



CITY OF BALLWIN

14811 Manchester Road, Ballwin, MO 63011

BILL NO. 3828

ORDINANCE NO. _____

INTRODUCED BY

ALDERMEN TERBROCK, FINLEY, DOGAN, HARDER, FLEMING, LEAHY, KERLAGON, BOLAND

AN ORDINANCE GRANTING A SPECIAL USE EXCEPTION TO AT&T MOBILITY FOR A COMMUNICATIONS TOWER AT FERRIS PARK.

WHEREAS, AT&T Mobility submitted a Petition for a special use exception to erect a communications tower at Ferris Park in the City of Ballwin; and

WHEREAS, a public hearing was duly noticed and held before the Planning & Zoning Commission on March 3, 2014; and

WHEREAS, the Planning & Zoning Commission recommended denial of the Petition submitted by AT&T Mobility; and

WHEREAS, the Board of Aldermen has determined that the special use exception, under certain conditions, would not substantially increase traffic hazards or congestion; would not adversely affect the character of the neighborhood; would not adversely affect the general welfare of the community; would not over-tax public utilities; would not adversely affect public safety and health; is consistent with good planning practice; can be operated in a manner that is not detrimental to the permitted developments and uses in the District; and can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and

WHEREAS, pursuant to Section 7.6-6 B., the Board of Aldermen finds that the proposed tower is located on City property and need not be located within a communications tower multi-use interest area as designated by the Telecommunications Master Plan Map; existing towers are not located within the geographic area necessary to meet the applicant's engineering requirements; existing towers, structures or buildings within the applicant's required geographic area are not of sufficient height to meet system engineering requirements; existing towers or structures do not have sufficient structural strength to support the applicant's proposed antennae; the proposed antennae would not experience or cause signal interference with antennae on existing towers or structures; the fees, costs, or other contractual terms required by the owner(s) of existing tower(s), structure(s) or building(s) within the required geographic area of the applicant or to retrofit the existing tower(s) or structure(s) are reasonable; and there are other limiting conditions that render existing towers, structures or building within the applicant's required geographic area unsuitable.

WHEREAS, all applicable matters in Section 2 of Article XIV of Ordinance No. 557, "The Zoning Ordinance," have been adequately provided for:

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BALLWIN, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1. A special use exception, subject to the conditions hereinafter specifically set forth in the addendum attached hereto and incorporated herewith as Exhibit One, is hereby granted to AT&T Mobility to use the premises in the City of Ballwin, Missouri known as 500 New Ballwin Road (Ferris Park) for erection of a communications tower.

Section 2. The special use exception hereby issued, and referred to in Section 1, is issued to the named permittee only and shall not be assigned or transferred, without the permission of the Board of Aldermen of the City of Ballwin.

Section 3. The special use exception hereby issued and referred to in Section 1, shall be valid only if the conditions set forth in the Addendum, attached hereto as Exhibit 1 made a part hereof, are observed by permittee.

Section 4. This Ordinance shall take effect and be in full force from and after its passage and approval.

PASSED this _____ day of _____, 2014.

TIM POGUE, MAYOR

APPROVED this _____ day of _____, 2014.

TIM POGUE, MAYOR

ATTEST:

ROBERT KUNTZ, CITY ADMINISTRATOR

EXHIBIT ONE

The permittee granted a Special Use Exception per the ordinance hereby appended to, their assignees and successors, as authorized and approved by the Board of Aldermen of the City of Ballwin, agree to abide by the following provisions, the provisions of all ordinances of the City of Ballwin, and all applicable laws of St. Louis County, the State of Missouri and of the United States of America and to require all licensees, franchisees, and lessees to similarly abide by said ordinances, laws and provisions, as appropriate to such special use exception. In addition, the following provisions, as appropriate, shall apply:

1. There is no outdoor storage, display or sale of any merchandise, equipment, vehicle, supplies or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin.
2. There is no servicing, repair, cleaning, maintenance or other work on any merchandise, equipment, vehicle, materials, supplies, or product except as may be provided and limited by this Special Use Exception or ordinance of the City of Ballwin, except within a fully enclosed building which shall not include carports, porte-cocheres, accessory structures or temporary coverings and/or enclosures such as tents, tarpaulins, flies, or other similar structures.
3. Any violation of the laws, statutes, ordinances, codes, policies and regulations of the City of Ballwin, St. Louis County, the State of Missouri, or the United States of America by the permittee, its agents, servants or employees shall be cause for the revocation of the Special Use Exception hereby granted.
4. That the site, premises and/or land use described by the permittee in the application and subsequently approved by this ordinance is developed and operated in accordance with the final approved development plan and the provisions of this ordinance, and any failure to do so shall be cause for the revocation of the Special Use Exception hereby granted.
5. All new utility and other service laterals and connections on the site and/or premises, and all connections to site improvements and fixtures installed outside of a fully enclosed building shall be installed underground.
6. All sign illumination and other lighting is selected and arranged so as not to cast light upon, and/or be a nuisance, to any right-of-way or any other property.
7. The permittee and their approved assignees or successors, if any, shall preserve, maintain and care for all plantings, and landscaped and planted areas on the site and/or premises, in accordance with the landscape and site plans of this ordinance. Such maintenance, preservation and care shall include all planted and landscaped rights-of-way adjacent to the site and/or premises addressed and approved by the Special Use Exception hereby granted.
8. Trash and debris shall not be allowed to accumulate and the site/premises shall at all times be kept clean and free of all refuse, debris, leakage and recyclable material accumulation.
9. Unless otherwise provided by this Special Use Exception or other ordinances of the City of Ballwin, no vehicles, equipment or property may be parked or stored on the premises for which this permit is issued except non-commercial vehicles as defined by the Ballwin Ordinances and one fully operational and licensed delivery/service vehicle per business or tenant or use operated on the premises.
10. No changes or departures from the approved final development plan may be made without the approval of the Board of Aldermen in accordance with the provisions of Article XIV, Section 3, of the Ballwin Zoning Ordinance.
11. This Special Use Exception shall terminate three months following the non-renewal of the business license for the business associated with the location for which the Exception is granted.
12. The final site development plan shall comply with all recommendations of the petition review report dated 1/27/14.

PHOTOGRAPHIC SIMULATION

PROPOSED WIRELESS COMMUNICATIONS FACILITY

SITE LOCATION MAP

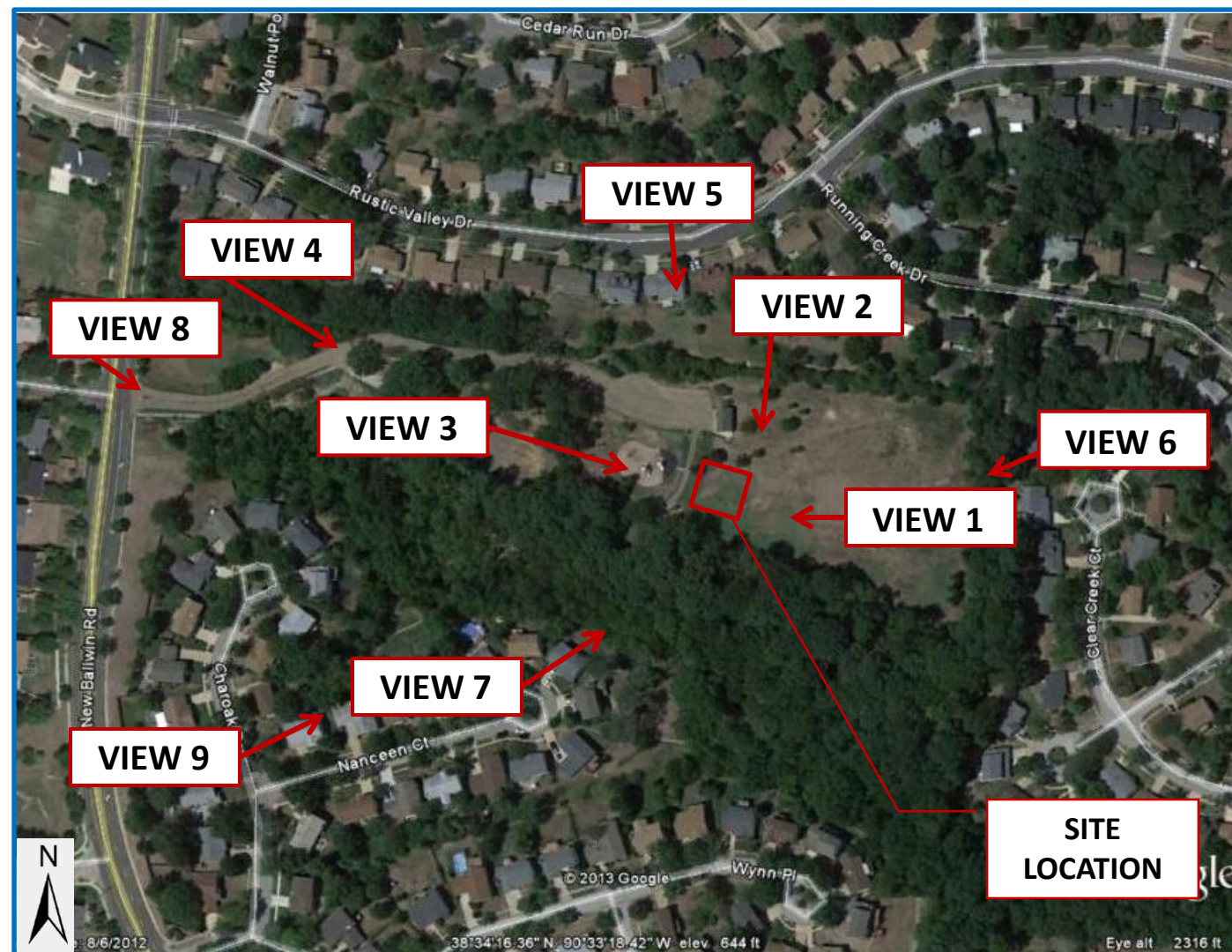


Image ©Google Maps 2013

The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

SITE NUMBER:	MO2316
SITE NAME:	BIG BEND & OAK COMMONS
SITE ADDRESS:	500 NEW BALLWIN ROAD BALLWIN, MO 63011
DATE:	03/14/14
APPLICANT:	AT&T WIRELESS
CONTACT:	GEORGE XENOS BLACK & VEATCH (913) 458-9127



EXISTING SITE

**PHOTOGRAPHIC SIMULATION –
VIEW 1 - LOOKING WEST**

**EXISTING VIEW 1 –
LOOKING WEST**



PROPOSED AT&T 125'-0"
MONOPINE

PROPOSED AT&T
EQUIPMENT
COMPOUND



EXISTING SITE

PHOTOGRAPHIC SIMULATION –
VIEW 2 - LOOKING SOUTH

EXISTING VIEW 2 –
LOOKING SOUTH



PROPOSED AT&T 125'-0"
MONOPINE

PROPOSED AT&T
EQUIPMENT
COMPOUND



EXISTING SITE

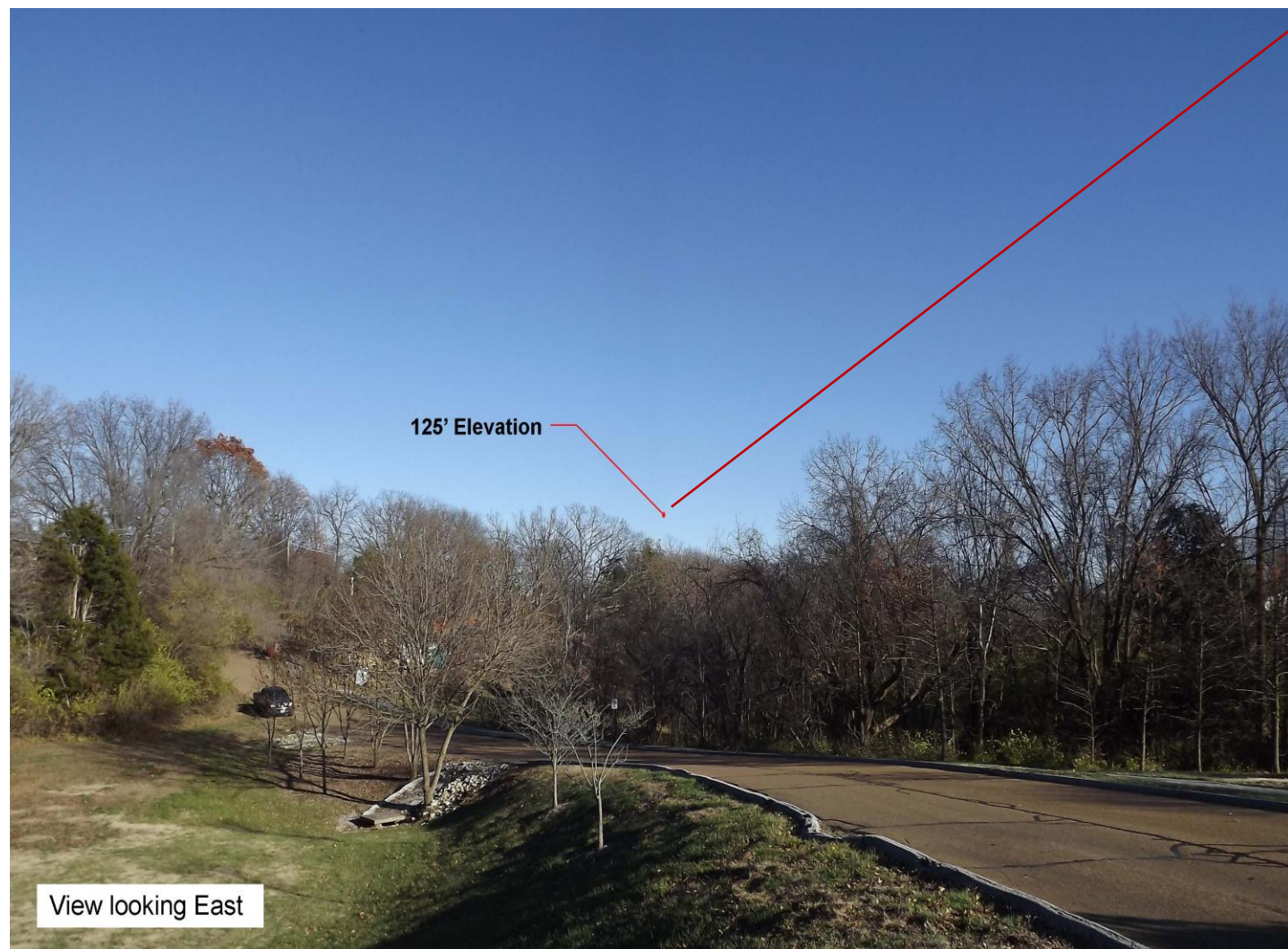
**PHOTOGRAPHIC SIMULATION –
VIEW 3 - LOOKING SOUTHEAST**

**EXISTING VIEW 3 –
LOOKING SOUTHEAST**



PROPOSED AT&T 125'-0"
MONOPINE

PROPOSED AT&T
EQUIPMENT
COMPOUND



BALLOON TEST ELEVATION

PHOTOGRAPHIC SIMULATION –
VIEW 4 - LOOKING EAST



View looking East

EXISTING VIEW 4 –
LOOKING EAST

PROPOSED AT&T 125'-0"
MONOPINE



BALLOON TEST ELEVATION

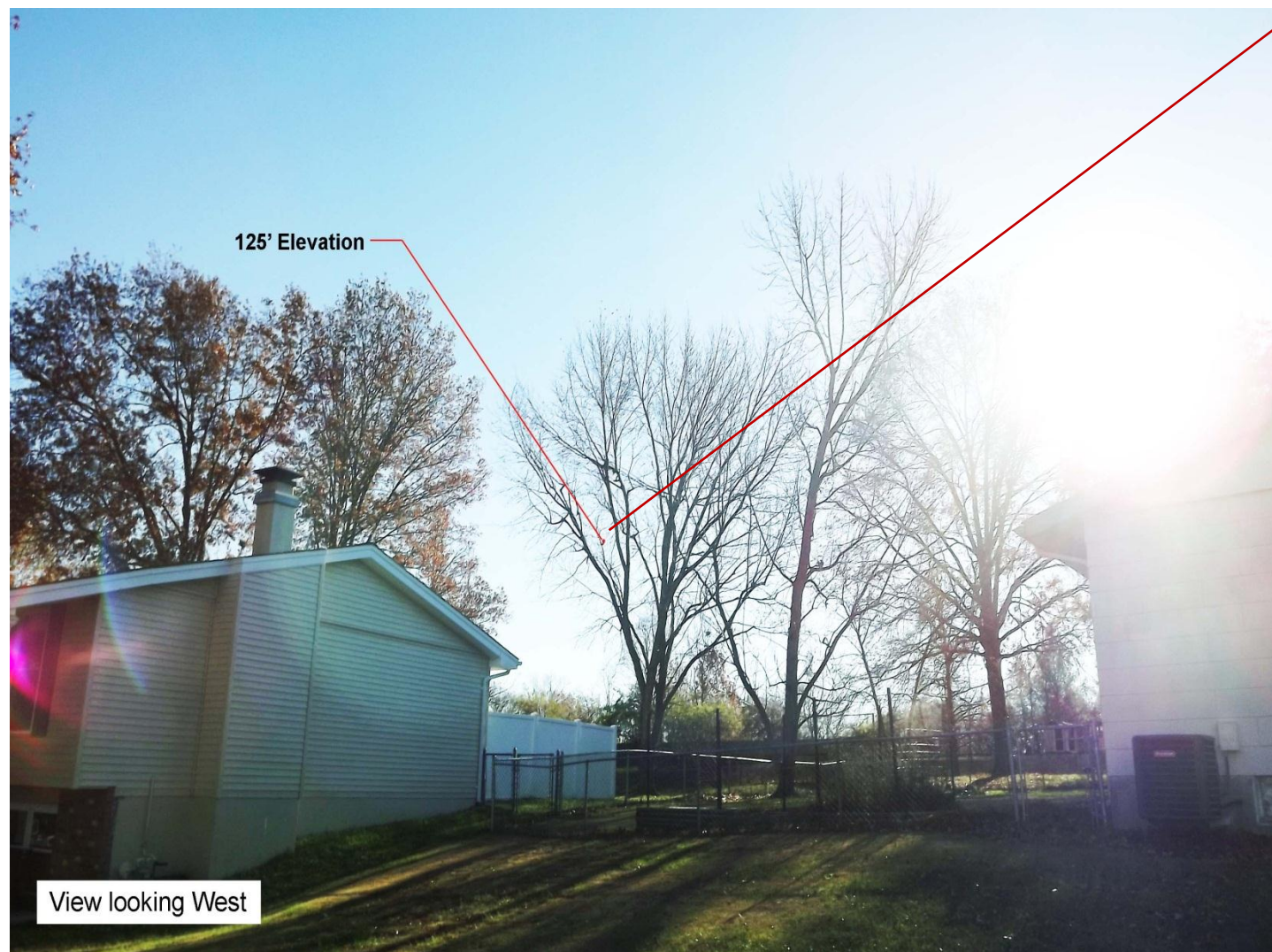
PHOTOGRAPHIC SIMULATION –
VIEW 5 - LOOKING SOUTH

View looking South

EXISTING VIEW 5 –
LOOKING SOUTH



PROPOSED AT&T 125'-0"
MONOPINE



View looking West

**EXISTING VIEW 6 –
LOOKING WEST**

BALLOON TEST
ELEVATION

**PHOTOGRAPHIC SIMULATION –
VIEW 6 - LOOKING WEST**



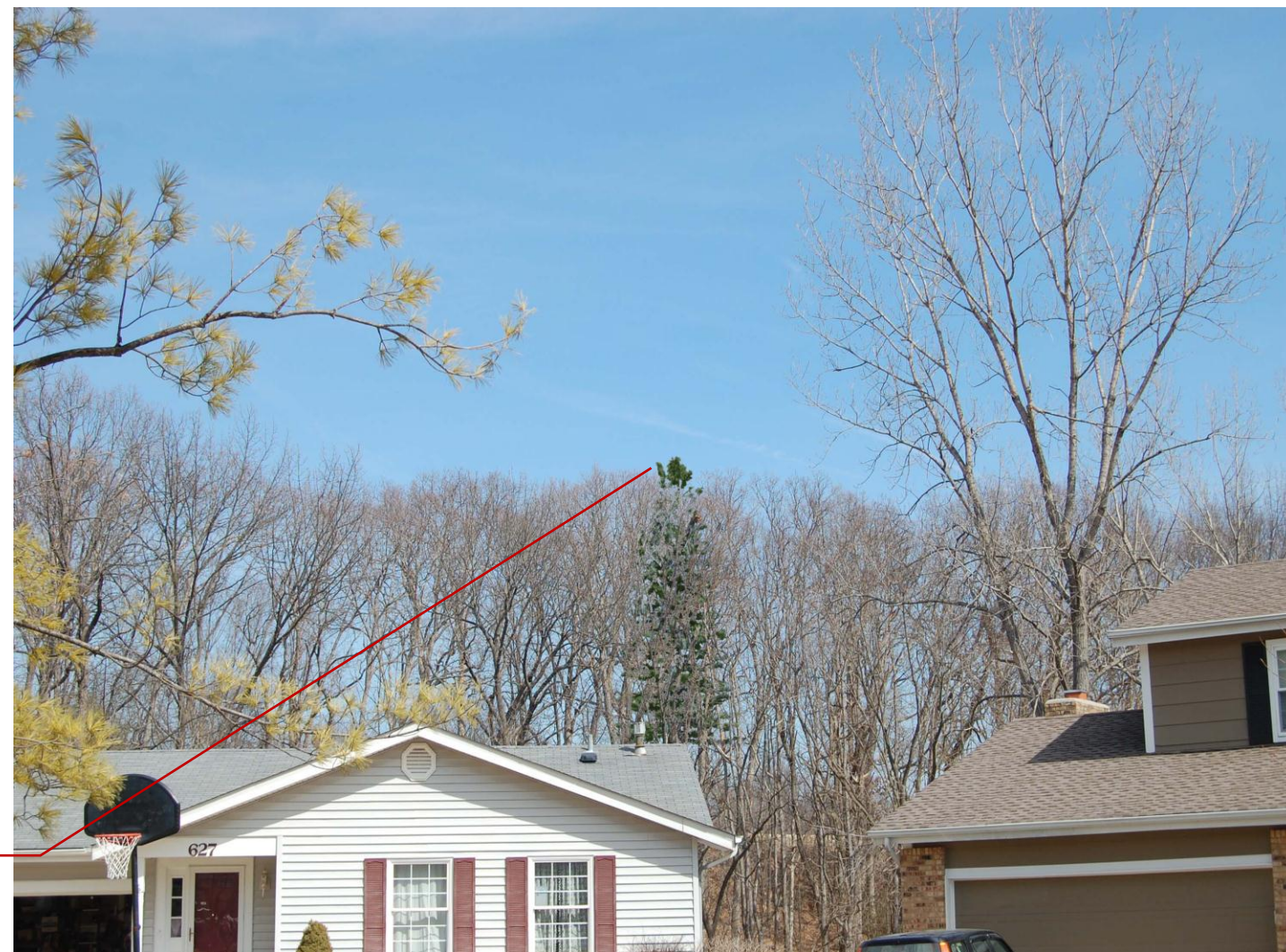
PROPOSED AT&T 125'-0"
MONOPINE



BALLOON TEST
ELEVATION

**PHOTOGRAPHIC SIMULATION –
VIEW 7 - LOOKING NORTHEAST**

**EXISTING VIEW 7 –
LOOKING NORTHEAST**



PROPOSED AT&T 125'-0"
MONOPINE



BALLOON TEST
ELEVATION

**PHOTOGRAPHIC SIMULATION –
VIEW 8 - LOOKING SOUTHEAST**

**EXISTING VIEW 8 –
LOOKING SOUTHEAST**



PROPOSED AT&T 125'-0"
MONOPINE



BALLOON TEST
ELEVATION

**PHOTOGRAPHIC SIMULATION –
VIEW 9 - LOOKING NORTHEAST**

**EXISTING VIEW 9 –
LOOKING NORTHEAST**



PROPOSED AT&T 125'-0"
MONOPINE



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PO Box 6, Ind. WI 07188-1718
609.673.8899

DATE	REVISION	BY	CHKD BY
01/20/06	REVISED FINAL SUBMISSIONS		
02/02/06	REVISED FINAL SUBMISSIONS		

MEXICO HWY & K SITE

120' MONOPINE

STEALTH[®] Concealment Solutions Job:
SC10-01327H-10R0

LOCATION:

8474 MEXICO ROAD
ST. PETERS, MO 63376
ST. CHARLES COUNTY

DRAWING INDEX

- T1 TITLE SHEET
- S1 ELEVATION VIEW & NOTES
- S2 DETAILS
- S3 FOUNDATION

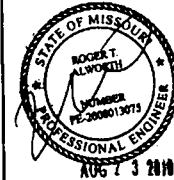


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JOB #: SC10-01327H-10R0



TITLE SHEET
MEXICO HWY & K SITE
120' MONOPINE
8474 MEXICO ROAD
ST. PETERS, MO 63376
SITE: MO-ST10417

U0142-983-101

T1 REV B

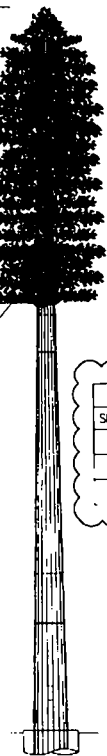
TOP OF BRANCHES
170'-0" A.G.L.

BOTTOM OF BRANCHES
75'-0"

GROUND LEVEL
0'-0"

(7) 4'-0" BRANCHES
(58) 6'-0" BRANCHES
(13) 8'-0" BRANCHES
(10) 10'-0" BRANCHES

BRANCHES ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT SHOWN TO SCALE



TOP OF SILL 115'-0" A.G.L.
AVIENNA C.L. 110'-0" A.G.L.
ANTENNA C.L. 100'-0" A.G.L.
ANTENNA C.L. 90'-0" A.G.L.

TOP CAP PER DTL 1/52
(12) PANEL ANTENNAS, TYP.
HAND HOLES PER DTL 2/52, TYP.

SPLICE LENGTH = 48"
(TOLERANCE = +20%, -0%)

MONOPOLE SECTION CHART					
SECTION	LENGTH	TOP #	BOTTOM #	THICKNESS	WEIGHT
1	53'-0"	18.00"	31.50"	0.250"	3.5 K
2	53'-0"	29.98"	43.48"	0.313"	6.6 K
3	45'-6"	41.45"	53.04"	0.313"	7.2 K

SPLICE LENGTH = 66"
(TOLERANCE = +20%, -0%)

EXIT PORT C.L. 7'-0" A.G.L.
EXIT PORT C.L. 3'-0" A.G.L.
GROUND LEVEL 0'-0"

FOUNDATION DESIGN PER SHEET S3

ELEVATIONS

GENERAL DESIGN NOTES:
STRUCTURAL DESIGN IS BASED ON THE INTERNATIONAL BUILDING CODE, 2006 EDITION AND THE TA-222 G SIGNCARD

DESIGN LOADS:
WIND:
BASIC WIND SPEED: 90 MPH (3-SEC GUST)
IMPORTANCE FACTOR: 1.00
STRUCTURE CLASS: II
EXPOSURE: C
TOPOGRAPHIC CATEGORY: 1
CRIST HEIGHT: 0 FT

ICE: 1.00" RADIAL ICE THICKNESS @ 40 MPH (3-SEC GUST)

MATERIAL NOTES:
1. 18-SIDED MONOPOLE SHAFT STEEL SHALL CONFORM W/ ASTM A572 GR. 65, U.N.O.
2. REINFORCED ACCESS PORT STEEL SHALL CONFORM W/ ASTM A572 GR. 65, U.N.O.
3. ALL OTHER STEEL SHAPES & PLATES SHALL CONFORM W/ ASTM A36 (36 KSI), U.N.O.
4. ALL BOLTS FOR STEEL-TO-STEEL CONNECTIONS SHALL CONFORM W/ ASTM A325N, U.N.O.
5. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE W/ THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1.
6. ALL STEEL SURFACES SHALL BE GALVANIZED IN ACCORDANCE W/ ASTM A123 AND ASTM A153 STANDARDS.
7. ALL BOLTED CONNECTIONS SHALL BE TIGHTENED TO "SNUG-TIGHT" CONDITION AS DEFINED BY THE AWS MANUAL.

BASE DESIGN REACTIONS:
MOMENT, M = 2681 K-FT (1.6 WIND)
SHEAR, V = 33.7 K (1.6 WIND)
AXIAL, P = 70.5 K (1.2 DEAD + 1.0 ICE)



AUG 23 2010



DATE: 08/23/10
REVISIONS:

DATE	DESCRIPTION
08/23/10	ISSUED FOR PERMITTING
08/23/10	ISSUED FOR PERMITTING



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JOB #: SC10-01327H-10R0

ELEVATION VIEW & NOTES
MEXICO HWY & K SITE
120' MONOPOLE
8474 MEDCO ROAD
ST. PETERS, MO 65056
SITE: MO-ST10M17

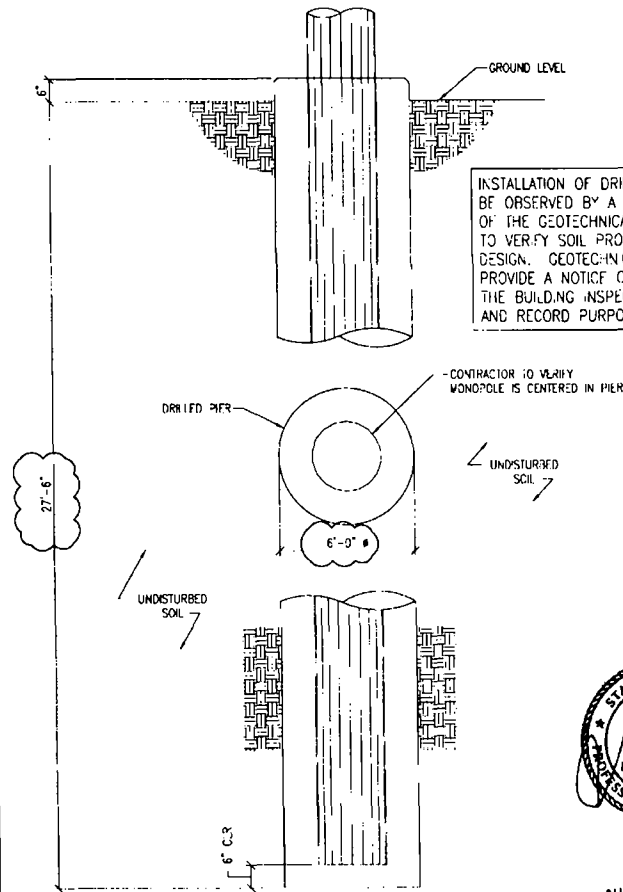
U0142-983-101
S1 B

FOUNDATION NOTES:

1. FOUNDATION DESIGN IS BASED ON THE FOLLOWING GEOTECHNICAL REPORT:

NOBLE ENGINEERING CONSULTANTS
DATE: JUNE 25, 2010

2. ALL CONCRETE SHALL USE TYPE II PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 psf AT 28 DAYS. CONCRETE SHALL BE AIR ENTRAINED (6 +/- 1.5%). CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.50. CONCRETE SHALL HAVE A SLUMP OF 5" (+/-). ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, ACI 318-05. FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 308, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS," LATEST EDITION.



AUG 23 2010



838 S. 10th St., Suite 104
Des Moines, IA 50319
PH: 515.281.7774
FAX: 515.281.0748
www.vectoreng.com

DATE	ISSUED BY	REVISION

DATE: 08/23/10
ISSUED BY: [Signature]
REVISION: [Signature]



PROFESSIONAL INFORMATION
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JOB # SC10-01327H-10R0

FOUNDATION
MEXICO HWY & K SITE
120' MONOPILE
N. ILLINOIS ROAD
ST. PETERS, MO 65759
SITE: MO-STL0417

U0142-883-101

S3 REV B