



Memorandum

Department of Planning & Public Works

To: Planning and Public Works Committee
From: Annissa McCaskill-Clay, Lead Senior Planner
Date: October 14, 2008
RE: T.S.P. 05-2008 Cricket Communications (Baxter Gardens): A request to obtain approval for a Telecommunication Facility Siting Permit on a "R1" Residence District-zoned 2.01 acre tract of land located at 17259 Wild Horse Creek Road, east of the intersection of Wild Horse Creek Road and Long Road. (18U420104).

Summary

Per the requirements of City of Chesterfield Ordinance 2391, which governs telecommunications and facilities siting, the above-referenced matter was presented for public hearing at the September 22, 2008 session of the City of Chesterfield Planning Commission. Ordinance 2391 provides that the Planning Commission shall provide a venue for public hearing of requests for Telecommunications Siting Permits (TSP). Please note, the Commission does not provide a recommendation to the City Council, but rather a list of issues generated during the hearing.

During the public hearing the following issue was raised:

1. **Possible study of the sum of all current and proposed towers to determine if they exceed published safety standards.**
- 2.

The City Attorney responded to the issue of radiation and frequencies being emitted by the towers. Please note that §704 of the federal Telecommunications Act of 1996, enabling Federal Communications Commission (FCC) regulation of wireless communications including cellular telephones, paging systems and personal devices, excludes environmental safety and health concerns as reasons to deny local permits for transmitting antennas.

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

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

IV. A.

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 22, 2008, at 7:00 PM in the Council Chambers at the City Hall, 690 Chesterfield Parkway West, Chesterfield, Missouri 63017.

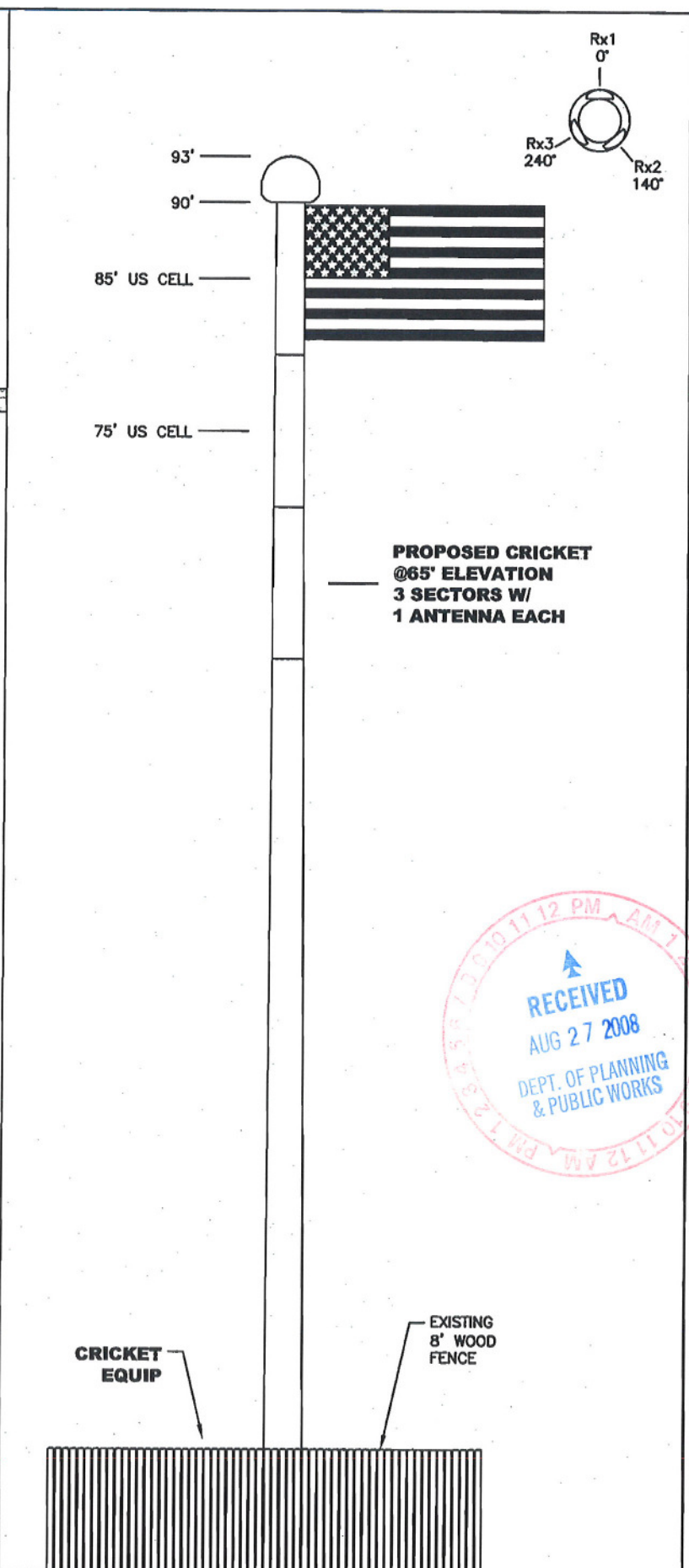
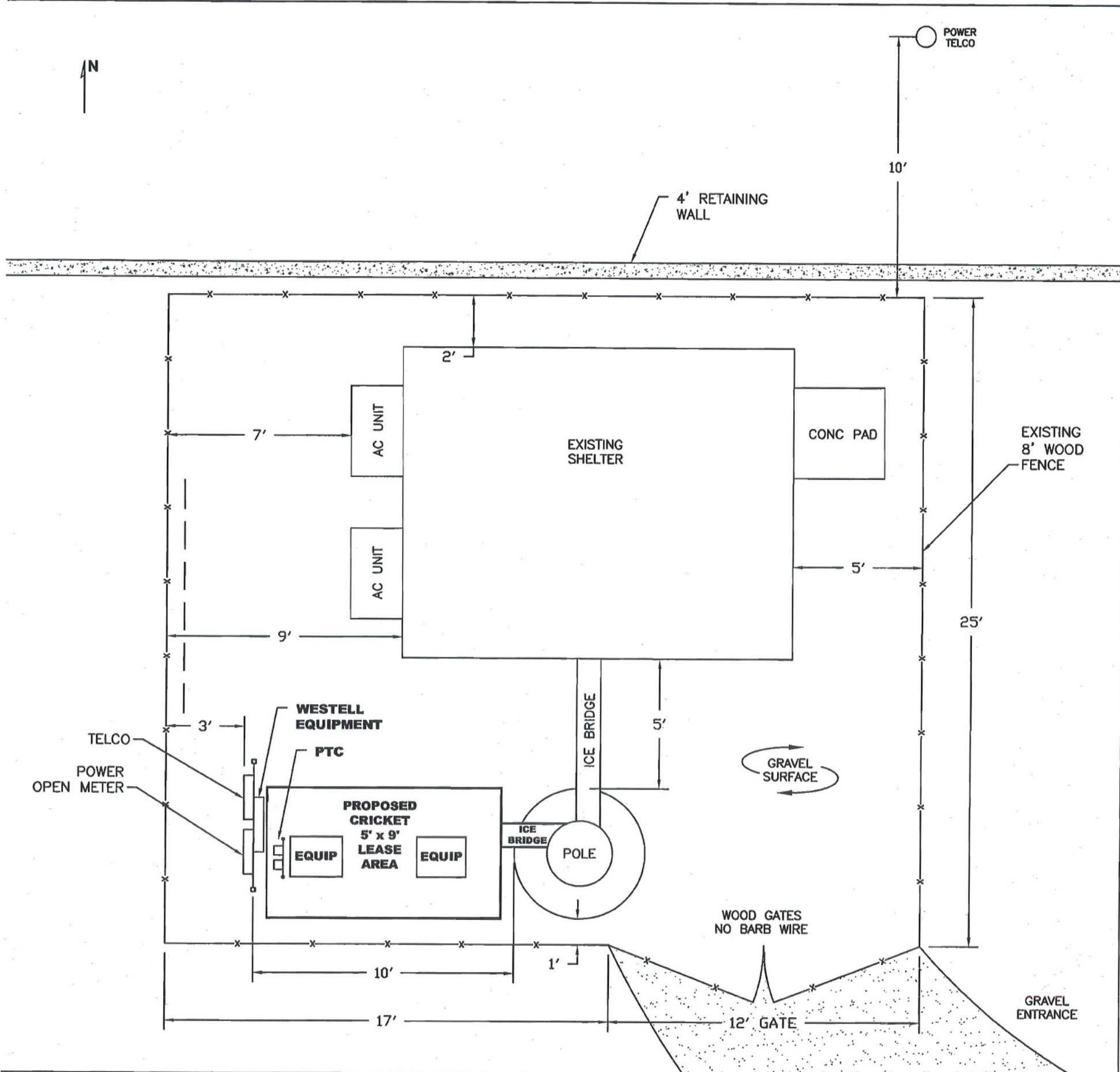
Said hearing will be as follows:

T.S.P. 05-2008 Cricket Communications (Baxter Gardens): A request to obtain approval for a Telecommunication Facility Siting Permit on a "R1" Residence District-zoned 2.01 acre tract of land located at 17259 Wild Horse Creek Road, east of the intersection of Wild Horse Creek Road and Long Road. (18U420104).



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 Annissa McCaskill-Clay, Lead Senior Planner, by telephone at 636-537-4737 or by email at amccaskill@chesterfield.mo.us.

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



SITE PLAN 1

ELEVATION 2

cricket
communications

11152 S. Towne Square
St. Louis, MO 63123

Computer Cable Connection

YOUR #1 SYSTEMS INTEGRATOR
2810 HARLAN DRIVE P.O. BOX 1280
BELLEVUE, NEBRASKA 68005-1280

A PROUD PARTNER
IN YOUR COMPANY'S SUCCESS

CCC
PROJ. NO: 68692

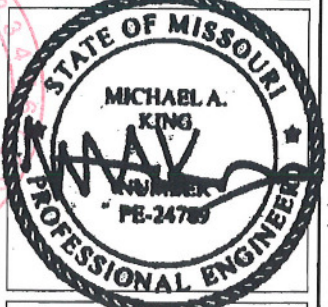
DRAWN BY: RLB

CHECKED BY: LB

SUBMITTALS

2	03/31/08	ISSUED FOR REVIEW
1	03/26/08	ISSUED FOR REVIEW
0	03/26/08	LEASE EXHIBIT

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CLIENT NAME IS STRICTLY PROHIBITED.



STL-537-E
USC BAXTER GARDENS
852368

17529 WILD HORSE CREEK RD
CHESTERFIELD, MO 63005

SHEET TITLE:
SITE PLAN
& ELEVATION

SHEET NUMBER:
A-1

PLAT OF SURVEY

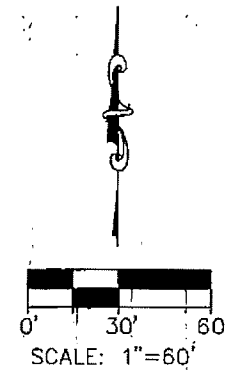
PART OF U.S. SURVEY 1010 AND PART OF LOT 1 OF THE
SUBDIVISION OF U.S. SURVEY 126, TOWNSHIP 45 NORTH,
RANGE 4 EAST, ST. LOUIS COUNTY, MISSOURI

N/F
DUGSFORD COMMONS
P.B. 343, PG. 43
ZONED "C-8"

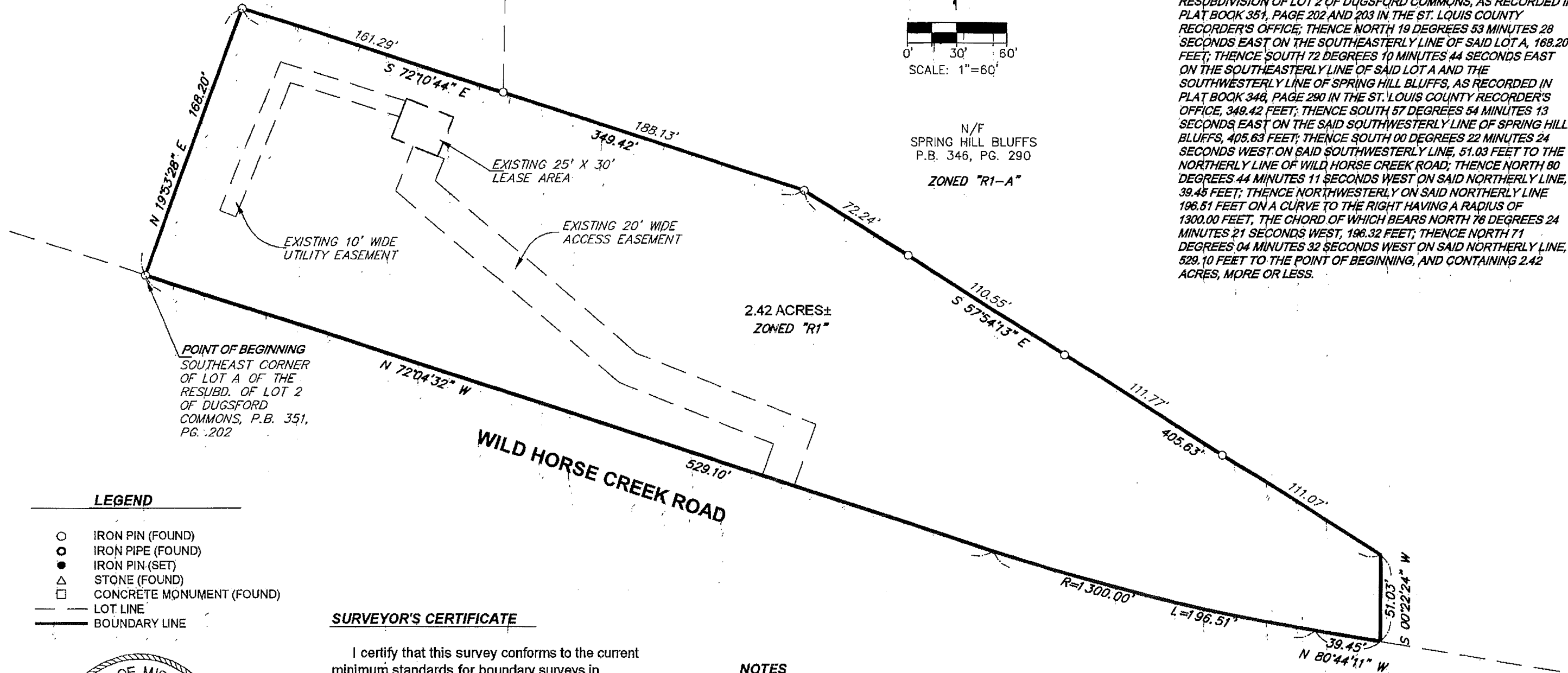
SURVEYOR'S LEGAL DESCRIPTION

PART OF U.S. SURVEY 1010 AND PART OF LOT 1 OF THE
SUBDIVISION OF U.S. SURVEY 126, TOWNSHIP 45 NORTH, RANGE 4
EAST, ST. LOUIS COUNTY, MISSOURI, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT A OF THE
RESUBDIVISION OF LOT 2 OF DUGSFORD COMMONS, AS RECORDED IN
PLAT BOOK 351, PAGE 202 AND 203 IN THE ST. LOUIS COUNTY
RECORDER'S OFFICE; THENCE NORTH 19 DEGREES 53 MINUTES 28
SECONDS EAST ON THE SOUTHEASTERLY LINE OF SAID LOT A, 168.20
FEET; THENCE SOUTH 72 DEGREES 10 MINUTES 44 SECONDS EAST
ON THE SOUTHEASTERLY LINE OF SAID LOT A AND THE
SOUTHWESTERLY LINE OF SPRING HILL BLUFFS, AS RECORDED IN
PLAT BOOK 348, PAGE 290 IN THE ST. LOUIS COUNTY RECORDER'S
OFFICE, 349.42 FEET; THENCE SOUTH 57 DEGREES 54 MINUTES 13
SECONDS EAST ON THE SAID SOUTHWESTERLY LINE OF SPRING HILL
BLUFFS, 405.63 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 24
SECONDS WEST ON SAID SOUTHWESTERLY LINE, 51.03 FEET TO THE
NORTHERLY LINE OF WILD HORSE CREEK ROAD; THENCE NORTH 80
DEGREES 44 MINUTES 11 SECONDS WEST ON SAID NORTHERLY LINE,
39.45 FEET; THENCE NORTHWESTERLY ON SAID NORTHERLY LINE
196.51 FEET ON A CURVE TO THE RIGHT HAVING A RADIUS OF
1300.00 FEET, THE CHORD OF WHICH BEARS NORTH 76 DEGREES 24
MINUTES 21 SECONDS WEST, 196.32 FEET; THENCE NORTH 71
DEGREES 04 MINUTES 32 SECONDS WEST ON SAID NORTHERLY LINE,
529.10 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.42
ACRES, MORE OR LESS.



N/F
SPRING HILL BLUFFS
P.B. 346, PG. 290
ZONED "R1-A"



POINT OF BEGINNING
SOUTHEAST CORNER
OF LOT A OF THE
RESUBD. OF LOT 2
OF DUGSFORD
COMMONS, P.B. 351,
PG. 202

LEGEND

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

SURVEYOR'S CERTIFICATE

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

Timothy C. Alverson 8-5-08
Timothy C. Alverson Date
Missouri Professional Land Surveyor No. 2631
Expiration Date: December 31, 2008

NOTES

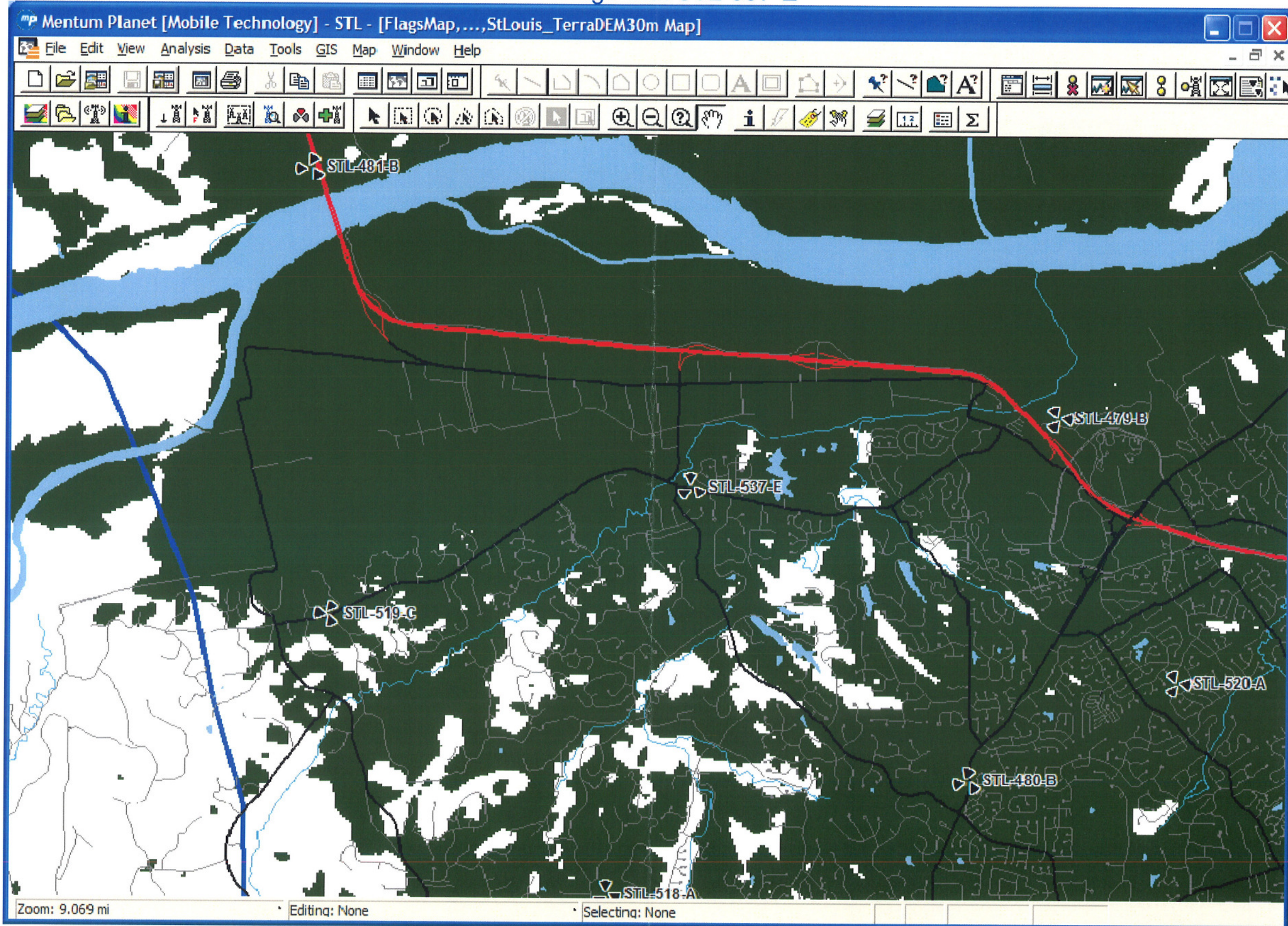
Bearings are assumed based on the Southeasterly line of Lot A of the
Resubdivision of Dugsford Commons Lot 2, as recorded in Plat Book
351, Page 202 in the St. Louis County Recorder's office. Said bearing
being North 19 degrees 53 minutes 28 seconds East.

It is not warranted that this drawing contains complete information
regarding easements, reservations, restrictions, rights of way, building
lines, encroachments, or other encumbrances.



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

Coverage with STL-537-E



Coverage without STL-537-E

