

III.A.

**Memorandum
Department of Planning & Public Works**



To: Planning and Public Works Committee

From: Shawn Seymour, AICP
Senior Planner

Date: October 21, 2010

RE: **T.S.P. 25-2010 AT&T (17848 Wild Horse Creek Road/St. Thomas Church):** A request to obtain approval for a Telecommunication Siting Permit for the purpose of placing additional antennas and replacing the existing Tower Mounted Amplifiers (TMAs) within an existing monopole telecommunications tower on an 18.35 acre tract of land zoned "LLR" (CUP) at St. Thomas Church located at 17848 Wild Horse Creek Road. (18V120254)

Summary

AT&T has requested a telecommunications facilities siting permit to allow the following within the existing monopole tower located on the campus of St. Thomas Church.

- Installation of three (3) additional antennas.
- Removal and replacement of three (3) Tower Mounted Amplifiers (TMAs) with associated coaxial or "co-ax" cables.

City of Chesterfield Ordinance 2391, which governs telecommunications and facilities siting, requires that the Planning Commission provide a venue for public hearing of requests for Telecommunications Siting Permits. Please note, the Commission does not provide a recommendation to the City Council, but rather generates a list of issues during the hearing. At the public hearing on September 27, 2010, no outstanding issues were identified.

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

Respectfully submitted,

Shawn Seymour, AICP
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

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

T.S.P. 25-2010 AT&T (17848 Wild Horse Creek Road/St. Thomas Church): A request to obtain approval for a Telecommunication Siting Permit for the purpose of placing additional antennas and replacing the existing tower mounted amplifiers (TMAs) within an existing monopole telecommunications tower on an 18.35 acre tract of land zoned "LLR" (CUP) at St. Thomas Church located at 17848 Wild Horse Creek Road. (18V120254)

Summary

Black and Vetch, on behalf of AT&T has requested a Telecommunications Siting Permit (TSP) to allow placement of additional antennas and the replacement of Tower Mounted Amplifiers (TMAs) within the existing monopole tower located on the St. Thomas Church campus.



St. Thomas Church is zoned "LLR" Large Lot Residential District. On October 19, 1998, the City of Chesterfield granted a Conditional Use Permit for the site via Resolution #241, which allowed for construction of the monopole tower as it currently exists.

Surrounding Land Use and Zoning

The land use and zoning for the properties surrounding this parcel are as follows:

North: To the north of the subject site is Wild Horse Creek Road. Beyond Wild Horse Creek Road is Tara at Wildhorse Subdivision, which is zoned "R1" Residence District.

South: To the south, is the "R1" Residence District-zoned Greystone Subdivision.
East: To the east of the subject site is Miramonte Subdivision, is zoned "E2" Estate District.
West: To the west, is Steeple Hill Subdivision, which is located in the City of Wildwood.

The location of the existing tower is located on the following site aerial. There are currently four (4) users within the tower, and a fifth user utilizing omni antennas on top. The request by AT&T would increase their number of internal antennas from three (3) to six (6). The tower is surrounded by trees and vegetation on the north, west and south sides, with access to the tower from the east.



Views of Adjacent Structures



17846 Wild Horse Creek Road





**310 Steeple Lane
(City of Wildwood)**



**St. Thomas Church
18936 Wild Horse Creek**



Analysis

Alterations to existing telecommunications facilities within the City of Chesterfield are subject to Ordinance 2391. Per Ordinance 2391, proposed improvements including material alterations require a public hearing before the Planning Commission as well as review and final approval by the City Council. It is the responsibility of the Planning Commission to provide, if any, issues or items of concern as identified at the public hearing relating to the application at hand to the City Council.

Staff has reviewed the above described request and finds that it meets the requirements and standards of Ordinance 2391 and all other applicable ordinances of the City of Chesterfield.

Respectfully submitted,

Annissa McCaskill-Clay

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, September 27, 2010 at 7:00 pm in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

T.S.P. 25-2010 AT&T (17848 Wild Horse Creek Road/St. Thomas Church): A request to obtain approval for a Telecommunication Siting Permit for the purpose of placing additional antennas and replacing the existing tower mounted amplifiers (TMAs) within an existing monopole telecommunications tower on an 18.35 acre tract of land zoned "LLR" (CUP) at St. Thomas Church located 17848 Wild Horse Creek Road. (18V120254)

Lease Area Description

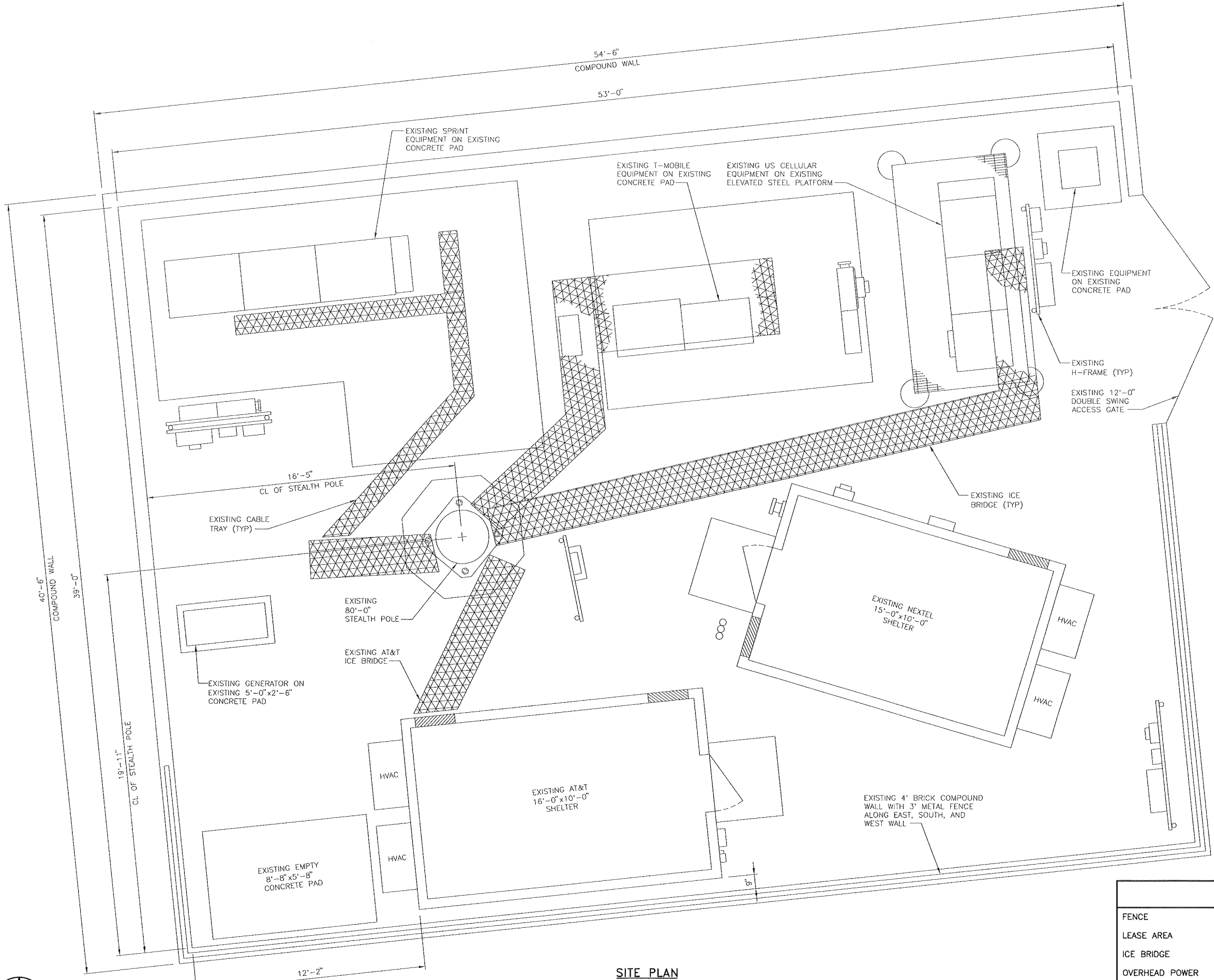
A STRIP OF LAND 20 FEET WIDE SITUATED IN U.S. SURVEY NO. 102 AND 479, TOWNSHIP 45 NORTH, RANGE 3 EAST IN ST. LOUIS COUNTY, MISSOURI, ALSO BEING A PART OF THAT TRACT AS CONVEYED TO PHILLIP A. FICK IN DEED BOOK 610, PAGE 219 IN THE ST. LOUIS COUNTY LAND RECORDS OFFICE, IN ST. LOUIS COUNTY, MISSOURI AND THE CENTERLINE OF SAID 20 FOOT WIDE STRIP HEREAFTER DESCRIBED:

BEGINNING AT A POINT IN THE SOUTHEASTERN LINE OF NEW WILDHORSE CREEK ROAD (60 FOOT WIDE) DISTANT SOUTH 55 DEGREES 29 MINUTES 44 SECONDS WEST A DISTANCE OF 98.59 FEET FROM THE INTERSECTION OF SAID ROAD LINE WITH THE EASTERN LINE OF TRACT CONVEYED TO PHILLIP A. FICKBY DEED RECORDED IN BOOK 610, PAGE 219 OF THE ST. LOUIS COUNTY, MISSOURI RECORDS;

THENCE SOUTH 07 DEGREES 33 MINUTES 04 SECONDS EAST, A DISTANCE OF 74.70 FEET TO A POINT; THENCE SOUTH 24 DEGREES 48 MINUTES 48 SECONDS EAST; A DISTANCE OF 176.60 FEET TO A POINT; THENCE SOUTH 17 DEGREES 50 MINUTES 17 SECONDS EAST, A DISTANCE OF 150.53 FEET TO A POINT; THENCE SOUTH 07 DEGREES 20 MINUTES 34 SECONDS WEST, A DISTANCE OF 91.14 FEET TO A POINT; THENCE SOUTH 49 DEGREES 08 MINUTES 34 SECONDS WEST, A DISTANCE OF 121.13 FEET TO A POINT; THENCE SOUTH 72 DEGREES 42 MINUTES 38 SECONDS WEST, A DISTANCE OF 104.67 FEET TO A POINT; THENCE SOUTH 69 DEGREES 03 MINUTES 36 SECONDS WEST, A DISTANCE OF 76.04 FEET TO A POINT; THENCE SOUTH 74 DEGREES 37 MINUTES 35 SECONDS WEST, A DISTANCE OF 103.16 FEET TO A POINT; THENCE SOUTH 85 DEGREES 35 MINUTES 24 SECONDS WEST, A DISTANCE OF 10.38 FEET TO A POINT OF TERMINATION OF THE CENTERLINE OF THE DESCRIBED 20 FOOT WIDE STRIP.



Information on this Public Hearing may be found on the City's website at <http://www.chesterfield.mo.us/public-notice.html> or by contacting Lead Senior Planner Annissa McCaskill-Clay at 636.537.4737 or via e-mail at amccaskill@chesterfield.mo.us. All interested parties will be given an opportunity to be heard at the Public Hearing.



SITE PLAN
SCALE: 3/8" = 1'-0"



LEGEND	
FENCE	— x — x — x —
LEASE AREA	— — — — —
ICE BRIDGE	
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



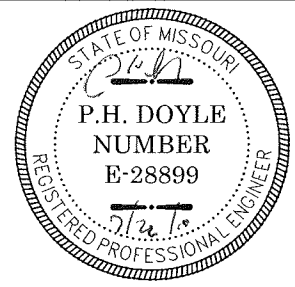
BLACK & VEATCH

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:	RNA
CHECKED BY:	GPX

REV	DATE	DESCRIPTION
1	07/26/10	ZONING COMMENTS
0	08/10/10	ISSUED FOR ZONING



P. H. DOYLE E-28899
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.

MO3683
ST THOMAS
17801 WILD HORSE CREEK ROAD
CHESTERFIELD, MO 63005
2ND CARRIER

SHEET TITLE
SITE PLAN

SHEET NUMBER
C-1



13075 MANCHESTER RD, SUITE 100
ST LOUIS, MO 63131



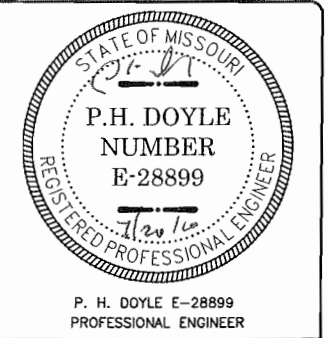
BLACK & VEATCH

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:	RNA
CHECKED BY:	GPX

REV	DATE	DESCRIPTION
1	07/28/10	ZONING COMMENTS
0	08/10/10	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.

MO3683
ST THOMAS
17801 WILD HORSE CREEK ROAD
CHESTERFIELD, MO 63005
2ND CARRIER

SHEET TITLE
SITE ELEVATION

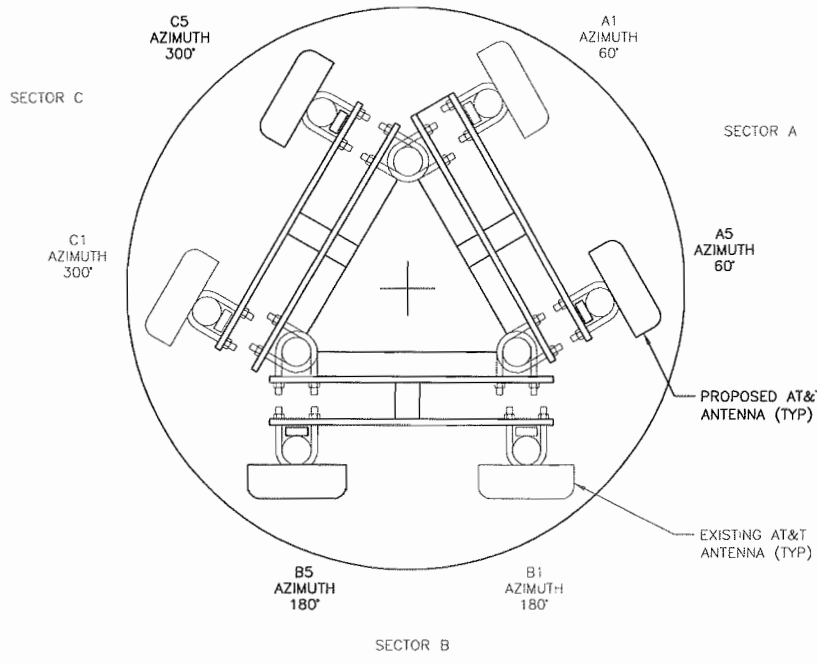
SHEET NUMBER
C-2

NOTES

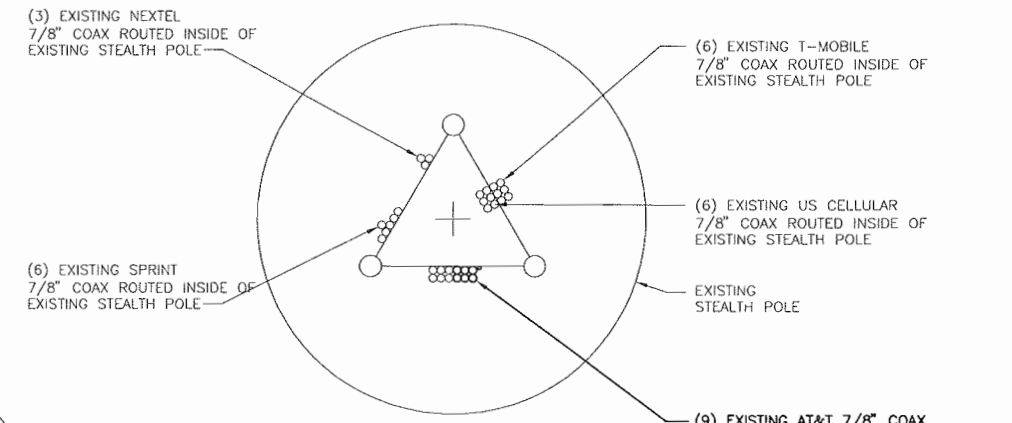
- ALL MAIN CABLES WILL BE GROUNDED W/ COAXIAL CABLE GROUNDING KITS AT:
 - THE ANTENNA LEVEL.
 - MID LEVEL IF TOWER IS OVER 200'.
 - BASE OF TOWER PRIOR TO TURNING HORIZONTAL.
 - OUTSIDE THE EQUIPMENT SHELTER AT ENTRY PORT.
 - INSIDE THE EQUIPMENT SHELTER AT THE ENTRY PORT.
- ALL PROPOSED GROUNDING BAR DOWNLEADS ARE TO BE EXOTHERMIC TO THE EXISTING ADJACENT GROUNDING BAR DOWNLEADS A MINIMUM DISTANCE OF FOUR FEET BELOW GROUNDING BAR.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ANTENNA AND COAX CONFIGURATION, MAKE AND MODELS PRIOR TO INSTALLATION.
- ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S STANDARD DETAILS.
- THE EXISTING TOWER IS CURRENTLY BEING ANALYZED BY OTHERS TO DETERMINE ITS STRUCTURAL CAPACITY TO CARRY THE PROPOSED NEW COAX AND ANTENNAS. THESE DRAWINGS HAVE BEEN CREATED BASED ON THE ASSUMPTION THE STRUCTURAL ANALYSIS WILL SHOW THAT THE TOWER HAS SUFFICIENT CAPACITY TO SUPPORT THE PROPOSED NEW LOADS. INSTALLATION OF THE COAX AND ANTENNAS SHALL NOT COMMENCE UNTIL AN APPROVED STRUCTURAL ANALYSIS HAS BEEN RECEIVED BY THE OWNER OR AT&T AND HAS BEEN REVIEWED BY BLACK AND VEATCH.
- SUBCONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.

COAXIAL ANTENNA CABLE NOTES

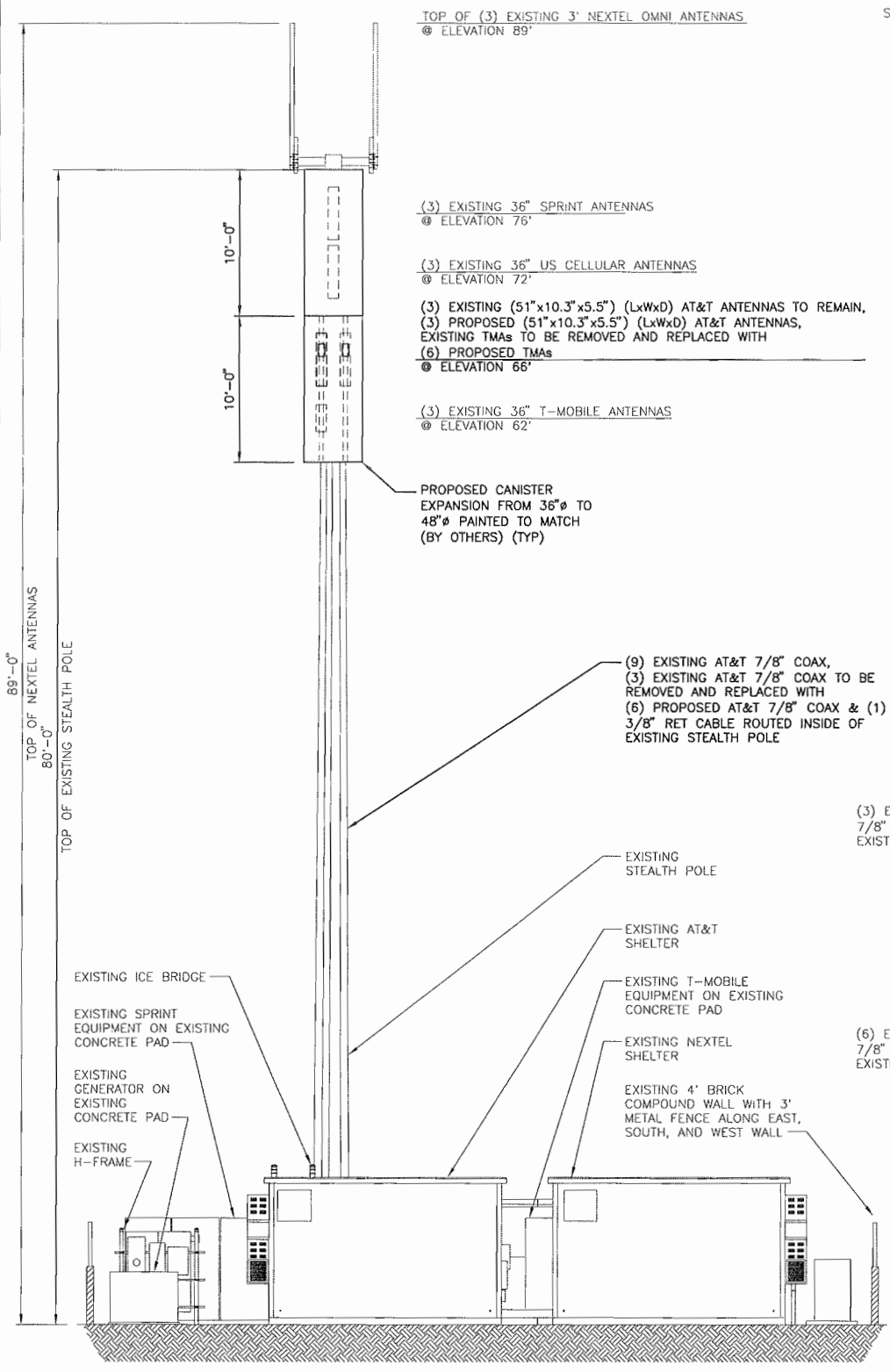
- TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
- CONTRACTOR SHALL VERIFY THE DOWN TILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
- CONTRACTOR TO CONFIRM COAX COLOR CODING PRIOR TO CONSTRUCTION. REFER TO "ANTENNA SYSTEM LABELING STANDARD" ND-00027 LATEST VERSION.
- ALL JUMPERS TO THE ANTENNAS FROM THE MAIN TRANSMISSION LINE WILL BE 1/2" DIA. LDF AND SHALL NOT EXCEED 6'-0".
- ALL COAXIAL CABLE WILL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE AT DISTANCES NOT TO EXCEED 4'-0" OC
- CONTRACTOR MUST FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING THE INSTALLATION OF COAXIAL CABLES, CONNECTORS, AND ANTENNAS.
- WEATHERPROOF ALL ANTENNA CONNECTORS WITH SELF AMALGAMATING TAPE.



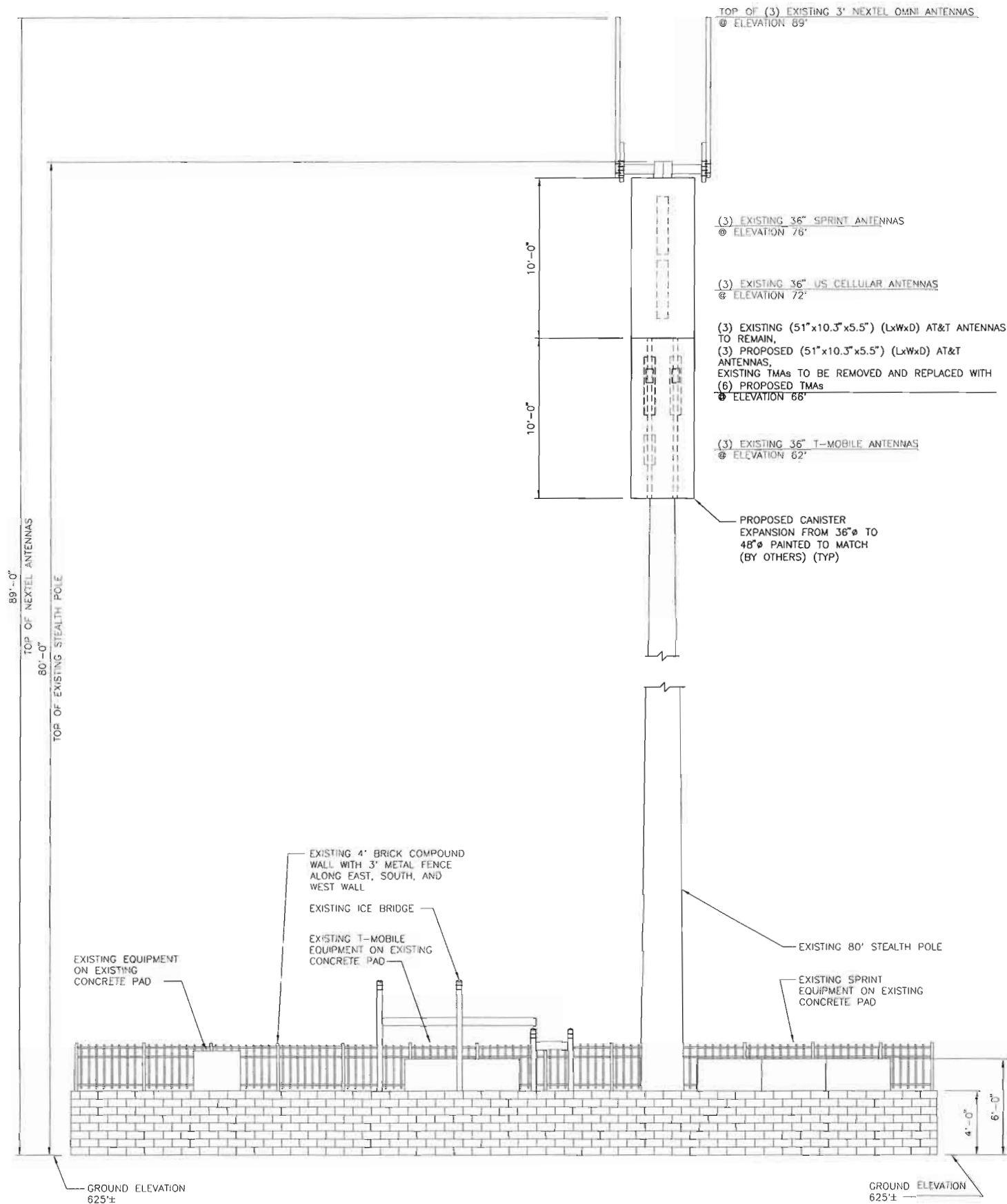
**ANTENNA LAYOUT
@ ELEVATION 66'**
NO SCALE



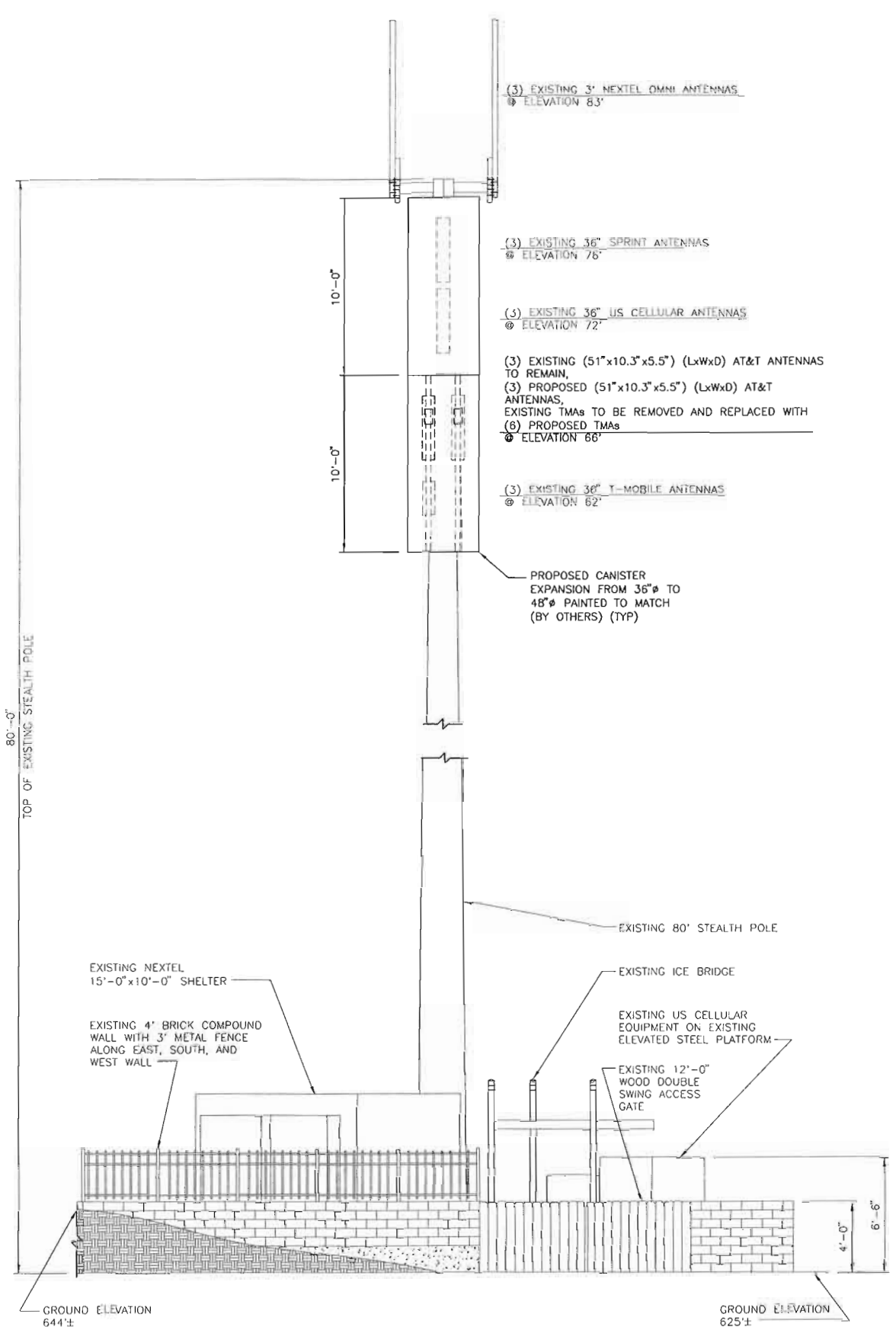
COAX ROUTING DETAIL
NO SCALE



SITE ELEVATION
NO SCALE



NORTH ELEVATION
SCALE 1:50



EAST ELEVATION
SCALE 1:50



13075 MANCHESTER RD, SUITE 100
ST LOUIS, MO 63131



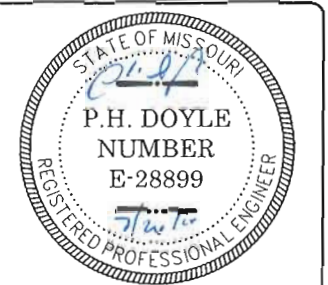
BLACK & VEATCH

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

BLACK & VEATCH PROFESSIONAL ENGINEERING CORPORATION
MISSOURI STATE CERTIFICATE OF AUTHORITY # 001646

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

REV	DATE	DESCRIPTION
1	07/26/10	ZONING COMMENTS
0	06/10/10	ISSUED FOR ZONING



P. H. DOYLE E-28899
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.

MO3683
ST THOMAS
17801 WILD HORSE CREEK ROAD
CHESTERFIELD, MO 63005
2ND CARRIER

SHEET TITLE
SITE ELEVATION

SHEET NUMBER
C-2.1