



NEW INSTALLATION OR SUBSTANTIAL MODIFICATION OF A WIRELESS SUPPORT STRUCTURE CONDITIONAL USE PERMIT APPLICATION

CITY OF DARDENNE PRAIRIE, MISSOURI

www.DardennePrairie.org

APPLICANT:

Company Name

Printed Name, Title

Street Address

City/State/Zip Code

Telephone

Facsimile

Email Address

OWNER (attach additional):

Printed Name

Printed Name

Street Address

City/State/Zip Code

Telephone

Facsimile

Email Address

Contract Purchaser/Developer:

Company Name

Printed Name, Title

Street Address

City/State/Zip Code

Telephone

Facsimile

Email Address

STREET ADDRESS OF WIRELESS SUPPORT STRUCTURE: _____

LEGAL DESCRIPTION OF PROPERTY (other than address) _____



ZONING DISTRICT: EXISTING: _____ PROPOSED: _____

UPTOWN TRANSECT ZONE: EXISTING: _____ PROPOSED: _____

SITE PLAN REVIEW FEE SUBMITTED: _____

CONDITIONAL USE PERMIT FEE SUBMITTED: _____

(Required for all properties located outside of the Uptown Zoning District)

Before signing this application, make sure all items required by the City Code included with this application

_____	_____
Applicant's Signature	Date
_____	_____
Owner's Signature (additional below)	Date

NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.



Filing of Application and Fees

An application for a conditional use permit to construct a new wireless support structure, or for a substantial modification of a wireless support structure, shall be submitted to the City Engineer and shall contain or be submitted concurrently with the following information:

- a. A legal description of the property to be affected, including one (1) hard printed copy and one (1) electronic copy in a Microsoft Word compatible format;
- b. A scaled map of such property, correlated with the legal description and clearly showing the property's location;
- c. The names, addresses and telephone numbers of the applicant(s), all the fee owners of such property and their agents, if any, and copies of the deeds on file with the office of the St. Charles County Recorder of Deeds evidencing such ownership;
- d. A copy of a lease, letter of authorization or other agreement from the property owner evidencing the applicant's right to pursue the application;
- e. Date of filing with the City Engineer;
- f. The present zoning, proposed change of zoning, if any, and proposed use of such property;
- g. The names and mailing addresses of property owners with property within an area determined by lines drawn parallel to and three hundred (300) feet distant from the boundaries of the property(ies) to be affected;
- h. Signature(s) of applicant(s) and owner(s) certifying the accuracy of the required information. If the owner(s) of the property or the applicant(s) are a trust or business entity, then proof of the authority of the party executing the application must be provided by way of resolution, minutes, bylaws, minutes of incorporation or some other reasonable means;
- i. Site Plan--See Article XIII (unless deemed unnecessary by the City Engineer);
- j. Photographs or other pictorial representations of the new wireless support structure, or the substantial modification of a wireless support structure, as viewed from neighboring properties to demonstrate if the wireless support structure is harmonious with the appearance and character of the neighborhood;
- k. A Landscape Plan, meeting the requirements of Chapter 405, Article IX, detailing the landscaping around the base of all wireless support structures, wireless facilities, base stations, and equipment compounds;
- l. The type of wireless facilities, infrastructure or technology to be used by the applicant; and
- m. Solely with respect to an application for a new wireless support structure, a statement by the applicant that it conducted an analysis of available collocation opportunities on existing wireless support structures within the same search ring defined by the applicant, solely for the purpose of confirming that an applicant undertook such an analysis.

Notwithstanding any provision of the SmartCode to the contrary, the provisions of Sections 405.481, 405.482, and 405.940 of the Municipal Code apply to all Transect Zones within the City. Wherever the term "wireless transmitter" is used in the SmartCode, it shall mean "wireless support structure." Notwithstanding the foregoing, review of applications to construct a new wireless support structure, for a substantial modification of a wireless support structure, or for an eligible facilities request for a modification of an existing wireless support structure or base station that is not a substantial modification of such wireless support structure or base station, shall be in accordance with the warrant procedures of the SmartCode.

Standards

When deciding whether to approve or deny a conditional use permit for a wireless support structure or substantial modification of a wireless support structure, the Planning and Zoning Commission and the Board of Aldermen, shall consider the following:

1. Whether the proposed conditional use complies with all applicable provisions of the Municipal Code of the City of Dardenne Prairie, including intensity of use regulations, setback regulations and use limitations;
2. Whether the proposed conditional use will contribute to and promote the general, welfare, health, safety and convenience of the public;
3. Whether the application meets the following requirements:
 - a. A wireless support structure shall not exceed two hundred (200) feet in height.
 - b. No wireless support structure shall be located within one thousand five hundred (1,500) feet of another wireless support structure. The distance shall be calculated from the center of the base of each wireless support structure.
 - c. A wireless support structure shall be located at least two hundred (200) feet from any residential structure. The distance between a wireless support structure and the boundaries of the property on which the wireless support structure lies shall be a distance equal to or exceeding one hundred ten percent (110%) of the wireless support structure's height.
 - d. No more than three (3) wireless support structures shall be constructed on any single lot.
 - e. All wireless support structures shall be constructed to allow for colocation by at least three (3) additional providers of wireless communication services.
 - f. The design of the wireless support structure, wireless facilities, base station, and equipment compound shall maximize the use of building materials, colors, textures, screening and landscaping that effectively blend the wireless support structure, wireless facilities, base station, and equipment compound within the surrounding natural setting and buildings.
 - g. Whether the landscaping, as shown on the Landscape Plan, meets the requirements of Chapter 405, Article IX.
 - h. Antennas shall be painted or treated to match the wireless support structure to which they are attached. Antennas shall not extend higher than five (5) feet above the wireless support structure unless authorized in a conditional use permit or by variance.
 - i. Photographs or other pictorial representations of the new wireless support structure, or the substantial modification of a wireless support structure, as viewed from neighboring properties, shall be considered when determining if the wireless support structure, or substantial modification of a wireless support structure, is harmonious with the appearance and character of the properties surrounding the wireless support structure;
 - j. The Planning and Zoning Commission, or the Board of Aldermen, may require that the wireless support structure be camouflaged if a determination is made that camouflaging the wireless support structure is necessary to preserve the appearance and character of the properties surrounding the wireless support structure;
 - k. The construction, maintenance and operation of such wireless support structures and equipment compound shall comply with all Federal, State and City regulations. In addition, the Board of Aldermen may impose reasonable restrictions and conditions to the issuance of any such Conditional Use Permit.
 - l. Any wireless support structure, wireless facility, base station or equipment compound that is no longer in use for any wireless communications service shall be removed at the owner's expense. The owner shall provide the City with a copy of the notice to the FCC of intent to cease operations and shall be given ninety (90) days from the date of ceasing operations to remove the obsolete wireless support structure, wireless facilities or equipment compound.