



Memorandum Department of Planning & Public Works

To: Planning and Public Works Committee
From: Annissa McCaskill-Clay, Lead Senior Planner
Date: October 18, 2009
RE: **T.S.P. 13-2009 T-Mobile (Wildhorse Springs/132A Woodcliffe Place)- EXEMPTION FROM PUBLIC HEARING REQUEST:** A request to obtain approval for a Telecommunication Siting Permit for the purpose of removing existing antennas and replacing with new antennas; and the addition of more equipment to the equipment compound at an existing telecommunications tower for a .41 acre tract of land zoned R3(PEU) at 132A Woodcliffe Place. (18T410128)

Summary

T-Mobile, which is the second tenant on an existing lattice-work tower located at the above-referenced address, is seeking exemption from requirement for a public hearing to obtain a Telecommunications Siting Permit. Applicants may seek exemption from the requirements of City of Chesterfield Ordinance 2391 by submitting a written statement to City Council. T-Mobile seeks permission to:

1. Remove three (3) existing antennas and replace them with three (3) new antennas of similar dimension.
2. Add an additional cabinet to the existing equipment yard for the site.

Upon review of the Petitioner's initial application, it was determined that the Petitioner's request required a public hearing. Therefore, T.S.P. 13-2009 was scheduled for a public hearing on October 12, 2009. Subsequent to being scheduled for the public hearing, the Petitioner submitted a request for exemption from public hearing and advised the staff that notification of property owners within 1500 square feet of the subject site had not occurred per the requirements of Ordinance 2391. Therefore the public hearing was cancelled. City of Chesterfield Staff, after consultation with the City Attorney, believes that Petitioner's request for an exemption from the requirements of Ordinance 2391 should be denied because Petitioner's application seeks a material modification in that Petitioner seeks to add an additional cabinet to the existing equipment yard for the site. The cabinet is a material addition and represents an important change to the existing wireless

T.S.P. 13-2009 T-Mobile (Wildhorse Springs/132A Woodcliffe Place)
Planning & Public Works Committee Report
October 18, 2009

telecommunications facility. Staff requests that if the Council denies the request for an exemption after a review by this committee, Council direct Staff to prepare a written statement setting out the reasons for said denial. Attached please find the Petitioner's written statement and materials submitted in support of their application.

Respectfully submitted,

A handwritten signature in black ink that reads "Annissa McCaskill-Clay". The signature is written in a cursive, flowing style.

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



Eric D. Martin
Attorney

190 Carondelet Plaza, Suite 600
St. Louis, MO 63105
314.345.6420
fax: 314.480.1505
eric.martin@huschblackwell.com

October 6, 2009

VIA E-MAIL

Annissa McCaskill-Clay, AICP
Lead Senior Planner
City of Chesterfield
690 Chesterfield Pkwy W
Chesterfield, MO 63017-0760

Re: **T.S.P. 13-2009 T-Mobile (Wildhorse Springs/132A Woodcliffe Place Drive)**
(08/15/2008 submittal)
T.S.P. 10-2009 T-Mobile (Parkway Central High School)
(08/15/2008 submittal)
T.S.P. 07-2009 T-Mobile (Villas at Ladue Bluffs/St. Louis County Tower)
(08/15/2008 submittal)
T.S.P. 12-2009 T-Mobile (St. Thomas Church UCC)
(08/15/2008 submittal)

Dear Ms. McCaskill-Clay:

I represent T-Mobile Central LLC, a wholly-owned subsidiary of T-Mobile USA, Inc. (collectively, "T-Mobile"). Currently, the four Telecommunication Facility Siting Permits referenced above ("Four Sites") are pending and scheduled for a public hearing before the Chesterfield Planning Commission on October 12, 2009. T-Mobile respectfully requests exemptions for the public hearing requirement for these four permits pursuant to § 30-27 of the City's Ordinances. Please place this exemption request on the agenda for City Council, Planning and Public Works Committee on Thursday, October 8, 2009.

As detailed in the application materials, T-Mobile's equipment upgrade involves exchanging antennas and using existing coaxial cables. Following the completion of the project, the tower sites will have the same number of antennas and coaxial cables as before. The only addition to the tower sites will be an unobtrusive equipment cabinet that consists of four modules (height, width, and depth of 5.2 inches by 17 inches by 22 inches) placed on a pole. Attached is a photograph that shows the mounted equipment cabinet.

T-Mobile respectfully suggests that the equipment upgrade project that is the subject of the applications does not constitute a "material modification" as defined in § 30-3 of the

Ordinances because the changes would not "materially affect the obvious physical appearance of the facility." Since the four towers range in height from approximately 100 to 200 feet, the addition of this equipment cabinet at the base of the towers is visually inconsequential. Further evidence of this assertion is the fact that three of the Four Sites have fences and one has a screen wall. T-Mobile is performing this equipment upgrade to its sites throughout the country, and other jurisdictions are treating this change as ordinary maintenance.

In an effort to allay any concerns the City might have and fully document the unobtrusive nature of the changes, T-Mobile has gone through the facility permit application procedures for these Four Sites and three other sites.¹ On September 30, 2009, T-Mobile presented the three other sites at a public hearing before the Chesterfield Planning Commission. T-Mobile incurred thousands of dollars in mailing expenses for this hearing. No members of the public attended the Planning Commission hearing, which is not surprising since this project does not involve the construction of a new tower or a material change in appearance of an existing one.

Alternatively, for the final Four Sites, T-Mobile requests exemptions from the public hearing requirements as is expressly authorized by § 30-27. The mailing expenses for the public hearings would cost thousands of dollars. Allowing T-Mobile to dispense with the public hearing requirement for the Four Sites will have "no significant affect on the health, safety and welfare of the city, its residents and other service providers."

Thank you for your consideration.

Sincerely,



Eric D. Martin

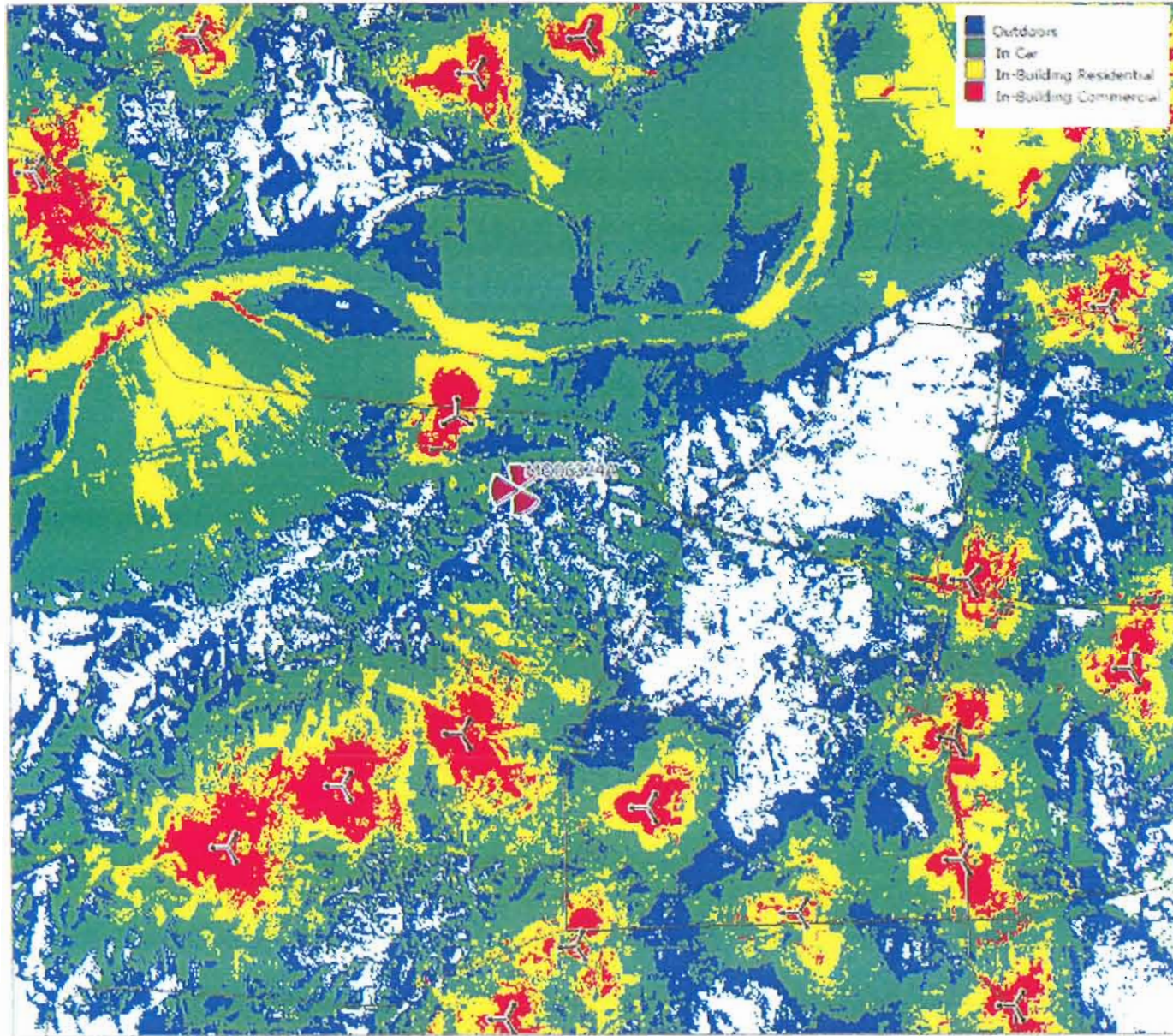
EDM/tl

cc: Robert M. Heggie, Esq. (via email)

¹ T.S.P. 08-2009 T-Mobile (400 Chesterfield Center), T.S.P. 09-2009 T-Mobile (Spirit 40 Park), and T.S.P. 11-2009 T-Mobile (Village at Baxter Ridge – Ameren Tower)

Node B Flexi Cabinet Outside Mount

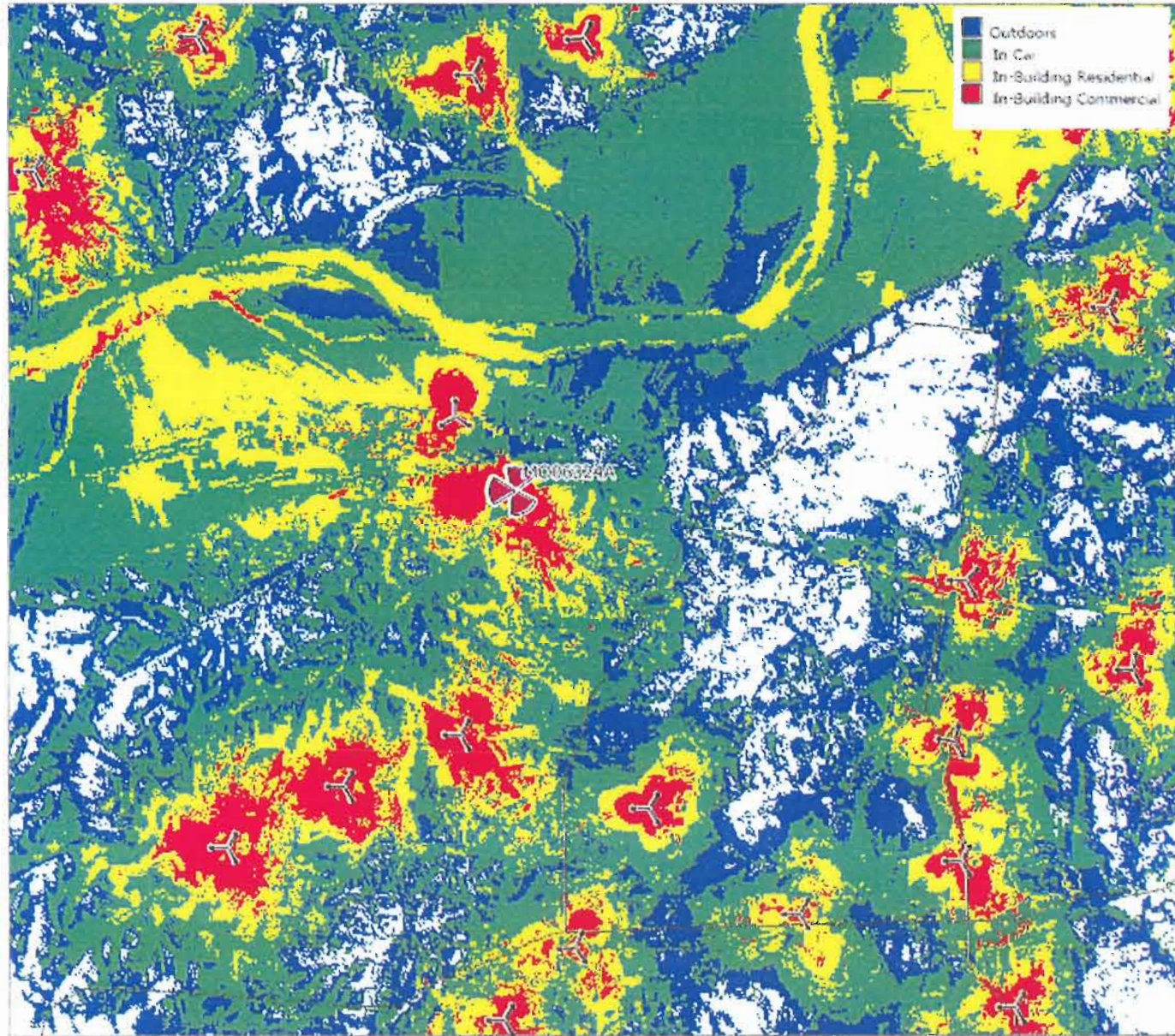




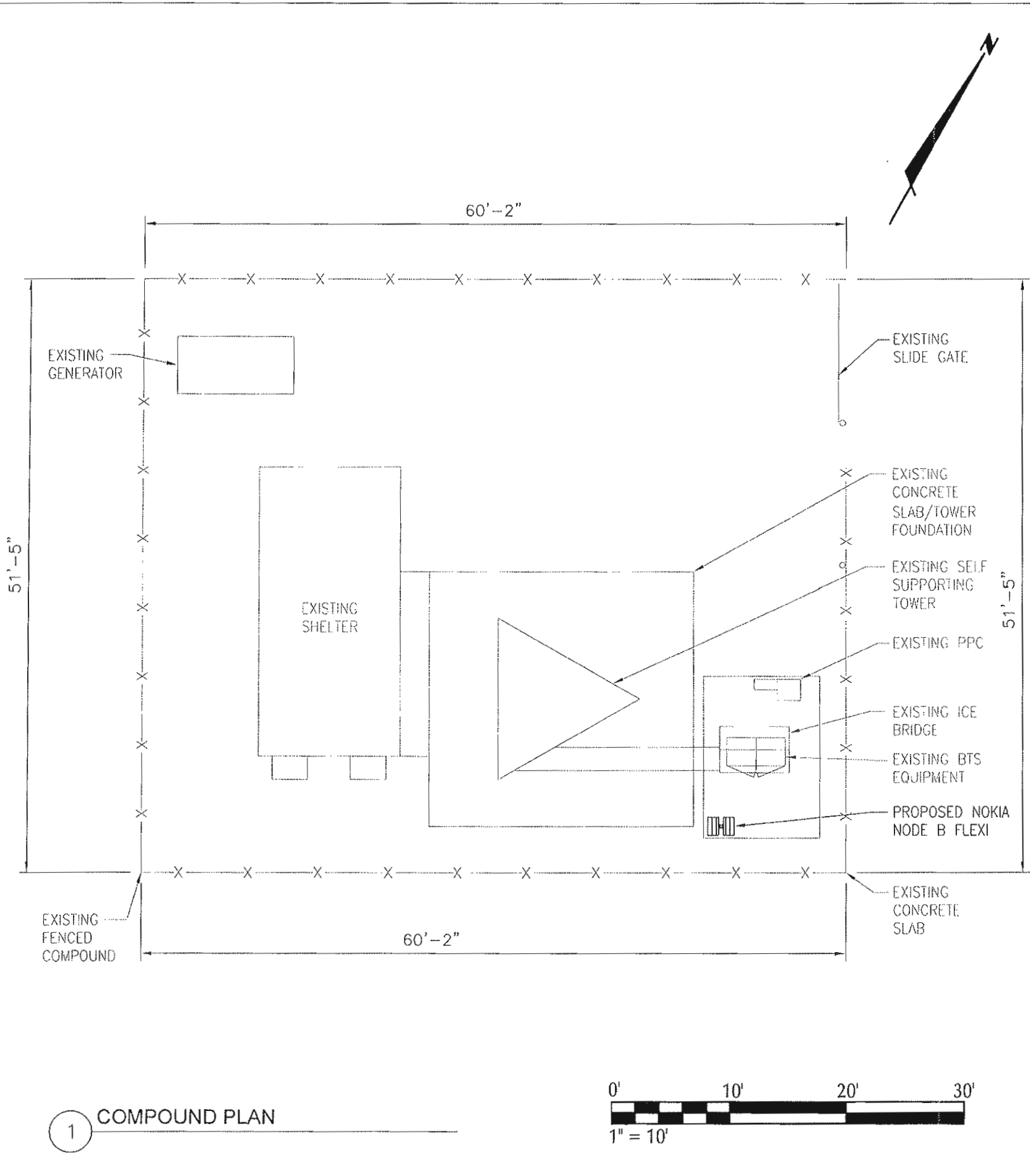
ROCKSOLID
COVERAGE

Prediction Plot

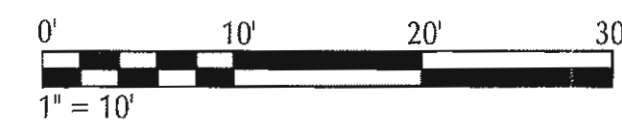
(surrounding sites with MO06324A)



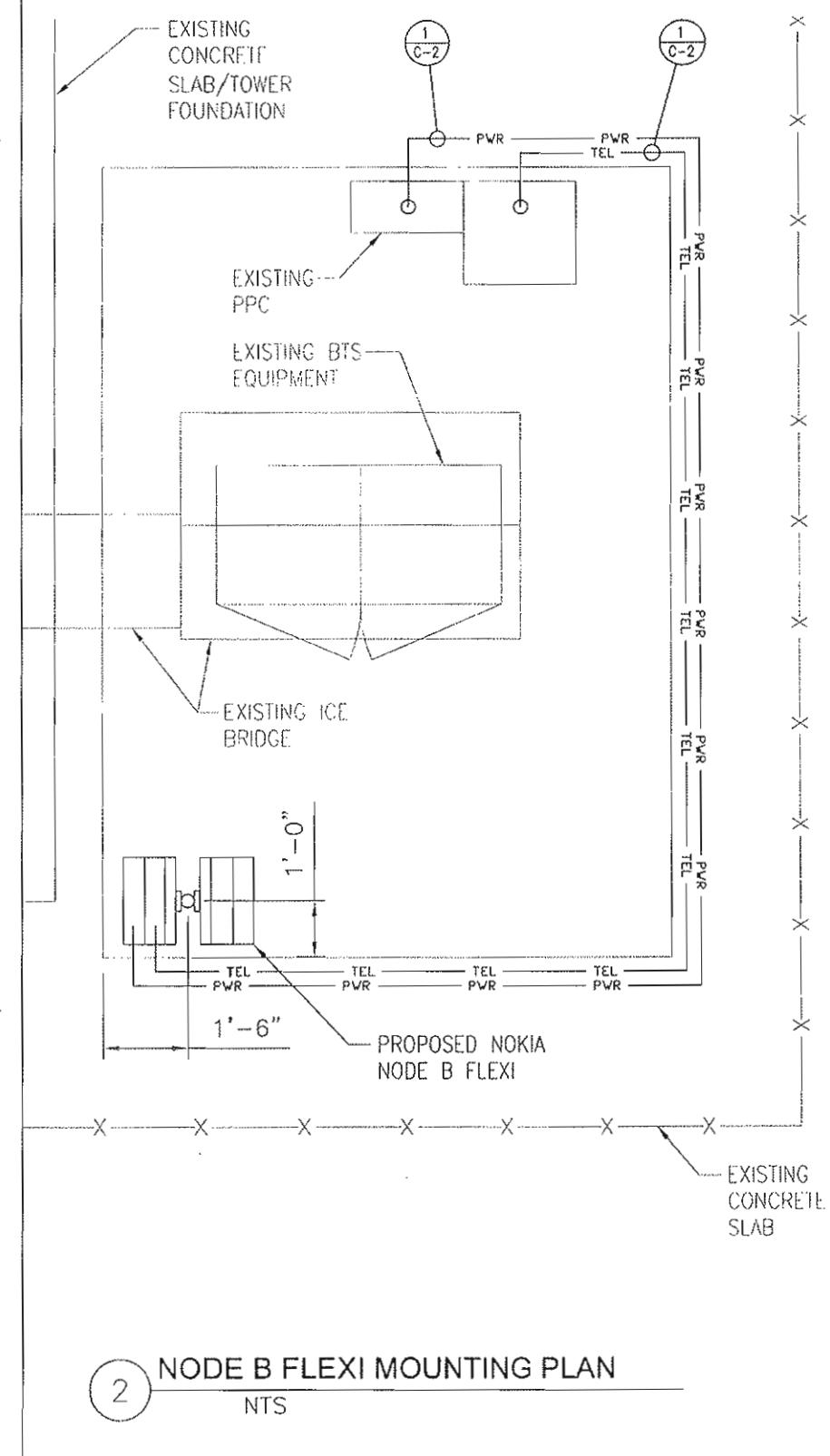
ROCKSOLID
COVERAGE



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

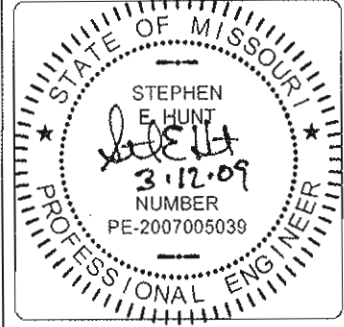
555 NORTH NEW BALLAS ROAD,
SUITE 350
ST. LOUIS, MO 63141

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:
WILDHORSE SPRINGS AMERITE

SITE NUMBER:
MO06324A

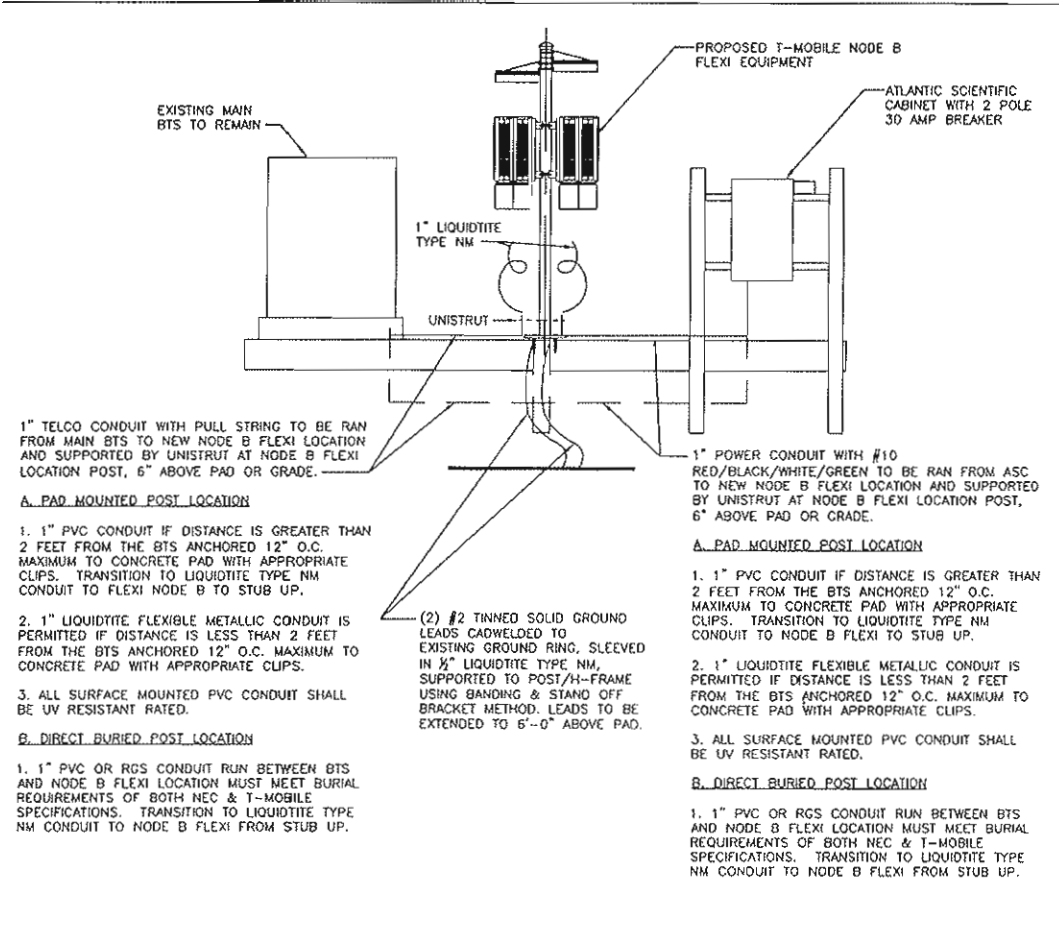
SITE ADDRESS:
132A WOODCLIFFE PLACE DR
CHESTERFIELD, MO 63005

DRAWN BY: DWS
CHECKED BY: SEH

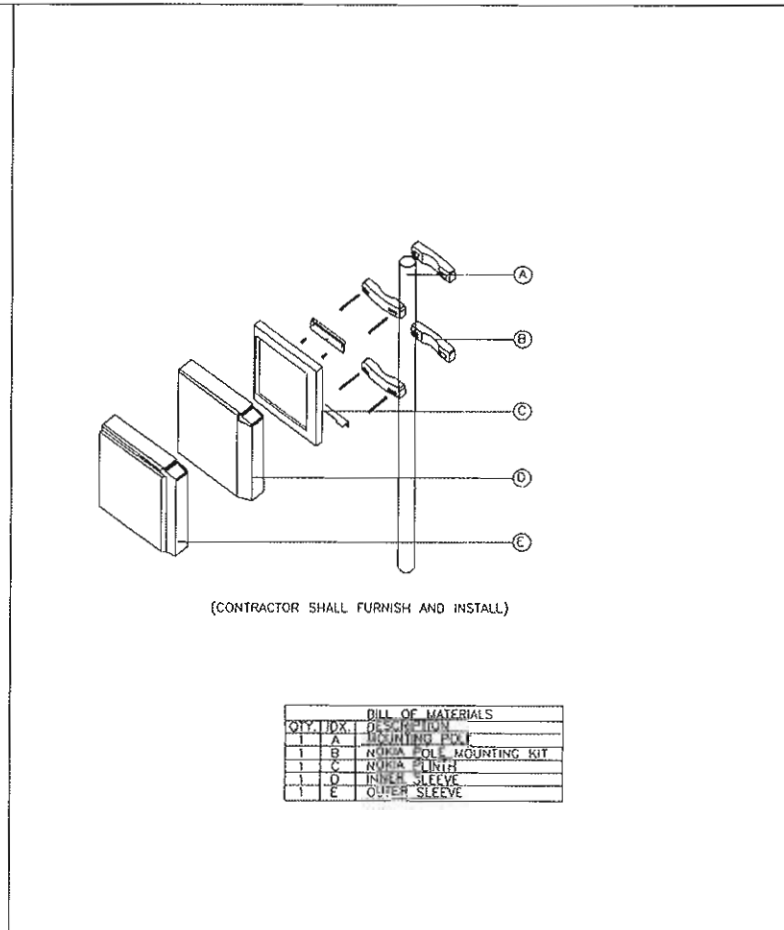
REVISIONS		
NO.	DATE	DESCRIPTION
0	03/12/09	FOR CONSTRUCTION
A	03/06/09	FOR REVIEW

SHEET TITLE:
COMPOUND PLAN

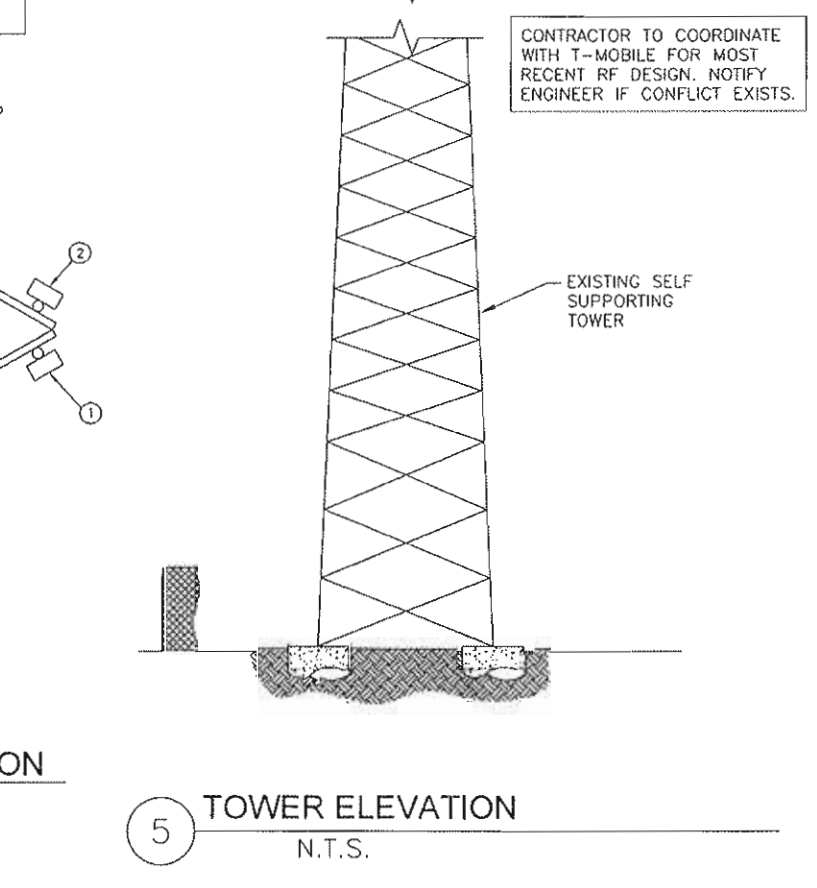
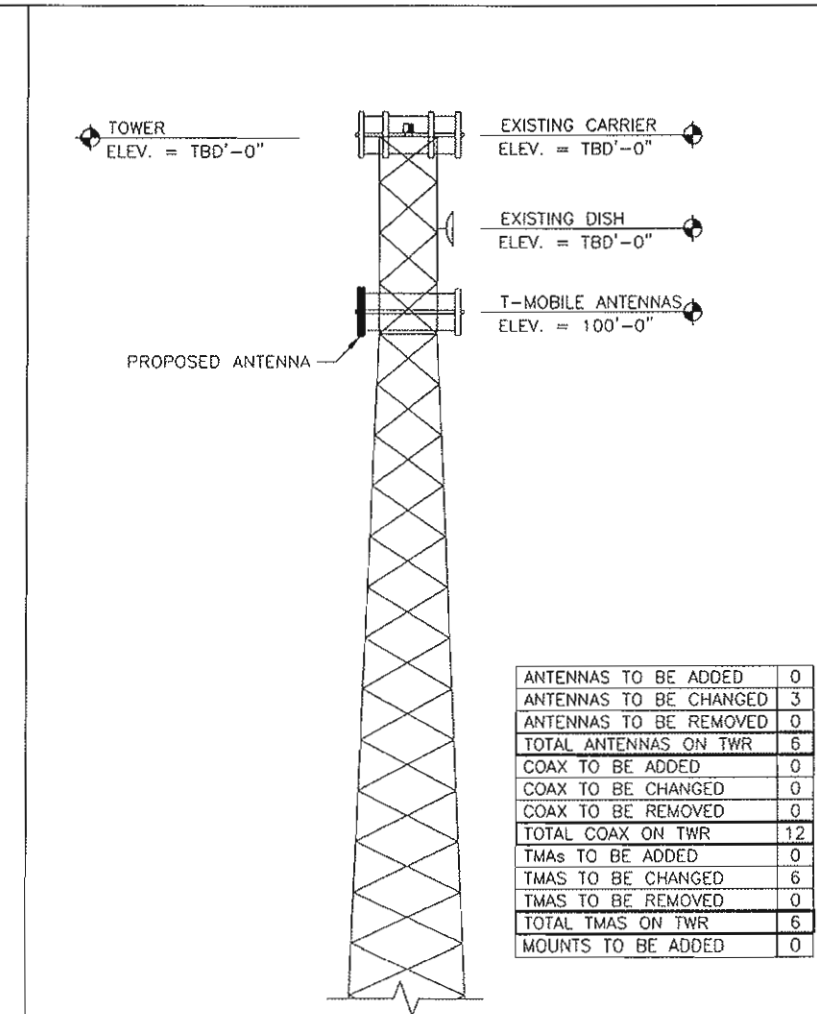
DRAWING NO. REVISION:
C-1 0



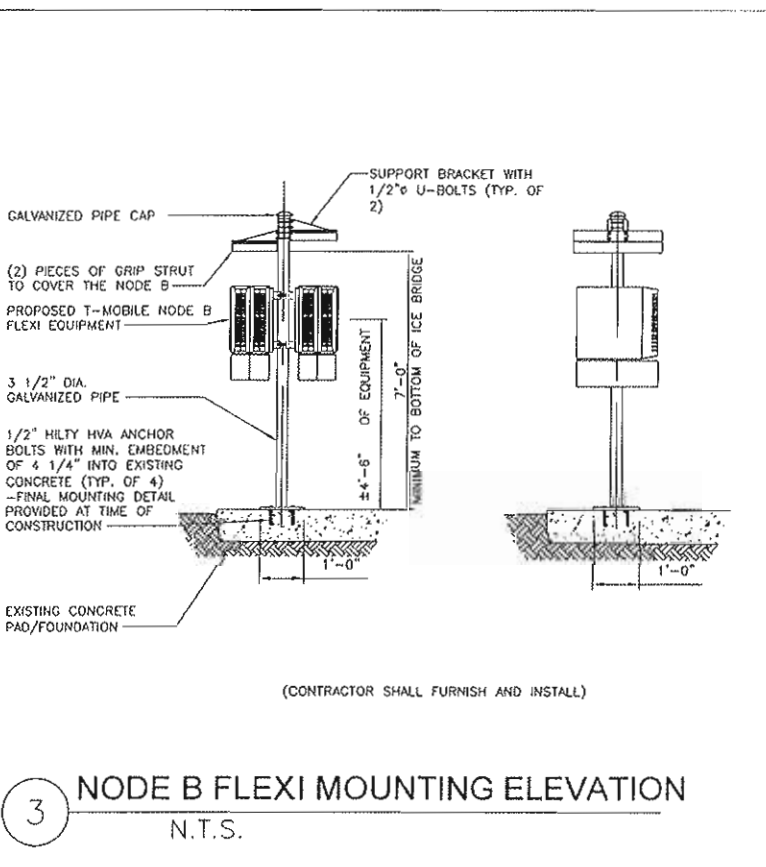
1 NODE B FLEXI CONNECTION DETAIL
N.T.S.



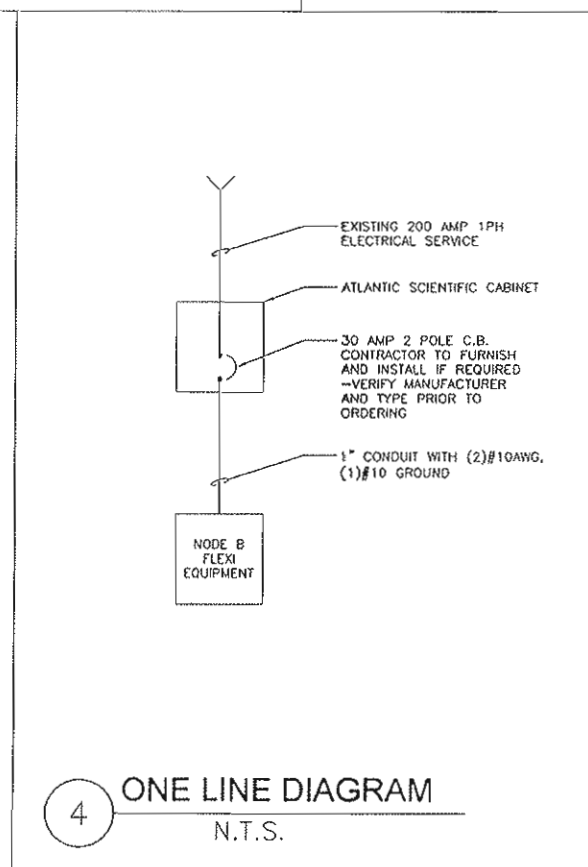
2 NODE B FLEXI MOUNT ASSEMBLY
N.T.S.



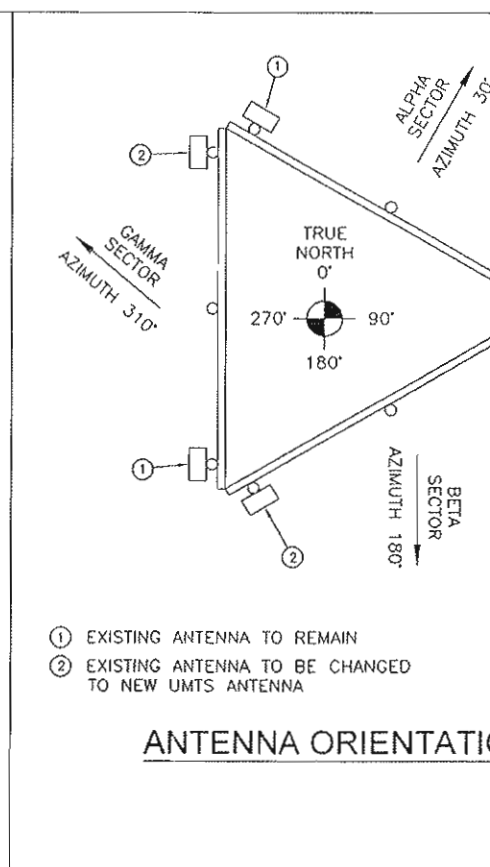
5 TOWER ELEVATION
N.T.S.



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



4 ONE LINE DIAGRAM
N.T.S.



ANTENNA ORIENTATION

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

STATE OF MISSOURI

STEPHEN E. HUNT

3.12.09

NUMBER

PE-2007005039

PROFESSIONAL ENGINEER

SITE NAME:
WILDHORSE SPRINGS AMERITE

SITE NUMBER:
MO06324A

SITE ADDRESS:
132A WOODCLIFFE PLACE DR
CHESTERFIELD, MO 63005

DRAWN BY: DWS

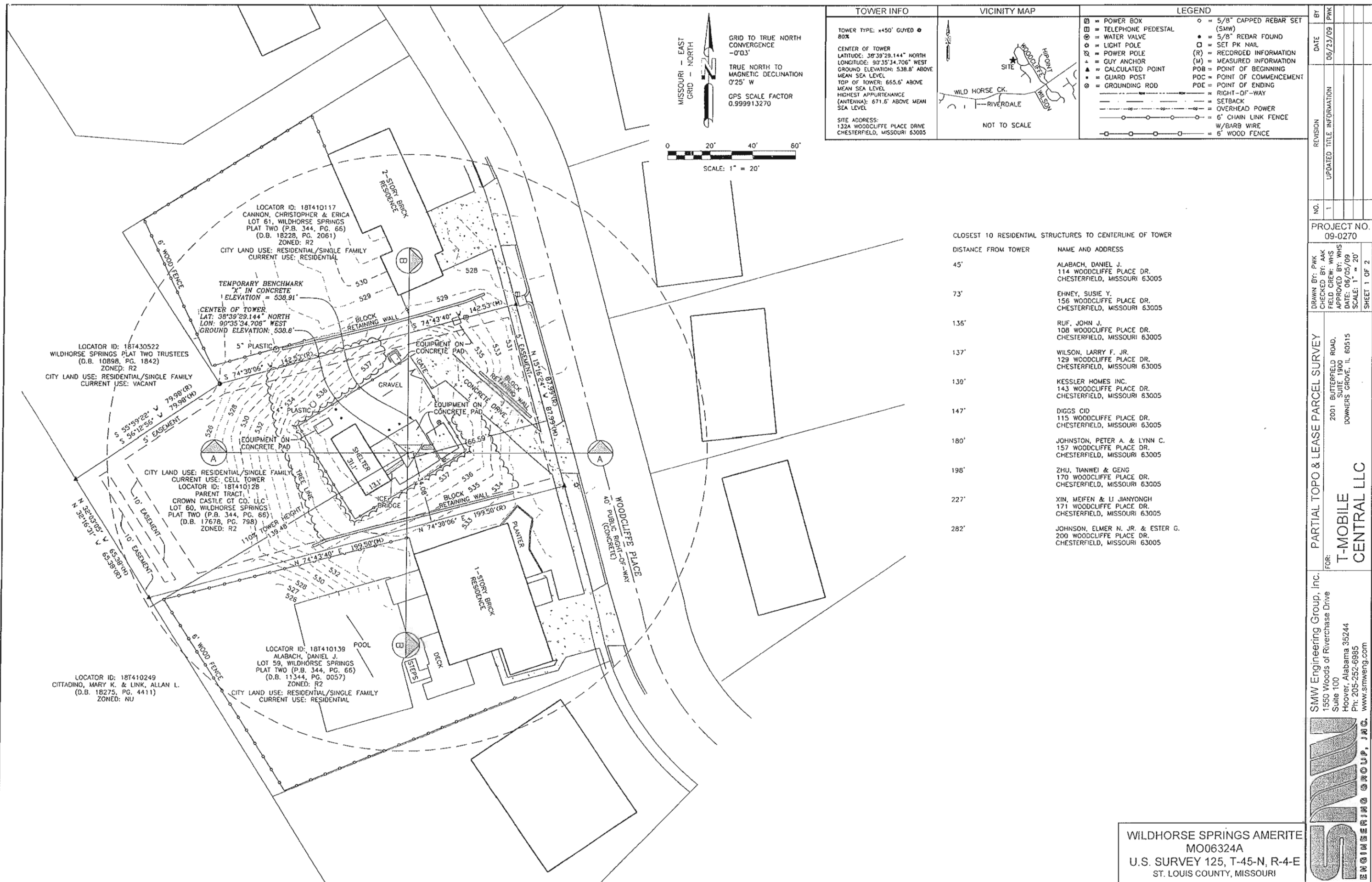
CHECKED BY: SEH

REVISIONS		
NO.	DATE	DESCRIPTION
0	03/12/09	FOR CONSTRUCTION
A	03/08/09	FOR REVIEW

SHEET TITLE:
DETAILS & TOWER ELEVATION

DRAWING NO. C-2

REVISION: 0



MISSOURI - EAST
GRID - NORTH

GRID TO TRUE NORTH
CONVERGENCE
-0'03"

TRUE NORTH TO
MAGNETIC DECLINATION
0'25" W

GPS SCALE FACTOR
0.999913270

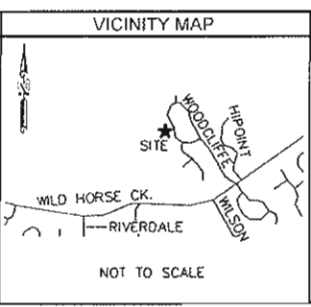
SCALE: 1" = 20'

TOWER INFO

TOWER TYPE: x450' GUYED
80%

CENTER OF TOWER
LATITUDE: 38°39'29.144" NORTH
LONGITUDE: 90°35'34.706" WEST
GROUND ELEVATION: 538.8' ABOVE
MEAN SEA LEVEL
TOP OF TOWER: 665.6' ABOVE
MEAN SEA LEVEL
HIGHEST APPURTENANCE
(ANTENNA): 671.6' ABOVE MEAN
SEA LEVEL

SITE ADDRESS:
132A WOODCLIFFE PLACE DRIVE
CHESTERFIELD, MISSOURI 63005



LEGEND

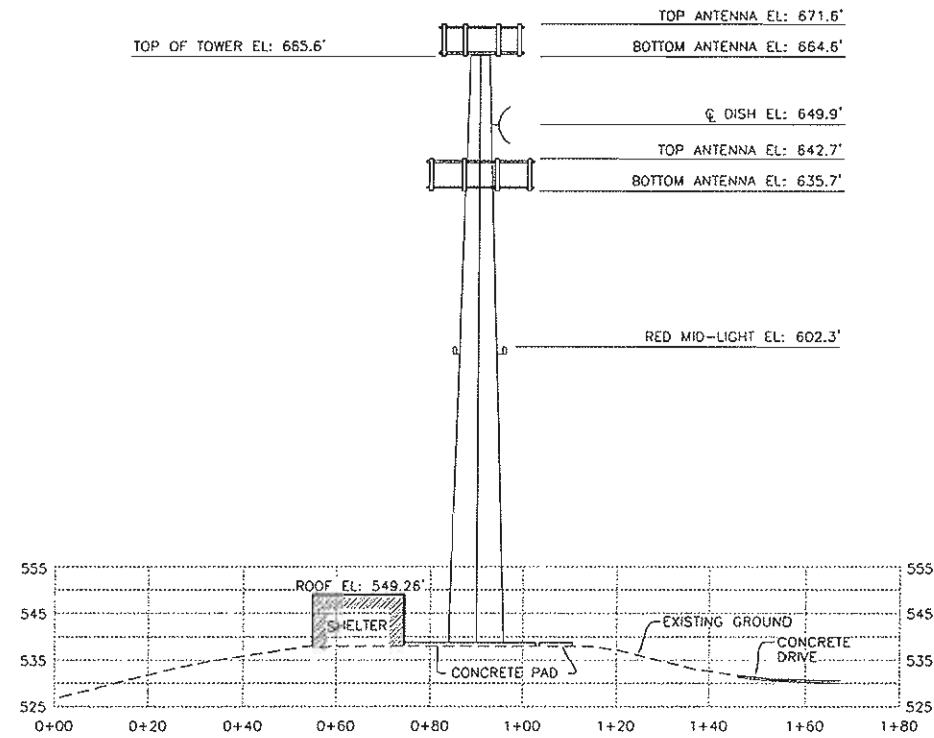
□ = POWER BOX	○ = 5/8" CAPPED REBAR SET (SMW)
⊕ = TELEPHONE PEDESTAL	● = 5/8" REDAR FOUND
⊙ = WATER VALVE	□ = SET PK NAIL
⊗ = LIGHT POLE	(R) = RECORDED INFORMATION
⊕ = POWER POLE	(M) = MEASURED INFORMATION
⊕ = GUY ANCHOR	POB = POINT OF BEGINNING
▲ = CALCULATED POINT	POC = POINT OF COMMENCEMENT
⊕ = GUARD POST	PDE = POINT OF ENDING
⊕ = GROUNDING ROD	— = RIGHT-OF-WAY
	— = SETBACK
	— = OVERHEAD POWER
	— = 6' CHAIN LINK FENCE
	— = W/BARB WIRE
	— = 6' WOOD FENCE

CLOSEST 10 RESIDENTIAL STRUCTURES TO CENTERLINE OF TOWER

DISTANCE FROM TOWER	NAME AND ADDRESS
45'	ALABACH, DANIEL J. 114 WOODCLIFFE PLACE DR. CHESTERFIELD, MISSOURI 63005
73'	EHNEY, SUSIE Y. 156 WOODCLIFFE PLACE DR. CHESTERFIELD, MISSOURI 63005
136'	RUF, JOHN J. 108 WOODCLIFFE PLACE DR. CHESTERFIELD, MISSOURI 63005
137'	WILSON, LARRY F. JR. 129 WOODCLIFFE PLACE DR. CHESTERFIELD, MISSOURI 63005
139'	KESSLER HOMES INC. 143 WOODCLIFFE PLACE DR. CHESTERFIELD, MISSOURI 63005
147'	DIGGS CID 115 WOODCLIFFE PLACE DR. CHESTERFIELD, MISSOURI 63005
180'	JOHNSTON, PETER A. & LYNN C. 157 WOODCLIFFE PLACE DR. CHESTERFIELD, MISSOURI 63005
198'	ZHU, TIANWEI & GENG 170 WOODCLIFFE PLACE DR. CHESTERFIELD, MISSOURI 63005
227'	XIN, MEIFEN & LI JIANYONGH 171 WOODCLIFFE PLACE DR. CHESTERFIELD, MISSOURI 63005
282'	JOHNSON, ELMER N. JR. & ESTER G. 200 WOODCLIFFE PLACE DR. CHESTERFIELD, MISSOURI 63005

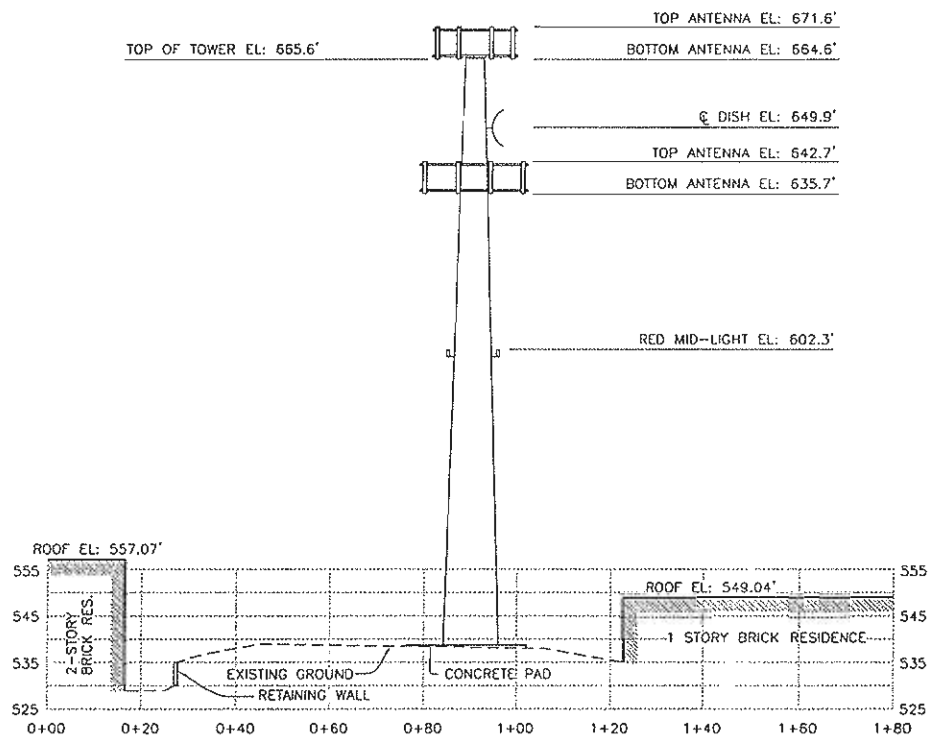
NO.	1	PROJECT NO.	09-0270
REVISION	UPDATED TITLE INFORMATION	DRAWN BY: PAK	CHECKED BY: AAK
DATE	06/23/09	FIELD CREW: WHS	APPROVED BY: WHS
		DATE: 06/05/09	SCALE: 1" = 20'
			SHEET 1 OF 2
PARTIAL TOPO & LEASE PARCEL SURVEY			
FOR: T-MOBILE CENTRAL LLC			
SMW Engineering Group, Inc. 1550 Woods of Riverchase Drive Suite 100 Hoover, Alabama 35244 Ph: 205-252-6985 www.smweng.com			

WILDHORSE SPRINGS AMERITE
MO06324A
U.S. SURVEY 125, T-45-N, R-4-E
ST. LOUIS COUNTY, MISSOURI



SECTION A-A PROFILE

SCALE: HORIZ.: 1"=20'
VERT.: 1"=20'



SECTION B-B PROFILE

SCALE: HORIZ.: 1"=20'
VERT.: 1"=20'

PARENT TRACT (DEED BOOK 17678, PAGE 798)

Lot 60 of the Wildhorse Springs Plat Two, a subdivision in St. Louis County, Missouri, according to the plat thereof recorded in Plat Book 344, Page 66 of the St. Louis County Records, together with access to Woodcliffe Place Drive.

NOTES

- This is an As-Built Survey, made on the ground under the supervision of a Missouri Licensed Professional Engineer. Date of field survey is May 26, 2009.
- The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 142.
- Bearings are based on Missouri East State Plane Coordinates NAD 83 by GPS observation.
- 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.
- Benchmark used is a concrete monument and brass disc, NAVD 88 Datum with an established elevation of 487 feet, (148.3 meters), PID AA8681. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
- This survey was conducted for the purpose of an As-Built 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.
- 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.
- This Survey was conducted without the benefit of an Abstract Title search.
- 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).
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plot 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.
- This survey is not valid without the original signature and the original seal of a state licensed surveyor and mopper or professional engineer.
- This survey does not constitute a complete boundary survey of the Parent Tract.
- The subject property is within a residential zoning district.

FLOOD NOTE

The subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 29189C0120H, which bears an effective date of August 2, 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 plot 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
Jerry R. Salmon
Missouri Professional Engineer 017459



8-12-08

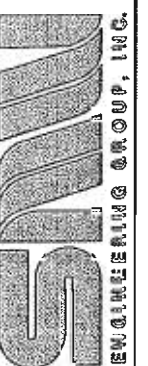
NO.	REVISION	DATE	BY
1	UPDATED TITLE INFORMATION	08/23/09	PWK

PROJECT NO.
09-0270

DRAWN BY: PWK
CHECKED BY: AAK
FIELD CREW: WHS
APPROVED BY: WHS
DATE: 08/04/09
SCALE: 1" = 20'
SHEET 2 OF 2

PARTIAL TOPO & LEASE PARCEL SURVEY
FOR:
2001 BUTTERFIELD ROAD,
SUITE 100
DOWNERS GROVE, IL 60515
T-MOBILE
CENTRAL LLC

SMW Engineering Group, Inc.
1550 Woods of Riverchase Drive
Suite 100
Hoover, Alabama 35244
Ph: 205-252-6885
www.smweng.com



WILDHORSE SPRINGS AMERITE
MO06324A
U.S. SURVEY 125, T-45-N, R-4-E
ST. LOUIS COUNTY, MISSOURI