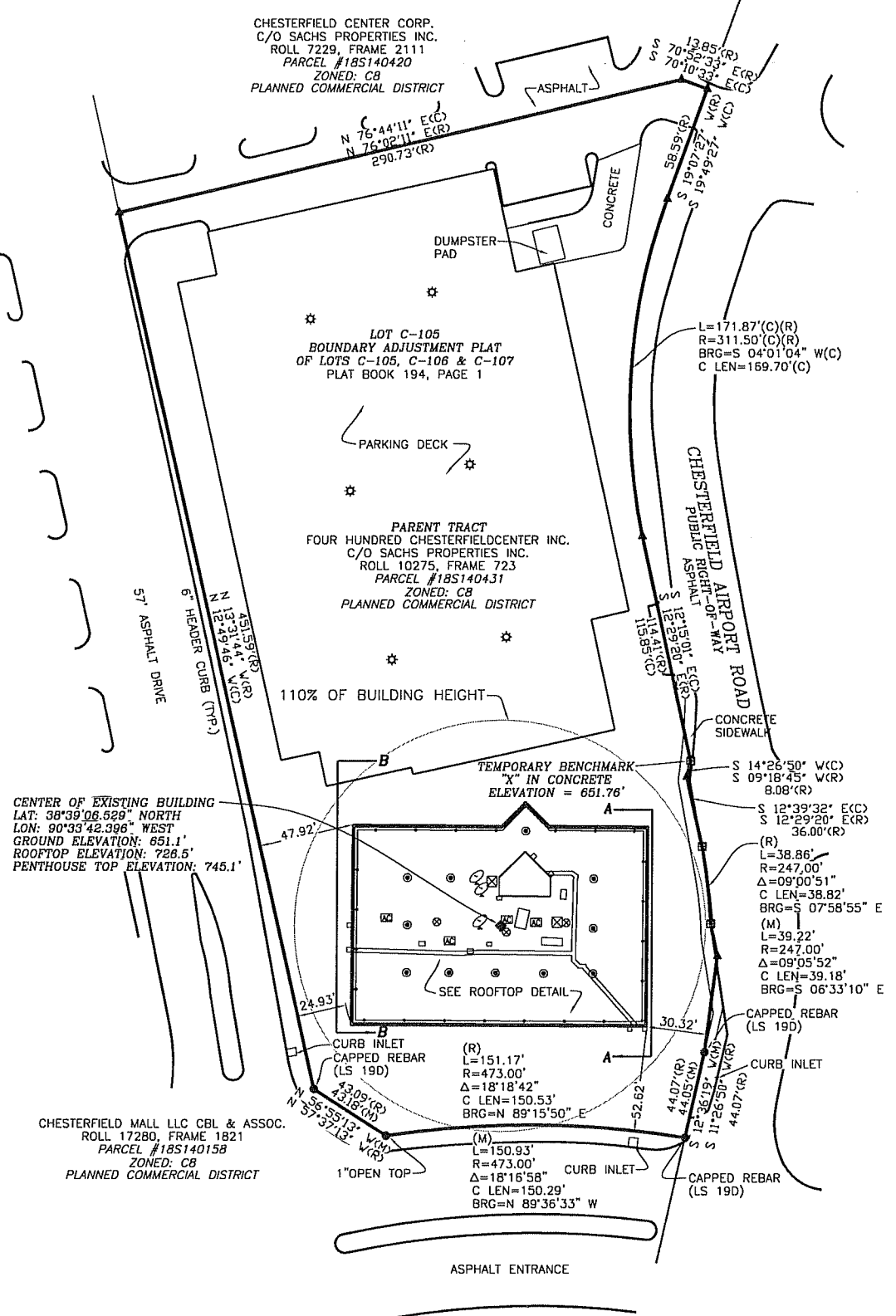
DRAWN BY: DWS  
CHECKED BY: SEH

REVISIONS

NO.	DATE	DESCRIPTION
0	03/24/09	FOR CONSTRUCTION
A	03/16/09	FOR REVIEW

SHEET TITLE:  
DETAILS & TOWER  
ELEVATION

DRAWING NO. C-2  
REVISION: 0



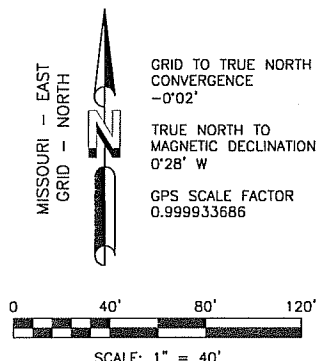
CENTER OF EXISTING BUILDING  
 LAT: 38°39'06.529" NORTH  
 LON: 90°33'42.396" WEST  
 GROUND ELEVATION: 651.1'  
 ROOFTOP ELEVATION: 728.5'  
 PENTHOUSE TOP ELEVATION: 745.1'

CHESTERFIELD MALL LLC CBL & ASSOC.  
 ROLL 17280, FRAME 1821  
 PARCEL #185140158  
 ZONED: C8  
 PLANNED COMMERCIAL DISTRICT

CHESTERFIELD CENTER CORP.  
 C/O SACHS PROPERTIES INC.  
 ROLL 7229, FRAME 2111  
 PARCEL #185140420  
 ZONED: C8  
 PLANNED COMMERCIAL DISTRICT

LOT C-105  
 BOUNDARY ADJUSTMENT PLAT  
 OF LOTS C-105, C-106 & C-107  
 PLAT BOOK 194, PAGE 1

PARENT TRACT  
 FOUR HUNDRED CHESTERFIELD CENTER INC.  
 C/O SACHS PROPERTIES INC.  
 ROLL 10275, FRAME 723  
 PARCEL #185140431  
 ZONED: C8  
 PLANNED COMMERCIAL DISTRICT

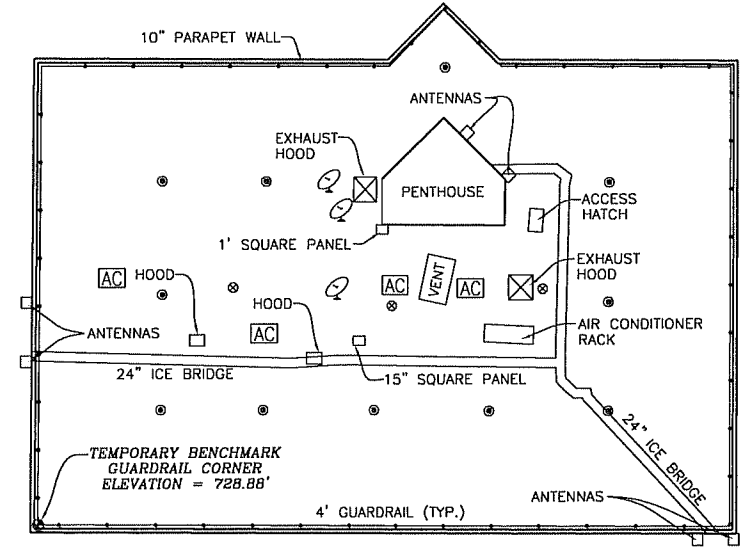


LOCATION OF NEAREST STRUCTURES

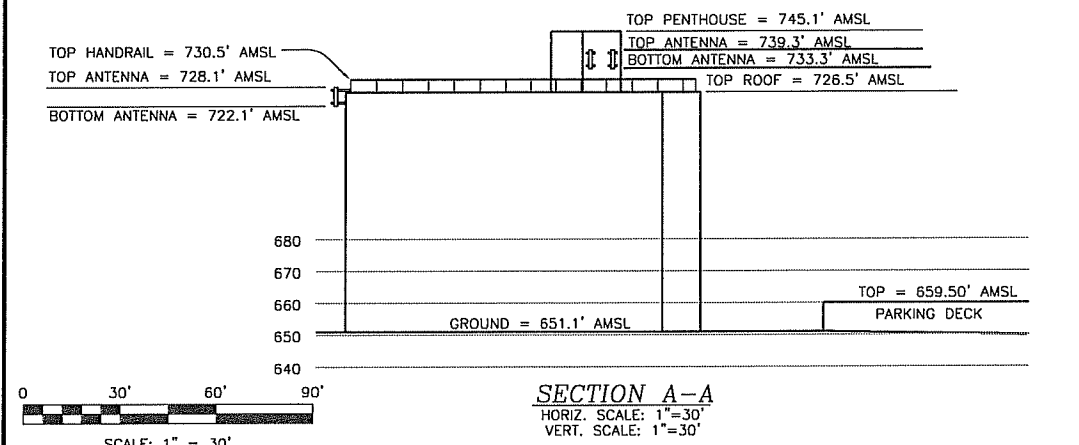
ADDRESS	DISTANCE
300 CHESTERFIELD CTR	252 FEET+/-
333 CHESTERFIELD CTR	258 FEET+/-
422 CHESTERFIELD CTR	449 FEET+/-
500 CHESTERFIELD CTR	790 FEET+/-
550 CHESTERFIELD CTR	1190 FEET+/-
150 CHESTERFIELD MALL	415 FEET+/-
1350 ELBRIDGE PAYNE RD	742 FEET+/-
16100 SWINGLEY RIDGE RD	1209 FEET+/-
16141 SWINGLEY RIDGE RD	1225 FEET+/-
16201 SWINGLEY RIDGE RD	1040 FEET+/-

ALL IN CHESTERFIELD MISSOURI, 63017

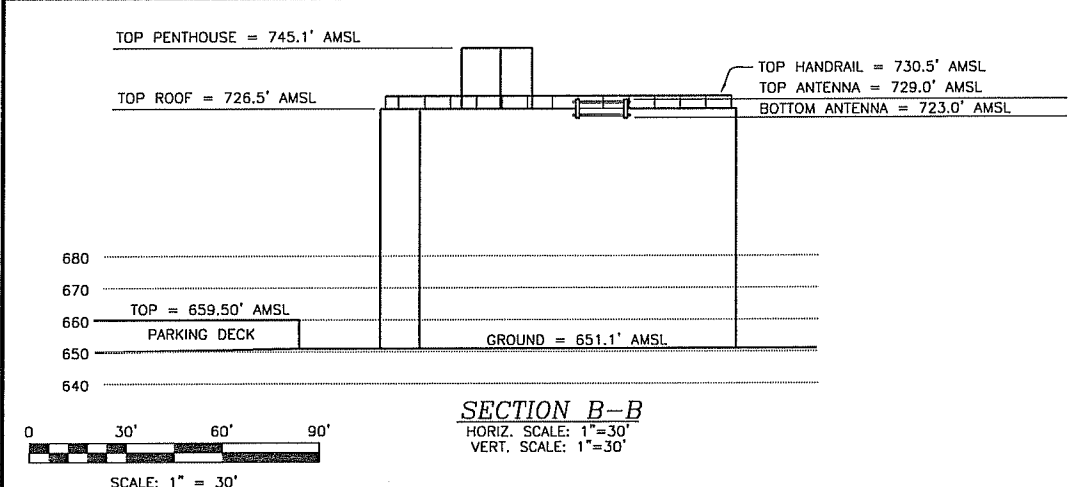
<b>TOWER INFO</b>	<b>VICINITY MAP</b>	<b>LEGEND</b>
TOWER TYPE: BUILDING CENTER OF BUILDING LATITUDE: 38°39'06.529" NORTH LONGITUDE: 90°33'42.396" WEST GROUND ELEVATION: 651.1' ABOVE MEAN SEA LEVEL SITE ADDRESS: 400A CHESTERFIELD CENTER DRIVE CHESTERFIELD, MO 63017		<ul style="list-style-type: none"> <li>□ = POWER BOX</li> <li>□ = TELEPHONE PEDESTAL</li> <li>○ = WATER VALVE</li> <li>⊙ = LIGHT POLE</li> <li>⊗ = POWER POLE</li> <li>⊘ = DRAIN</li> <li>⊞ = AIR CONDITIONER UNIT</li> <li>⊚ = ROOF ANCHOR</li> <li>⊙ = SATELLITE DISH</li> <li>○ = 5/8" CAPPED REBAR SET (SMW)</li> <li>● = FOUND PROPERTY MARKER</li> <li>⊗ = "X" IN CONCRETE</li> <li>⊙ = CALCULATED POINT</li> <li>⊚ = TEMPORARY BENCH MARK</li> <li>⊙ = CALCULATED POINT</li> <li>POB = POINT OF BEGINNING</li> <li>POC = POINT OF COMMENCEMENT</li> <li>POE = POINT OF ENDING</li> <li>(R) = RECORDED INFORMATION</li> <li>(M) = MEASURED</li> <li>(C) = CALCULATED</li> <li>— = RIGHT-OF-WAY</li> <li>- - - = SETBACK</li> <li>- - - = OVERHEAD POWER</li> </ul>



ROOFTOP DETAIL  
 SCALE: 1" = 20'



SECTION A-A  
 HORIZ. SCALE: 1" = 30'  
 VERT. SCALE: 1" = 30'



SECTION B-B  
 HORIZ. SCALE: 1" = 30'  
 VERT. SCALE: 1" = 30'

SACHS BUILDING APEX  
 MO06011D  
 U.S. SURVEYS 415 & 2002, T-45-N, R-4-E  
 ST. LOUIS, MISSOURI

BY	DATE	REVISION	NO.	PROJECT NO. 09-0264
BC				
DRAWN BY: BC CHECKED BY: AAK FIELD CREW: JF APPROVED BY: WHS DATE: 06/05/08 SCALE: AS SHOWN SHEET 1 OF 2				
ROOF TOP SURVEY				
FOR: T-MOBILE CENTRAL LLC 2001 BUTTERFIELD ROAD DOWNERS GROVE, IL 60515				
SMW Engineering Group, Inc. 1550 Woods of Riverchase Drive Suite 100 Hoover, Alabama 35244 Ph: 205-252-6985 www.smweng.com				

NOTES

1. This is a Roof Top Survey, made on the ground under the supervision of a Missouri Licensed Professional Engineer. Date of field survey is 05/21/09.
2. The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Missouri East State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a concrete monument and brass disc. NAVD 88 Datum with an established elevation of 647 feet, (197.2 meters), PID AAB672. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Roof Top Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted without the benefit of an Abstract Title search.
9. Engineer hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 15 feet horizontally and to within +/- 3 feet vertically (FAA Accuracy Code 1A).
10. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
11. Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor, mapper or professional engineer.
13. This survey does not constitute a complete boundary survey of the Parent Tract.
14. Distance to nearest subdivision is 1810 feet, more or less.

PARENT TRACT (ROLL 10275, PAGE 723)

A tract of land being Adjusted Parcel C-105 of "Boundary Adjustment Plat of Lots C-105, C-106 and C-107 of Chesterfield Village Area 'A' Phase One Plat One", according to the plat thereof recorded in Plat Book 194, Page 1 of the St. Louis County Records, in U.S. Surveys 415 and 2002, Township 45 North Range 4 East, St. Louis County, Missouri and being more particularly described as:

Beginning at the intersection of an East line of Lot C-101F of "Chesterfield Village Area 'A' Phase One Plat One", a subdivision according to the plat thereof recorded in Plat Book 158, Pages 96 and 97 of the St. Louis County Records, with the South line of Adjusted Parcel C of "Boundary Adjustment Plat of Lots C-106 and C-107 of Chesterfield Village Area 'A' Phase One Plat One, according to the plat thereof recorded in Plat Book 225, Page 39 of St. Louis County Records; thence Eastwardly along said South line of Adjusted Parcel C-106, North 76 degrees 02 minutes 11 seconds East 290.73 feet and South 70 degrees 52 minutes 33 seconds East 13.85 feet to the West right-of-way line of Chesterfield Airport Road Relocation, vacated by the City of Chesterfield, Missouri by Ordinance No. 511 recorded in Deed Book 8872, Page 2431 of the St. Louis County Records; thence Southwardly along said West right-of-way line of Chesterfield Airport Road Relocation, vacated by the City of Chesterfield, Missouri by Ordinance No. 511 recorded in Deed Book 8872, Page 2431 of St. Louis County Records, the following courses and distances: South 19 degrees 07 minutes 27 seconds West 58.59 feet, along a curve to the left whose radius point bears South 70 degrees 52 minutes 33 seconds East 311.50 feet from the last mentioned point, a distance of 171.87 feet, South 12 degrees 29 minutes 20 seconds East 114.41 feet, South 09 degrees 18 minutes 45 seconds West 8.08 feet, South 12 degrees 29 minutes 20 seconds East 36.00 feet, along a curve to the right whose radius point bears South 77 degrees 30 minutes 42 seconds West 247.00 feet from the last mentioned point, a distance of 38.86 feet, South 12 degrees 48 minutes 20 seconds East 16.41 feet, along a curve to the right whose radius point bears North 89 degrees 45 minutes 14 seconds West 250.00 feet from the last mentioned point, a distance of 48.87 feet and South 11 degrees 26 minutes 50 seconds West 44.07 feet to a North line of said Lot C-101F, said point being the Southeast corner of said Adjusted Parcel C-105; thence Westwardly and Northwardly along the Southern and Western lines of said Adjusted Parcel C-105, the following courses and distances: along a curve to the left whose radius point bears South 08 degrees 25 minutes 11 seconds West 473.00 feet from the last mentioned point, a distance of 151.17 feet, North 57 degrees 37 minutes 13 seconds West 43.09 feet and North 13 degrees 31 minutes 44 seconds West 451.59 feet to the point of beginning and containing 2.603 acres according to a survey by Volz, Inc. on July 29, 1994.

FLOOD NOTE

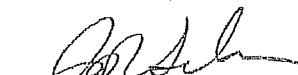
The subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 29189C0145H, which bears an effective date of 08/02/1995 and IS NOT in a special flood hazard area. No field measurements were used in this determination and an elevation certificate may be needed for verification.

CERTIFICATION

To T-Mobile:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes Items 1-5, 10, 11(a) & 12 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that;

\* the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

  
 Jerry R. Salmon  
 Missouri Professional Engineer 017459



SACHS BUILDING APEX  
 MO06011D  
 U.S. SURVEYS 415 & 2002, T-45-N, R-4-E  
 ST. LOUIS, MISSOURI

DRAWN BY: BC CHECKED BY: AAK FIELD CREW: JP APPROVED BY: WHS DATE: 06/05/08 SCALE: NO SCALE SHEET 2 OF 2	PROJECT NO. 09-0264
	NO.
ROOF TOP SURVEY	
FOR: T-MOBILE CENTRAL LLC 2001 BUTTERFIELD ROAD SUITE #1900 DOWNERS GROVE, IL 60515	
SMW Engineering Group, Inc. 1550 Woods of Riverchase Drive Suite 100 Hoover, Alabama 35244 Ph: 205-252-6985 www.smweng.com	