



**AGENDA
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
JANUARY 8, 2026
4:00 PM**

CALL TO ORDER

ROLL CALL

Mr. Ted Armstrong
Mr. James Kostelc
Mr. James Gerst
Mr. Robert Mooney
Mr. Arnold Mayersohn
Ms. Judy Pass (Alternate)

Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary, Administrative Services Supervisor

APPROVAL OF MINUTES

- 1. November 20, 2025 Board of Adjustment Meeting Minutes**

ACCEPTANCE OF THE AGENDA

UNFINISHED BUSINESS

- 2. #25-1: Variance Request For The Property At 1 College Park Drive, within the Missouri Baptist University Campus, for a 65 Foot, 2 Inch Encroachment into the Required 100 Foot Setback for Communication Towers in Order to Construct a 100-Foot-Tall Monopole**

Summary: Jonathon Hunt, of Centerline, LLC, on behalf of The Towers, LLC, submitted a setback variance request for the property at 1 College Park Drive within the Missouri Baptist University campus, zoned "HE" Higher Education Zoning District. The request is for a 65-foot, 2-inch encroachment into the required 100-foot setback from the property line, as established by Section 405.470(A)(6)(c) Conditional Uses—Communication Towers, in order to build a 100-foot-tall telecommunication monopole. This item was continued from the November 20, 2025 agenda.

NEW BUSINESS

BUSINESS FROM STAFF

ADJOURNMENT



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Pursuant to Section 610.022 RSMO, the Board of Adjustment could, at any time during the meeting, vote to close the public meeting and move to closed session to discuss matters relating to litigation, legal actions and/or confidential or privileged communications with the City Attorney as provided under Section 610.021(1) RSMO or other matters as permitted by Chapter 610.

Posted by: _____

Date/Time posted: _____

If you need special accommodations to attend a meeting, services may be arranged by contacting the Office of the City Administrator in advance.



**MINUTES
CITY OF CREVE COEUR
BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
NOVEMBER 20, 2025
4:00 PM**

CALL TO ORDER

A regular meeting of the Board of Adjustment of the City of Creve Coeur was called to order by Vice Chair James Kostelc at the City Council Chamber, 300 North New Ballas Rd, City of Creve Coeur Government Center, Creve Coeur, MO 63141 on Thursday, November 20, 2025, at 4:00 PM.

ROLL CALL

**Mr. Ted Armstrong – absent
Mr. James Kostelc
Mr. James Gerst
Mr. Robert Mooney
Mr. Arnold Mayersohn
Ms. Judy Pass (Alternate)**

**Mr. Carl Lumley, City Attorney
Mr. Jason Jaggi, AICP, Director of Community Development
Ms. Bethany L. Moore, AICP, City Planner
Ms. Claralyn Bollinger, Recording Secretary, Administrative Services
Supervisor**

APPROVAL OF MINUTES

1. June 19, 2025 Board of Adjustment Draft Meeting Minutes

RESULT: APPROVED MOVER: Mr. Mayersohn SECONDER: Mr. Mooney AYES: NAYS: None ABSTAIN: Ms. Pass
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The vote on the motion being 5 ayes, 0 nays and 1 abstention, motion carried.

ACCEPTANCE OF THE AGENDA

RESULT: ACCEPTED (UNANIMOUS)



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MOVER: Mr. Kostelc SECONDER: Mr. Gerst AYES: Mr. Gerst, Mr. Kostelc, Mr. Mayerson, Mr. Mooney, Ms. Pass NAYS: None

The vote on the motion being 5 ayes and 0 nays, motion carried.

UNFINISHED BUSINESS

There was no unfinished business.

NEW BUSINESS

2. #25-1: Variance Request For The Property At 1 College Park Drive, within the Missouri Baptist University Campus, for a 65 Foot, 2 Inch Encroachment into the Required 100 Foot Setback for Communication Towers in Order to Construct a 100-Foot-Tall Monopole

Sasha Riedisser, attorney for Vertical Bridge, gave the applicant's presentation. They are seeking a 65.2 foot variance to install a cell phone tower. Missouri Baptist University came to Verizon and asked for a cell phone tower because students are not getting cell phone service on campus. There are gaps in Verizon's 4G and 5G coverage at the University and nearby. They proposed this spot in a narrow search ring, focused on Missouri Baptist University and offering improved service to the south and Highway 40. The topography of the campus is very hilly and flat areas have already been built upon. No other economically viable use for the site. The setback requirement is an unfair burden because there is a zero-foot fall zone and prevents reliable service for students.

Mr. Mayersohn: Asked about the cell phone capacity along Highway 40.

Ms. Riedisser: This will improve the service and capacity.

Mr. Mayersohn: Why can't it be built in the woods?

Mr. Jonathon Hunt of Centerline, LLC: This is a very steep area. It would require clearance of trees and additional expense.

Mr. Mooney: Have you explored other areas of the campus?

Mr. Hunt: I contacted multiple parcel owners nearby about locating the tower. Missouri Baptist University and Christian Brothers College (CBC) High School were interested and later CBC was no longer interested.

Mr. Mooney: There's got to be some other place on the campus.

Ms. Riedisser: Verizon doesn't want to have to get variances. They know they are hard



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to get. This is the last resort. This is the only location that works for the tower.

Ms. Pass: How far would the tower be from the nearest residence?

Mr. Hunt: About 1,000 feet away from the nearest house. The northern part of the campus is peoples' backyards.

Ms. Pass: There are some people that aren't in favor of it. What are their arguments?

Mr. Hunt: They are concerned that they will be able to see the tower. They can already see the school's sports field lights from their homes. We will put this tower as far away from houses as we can. It will be there with existing structures.

Mr. Gerst: In order for us to grant this request, there are strict rules that we have to follow. One of them is that the variance will not adversely affect adjacent property owners or residents. I have received letters from two adjacent owners, CBC and Town and Country objecting to this project. I don't think you have addressed the requirements. The need for cell phone service doesn't trump these issues.

Ms. Riedisser: The Telecommunications Act of 1996 says that it has to be approved. We think we met those requirements. The people who don't want it in their backyard. Statutes require substantial evidence that there will be a negative impact on their properties.

Mr. Mooney: Have you looked at other higher elevations for the tower?

Mr. Hunt: I did reach out to other parcel owners that didn't respond.

Mr. Kostelc: There are other locations that haven't been evaluated.

Mr. Lumley: We don't get to pick the piece of land for this to be on. They have to convince you that the location needs the variance.

Ms. Riedisser: It will be worse if it's on a higher elevation.

Mr. Gerst: The first thing we are supposed to look at is does the variance arise from a situation unique to the property. I don't see where that particular item has been satisfied.

Ms. Riedisser: There is a representative from the campus that may be able to address that matter.

Mr. Kostelc: Was an environmental impact statement done? There are safety issues that I worry about on a 100 foot tower.

Ms. Riedisser: We have given you a letter stamped by an engineer that says this is not a risk to anything around it.

Mr. Kostelc: There are no guide wires on this tower.

Mr. Hunt: We don't build guide wires anymore. Any tower below 200 feet tall is generally a monopole.

Ms. Pass: The granting of the variance shall not adversely affect adjacent property owners. Consideration about the effect on their resale value.

Ms. Riedisser: There is no evidence that it will affect their resale value.



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Scott Patterson, Director of Public Safety at Missouri Baptist University, spoke. He pointed out where their property line is on the PowerPoint map. We struggle on campus at night with cell phone service. He spoke to St. Louis County Emergency Management about having a backup to their Emergency Operations Center. There is a lot of wooded area on campus. The only other spot is up by the baseball field and that's near residences.

Mr. Mayersohn: Why do you have to exceed so far into the setback? There is no evidence that you have explored other options in your presentation.

Mr. Hunt: One flat spot has a creek bed in the way. There is an area that is a Metropolitan Sewer District runoff zone. Another spot is very close to residential backyards.

Ms. Moore gave the City's presentation. This is in the Higher Education (HE) zoning district. Missouri Baptist University campus is about 64 acres. Minimum setback is 50 feet. Setback from the property line is based on the height of the monopole.

Ms. Moore showed the zoning map and discussed the variance location. Tower will be setback 35 feet 10 inches from the property line. The Verizon monopole would be 100 feet in total height. The variance is required to come first in the application process because they are requesting an exception from the zoning code. The applicant has to meet all the requirements in the variance guidelines. Ms. Moore went through the Criteria for Variances.

Mr. Mayersohn: I would like to provide a motion to table this matter.

Ms. Riedisser: I think a month will be sufficient.

Motion to table the matter proposed.

RESULT: APPROVED (UNANIMOUS)

MOVER: Mr. Mayersohn

SECONDER: Mr. Gerst

AYES: Mr. Gerst, Mr. Kostelc, Mr. Mayersohn, Mr. Mooney, Ms. Pass

NAYS: None

The vote on the motion being 5 ayes and 0 nays, motion carried.

Mr. Lumley: We have 120 days to address this request, so it should be heard at the



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December 18 meeting.

BUSINESS FROM STAFF

**3. Request to Change Monthly Meeting Dates and Approve 2026 Meeting
Schedule**

Mr. Jaggi: December 18 will be the next meeting.

Proposal to change the meeting dates to the second Thursday of the month. This will make it easier on the staff work load.

RESULT: APPROVED (UNANIMOUS)

MOVER: Mr. Mayersohn

SECONDER: Mr. Mooney

AYES: Mr. Gerst, Mr. Kostelc, Mr. Mayersohn, Mr. Mooney, Ms. Pass

NAYS: None

Mr. Lumley: Update on the Sherwyn Lane matter. The trial court found in favor of the City and left the ruling in place. Mr. Nafar has filed an appeal to the Court of Appeals. We are exploring options for resolution of the matter.

ADJOURNMENT

Motion to adjourn.

RESULT: APPROVED (UNANIMOUS)

MOVER: Mr. Mayersohn

SECONDER: Ms. Pass

AYES: Mr. Gerst, Mr. Kostelc, Mr. Mayersohn, Mr. Mooney, Ms. Pass

NAYS: None

The vote on the motion being 5 ayes and 0 nays, motion carried. Meeting adjourned at 5:19 PM.



**MINUTES
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BOARD OF ADJUSTMENT
CITY COUNCIL CHAMBER
NOVEMBER 20, 2025
4:00 PM**

Submitted by:

Recording Secretary

Chair



APPLICATION TO THE BOARD OF ADJUSTMENT

#25-1: VARIANCE REQUEST FOR THE PROPERTY AT 1 COLLEGE PARK DRIVE, WITHIN THE MISSOURI BAPTIST UNIVERSITY CAMPUS, FOR A 65 FOOT, 2 INCH ENCROACHMENT INTO THE REQUIRED 100 FOOT SETBACK FOR COMMUNICATION TOWERS IN ORDER TO CONSTRUCT A 100-FOOT-TALL MONOPOLE

FOR THE MEETING OF: Thursday, January 8, 2026

SUBJECT PROPERTY LOCATION: 1 College Park Drive within the Missouri Baptist University Campus, Zoned “HE” Higher Education Zoning District.

REQUEST: Jonathon Hunt, of Centerline, LLC, on behalf of The Towers, LLC, submitted a setback variance request for the property at 1 College Park Drive within the Missouri Baptist University campus, zoned “HE” Higher Education Zoning District. The request is for a 65-foot, 2-inch encroachment into the required 100-foot setback from the property line, as established by Section 405.470(A)(6)(c) Conditional Uses—Communication Towers, in order to build a 100-foot-tall telecommunication monopole. This request was heard at the November 20th, 2025 meeting and continued to a future meeting date in order to allow the applicant more time to provide additional information for the request. The applicant has consented to an extension of the applicable deadlines for a decision on this application.

Key Issues:

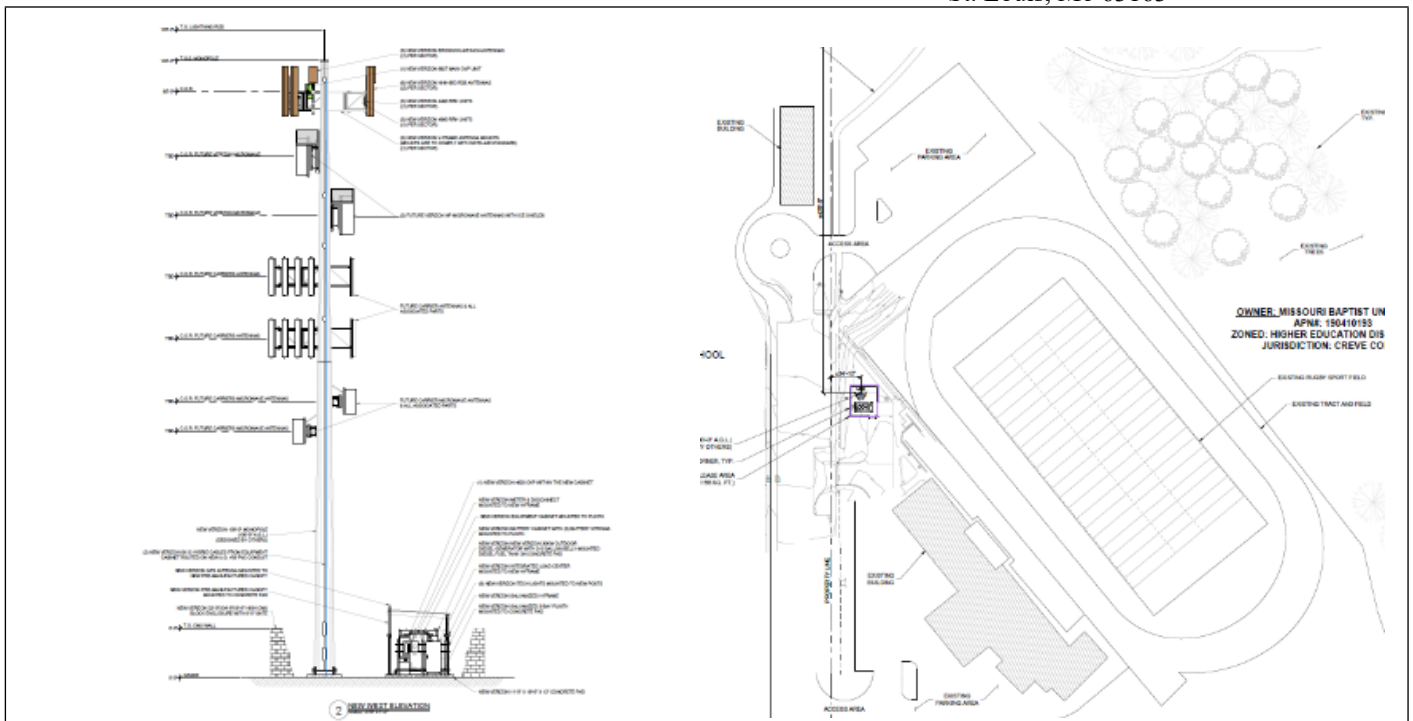
- Property versus owner hardship
- Impact to surrounding uses

Zoning Code References

- Section 405.300: “HE” Higher Education Zoning District
- Section 405.470: Conditional Uses
- Section 405.1040: Board of Adjustment
- Section 405.1110 Variances and Appeals

APPLICANT: Towers, LLC
750 Park of Commerce Dr. Ste. 200
Boca Raton, FL 33487

APPLICANT’S REPRESENTATIVE: Jonathon Hunt
Centerline, LLC
P.O.Box 63051
St. Louis, Mo 63163



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner

DATE: 12/31/2025

ATTACHMENTS: Applicant’s Materials submitted 9/18/25 and 10/16/25 and revised materials submitted 12/19/25.

BASIS FOR APPEAL AND STATED HARDSHIP

The subject property is part of the approximately 64-acre Missouri Baptist University Campus within the “HE” Higher Education Zoning District. The applicant is seeking to construct a 100-foot-tall monopole for use as a communications tower for Verizon. This use, NAICS 517210 *Communication Towers*, is a conditional use in the “HE” zoning district and subject to additional requirements provided in Section 405.470, *Conditional Uses*, of the Zoning Code. Section 405.470(A)(6)(c) requires communication towers be set back from the property line a minimum of 1 foot for every foot of structure height or the distance required by the applicable zoning district, whichever is greater. In this case, the height of the monopole is 100 feet, and the required setback is 100 feet from the property line, which is greater than the setback requirements for the “HE” zoning district of 50 feet. The applicant is proposing to place the monopole 34 feet, 10 inches from the western property line adjacent to CBC Cadet Park in the City of Town and Country. The applicant is requesting a 65-foot, 2-inch variance from the requirements of Section 405.470 to place the monopole in this location. The applicant has stated in the application that this location was chosen because other flat and accessible locations on this parcel are already being used and Verizon wants to cover as much of the southeastern edge of Creve Coeur and I-64 as possible.

This item was first heard at the November 20, 2025 Board of Adjustment meeting and was continued to a future meeting date in order to allow the applicant to provide additional information for the variance request. The applicant submitted an additional letter providing information related to federal and state law and providing more information related to addressing hardship of the property in locating the monopole. City Attorney Carl Lumley will give a brief summary presentation to the Board of Adjustment related to State and Federal law and how they apply in this case. The prior staff report has been updated to reflect a review of the new information provided by the applicant in their letter dated December 22, 2025.

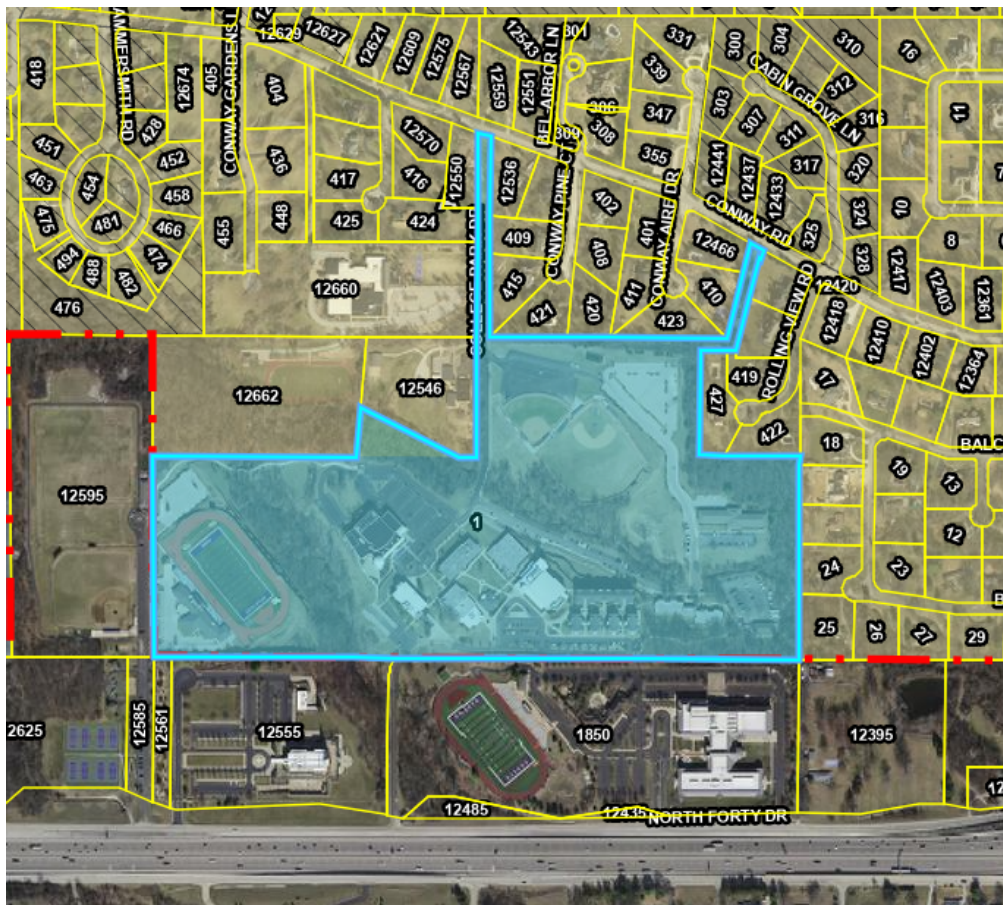


Figure 1: GIS image of Missouri Baptist University Campus

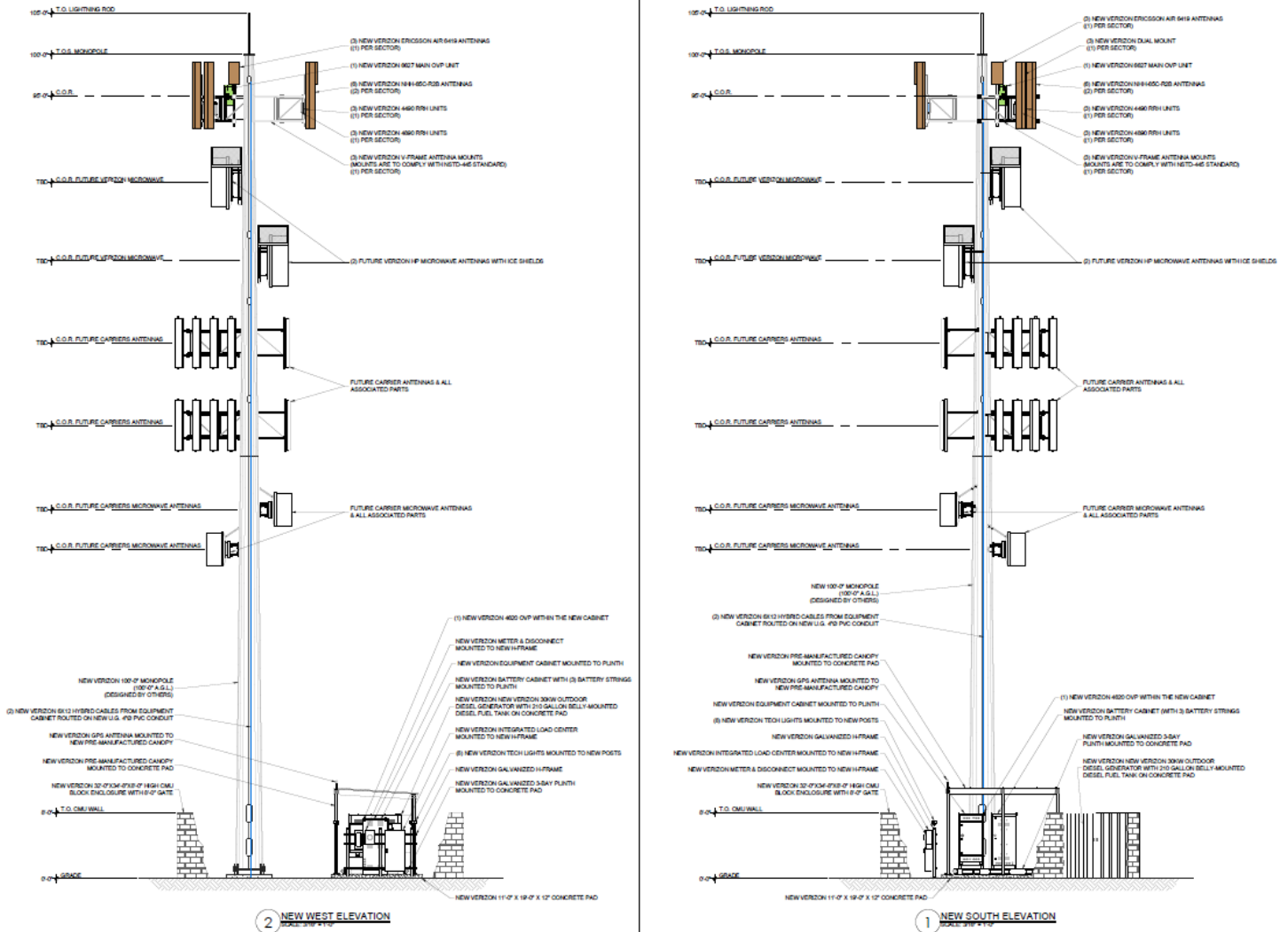


Figure 3: Proposed monopole design.

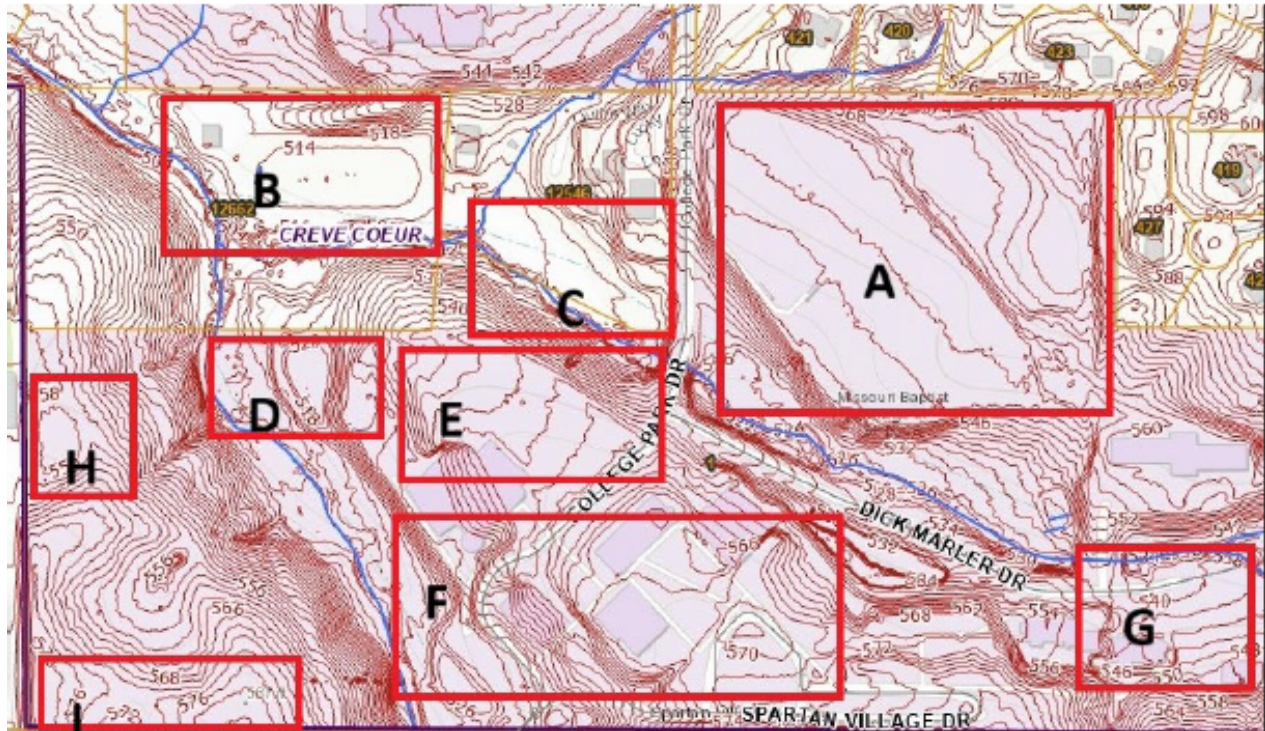


Figure 4: Applicant's Provided Topographical Map.

Location label	Evaluation
A	Space is already used as baseball fields. There is some space along the edge of the parcel, but this would be right next to neighboring houses.
B	Already in use as a racetrack. Space along edge would be much closer to houses in neighboring parcels.
C	University is already developing this area
D	Portions of this area are in a floodplain (that is a creek going through the campus). The portion outside of the floodplain is not accessible via car.
E	Already in use.
F	Left side of this area is in a floodplain. Right side is already in use as the main portion of the University.
G	Most of this area is already in use. Available space would be along the edge of the parcel, next to neighboring houses.
H	Proposed tower location
I	Flat areas in here are drainage ditches.

Figure 5: Topographical Map Key.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Rossman School	A Single Family Residential	N/A
South	CBC High School and Church of Jesus Christ of Latter-Day Saints	City of Town and Country	N/A
East	Single-Family Residences	A Single Family Residential	N/A
West	CBC Cadet Park	City of Town and Country	12575 N. 40

STAFF ANALYSIS

Performing an analysis of a variance appeal primarily requires a six-part examination of the facts, as required by *Section 405.1100, Criteria for Variances, Generally*, of the Zoning Ordinance. To wit:

1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;

According to the information submitted by the applicant, the variance requested arises from the applicant's desire to cover as much of Creve Coeur as possible while also improving coverage along I-64 and the Missouri Baptist University Campus. The Missouri Baptist University parcel was chosen for its location toward the southern edge of Creve Coeur. The applicant states that the chosen parcel is very hilly and wooded and there are no spaces on this parcel that are flat and accessible which are not already being used for campus activities. Therefore, the decision to locate the monopole 34 feet, 10 inches from the property line was made with the support of the property owner, Missouri Baptist University, because this location is flat, accessible and will not disrupt University activities. The property owner has submitted a letter of support for the monopole's location with the application. State law prohibits the City from evaluating alternative property locations, even in the same zoning district but its location on the property is subject to the City's zoning requirements.

2. The variance requested is because of a unique hardship not created by the applicant nor the owner of the property;

Although the hilly topography is not the fault of the applicant nor the owner of the property, the decision to place the monopole 65 feet, 2 inches closer to the property line than is allowed by Section 405.470 for this conditional use was the choice of the applicant based upon available free space on the parcel that met the desired criteria for the tower including flat, open space with easy access and that was acceptable to the desires of the property owner to not disrupt university activities. The applicant provided a topographical map with a table, shown as Fig. 4 and Fig. 5. of this staff report, but the evaluation explanations provided in December for locations "C" and "E" were vague and did not appear to completely rule out these areas as potential buildable areas. Staff's evaluation of the location marked "E" appears to include areas that would not require a variance in order to locate the monopole there but in some cases may require possible grading work or possible loss of parking stalls. After clarification was received from the applicant, locations "B," "I," and part of "C" do not appear to be part of the Missouri Baptist Campus. The key issue before the Board of Adjustment is if a disruption to university activities is a unique hardship not created by the applicant or the owner of the property that would justify a variance in order to place it in the

preferred location not in conformance with the City's setback requirements for such towers. Upon further request for clarification related to locations "C" and "E," the applicant provided the following response: "Section E is already in use for classrooms and a parking lot. Section C: We followed up with the reasons this section is unavailable. We were mistaken that it was being put to future use. That section is apparently owned by two entities: The portion owned by the university is host to a drainage ditch. The majority of that parcel (the flat area) is owned by a neighboring daycare. They inquired with the daycare about placement of the tower on the property, but the daycare did not respond to our inquiries." Staff feels this response is still vague and there appears to be open areas between the buildings and parking lots currently located in these areas where the tower could be located without requiring a variance.

3. The granting of the variance shall not adversely affect adjacent property owners or residents;

If the variance were to be granted, the monopole would be roughly 1,000 feet from the nearest residential parcel, but it would be 65 feet, 2 inches closer to the adjacent parcel, CBC Cadet Park in Town and Country, than such a use would be allowed without a variance. CBC Cadet Park, located within the City of Town and Country, is just under 18.5 acres and contains mostly open sports fields with smaller structures for team and spectator seating and sports field related uses. The Board of Adjustment will need to determine if the monopole's 34-foot, 10-inch proximity to the park's property line would have an adverse effect on this property. The applicant has provided information stating that "the facility will have minimal visual and operational impacts and will generate no increase in traffic or other adverse effects on adjacent properties." The adjacent property owner previously provided public comment for the first meeting that is included in the agenda packet.

4. The strict application of the provisions of the Zoning Ordinance from which a variance is requested, will cause severe practical difficulty or extreme hardship for the property owner represented in the application;

The property owner has submitted additional information that they believe supports the conclusion that the strict application of the provisions of the Zoning Code would cause severe practical difficulty or extreme hardship to them. The owner of the property is leasing the land for the proposed monopole to the applicant in order for the monopole to be constructed. The applicant has submitted information related to other potential locations on site with reasoning as to why the monopole cannot be placed in those locations. In addition, the applicant has submitted information that the monopole is designed to have a fall radius of 0 feet from the base of the pole and will collapse onto itself in the event of operational failure. Staff is of the opinion that the explanations for sites marked "C" and "E" on the map provided are vague and unclear and do not completely rule out those areas as potential locations for the monopole that would not require a variance. The Board of Adjustment will need to determine if the applicant's deference to locating the monopole in areas that would cause less disruption to university activities or development plans constitutes practical difficulty or extreme hardship or if there are options available on the site proposed that would not require a variance.

5. The variance desired will not adversely affect the public health, safety, order, convenience, or general welfare of the community;

No, granting the variance does not appear to significantly adversely affect the public health, safety, order, convenience, or general welfare of the community. However, the additional requirements for conditional uses, from which the variance is requested, are designed to help soften impacts to the surrounding

adjacent uses and properties from uses that were deemed to have more of an impact than permitted-by-right uses. As stated previously, the applicant has submitted supporting documentation that the monopole is designed to collapse into itself in the event of failure and include a 0-foot fall radius from the base of the pole.

6. Granting the variance desired will not violate the general spirit and intent of this Chapter.

The Board of Adjustment must determine if the reasoning provided by the applicant for the chosen location of the monopole and the explanations provided for not placing the monopole in other locations on the site can reasonably be determined to cause severe practical difficulty or extreme hardship for the property owner and applicant represented in the application. If the Board determines that the information provided on the record represents hardship of the property, then approving the variance would not violate the general spirit or intent of this Chapter. If the Board determines that the provided information does not represent hardship of the property, then approving the variance desired would violate the general spirit and intent of this Chapter.

Additional Criteria for Non-Use Variances

In addition to the above, Section 405.1110.E. *Criteria for Area Variances*, states that an applicant for an area variance must meet the following criteria:

- 1. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.**

The subject property is a 64-acre campus within the “HE” Higher Education zoning district. It exceeds the minimum district size of 15 acres. State law prohibits the City from evaluating alternative parcel locations but not from enforcing zoning requirements on the proposed parcel chosen. The applicant has submitted a topographical map with locations highlighted and provided explanations for why those locations were not chosen for the monopole. Although some of the provided location explanations reference the topography, drainage areas and other site constraints, the explanations for locations “C-University is already developing this area” and “E-already in use” appear to be vague even after further clarification by the applicant.

- 2. Granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent property.**

No, if the variance were granted, when the applicant submits a building permit and site improvement plan, the stormwater impacts would be reviewed at this stage as part of the permitting phase. If the area of disturbance is 2,000 square feet or more than a land disturbance permit would be required. Per the provided plans, the project area is just over 1,000 square feet.

ACTION

Following its deliberation, the Board of Adjustment may vote in favor or against a motion to approve the request. Pursuant to Section 405.1110 of the Zoning Code, approval of a variance requires written findings of fact supporting the specified variance criteria. In order to make the vote on the application

clear, an affirmative motion should be made, and members can vote to approve or disapprove that motion. An example motion for the requested variance to the setback would be:

“I move to approve a variance allowing for a 65-foot, 2-inch encroachment into the required 100-foot setback for communication towers for the property at 1 College Park Drive to construct a 100-foot monopole based upon a positive finding that:

1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found elsewhere in the same zoning district;
2. The variance requested is because of a unique hardship not created by the Applicant nor the owner of the property;
3. The granting of the variance will not adversely affect adjacent property owners or residents;
4. The strict application of the setback requirements for conditional uses will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed monopole will not adversely affect the public health, safety, order, convenience, or general welfare of the community;
6. Granting the setback variance will not violate the general spirit and intent of this Chapter;
7. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances of the subject property, the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district; and
8. Granting the variance will not result in the diversion of additional stormwater that would adversely affect adjacent property.”

If the Board wishes to modify the application or add specific conditions of approval, they should do so by separate motion, prior to voting on the overall approval for the variance.

Discussion and explanation of votes would be beneficial to meeting applicable legal requirements.

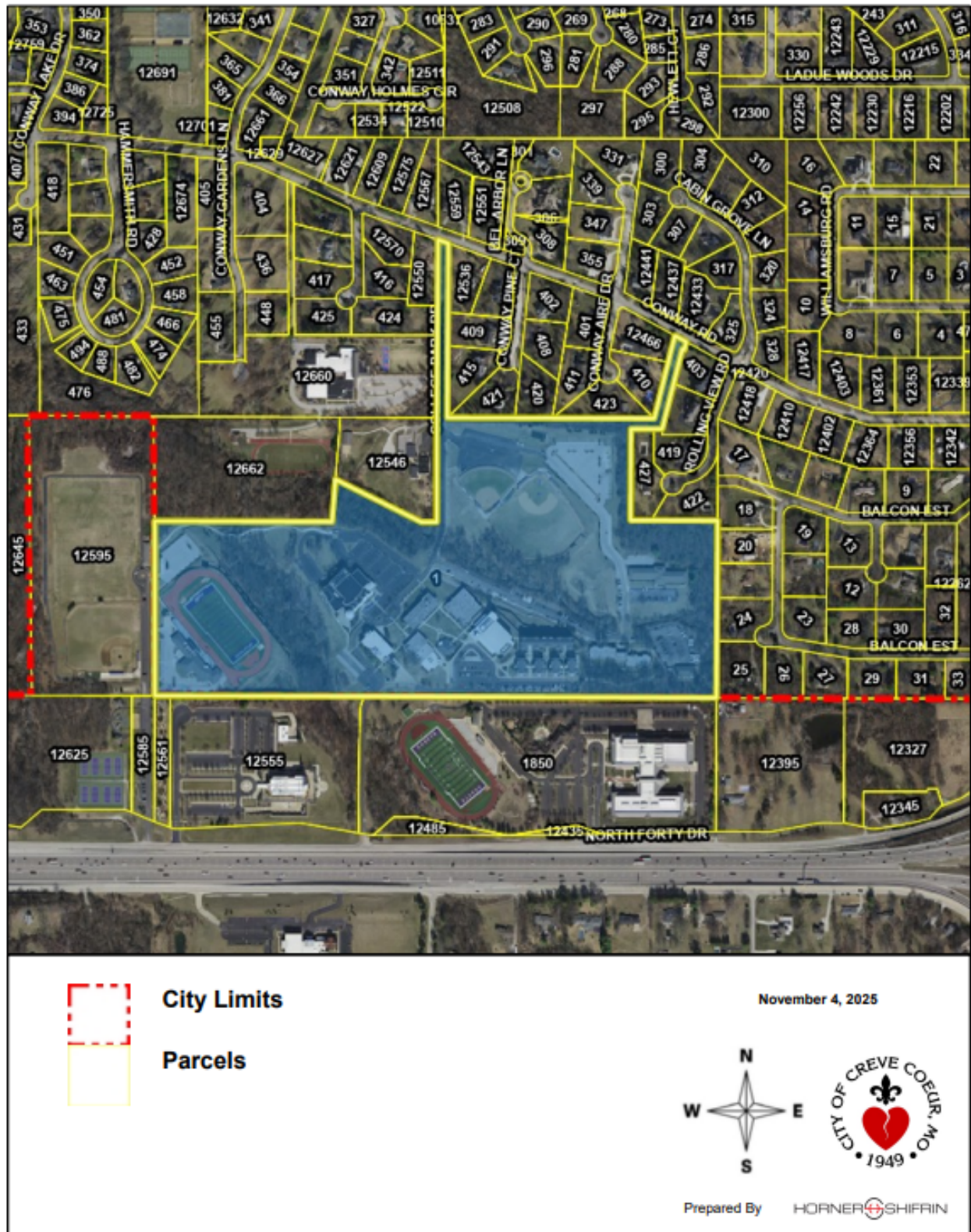
After the Board reaches a final decision regarding the request, a follow-up motion directing Staff to prepare and authorizing the Chair to execute the Findings of Fact and Conclusions of Law should be made. An example of such motion is:

“I move to direct Staff to prepare and authorize the Chair of the Board of Adjustment to execute Findings of Fact and Conclusions of Law regarding the variance requested for 1 College Park Drive based upon the testimony received and the deliberations of the Board on this application, as decided on January 8th, 2026.”

APPENDIX 1: COMPREHENSIVE PLAN Included and attached by reference. See body of report for specific excerpts.

APPENDIX 2: ZONING CODE Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE IMAGES

VIEW OF NEW LEASE AREA
(LOOKING NORTH)

Description:
Proposed
location of
monopole as
shown in
plan set
submitted
by
applicant.



NEW VERIZON 33'-0"X35'-8" LEASE AREA
(1156 SQ FT)

VIEW OF NEW LEASE AREA
(LOOKING SOUTH)

Description:
Proposed
location of
monopole as
shown in
plan set
submitted
by
applicant.

December 22, 2025



Norton Rose Fulbright US LLP
8001 Forsyth Boulevard, Suite 800
St. Louis, Missouri 63105
United States of America

Direct line +1 314 505 8871
sasha.riedisser@nortonrosefulbright.com

Tel +1 314 505 8800
Fax +1 314 505 8899

VIA EMAIL

Mr. Carl Lumley
City Attorney City of Creve Coeur
300 North New Ballas Road
Creve Coeur, Missouri 63141

**Re: Variance Application College Park Drive (Missouri Baptist University),
65'2" variance from 100' setback for a 100' monopole**

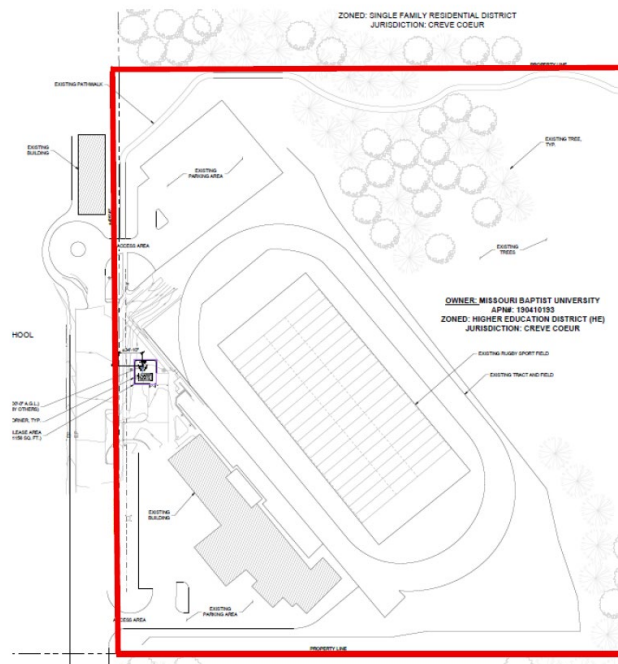
Dear Mr. Lumley:

We submit this letter on behalf of The Towers, LLC ("Vertical Bridge") regarding the variance request to allow a 65'2" encroachment into the 100-foot tower setback requirement to construct a 100-foot monopole telecommunications facility at 1 College Park Drive within the "HE" (Higher Education) zoning district at Missouri Baptist University (Missouri Baptist University). This letter demonstrates why approval is both legally required and in the community's best interest.

Norton Rose Fulbright US LLP is a limited liability partnership registered under the laws of Texas.

Norton Rose Fulbright LLP, Norton Rose Fulbright Canada LLP, Norton Rose Fulbright South Africa Inc and Norton Rose Fulbright US LLP are separate legal entities and all of them are members of Norton Rose Fulbright Verein, a Swiss verein. Norton Rose Fulbright Verein helps coordinate the activities of the members but does not itself provide legal services to clients. Details of each entity, with certain regulatory information, are available at nortonrosefulbright.com/legal-notice.

Below shows the western property line and requested variance:



Please reach out to me if you have any questions or concerns following review of my letter. We hope to work cooperatively with the City of Creve Coeur to resolve its concerns and provide the coverage and service necessary for the safety and well-being of its citizens and visitors.

THE BOTTOM LINE

- **The application satisfies every variance criterion.**
- **Denial would violate federal law.** There is no feasible alternative location to remedy Verizon Wireless's substantial gap in coverage on and near the Missouri Baptist campus. Denial would effectively prohibit wireless services under 47 U.S.C. § 332(c)(7)(B)(i)(II).
- **State law prohibits consideration of alternatives.** Missouri Revised Statute § 67.5094 expressly bars the City from evaluating alternative locations or questioning the carrier's business decisions.
- **Approval may save lives.** At the November 20, 2025 hearing, a member of the university's security team testified that students cannot reach campus security in the evening due to inadequate coverage. Missouri Baptist University specifically requested this facility to address this critical safety gap.

I. THE APPLICATION SATISFIES ALL VARIANCE CRITERIA

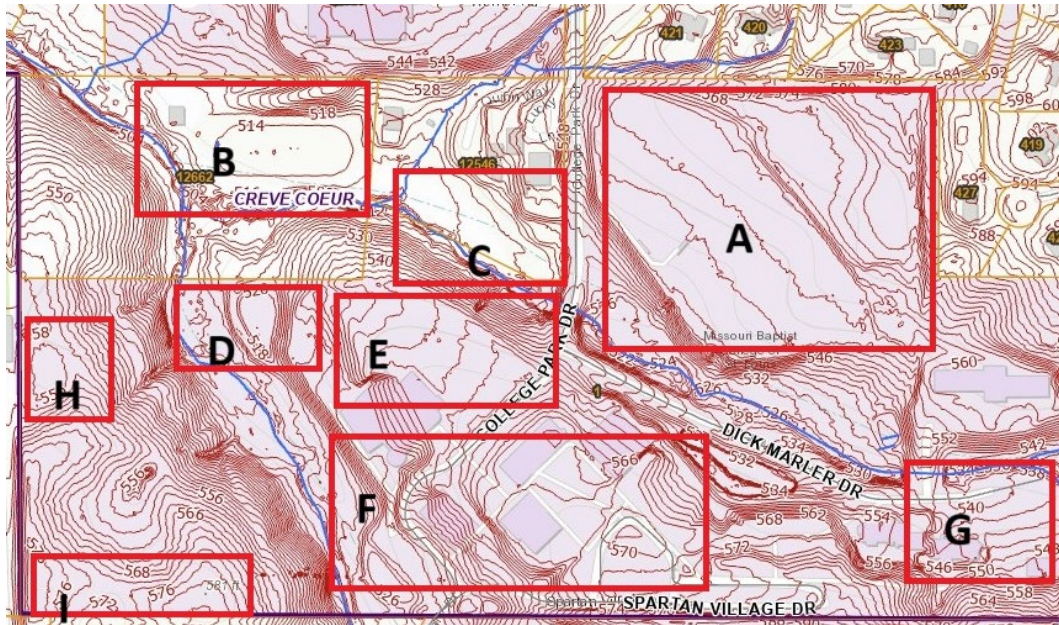
A. Unique Conditions Exist

The Missouri Baptist University parcel is hilly and wooded, with flat, accessible areas already in active use, and the proposed location was chosen to avoid disruption to university activities while providing coverage to the southeastern edge of Creve Coeur and Interstate 64. The campus's hilly, wooded terrain combined with the operational need to locate the facility within the university property to serve the coverage objective creates unique conditions not ordinarily present on typical properties in the zoning district. This can be seen in the maps below.

Below is an aerial view of the campus:



Below is a topography map of the area:



The site plan shows the 33' x 35'8" lease area and the 34'10" distance from the lease area to the western property line, highlighting the flat, accessible corner of the campus where the facility can be constructed without disrupting university operations.



The site is also experiencing a significant gap in coverage that has an extreme impact on campus operations. Testimony at the November 20, 2025 hearing explained that campus security use Verizon-powered devices and can be difficult to reach by students in need of their services.

B. The Hardship Is Not Self-Created

The topography and site constraints are not the applicant's fault. A comprehensive campus-wide evaluation demonstrates that other flat or open areas are either already in active use (ball fields, track, main campus buildings), located along parcel edges adjacent to residential properties, or situated in floodplain and drainage ditches, leaving the proposed location as the only feasible, accessible option.

Below is a chart that corresponds to the map above. The letters in the first column refer to the boxed location with that letter above. As shown below, Vertical Bridge considered each of these locations for placement of the proposed tower, and none of them are suitable alternatives.

Location label	Evaluation
A	Space is already used as baseball fields. There is some space along the edge of the parcel, but this would be right next to neighboring houses.
B	Already in use as a racetrack. Space along edge would be much closer to houses in neighboring parcels.
C	University is already developing this area
D	Portions of this area are in a floodplain (that is a creek going through the campus). The portion outside of the floodplain is not accessible via car.
E	Already in use.
F	Left side of this area is in a floodplain. Right side is already in use as the main portion of the University.
G	Most of this area is already in use. Available space would be along the edge of the parcel, next to neighboring houses.
H	Proposed tower location
I	Flat areas in here are drainage ditches.

This alternatives analysis confirms that no feasible alternative location exists that would meet the 100-foot setback requirement.

C. The Variance Will Not Adversely Affect Adjacent Property Owners

The nearest residential properties are approximately 1,000 feet away from the proposed tower location; the immediately adjacent parcel to the west is CBC Cadet Park (sports fields) located in the City of Town and Country. The variance will not significantly impact nearby parcels, will generate no increase in traffic, and the setting already includes existing metal utility infrastructure.



D. Strict Application Creates Practical Difficulty and Extreme Hardship

The Missouri Baptist University campus spans approximately 64 acres with significant topographic constraints. Strict application of the 100-foot setback requirement creates a hardship dissimilar to typical properties given the combination

of slope, wooded areas, floodplain and drainage features, and existing active uses throughout the campus. As noted at the November 20th hearing, a telecommunications tower must be constructed in a precise location to provide coverage to a given area (here the Missouri Baptist University campus). Here, that precise location is the Missouri Baptist University campus and the immediate vicinity. As noted above, there is no location where Vertical Bridge can place its proposed tower that would both satisfy the variance requirement and remedy the significant gap in coverage on and near the campus. This creates a significant security concern and extreme hardship for the campus and its students.

E. The Variance Will Not Harm Public Health, Safety, or Welfare

The staff report concluded that the variance does not appear to adversely affect public health, safety, order, convenience, or general welfare. To the contrary, the facility will substantially improve access to emergency services and e-911 on multiple campuses and along a busy segment of Highway 40/Interstate 64, directly enhancing public safety.

F. The Variance Maintains the Spirit and Intent of the Ordinance

The conditional use standards are designed to minimize impacts on surrounding properties; here, the impacts are de minimis and are far outweighed by the strong public need for improved wireless coverage and emergency communications.

II. DENIAL WOULD CONSTITUTE AN EFFECTIVE PROHIBITION UNDER FEDERAL LAW

A. Federal Law Prohibits Effective Prohibition of Wireless Services

Under 47 U.S.C. § 332(c)(7)(B)(i)(II), local regulation “shall not prohibit or have the effect of prohibiting the provision of personal wireless services.” Any denial of a wireless facility application must be in writing and supported by substantial evidence contained in a written record.

B. No Feasible Alternative Location Exists

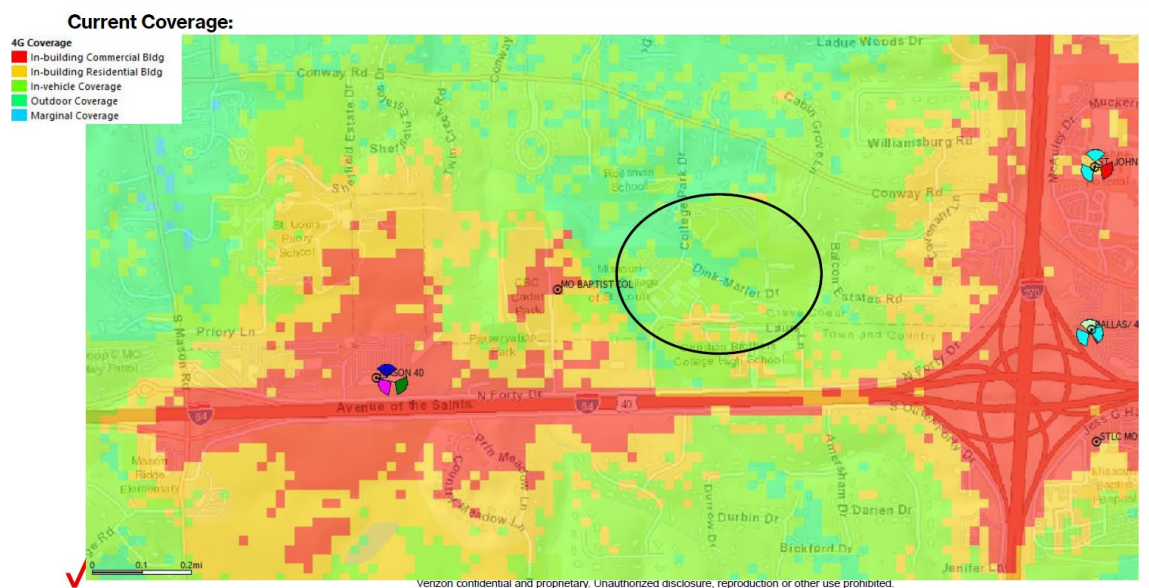
At the November 20, 2025 hearing, the Board requested additional information regarding alternative locations. In response, we compiled a comprehensive alternatives analysis (shown in the chart above). That analysis demonstrates that alternative locations on the campus are constrained by: active athletic facilities; active academic and core campus uses; floodplain, creek corridors, and drainage ditches; and edges abutting residential properties—leaving no feasible alternative location.

The purpose of this facility is to provide coverage to the southeastern portion of Creve Coeur (primarily to the Missouri Baptist University campus) and Interstate 64, which requires placement at the southern edge of the campus. Relocating the facility to a different part of the campus or to a different property would not achieve the coverage objective and would therefore not constitute a feasible alternative.

C. The Record Demonstrates Significant Coverage Gaps and Improvements

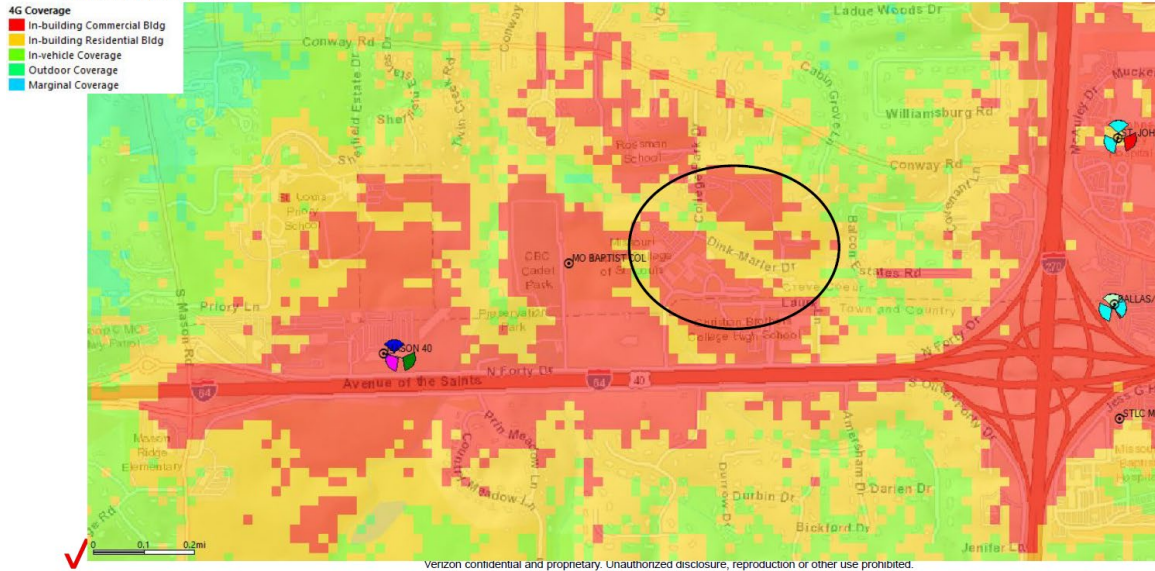
Vertical Bridge has provided radio frequency maps that show the significant gap in coverage in Verizon's services. As noted at the prior hearing, areas in green and blue have extremely poor coverage. The areas shaded in red have coverage levels sufficient for making calls and using a cellular device within a concrete building, like the ones on the Missouri Baptist University campus. In other words, the green and blue areas on the maps below show Verizon's significant gap in coverage.

This map shows current 4G coverage in the area, with marginal and unreliable coverage areas in green, blue, and yellow, demonstrating significant gaps on and around the Missouri Baptist University campus and along Interstate 64.



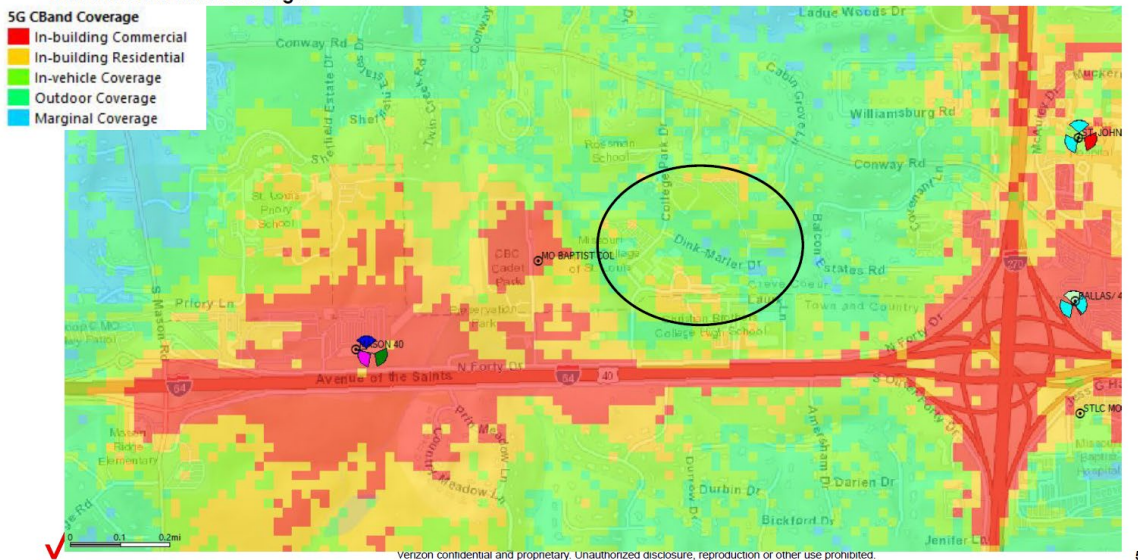
This map illustrates the significant improvement in 4G coverage that will result from the proposed facility, providing reliable coverage across the Missouri Baptist University campus, surrounding educational and medical facilities, and the Interstate 64 corridor.

Future Coverage:

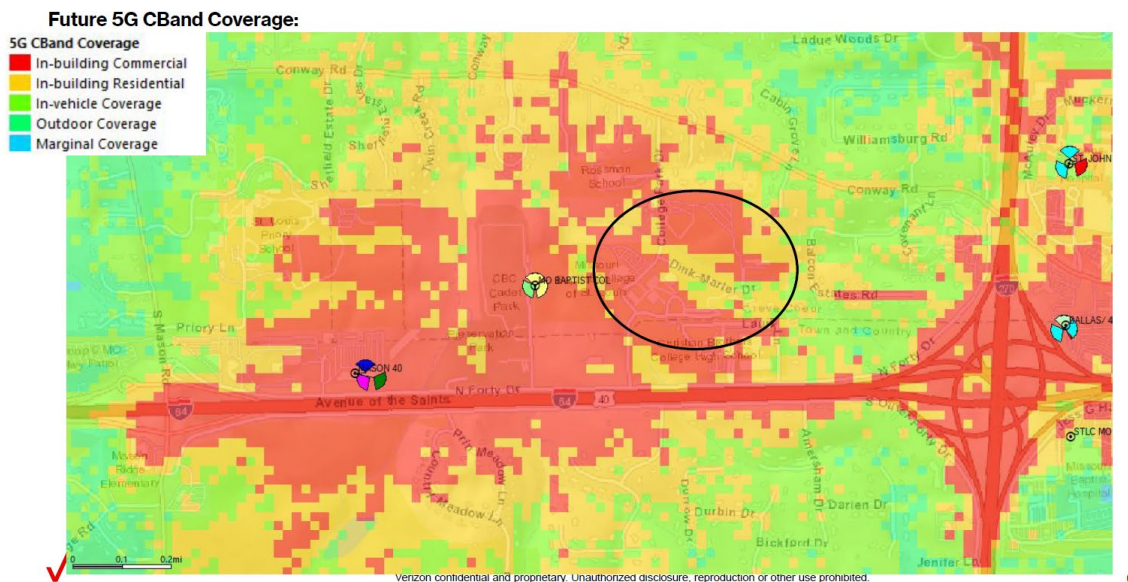


This map shows current 5G C-Band coverage, revealing substantial gaps on and around the Missouri Baptist University campus and in the surrounding area.

Current 5G CBand Coverage:



This map demonstrates the substantial improvement in 5G C-Band coverage that will result from the proposed facility, providing enhanced in-building and in-vehicle coverage across the campus and surrounding area.



On this record, denial of the application would effectively prohibit Verizon from providing wireless services to this area, in violation of federal law.

D. Federal Law is Clear—A Variance Must Be Granted if Necessary to Prevent an Effective Prohibition of Service

The Telecommunications Act of 1996 requires approval of an application to construct a telecommunications facility if necessary to eliminate a gap in a carrier's coverage. 47 U.S.C. § 332(c)(7)(B)(i)(II). This is true even if denial of that application would otherwise comply with state, federal, and local law or approval would violate local ordinances or state law. *See, e.g., Tarpon Towers II, LLC v. City of Sylvania*, 625 F. Supp. 3d 667 (N.D. Ohio 2022) (approval required even if doing so would violate state or local law); *New Cingular Wireless PCS, LLC v. Town of Fenton*, 843 F. Supp. 2d 236 (N.D.N.Y. 2012) (requiring approval of variance). Accordingly, even if the city did not believe Vertical Bridge had met the variance requirements, federal law still compels granting the application.

III. MISSOURI LAW PROHIBITS CONSIDERATION OF ALTERNATIVE LOCATIONS OR CARRIER BUSINESS DECISIONS

A. Section 67.5094 Imposes Express Limitations on Local Authority

Missouri Revised Statute § 67.5094 expressly prohibits political subdivisions from: (1) requiring information about or evaluating the applicant's business decisions regarding designed service area, customer demand, and service quality; (2)

evaluating the application based on the availability of other potential locations for the facility, including opportunities for collocation; and (3) dictating the specific facilities or technology that the applicant must use.

B. The Board's Authority Under Section 89.090

Under Missouri Revised Statute § 89.090, the Board of Adjustment is authorized to grant variances where necessary to secure the spirit of the ordinance, protect public safety and welfare, and achieve substantial justice. The Board's discretion must be exercised consistent with the express limitations imposed by state law on the regulation of wireless facilities.

C. Application to This Case

The staff report and the objection from CBC both reference the possibility of alternative locations. Under Section 67.5094, the City is prohibited from evaluating this application based on the availability of other potential locations, whether on the Missouri Baptist University campus, on other properties, or through collocation on existing structures. The Board must evaluate the application based on the proposed location and the variance criteria applicable to that location, without regard to whether other locations might theoretically be available.

Similarly, the City may not question Verizon's business decisions regarding the service area to be covered, the level of service quality required, or the technology to be deployed. These are matters within the carrier's exclusive business judgment under state law.

IV. APPROVAL WILL BENEFIT THE COMMUNITY AND ADVANCE PUBLIC SAFETY

A. Missouri Baptist University's Request and Support

Missouri Baptist University specifically requested that Verizon construct this facility to address a significant coverage gap affecting campus operations and safety. Missouri Baptist University provided a written letter of support for the application and the selected location.

B. November 20, 2025 Hearing Testimony Regarding Campus Safety

At the November 20, 2025 Board of Adjustment hearing, testimony was presented regarding the critical need for improved wireless coverage on the Missouri Baptist University campus. Specifically, a member of the Missouri Baptist University security team testified that students are unable to reach members of the security

team in the evening due to inadequate wireless coverage. This testimony underscores the public safety imperative for this facility.

The inability of students to contact campus security in an emergency represents a serious public safety concern. Approval of this facility will directly address this gap and enhance the safety and security of the Missouri Baptist University campus community.

C. Benefits to Surrounding Community and Interstate 64

The coverage improvements from this facility extend well beyond the Missouri Baptist University campus to nearby educational institutions, medical facilities, and civic facilities in the surrounding area. The facility will provide enhanced access to emergency services and e-911 for students, staff, visitors, and motorists traveling on Interstate 64, a heavily-traveled corridor where reliable wireless coverage is essential for public safety. The coverage maps above show improved service to multiple educational campuses, medical facilities, and the surrounding residential and commercial areas, in addition to the critical Interstate 64 corridor.

V. RESPONSE TO STAFF ANALYSIS

A. Consideration of Other “HE” Zoned Parcels

The staff report notes that there are two other parcels zoned “HE” (Higher Education) in Creve Coeur but acknowledges that staff did not have applicant data for those properties.

As discussed above, Missouri law expressly prohibits the City from evaluating this application based on the availability of other potential locations, including other properties or collocation opportunities. The Board may not deny this application on the basis that the facility might theoretically be located on a different property.

Moreover, the other “HE” zoned parcels are not located within the area Verizon has determined it must place the proposed tower in order to meet its coverage objectives and remedy the substantial gap in its coverage on and near the Missouri Baptist University Campus. The purpose of this facility is to provide coverage to the southeastern portion of Creve Coeur and Interstate 64. As previously noted, a facility located on a different campus in a different part of the City would not achieve this coverage objective and therefore would not constitute a feasible alternative.

B. Evidence of Hardship

The Creve Coeur zoning ordinance recognizes exceptional topography and extraordinary circumstances as grounds for granting area variances. The record demonstrates both exceptional campus topography and extraordinary site constraints, combined with the lack of any feasible compliant placement that would achieve the service objectives.

The comprehensive alternatives analysis submitted with the application documents the specific constraints affecting each potential location on the campus, including active uses, floodplain and drainage features, and proximity to residential properties. This analysis provides substantial evidence of the hardship created by strict application of the setback requirement.

C. Impact on Adjacent Properties

As noted in the staff report, the adjacent property to the west is CBC Cadet Park, which consists of open athletic fields; the monopole will be located 34'10" from the property line and approximately 1,000 feet from the nearest residential properties. The facility will have minimal visual and operational impacts and will generate no increase in traffic or other adverse effects on adjacent properties.

The objection from CBC (discussed below) does not identify any specific adverse impact on the use of Cadet Park. The athletic fields will continue to function exactly as they do today, with no interference from the wireless facility.

D. Stormwater Management

The staff report notes that the ground disturbance will be approximately 1,000 square feet, which is below the threshold requiring a land disturbance permit, and that stormwater management will be addressed during the building permit process. The applicant will comply with all applicable stormwater management requirements at the permitting stage.

VI. RESPONSE TO CBC OBJECTION

An objection was submitted by the athletic director of Christian Brothers College, suggesting that the monopole could be placed elsewhere on the campus away from structures and people.

A. No Feasible Alternative Location Exists

As documented in the comprehensive alternatives analysis, alternative locations on the Missouri Baptist University campus are constrained by floodplain and drainage features, active athletic and academic uses, or proximity to residential properties, leaving no feasible alternative location that would meet the setback requirement while achieving the coverage objective.

The suggestion that the facility could be located “away from structures and people” ignores the reality that the Missouri Baptist University campus is an active educational institution with buildings, athletic facilities, and people throughout the property. The proposed location was specifically selected because it is at the edge of the campus, in a flat and accessible area, away from the core academic buildings and nearby residential structures, while still achieving the coverage objective.

B. State Law Prohibits Consideration of Alternative Locations

As discussed above, Missouri Revised Statute § 67.5094 expressly prohibits the City from evaluating this application based on the availability of other potential locations. The Board may not deny the application based on CBC’s speculation that alternative locations might exist.

C. Minimal Impact on CBC Cadet Park

The proposed facility will have minimal impact on CBC Cadet Park, which consists of open athletic fields; the monopole will be set back 34’10” from the property line and will not interfere with the use of the fields. CBC has not identified any specific adverse impact on its operations or use of the property.

D. Substantial Public Safety Benefits Outweigh Aesthetic Concerns

The substantial public safety benefits of this facility—including enhanced access to emergency services and e-911 for Missouri Baptist University students (who currently cannot reach campus security in the evening), surrounding educational and medical facilities, and motorists on Interstate 64—far outweigh any aesthetic concerns. In any event, as depicted above, there is already a significant, metal pole visible from the park. There is no evidence that the addition of the proposed tower would have any negative aesthetic impact on the park.

VII. REQUESTED ACTION AND SUGGESTED FINDINGS

We respectfully request that the Board of Adjustment approve the variance application using the findings template provided in the staff report, which accurately reflects the evidence in the record:

1. Unique conditions exist that are not ordinarily present on other properties in the zoning district;
2. The hardship is not self-created by the applicant;
3. The variance will not adversely affect the rights of adjacent property owners or residents;
4. Strict application of the zoning ordinance would cause practical difficulty or extreme hardship;
5. The variance will not adversely affect public health, safety, order, convenience, or general welfare;
6. The variance will not violate the spirit and intent of the zoning ordinance;
7. Exceptional topography or extraordinary circumstances create a hardship dissimilar to other properties in the zoning district; and
8. The variance will not cause adverse stormwater diversion to adjacent properties.

VIII. CONCLUSION

The law is clear. The facts are undisputed. The public safety need is urgent

Federal law prohibits denial that would effectively prohibit wireless services—and no feasible alternative exists. State law prohibits consideration of alternative locations or the carrier’s business judgments. The application satisfies every variance criterion, and the staff report confirms no significant adverse effects.

Most importantly, students at Missouri Baptist University cannot reach campus security in emergencies. Approval of this facility will address this critical safety gap and provide enhanced emergency services access to surrounding schools, medical facilities, and Interstate 64 motorists.

We respectfully request that the Board approve the variance as requested. Vertical Bridge seeks to be a good community partner to Creve Coeur and its citizens. Please

contact me if you need any additional information or if we can further address any of your concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sasha Riedisser', with a stylized, sweeping flourish extending from the end.

Sasha Riedisser

SR



Bethany Moore <bmoore@crevecoeurmo.gov>

Public Comment – Application #25-1 | 1 College Park Drive Cell Tower Variance

Paul Maurer-Batjer <pmaurerbatjer@gmail.com>

Thu, Dec 25, 2025 at 1:33 PM

To: dnewman@crevecoeurmo.gov, dhoffman@crevecoeurmo.gov, bmoore@crevecoeurmo.gov

Cc: Dani Lester <Danilester25@gmail.com>

Please include this email as part of the official record for the January 8, 2026 Board of Adjustment meeting regarding Application #25-1.

Dear Members of the Board of Adjustment,

I am writing to express my concern with Application #25-1, which requests a significant setback variance to construct a 105-foot telecommunications monopole at 1 College Park Drive within the Missouri Baptist University campus.

According to the application materials, the applicant is requesting a 65-foot, 2-inch encroachment into the required 100-foot setback, which is a substantial deviation from the City's zoning standards for communication towers. Those standards exist for a reason, particularly to protect nearby residential areas from visual and aesthetic impacts.

My home lies north of the proposed tower location, and due to the tower's height and placement, it is highly likely that the structure will be visible from my property and other nearby residences. This creates a direct and unavoidable visual impact on a residential neighborhood, which should be a primary consideration for this Board.

Creve Coeur has long emphasized community character, residential compatibility, and beautification, and approving a variance of this magnitude undermines those goals. The request does not appear to stem from a unique physical hardship of the property itself, but rather from siting preferences. The campus contains land further south and farther from residential areas, which would significantly reduce the impact without eliminating cellular coverage.

I respectfully request that the Board either deny the variance or require the applicant to relocate the tower further south and farther from residential areas, consistent with the intent of the zoning ordinance. At a minimum, additional visual impact analysis should be required so residents can fully understand what will be visible from their homes.

Thank you for your time and for considering the quality of life of the surrounding neighborhoods. Let's keep our neighborhoods beautiful.

Thanks,
Paul Maurer-Batjer



Bethany Moore <bmoore@crevecoeurmo.gov>

mono tower---please read at the council meeting on Jan 8 at 4 pm as i will be out of town

2 messages

Jim Winnerman <jiwinnerman@gmail.com>

Sun, Dec 28, 2025 at 3:56 PM

To: "Bmoore@crevecoeurmo.gov" <Bmoore@crevecoeurmo.gov>

I am very much opposed to the 100-foot monotower tower proposed for the Missouri Baptist campus. No matter where it is located, the plethora of antenna hanging off the tower and the proposed height is unbelievably out of character with the residential nature of the southern side of Creve Coeur.

The statement in the zoning variance request that there is no other likely area is false.

-What about the several hundred acres of the Principia campus that remains as farm fields?

-Why not the campus of Mercy Hospital next to the highway?

-Why not the bus transfer station next to the highway where there is already a tower.

-In fact, why not put the antennas on that tower that already exists at the bus terminal?

-Or, why not add to the existing tower at the fire station on Olive and Ballas?

-Why not where the 777 building was that was torn down at the 64/270 interchange?

-Why not at the 270/Lindbergh intersection?

All the above sites are away from homes and/or in commercial areas.

We already suffer from night and day events on the Missouri Baptist campus with brilliant lights at night and a loud-speaker that blares over our homes when there are track meets, football games or other events at that field, and at CBC's field. We hear every touchdown or who won the 100 meter dash as if it were on the radio in our home. We hear music blaring when there are outdoor events.

Plus, the tallest building on the Missouri Baptist campus leaves the lights on 24/7.

Cars leaving the Missouri Baptist campus exiting onto Conway use the hill up to Conway as a "drag strip" for several hundred feet with squealing tires and loud engines, and the same as when they exit onto Conway and head east or west.

I hope you will see how this is out of character with the area for which it is proposed and take action to preserve our sense of neighborhood as it is and not eroding it further with this tower.

Allowing this tower brings to mind when the council approved the billboard at Olive and 270...the only billboard in West County. Please do not repeat this mistake and ignore the homeowners along Conway.

Jim Winnerman

[416 Conway Wold Byway](#)

63141

Bethany Moore <bmoore@crevecoeurmo.gov>
To: jim Winnerman <jiwinnerman@gmail.com>

Mon, Dec 29, 2025 at 3:16 PM

Jim,
Thank you for your comment. I will make sure it gets to our Board of Adjustment members.

[Quoted text hidden]



Bethany L. Moore, AICP
City Planner
City of Creve Coeur
300 North New Ballas Rd
Creve Coeur, MO 63141
314-442-2087

www.crevecoeurmo.gov

November 13, 2025



Jeff Blume
The Towers, LLC
750 Park of Commerce Drive, Suite 200
Boca Raton, Florida 33487

B+T Group
1717 S. Boulder, Suite 300
Tulsa, OK 74119
(918) 587-4630
btwo@btgrp.com

Subject: Fall Certification Letter

Arcosa Designation: Arcosa Project Number: C079
Arcosa Site Name: MO Baptist College (US-MO-5293)

Engineering Firm Designation: B+T Group Project Number: 25-008908

Site Data: MO Baptist College (US-MO-5293)
100' Monopole

To Whom it May Concern:

As Requested by Arcosa Telecom Structures on behalf of The Towers, LLC, LLC, B+T Group is pleased to submit this "Fall Certification Letter" for the 100' Monopole to be constructed at the **MO Baptist College (US-MO-5293)** site.

This pole will be designed in accordance with the TIA 222-H standard for St Lewis, MO.
The pole will be designed to support antennas and transmission lines for four wireless carriers. The design criteria are more particularly described as follows:

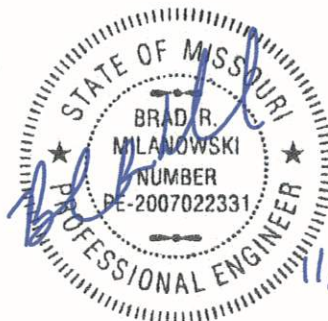
Design Wind Speed: 108mph 3-sec gust (no ice), 40mph 3-sec gust (2.0" ice)
Structure Class: II
Exposure Category: C
Topographic Category: 1

95'—Wireless Carrier 1 (CaAa= 42,000 sq in EPA w/ (18) 1 5/8" transmission lines
84'—Wireless Carrier 2 (CaAa= 30,000 sq in EPA w/ (12) 1 5/8" transmission lines
74'—Wireless Carrier 3 (CaAa= 30,000 sq in EPA w/ (12) 1 5/8" transmission lines
64'—Wireless Carrier 4 (1) 6' MW Dishes w/ (1) 1 5/8" transmission lines

It is our understanding that this Monopole structure will be designed such that, if a failure were to occur due to a significant storm or other event, the pole would fall within a radius of 0' from the base of the structure. Although the pole would not be designed to fail, stronger sections that required by analysis would be provided in the lower sections of the pole, resulting in an increased safety factor in the lower sections. In the highly unlikely event that this pole were to experience operational failure due to catastrophic wind loading, the design would enable the pole to fail through compression buckling. Failure in this manner would result in the upper portion of the pole buckling and folding over the lower portion, resulting in a fall radius of 0' from the base of the pole. This opinion does not consider unpredictable extreme catastrophic events for which the structure is not designed. However, any damage to surrounding property caused by the pole failing during such an event would be relatively insignificant when compared to the damage caused to the surrounding property by the event itself. Please contact us should you have any questions concerning the safety and design of the monopole.

Letter prepared by: Clint Coody
Respectfully Submitted by: B+T Group, Inc.

Brad R. Milanowski, P.E.





city of CREVE COEUR

300 North New Ballas Road • Creve Coeur, Missouri 63141

(314) 432-6000 • Fax (314) 872-2539

APPLICATION TO THE BOARD OF ADJUSTMENT

#25-1: VARIANCE REQUEST FOR THE PROPERTY AT 1 COLLEGE PARK DRIVE, WITHIN THE MISSOURI BAPTIST UNIVERSITY CAMPUS, FOR A 65 FOOT, 2 INCH ENCROACHMENT INTO THE REQUIRED 100 FOOT SETBACK FOR COMMUNICATION TOWERS IN ORDER TO CONSTRUCT A 100-FOOT-TALL MONOPOLE

FOR THE MEETING OF: Thursday, November 20, 2025

SUBJECT PROPERTY LOCATION: 1 College Park Drive within the Missouri Baptist University Campus, Zoned “HE” Higher Education Zoning District.

REQUEST: Jonathon Hunt, of Centerline, LLC, on behalf of The Towers, LLC, submitted a setback variance request for the property at 1 College Park Drive within the Missouri Baptist University campus, zoned “HE” Higher Education Zoning District. The request is for a 65-foot, 2-inch encroachment into the required 100-foot setback from the property line, as established by Section 405.470(A)(6)(c) Conditional Uses—Communication Towers, in order to build 100-foot-tall telecommunication monopole.

Key Issues:

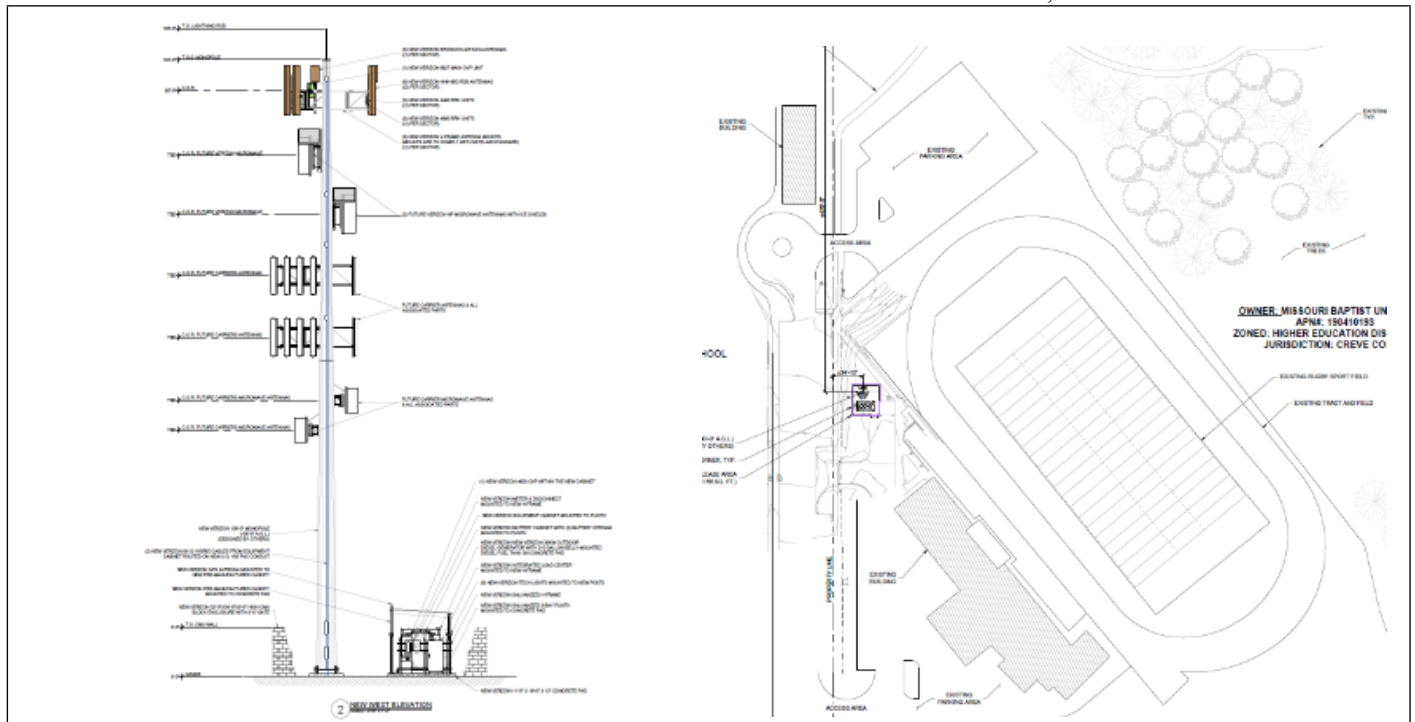
- Property versus owner hardship
- Impact to surrounding uses

Zoning Code References

- Section 405.300: “HE” Higher Education Zoning District
- Section 405.470: Conditional Uses
- Section 405.1040: Board of Adjustment
- Section 405.1110 Variances and Appeals

APPLICANT: Towers, LLC
750 Park of Commerce Dr. Ste. 200
Boca Raton, FL 33487

APPLICANT’S REPRESENTATIVE: Jonathon Hunt
Centerline, LLC
P.O.Box 63051
St. Louis, Mo 63163



REPORT PREPARED BY: Bethany L. Moore, AICP, City Planner

DATE: 11/5/2025

ATTACHMENTS: Applicant’s Materials submitted 9/18/25 and 10/16/25.

BASIS FOR APPEAL AND STATED HARDSHIP

The subject property is part of the approximately 64-acre Missouri Baptist University Campus within the “HE” Higher Education Zoning District. The applicant is seeking to construct a 100-foot-tall monopole for use as a communications tower for Verizon. This use, NAICS 517210 *Communication Towers*, is a conditional use in the “HE” zoning district and subject to additional requirements provided in Section 405.470, *Conditional Uses*, of the Zoning Code. Section 405.470(A)(6)(c) requires communication towers be set back from the property line a minimum of 1 foot for every foot of structure height or the distance required by the applicable zoning district, whichever is greater. In this case, the height of the monopole is 100 feet and the required setback is 100 feet from the property line, which is greater than the setback requirements for the “HE” zoning district of 50 feet. The applicant is proposing to place the monopole 34 feet, 10 inches from the western property line adjacent to CBC Cadet Park in the City of Town and Country. The applicant is requesting a 65-foot, 2-inch variance from the requirements of Section 405.470 to place the monopole in this location. The applicant has stated in the application that this location was chosen because other flat and accessible locations on this parcel are already being used and Verizon wants to cover as much of the southeastern edge of Creve Coeur and I-64 as possible.

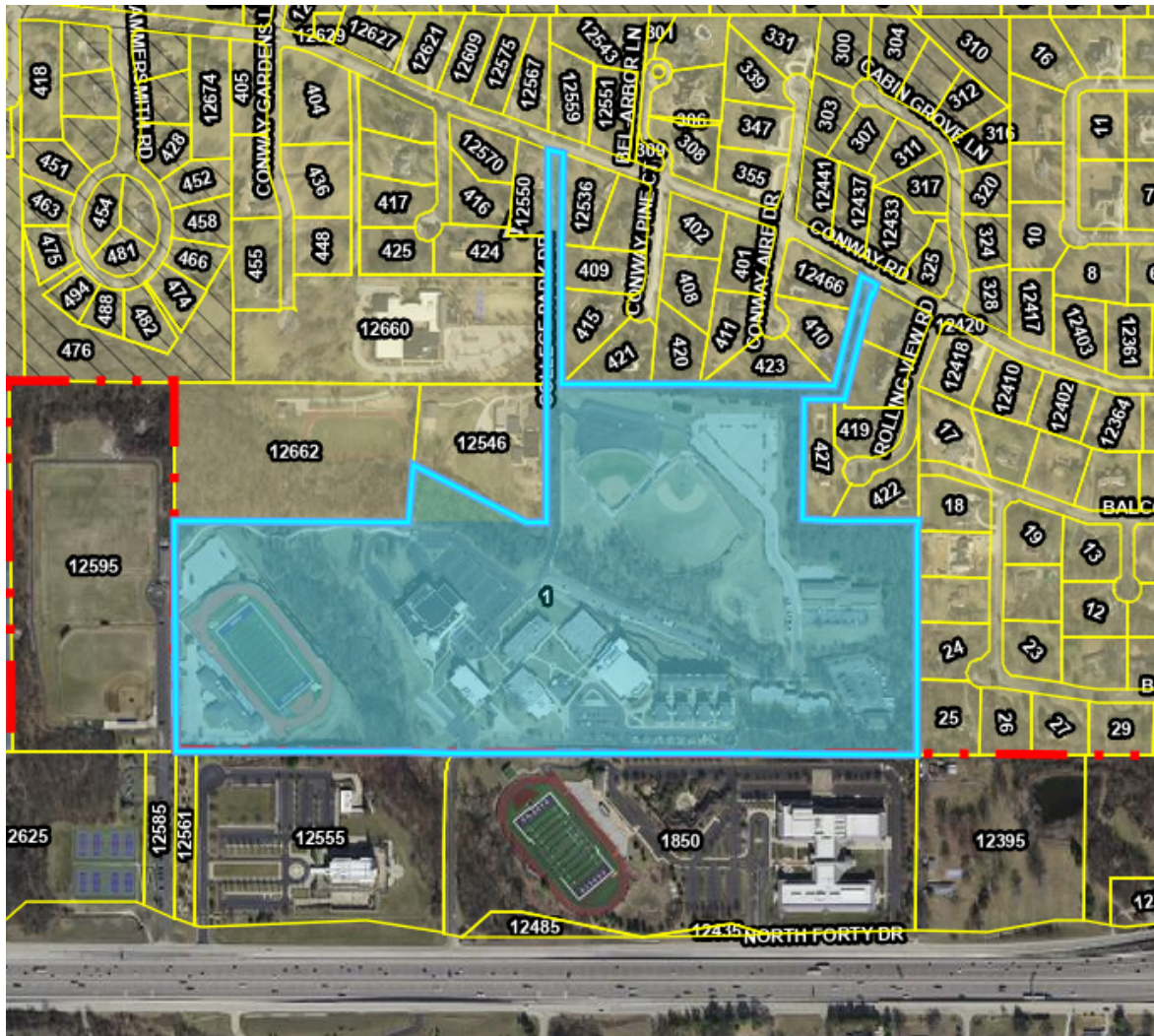


Figure 1: GIS image of Missouri Baptist University Campus

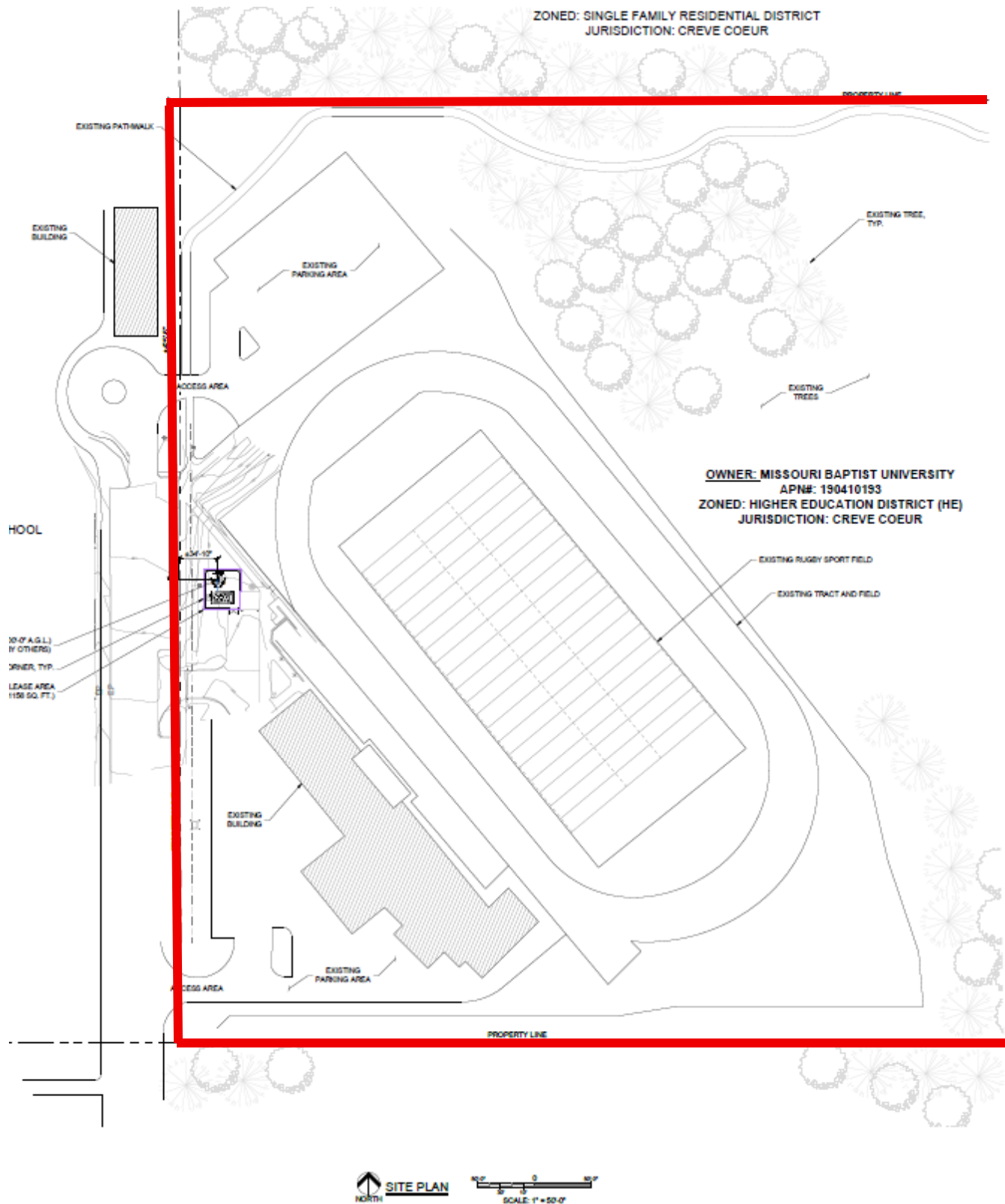


Figure 2: Proposed location of monopole shown highlighted. Property lines in red.

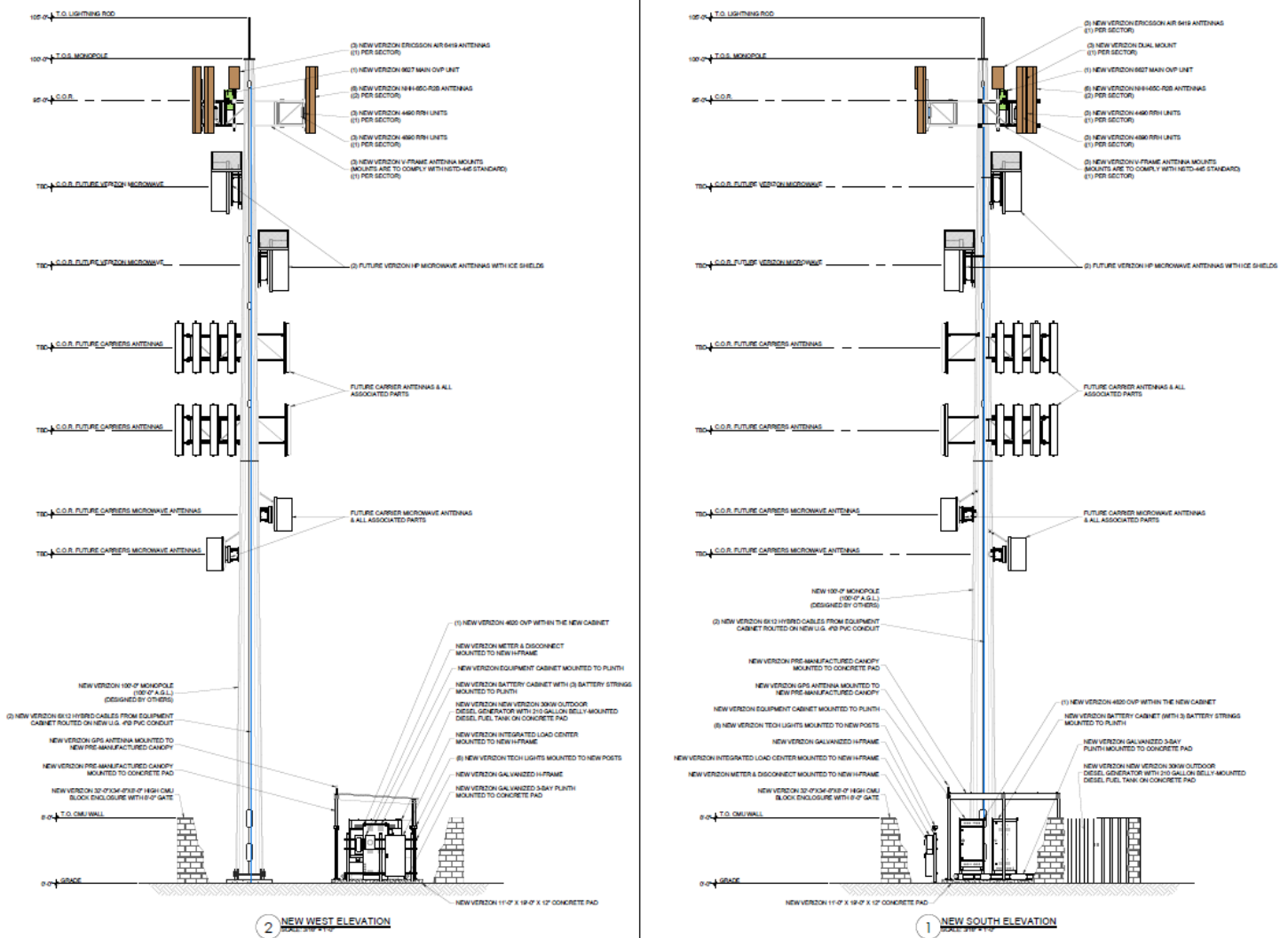


Figure 3: Proposed monopole design.

LAND USE AND ZONING OF SURROUNDING PROPERTIES

The adjacent zoning and land uses are as follows:

DIRECTION	USE	ZONED	SEPARATED BY
North	Rossman School	A Single Family Residential	N/A
South	CBC High School and Church of Jesus Christ of Latter-Day Saints	City of Town and Country	N/A
East	Single-Family Residences	A Single Family Residential	N/A
West	CBC Cadet Park	City of Town and Country	12575 N. 40

STAFF ANALYSIS

Performing an analysis of a variance appeal primarily requires a six-part examination of the facts, as required by *Section 405.1100, Criteria for Variances, Generally*, of the Zoning Ordinance. To wit:

1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found in the same zoning district;

According to the information submitted by the applicant, the variance requested arises from the applicant's desire to cover as much of Creve Coeur as possible while also improving coverage along I-64. The Missouri Baptist University parcel was chosen for its location toward the southern edge of Creve Coeur. The applicant states that the chosen parcel is very hilly and wooded and there are no spaces on this parcel that are flat and accessible which are not already being used. Therefore, the decision to locate the monopole 34 feet, 10 inches from the property line was made with the support of the property owner, Missouri Baptist University, because this location is flat, accessible and will not disrupt University activities. The property owner has submitted a letter of support for the monopole's location with the application. The "HE" zoning district includes two additional parcels along the southern edge of Creve Coeur and with similar proximity to I-64, which are the St. Louis Priory School campus and the Covenant Theological Seminary campus. Both locations are large campuses of more than 20 acres. No information was provided by the applicant related to the conditions present on other properties within the "HE" Higher Education zoning district or if these options were considered.

2. The variance requested is because of a unique hardship not created by the applicant nor the owner of the property;

Although the hilly topography is not the fault of the applicant nor the owner of the property, the decision to place the monopole 65 feet, 2 inches closer to the property line than is allowed by Section 405.470 for this conditional use was the choice of the applicant based upon available free space on the parcel that met the desired criteria for the tower including flat, open space with easy access and that was acceptable to desires of the property owner. No alternative plans, parcels or locations were provided to show that a monopole that meets the requirements of Section 405.470 and would not require a variance could not be built elsewhere on the property chosen for the site of the construction, on other properties within the "HE" zoning district or elsewhere within other zoning districts where this conditional use is also allowed.

3. The granting of the variance shall not adversely affect adjacent property owners or residents;

If the variance were to be granted, the monopole would be roughly 1,000 feet from the nearest residential parcel but it would be 65 feet, 2 inches closer to the adjacent parcel, CBC Cadet Park in Town and Country, than such a use would be allowed without a variance. CBC Cadet Park, located within the City of Town and Country, is just under 18.5 acres and contains mostly open sports fields with smaller structures for team and spectator seating and sports field related uses. It is up to the Board of Adjustment to determine if the monopole's 34-foot, 10-inch proximity to the park's property line would be an adverse effect to this property. The applicant has provided no information related to the impact the monopole would have on the adjacent property. The adjacent property owner has provided public comment that is included in the agenda packet.

4. The strict application of the provisions of the Zoning Ordinance from which a variance is requested, will cause severe practical difficulty or extreme hardship for the property owner represented in the application;

The property owner has not submitted any information to support that the strict application of the provisions of the Zoning Code would cause severe practical difficulty or extreme hardship to them. The owner of the property is leasing the land for the proposed monopole to the applicant in order for the monopole to be constructed.

5. The variance desired will not adversely affect the public health, safety, order, convenience, or general welfare of the community;

No, granting the variance does not appear to significantly adversely affect the public health, safety, order, convenience, or general welfare of the community. However, the additional requirements for conditional uses, from which the variance is requested, are designed to help soften impacts to the surrounding adjacent uses and properties from uses that were deemed to have more of an impact than permitted-by-right uses.

6. Granting the variance desired will not violate the general spirit and intent of this Chapter.

Granting the variance desired would appear to violate the general spirit and intent of this chapter because no evidence of severe practical difficulty or extreme hardship to the property owner if the variance is denied was provided. Also, the purposes of additional requirements for conditional uses is to determine the appropriateness of the use in consideration of surrounding uses, activities and conditions of the site and of surrounding areas. Granting a variance to reduce the setback requirements for telecommunication towers in the absence of proof of hardship of the property would appear to violate the general spirit and intent of this Chapter.

Additional Criteria for Non-Use Variances

In addition to the above, Section 405.1110.E. *Criteria for Area Variances*, states that an applicant for an area variance must meet the following criteria:

1. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances that the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.

The subject property is a 64-acre campus within the “HE” Higher Education zoning district. It exceeds the minimum district size of 15 acres. The applicant has submitted a topographic map of the proposed project area as part of the variance application. No specific information, including topographic maps, site plans or analysis, for other locations on this campus, locations within other campuses in the “HE” zoning district or the surrounding area were made in the application to exemplify that the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district in which it is located.

2. Granting the variance would not result in the diversion of additional stormwater that would adversely affect adjacent property.

No, if the variance were granted, when the applicant submits a building permit and site improvement plan, the stormwater impacts would be reviewed at this stage as part of the permitting phase. If the area of

disturbance is 2,000 square feet or more than a land disturbance permit would be required. Per the provided plans, the project area is just over 1000 square feet.

ACTION

Following its deliberation, the Board of Adjustment may vote in favor or against a motion to approve the request. Pursuant to Section 405.1110 of the Zoning Code, approval of a variance requires written findings of fact supporting the specified variance criteria. In order to make the vote on the application clear, an affirmative motion should be made and members can vote to approve or disapprove that motion. An example motion for the requested variance to the front yard setback would be:

“I move to approve a variance allowing for a 65-foot, 2-inch encroachment into the required 100-foot setback for communication towers for the property at 1 College Park Drive to construct a 100-foot monopole based upon a positive finding that:

1. The variance requested arises from a condition which is unique to the property in question and which is not ordinarily found elsewhere in the same zoning district;
2. The variance requested is because of a unique hardship not created by the Applicant nor the owner of the property;
3. The granting of the variance will not adversely affect adjacent property owners or residents;
4. The strict application of the setback requirements for conditional uses will cause severe practical difficulty and extreme hardship for the property owner represented in the application;
5. The proposed monopole will not adversely affect the public health, safety, order, convenience, or general welfare of the community;
6. Granting the setback variance will not violate the general spirit and intent of this Chapter;
7. By reason of exceptional narrowness, shallowness or shape of the specific piece of property, or where by reason of exceptional topographical conditions or other extraordinary or exceptional circumstances of the subject property, the strict application of the terms of the zoning regulations actually create a hardship to the property in a manner dissimilar to that of other similarly situated property in the zoning district; and
8. Granting the variance will not result in the diversion of additional stormwater that would adversely affect adjacent property.”

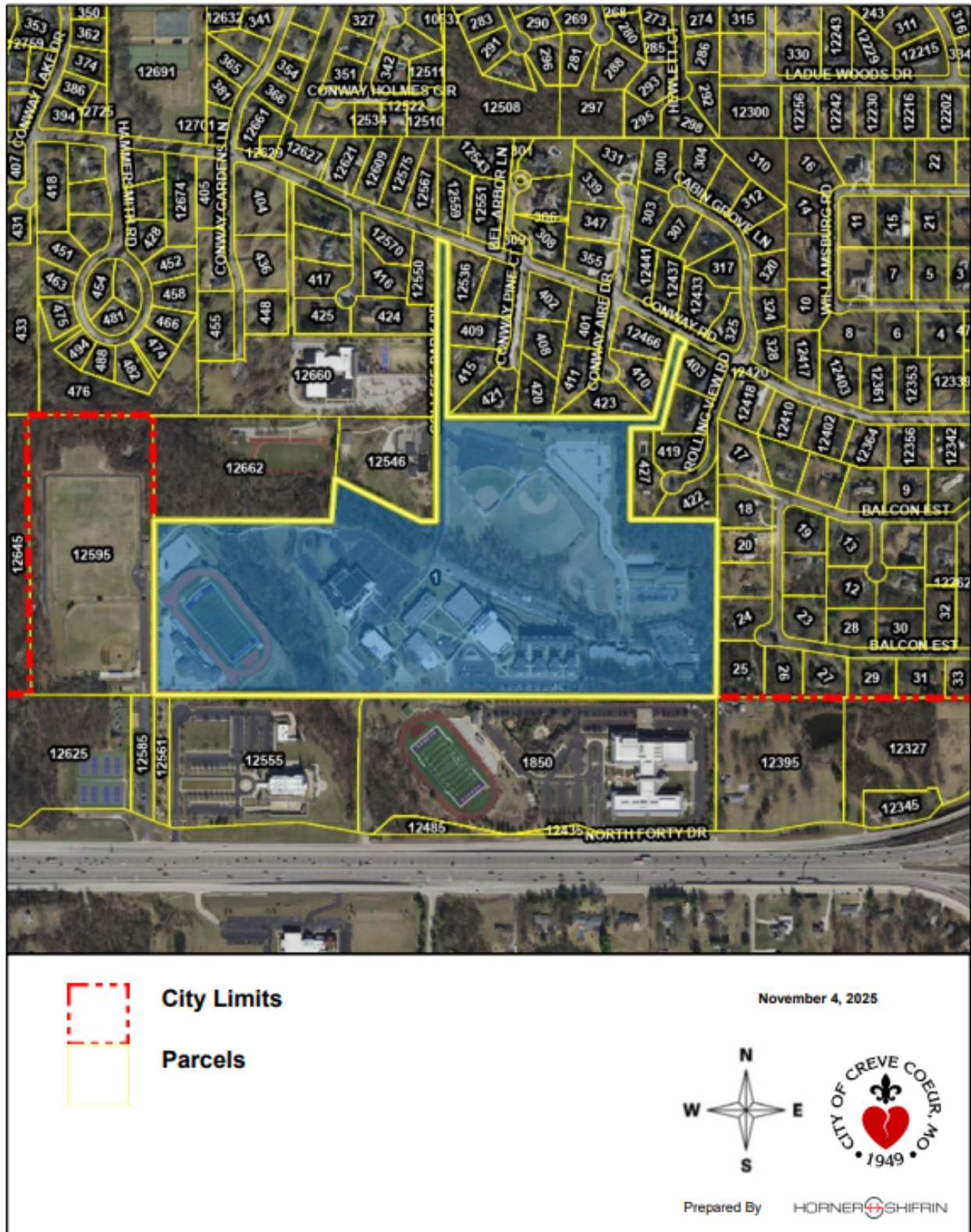
If the Board wishes to modify the application or add specific conditions of approval, they should do so by separate motion, prior to voting on the overall approval for the variance.

After the Board reaches a final decision regarding the request, a follow-up motion directing Staff to prepare and authorizing the Chair to execute the Findings of Fact and Conclusions of Law should be made. An example of such motion is:

“I move to direct Staff to prepare and authorize the Chair of the Board of Adjustment to execute Findings of Fact and Conclusions of Law regarding the variance requested for 1 College Park Drive based upon the testimony received and the deliberations of the Board on this application, as decided on November 20th, 2025.”

APPENDIX 1: COMPREHENSIVE PLAN Included and attached by reference. See body of report for specific excerpts.
APPENDIX 2: ZONING CODE Included and attached by reference. See body of report for specific excerpts.

APPENDIX 3: AERIAL PHOTO



APPENDIX 4: SITE IMAGES

Description:
Proposed
location of
monopole as
shown in
plan set
submitted
by
applicant.

VIEW OF NEW LEASE AREA
(LOOKING NORTH)



VIEW OF NEW LEASE AREA
(LOOKING SOUTH)

Description:
Proposed
location of
monopole as
shown in
plan set
submitted
by
applicant.



city
of

CREVE COEUR

File # _____

300 North New Ballas Road • Creve Coeur, Missouri 63141
(314) 872-2500/872-2501 • Fax (314) 872-2505 • Relay MO 1-800-735-2966
www.creve-coeur.org

BOARD OF ADJUSTMENT APPLICATION NON-USE VARIANCE

Applicant:	Applicant's Representative (if applicable):
Name The Towers, LLC dba Vertical Bridge	Name Jonathon Hunt
Company (If Applicable) 750 Park of Commerce Dr., Suite 200	Company (If Applicable) Centerline LLC PO Box 63051
Address Boca Raton, FL 33487	Address St. Louis, MO 63163
Address	Address
Telephone # _____	Telephone # 314-707-8461
Fax # _____	Fax # _____
Email: _____	Email: JHunt@CLineLLC.com

APPLICANT: Architect _____ Engineer _____ Contractor _____ Agent _____ Owner ^X _____

The undersigned hereby requests to be placed on the Agenda for the Board of Adjustment meeting at 4:00 P.M. on Thursday, _____, 20____.

Applicant's Signature

Date

Jonathon
Hunt

Digitally signed by Jonathon Hunt
DN: cn=Jonathon Hunt, c=US,
email=jhunt@clinec.com
Date: 2025.09.18 11:44:27 -
05'00'

Applicant's Representative's Signature

9/18/2025

Date

Submittal Checklist

- Two (2) checks, \$50.00 filing fee & \$250.00 non-refundable escrow
- Four (4) sets of signed and sealed plans
(Folded to a size no larger than 11"x14") for the improvements necessary for the proposed use
- Written Justification
- Electronic copy of all submitted documents

Updated 10/2022

3. Explain why the zoning laws unfairly burden the property compared to the other properties around it:
To build this cell tower, we need a location that can handle the construction as well as be open for 24/7 access. This parcel is one of the only locations capable of this. However, it is a very hilly parcel and a very busy parcel, so we are limited still. That said, this is still the parcel that comes closest to meeting the requirements to build a tower.

4. Do you believe the problems described above hurt the market value of the property compared to similar properties in the area and, if so, what can you offer as evidence that this is true?
N/A

5. Assuming the variance is approved, describe the potential effects or impacts on neighboring properties:
The neighboring parcel, which is not in Creve Coeur, would have a cellphone tower near it. The neighboring parcel is a football field. Part of the appeal of this location is that we are about as far away from homes in Creve Coeur as one can get.

6. Assuming the variance is approved, describe any utilities or City and emergency services that will have to be added to or upgraded as a result?
None.

7. Assuming the variance is approved, describe how much additional traffic will be created on the property and in the surrounding area as a result:
After construction of the tower, just routine maintenance and the occasional antenna installation.No consistent increase in traffic.

8. Assuming the variance is approved, describe any additional street access or parking that will be needed:
None.

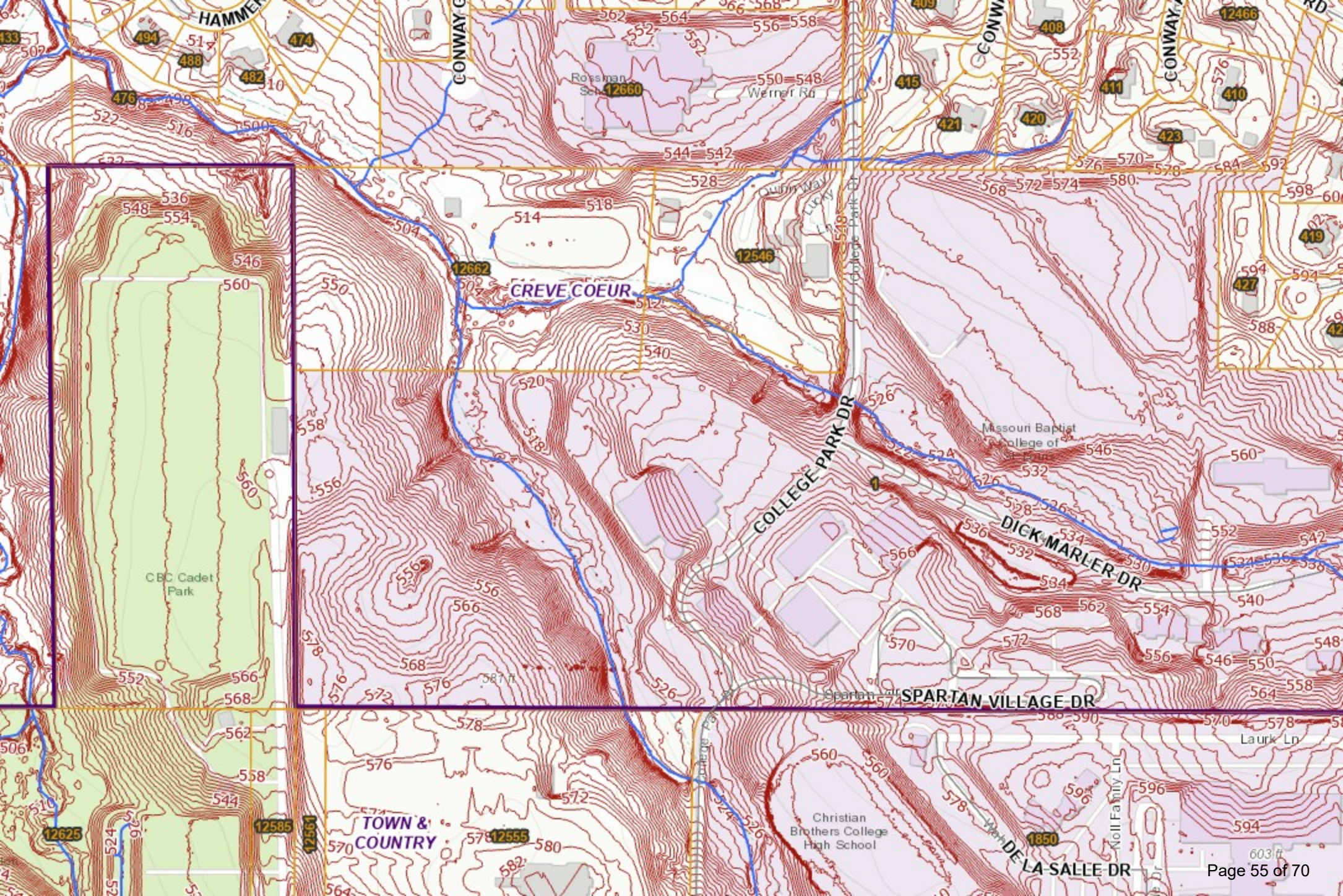
9. Zoning district in which the property is located: HE

10. Size of the lot (total square feet or acres): 64.2 acres

11. Please provide any other information in support of this request (on a separate sheet if needed):

The hilly terrain makes it extremely difficult to find a location
suitable for a tower. This tower location will allow for increased
cell coverage along Interstate 64, on the campus of Missouri
Baptist University, and throughout the city of Creve Coeur.

Non-tower options were explored, but nothing was suitable to provide
increased cell phone coverage.



Looking West from proposed tower location





STLC MO BAPTIST COLLEGE

12575 N. OUTER 40 RD, UNIT CT1
CREVE COEUR, MO 63141
ST. LOUIS COUNTY

NEW 100'-0" MONOPOLE
(OVERALL HEIGHT: 105'-0" A.G.L.)
NEW BUILD COMMUNICATION SITE

BUILDING CODE SUMMARY:	
ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES:	
USED	Code Year / Type: (ORDINANCE)
X	2021 INTERNATIONAL BUILDING CODE (IBC)
X	2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
X	2015 INTERNATIONAL PLUMBING CODE
X	2015 INTERNATIONAL FUEL GAS CODE (IFGC)
X	2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
X	2015 INTERNATIONAL MECHANICAL CODE
X	2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
X	2015 INTERNATIONAL FIRE CODE (IFC)
X	2014 NATIONAL ELECTRICAL CODE (NEC)
REFER TO BUILDING PERMIT DOCUMENTS AND ALL CONSTRUCTION REQUIREMENTS FOR ADDITIONAL CODE REQUIREMENTS.	



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[illegible]

GENERAL PROJECT NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
- EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
- CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED-IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6' HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
- SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
- THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
- NEW EQUIPMENT COMPOUND SHALL BE COVERED W/ 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE).

GENERAL CONTRACTOR NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED.
THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK.
ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, VERIZON NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE SPECIFICATIONS AND DRAWING NUMBERING PER DISCIPLINE IS NOT INTENDED TO IMPLY SEGREGATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND VERIZON WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS.
CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED.
IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, VERIZON STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE DEEMED TO HAVE PROVIDED THE DETAILED AND EXTENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO VERIZON.
- ALL ANTENNAS MUST BE PIM TESTED WITHIN 48 HOURS OF THEM BEING RECEIVED BY THE INSTALLATION CONTRACTOR. THOSE RESULTS MUST BE SENT BACK TO THE VERIZON CONSTRUCTION ENGINEER AND EQUIPMENT ENGINEER WITHIN THE SAME 48 HOURS. IF YOU MISS THE 48HR TIMELINE AND THE ANTENNAS DO NOT PASS UPON INSTALLATION, YOUR COMPANY WILL BE CHARGED FOR THE COST OF THE ANTENNAS FOR REPLACEMENT.
- ALL LOADS MUST BE SECURED PROPERLY TO THE VEHICLE OR TRAILER. VERIZON WILL PASS ALONG THE COST OF ANY REPLACEMENTS DUE TO DAMAGE OR LOSS WHETHER IT IS NEW OR USED.

ANTENNA, MOUNTS & HARDWARE INSTALLATION NOTES:

- CONTRACTOR TO INSTALL ANTENNAS, MOUNTS AND TOWER HARDWARE PER MANUFACTURER'S RECOMMENDATIONS (OR AS REQUIRED BY THE OWNER/PROVIDER).
- ALL BOLTS SHALL BE TIGHTENED PER AISC REQUIREMENTS
- ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.
- ANTENNA MOUNTS SHALL NOT BE USED AS A CLIMBING DEVICE. WORKERS SHALL ALWAYS TIE OFF TO AN APPROVED CLIMBING POINT.
- SEE ALSO GENERAL ANTENNA NOTES ON SHEET RF1 (IF APPLICABLE).

INTERIOR SAFETY BOARD SPECIFICATIONS:

CONTRACTOR TO INSTALL A 4'-0"x4'-0"x3/4" PLYWOOD SAFETY BOARD. SAFETY BOARD SHALL BE FASTENED TO INTERIOR WALL OF SHELTER, PAINTED "SAFETY YELLOW", AND CONTAIN THE FOLLOWING ITEMS:
EYE WASH KIT, FIRST AID KIT, SAFETY GLOVES, SAFETY APRON & EAR PROTECTION

STRUCTURAL DESIGN CRITERIA:

ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2021, ASCE 7-16 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI TIA-222-H "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS".

BUILDING STRUCTURES:

- WIND LOADS: IBC 2021 §1609 & ASCE 7-16 §28.4 (SIMPLIFIED METHOD)
VULT = 108 MPH
RISK CAT. = II; EXPOSURE CAT. = C
- SEISMIC LOADS: IBC 2021 §1613 & ASCE 7-16 §12.14 (SIMPLIFIED METHOD)
RISK CAT. = II; SITE CLASS = D
 $V = F(Sos)W/R$
F = 1.0 (SINGLE-STORY), 1.1 (TWO STORY), 1.2 (THREE STORY)
Sos = (2/3) Sms
R = 1.5 (ORDINARY PLAIN CONCRETE SHEARWALLS),
6.5 (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS),
4.0 (ORDINARY REINFORCED CONCRETE SHEARWALLS)

COMMUNICATIONS STRUCTURES:

- WIND LOADS: IBC 2021 §1609, ASCE 7-16 §29.5 & ANSI TIA-222-H
V = 108 MPH (3-SEC. GUST)
V = 40 MPH (2" RADIAL ICE)
RISK CAT. = II; EXPOSURE CAT. = C
- SEISMIC LOADS: IBC 2021 §1613, ASCE 7-16 §15.6.6 & ANSI TIA-222-H
RISK CAT. = II; OCC. CAT. = II; SITE CLASS = D; IMPORTANCE FACTOR = 1.0
 $V = Sds(W)/R$ (EQUIVALENT LATERAL FORCE PROCEDURE (METHOD 1))
 $V = \sum \frac{Saz(Wz)}{R}$ (EQUIVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))

LEGEND OF SYMBOLS:

SECTION OR DETAIL

SCALE:

REFERENCE LETTER OR NUMBER

SHEET WHERE DRAWN

SHEET WHERE TAKEN

SECTION LETTER

SHEET WHERE DRAWN

SHEET WHERE TAKEN

DETAIL NUMBER

SHEET WHERE DRAWN

SHEET WHERE TAKEN

⊕ CENTERLINE

⊔ PENNY

EQUIPMENT OR FIXTURE NUMBER

KEYED NOTE

T.C. 1631.33
F.L. 1631.00

SPOT ELEVATION

TOP OF WALL
1639.00

CONTROL OR DATUM POINT

PROPERTY LINE

EXISTING CONTOUR

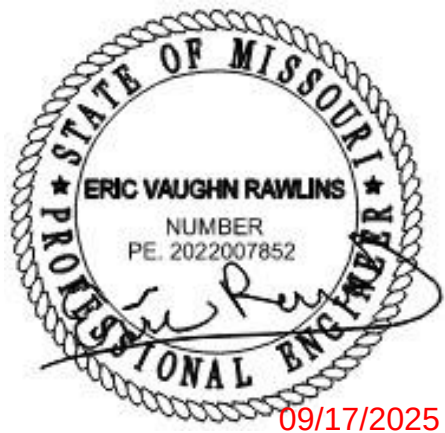
NEW CONTOUR

∅ ROUND/DIAMETER

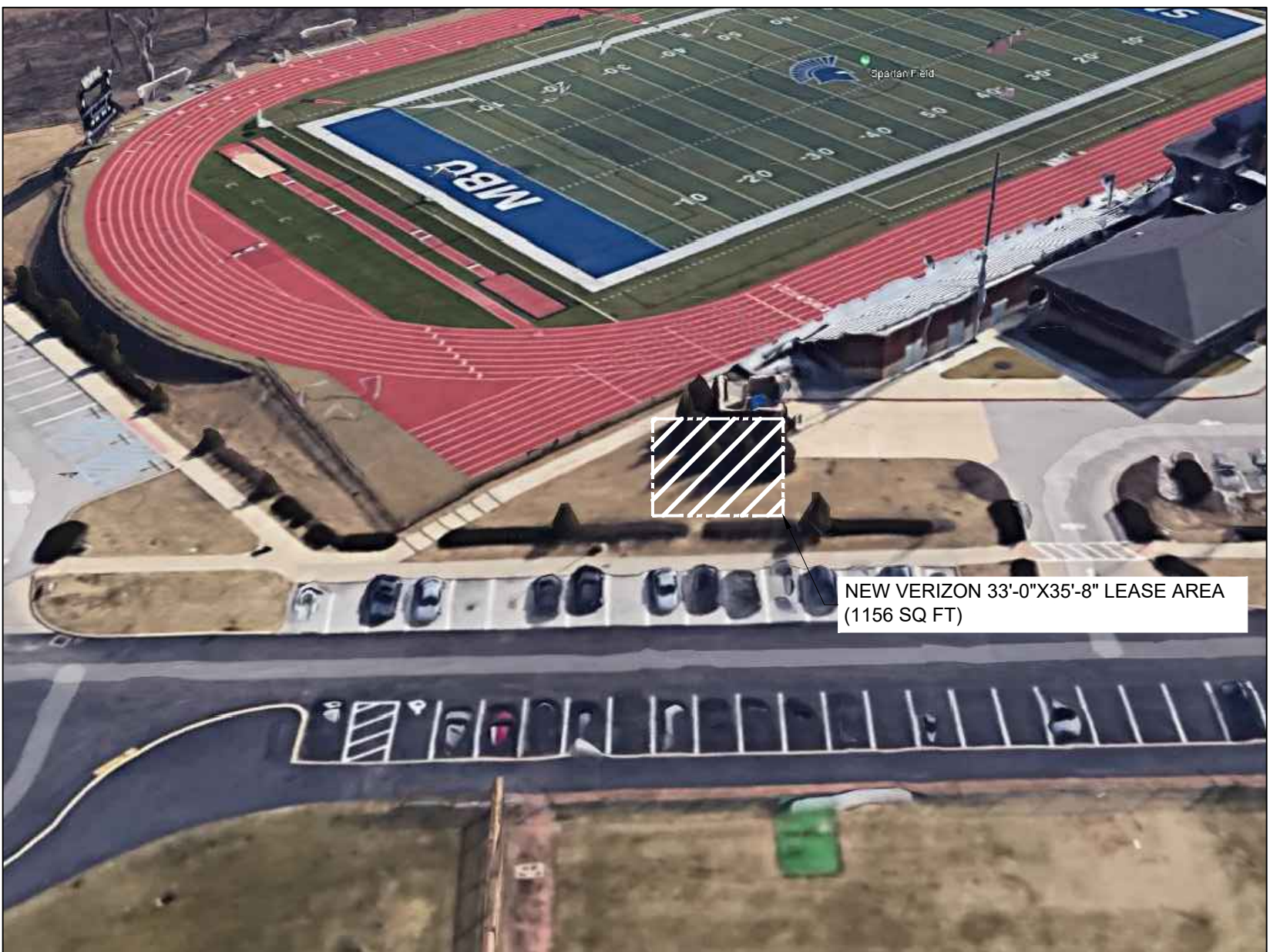
- APPROXIMATELY

PROPOSED WORK COLOR LEGEND

HYBRID & COAX CABLES	
POWER	
FIBER	
ANTENNAS	
PENETRATIONS	
RR/HBBU	
EXISTING EASEMENT	
LEASE AREA	
ACCESS/UTILITY EASEMENT	
NEW WORK/UTILITY EASEMENT	
WALL HATCH	
EXISTING	



VIEW OF NEW LEASE AREA
(LOOKING NORTH)



VIEW OF NEW LEASE AREA
(LOOKING EAST)



VIEW OF NEW LEASE AREA
(LOOKING SOUTH)

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DESIGNED FOR:



DESIGNED BY:



PROJECT NAME:

STLC MO BAPTIST COLLEGE
NEW 100'-0" MONOPOLE
(OVERALL HEIGHT: 105'-0" A.G.L.)
NEW BUILD COMMUNICATION SITE

PROJECT ADDRESS:

12575 N. OUTER 40 RD, UNIT CT1
CREVE COEUR, MO 63141
ST. LOUIS COUNTY

SHEET TITLE:

SPECIFICATION & PHOTO SHEET

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	05/12/23	CSV	-
B	PRELIMINARY - FOR LEASING & ZONING	10/18/24	MLDV	-
C	PRELIMINARY - FOR LEASING & ZONING	12/06/24	MLDV	-
D	PRELIMINARY - FOR LEASING & ZONING	06/26/25	MLDV	-
E	PRELIMINARY - FOR LEASING & ZONING	09/16/25	MLDV	EV
SAVE DATE:		SHEET NUMBER:		
9/17/2025 11:42 AM		SP1		

EXISTING
WALL HATCH
NEW WORK/
UTILITY EASEMENT
ACCESS/UTILITY
EASEMENT
HYDRO CABLE/CABLE
POWER
FIBER
ANTENNAS
RR/HBBU
LEASE AREA
EXISTING
EASEMENT
PENETRATIONS



OWNER: MISSOURI BAPTIST UNIVERSITY
APN#: 190410193
ZONED: HIGHER EDUCATION DISTRICT (HE)
JURISDICTION: CREVE COEUR



PRELIMINARY
FOR LEASING/ZONING

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WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE
WRITTEN CONSENT OF JS INFRASTRUCTURE PARTNERS.

DESIGNED FOR:

verizon
10000 PARK MEADOWS DRIVE, SUITE 300
LONE TREE, COLORADO 80124

DESIGNED BY:

JS INFRASTRUCTURE
P A R T N E R S

PROJECT NAME:

STLC MO BAPTIST COLLEGE
NEW 100'-0" MONOPOLE
(OVERALL HEIGHT: 105'-0" A.G.L.)
NEW BUILD COMMUNICATION SITE

PROJECT ADDRESS:

12575 N. OUTER 40 RD, UNIT CT1
CREVE COEUR, MO 63141
ST. LOUIS COUNTY

SHEET TITLE:

OVERALL SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	05/12/23	CSV	-
B	PRELIMINARY - FOR LEASING & ZONING	10/18/24	MLDV	-
C	PRELIMINARY - FOR LEASING & ZONING	12/06/24	MLDV	-
D	PRELIMINARY - FOR LEASING & ZONING	06/26/25	MLDV	-
E	PRELIMINARY - FOR LEASING & ZONING	09/16/25	MLDV	EVR
SAVE DATE:		SHEET NUMBER:		
9/17/2025 11:42 AM				Z0.1

OVERALL SITE PLAN

140'-0" 0 140'-0"
84' 28'
SCALE: 1" = 140'-0"

N OUTER 40 RD

SITE NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING U.G. UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL NEW U.G. LINES TO BE DIRECTIONALLY BORED. REPAIR ANY DISRUPTED LANDSCAPING.

EXISTING
WALL HATCH
NEW WORK
UTILITY EASEMENT
ACCESS/UTILITY EASEMENT
HYDRO CABLE/COA
POWER
FIBER
ANTENNAS
RR/HBBU
LEASE AREA
EXISTING EASEMENT
PENETRATIONS

OWNER
CHRISTIAN BROTHERS COLLEGE HIGH SCHOOL
APN#: 19P620115
JURISDICTION: TOWN & COUNTRY
NOTE: THIS PARCEL IS NOT PART OF CREVE COEUR JURISDICTION

OWNER: ROSSMAN SCHOOLTHE
APN#: 19P620104
ZONED: SINGLE FAMILY RESIDENTIAL DISTRICT
JURISDICTION: CREVE COEUR

OWNER: MISSOURI BAPTIST UNIVERSITY
APN#: 190410193
ZONED: HIGHER EDUCATION DISTRICT (HE)
JURISDICTION: CREVE COEUR

NEW 100'-0" MONOPOLE (100'-0" A.G.L.)
(DESIGNED BY OTHERS)
NEW VERIZON LEASE CORNER, TYP.
NEW VERIZON 33'-0"x35'-8" LEASE AREA
(1156 SQ. FT.)

 **SITE PLAN**

50'-0" 0 50'-0"
30' 10'
SCALE: 1" = 50'-0"



LOVELACE & ASSOCIATES
LAND SURVEYING • LAND PLANNING

1A CERTIFICATION

Date: September 21, 2023

Re: Site Name/Number: **MO BAPTIST COLLEGE**
Site Location: St. Louis County, Missouri

PROPOSED TOWER

I hereby certify that the following Latitude and Longitude values for the center of the above-referenced tower are accurate to within +/- 20 feet horizontally; and that the following tower site elevation is accurate to within +/- 3 feet vertically.

NAD 83

Latitude: 38° 38' 31.08" N. (38.641967°)

Longitude: 90° 28' 00.86" W. (-90.466906°)

Ground Elevation: 564' NAVD 1988



Jeffrey B. Lovelace
Professional Land Surveyor No. 2580
In the State of Missouri
LOVELACE AND ASSOCIATES
LA#23079

Due to proximity to
Spartan Field, cell
tower address will be
12575 N. OUTER 40
RD, UNIT CT1

REF LOC# 190410193
ZIP CODE: 63141

REVIEWED
By Mary Coffindorfer at 12:44 pm, Dec 05, 2024

APPROVED
By Mary Coffindorfer at 12:51 pm, Dec 05, 2024

929 SE 3rd St. • Lee's Summit • MO 64063 • Office 816-347-9997 • Fax 816-347-9979

1A CERTIFICATION



09/17/2025

PRELIMINARY
FOR LEASING/ZONING

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DESIGNED FOR:

verizon
10000 PARK MEADOWS DRIVE, SUITE 300
LONE TREE, COLORADO 80124

DESIGNED BY:

J5 INFRASTRUCTURE
P A R T N E R S

PROJECT NAME:

STLC MO BAPTIST COLLEGE
NEW 100'-0" MONOPOLE
(OVERALL HEIGHT: 105'-0" A.G.L.)
NEW BUILD COMMUNICATION SITE

PROJECT ADDRESS:

12575 N. OUTER 40 RD, UNIT CT1
CREVE COEUR, MO 63141
ST. LOUIS COUNTY

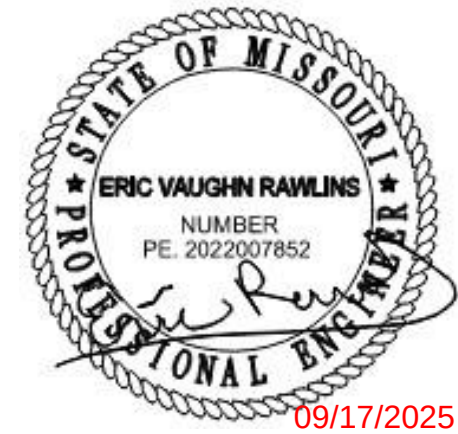
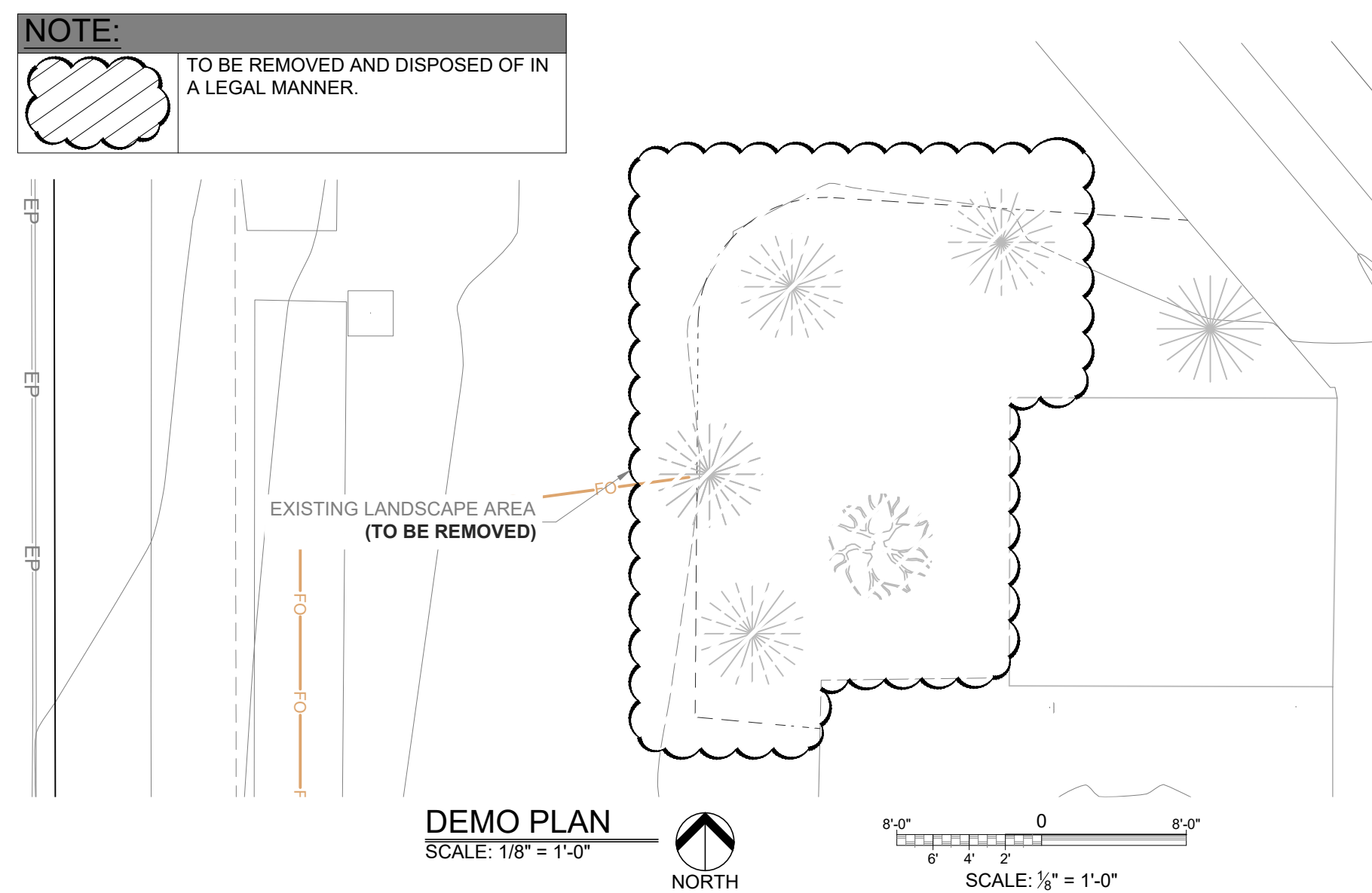
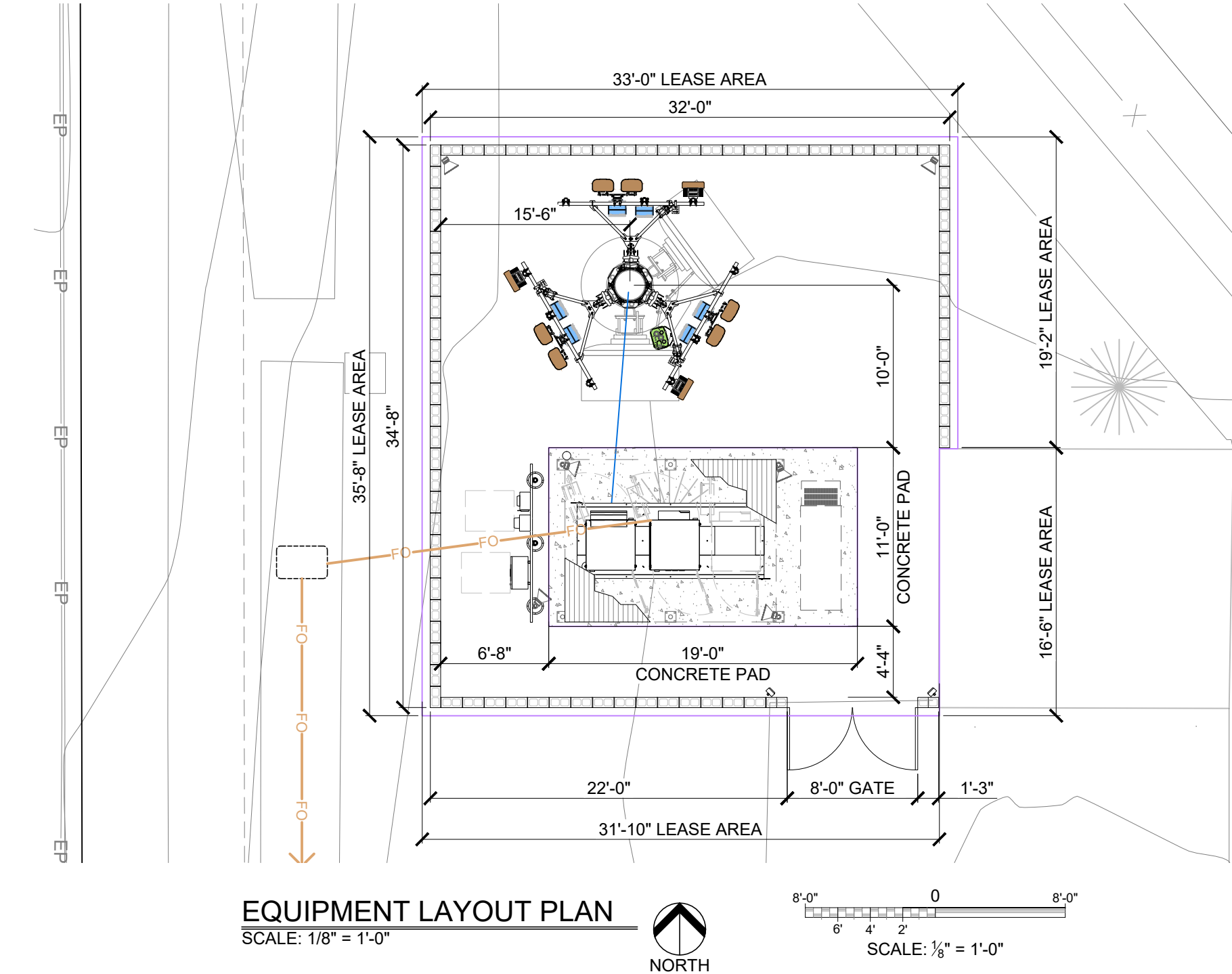
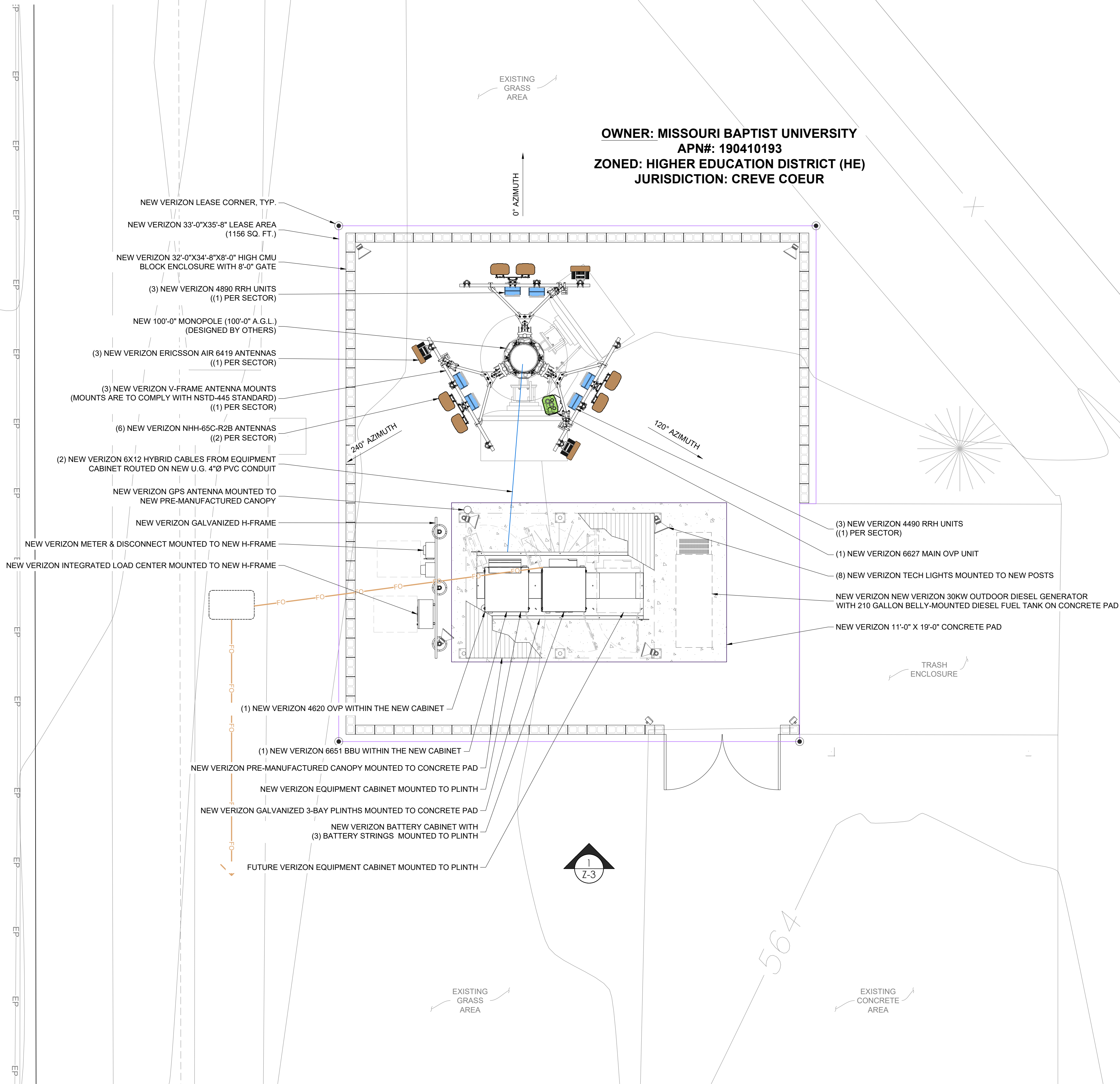
SHEET TITLE:

SITE PLAN & 1A CERTIFICATION

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	05/12/23	CSV	-
B	PRELIMINARY - FOR LEASING & ZONING	10/18/24	MLDV	-
C	PRELIMINARY - FOR LEASING & ZONING	12/06/24	MLDV	-
D	PRELIMINARY - FOR LEASING & ZONING	06/26/25	MLDV	-
E	PRELIMINARY - FOR LEASING & ZONING	09/16/25	MLDV	EVR

SAVE DATE: 9/17/2025 11:42 AM
SHEET NUMBER: Z1

- SITE NOTES:**
1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
 2. GRADE ENTIRE COMPOUND UP 6" ABOVE FINISHED GRADE PRIOR TO INSTALLING 4" OF ¾" CRUSHED ROCK.
 3. NEW MONOPOLE SHALL BE DESIGNED WITH CAPACITY TO SUPPORT (2) ADDITIONAL CARRIERS, (BY OTHERS)
 4. (2) FUTURE VERIZON MICROWAVE ANTENNAS NOT SHOWN FOR CLARITY. (2) FUTURE CARRIERS NOT SHOWN FOR CLARITY.
 5. CONTRACTOR POUR NEW CONCRETE PAD AT GENERATOR AND AT EQUIPMENT.



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DESIGNED FOR:

verizon
10000 PARK MEADOWS DRIVE, SUITE 300
LONE TREE, COLORADO 80124

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS

PROJECT NAME: STLC MO BAPTIST COLLEGE
NEW 100'-0" MONOPOLE
(OVERALL HEIGHT: 105'-0" A.G.L.)
NEW BUILD COMMUNICATION SITE

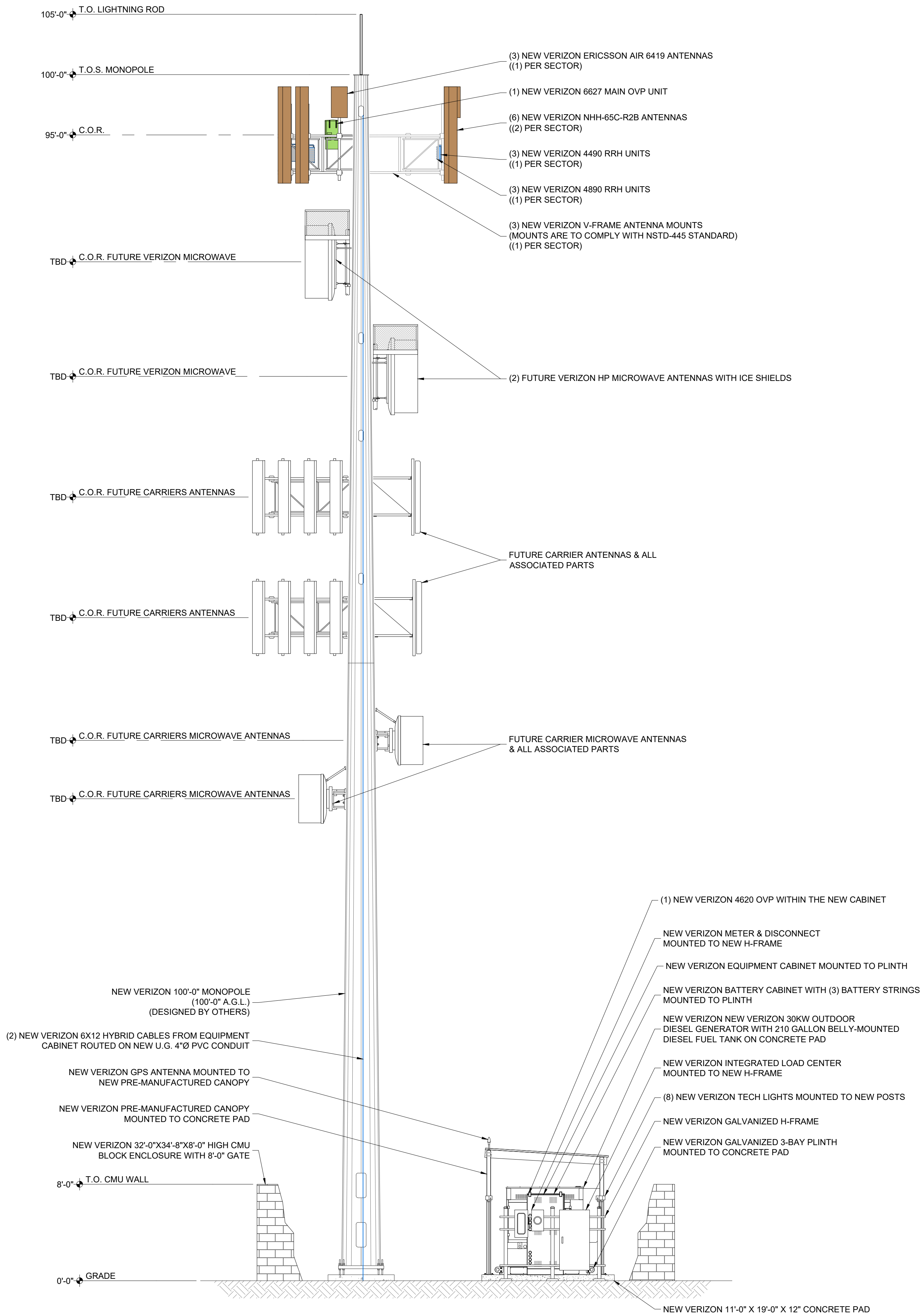
PROJECT ADDRESS: 12575 N. OUTER 40 RD, UNIT CT1
CREVE COEUR, MO 63141
ST. LOUIS COUNTY

SHEET TITLE: ENLARGED SITE PLAN, DEMO PLAN & EQUIPMENT LAYOUT PLAN

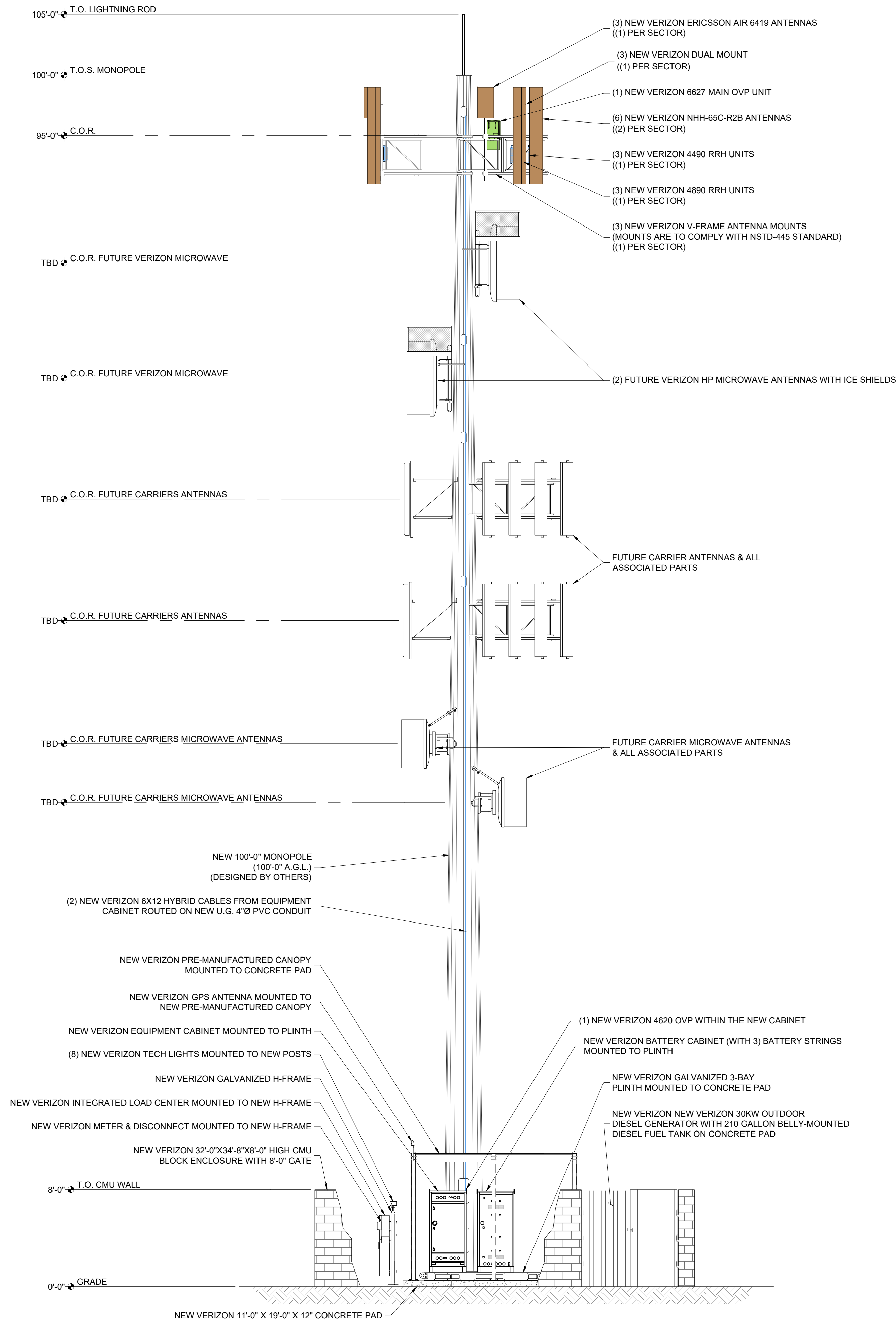
REV	DESCRIPTION	DATE	BY	CHK
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C	PRELIMINARY - FOR LEASING & ZONING	12/06/24	MLDV	-
D	PRELIMINARY - FOR LEASING & ZONING	06/26/25	MLDV	-
E	PRELIMINARY - FOR LEASING & ZONING	09/16/25	MLDV	EVR

SAVE DATE: 9/17/2025 11:42 AM
SHEET NUMBER: Z2

PRELIMINARY
FOR LEASING/ZONING



2 NEW WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 NEW SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

KEY:

C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

DISCLAIMER:

ALL INFORMATION PERTAINING TO THE SUBJECT TOWER AND ANTENNA MOUNTS SHOWN ARE FOR DEPICTION PURPOSES ONLY. CONFIRMATION OF THE TOWER STRUCTURAL INTEGRITY IS BEYOND THE SCOPE OF THIS PROJECT. IN NO EVENT WILL J5 INFRASTRUCTURE PARTNERS BE LIABLE AND RESPONSIBLE FOR THE STRUCTURAL INTEGRITY AND ADEQUACY OF THE TOWER AND FOUNDATION WITHOUT FIRST REQUIRING STRUCTURAL ANALYSIS PRIOR TO THE INSTALLATION OF ANY NEW ANTENNAS, AND ALL RELEVANT APPURTENANCES.



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verizon
10000 PARK MEADOWS DRIVE, SUITE 300
LONE TREE, COLORADO 80124

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS

PROJECT NAME:

STLC MO BAPTIST COLLEGE
NEW 100'-0" MONOPOLE
(OVERALL HEIGHT: 105'-0" A.G.L.)
NEW BUILD COMMUNICATION SITE

PROJECT ADDRESS:

12575 N. OUTER 40 RD, UNIT CT1
CREVE COEUR, MO 63141
ST. LOUIS COUNTY

SHEET TITLE:

ELEVATIONS

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	05/12/23	CSV	-
B	PRELIMINARY - FOR LEASING & ZONING	10/18/24	MLDV	-
C	PRELIMINARY - FOR LEASING & ZONING	12/08/24	MLDV	-
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E	PRELIMINARY - FOR LEASING & ZONING	09/16/25	MLDV	EVR

SAVE DATE: 9/17/2025 11:42 AM

SHEET NUMBER: **23**

EXISTING
WALL HATCH
NEW WORK
UTILITY EASEMENT
ACCESS/UTILITY
EASEMENT
HYDRO CABLE/COA
POWER
FIBER
ANTENNAS
RR/HBBU
LEASE AREA
EXISTING
EASEMENT
PENETRATIONS

GENERAL PROJECT NOTES:

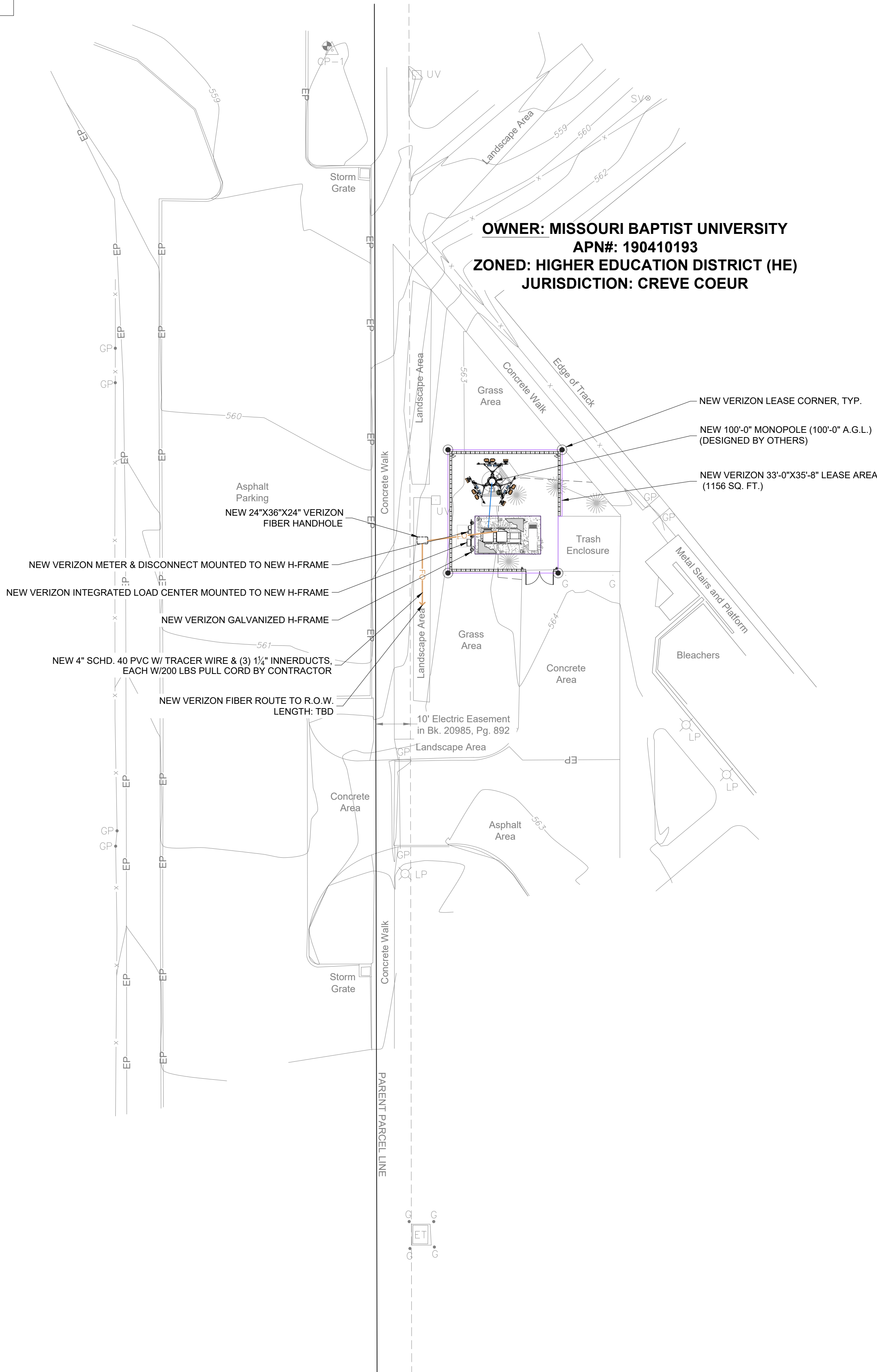
1. THE EASEMENT RIGHTS FOR THIS SITE DO NOT INCLUDE A SPECIFIED AREA FOR THE LOCATION OF UTILITIES. CONSTRUCTION CONTRACTOR MUST FIELD VERIFY THE APPROPRIATENESS OF ALL PROPOSED UTILITY ROUTES.
2. CONTRACTOR TO BORE ALL UTILITIES.
3. ALL CONDUIT NOT SPECIFIED OTHERWISE SHALL BE SCHD. 40 PVC BELOW GRADE, IMC ABOVE, EMT ACCEPTABLE INDOOR.

PROPERTY OWNER:

MISSOURI BAPTIST UNIVERSITY
1 COLLEGE PARK DRIVE
ST. LOUIS, MO 63141
CONTACT: ORAN WOODWORTH PHONE: 314-392-2356

VERIZON BILLING ADDRESS

VERIZON
17040 NALL AVE, SUITE 400
OVERLAND PARK, KS 66211
POC: NETWORK REAL ESTATE MANAGER
(913) 344-2896

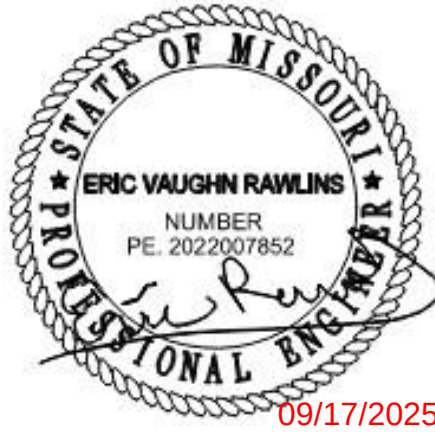


OWNER: MISSOURI BAPTIST UNIVERSITY
APN#: 190410193
ZONED: HIGHER EDUCATION DISTRICT (HE)
JURISDICTION: CREVE COEUR

SITE PLAN



20'-0" 0 20'-0"
12 4
SCALE: 1" = 20'-0"



PRELIMINARY
FOR LEASING/ZONING

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verizon
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LONE TREE, COLORADO 80124

DESIGNED BY:

JS INFRASTRUCTURE
P A R T N E R S

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STLC MO BAPTIST COLLEGE
NEW 100'-0" MONOPOLE
(OVERALL HEIGHT: 105'-0" A.G.L.)
NEW BUILD COMMUNICATION SITE

PROJECT ADDRESS:

12575 N. OUTER 40 RD, UNIT CT1
CREVE COEUR, MO 63141
ST. LOUIS COUNTY

SHEET TITLE:

FIBER COORDINATION SITE PLAN

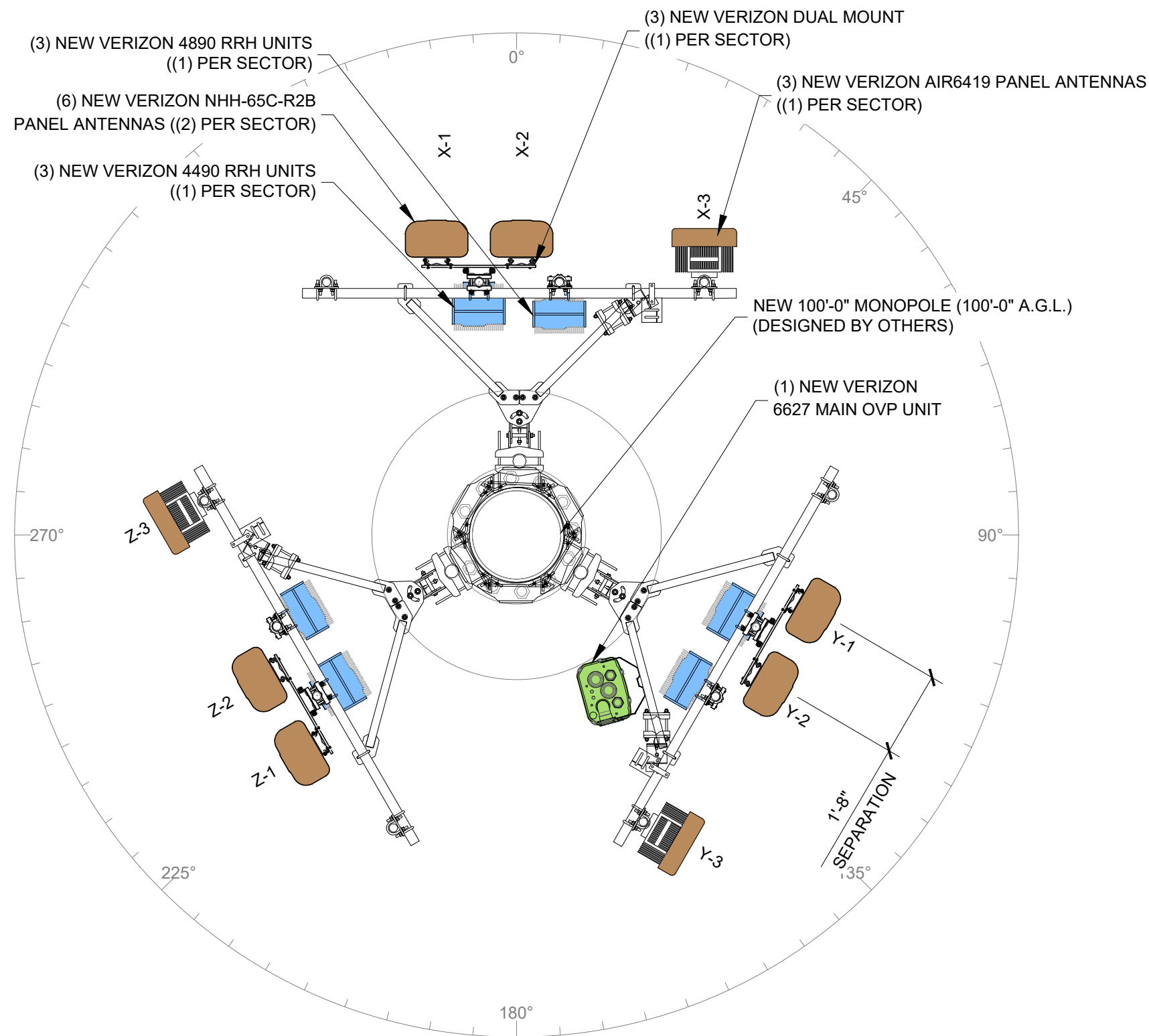
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SAVE DATE:
9/17/2025 11:42 AM

SHEET NUMBER:
TC1

NEW VERIZON ANTENNA SCHEDULE:

ATTACH LEVEL (COR)	AZIMUTHS (DEG, MN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QUANTITY) SIZE (NOMINAL)	ESTIMATED COAX CABLE LENGTH	MECHANICAL DOWN TILT
95'-0"	0° 120° 240°	COMMSCOPE NHH-65C-R2B 8' PANEL ANTENNA	6	SEE ANTENNA MOUNT SCHEDULE	(2) 6X12 HYBRID CABLES (NEW)	SEE PLUMBING DIAGRAM	-
		ERICSSON AIR 6419 2'-6" PANEL ANTENNA/RADIO	3				-
NOTES:							
1. FOR EXACT ANTENNA INFORMATION REFER TO THE RFDS.							
2. ALL NEW COAX SHALL BE INSTALLED ON INSIDE OF NEW/EXISTING MONOPOLE (IF POSSIBLE).							
3. CONTRACTOR TO INSTALL DIPLEXERS IN SHELTER AND ON TOWER AS REQUIRED BY RF DESIGN (IF APPLICABLE).							
4. NEW AND/OR FUTURE VERIZON MICROWAVES NOT SHOWN FOR CLARITY.							

ANTENNA SECTION @ 95'-0"
SCALE: N.T.S.

NHH-65C-R2B



- 6-port sector antenna, 2x 698-896 and 4x 1695-2360 MHz, 65" HPBW, 2x RET. Both high bands share the same electrical tilt.
- Interleaved RET on low and high band allow remote RET control from the radio over the RF jumper cable.
- Separate RS-485 RET inputs/output for low and high band.
- One RET for low band and one RET for both high bands to ensure same tilt level for 4x Rx or 4x MIMO.

General Specifications

Antenna Type	Sector
Band	Multiband
Color	Light gray
Grounding Type	RF connector body grounded to reflector and mounting bracket
Performance Note	Outdoor usage: 1. Wind loading figures are validated by wind tunnel measurements described in white paper WP-112334-EN. Fiberglass UV resistant.
Radiome Material	Copper
Radiator Material	Low-loss circuit board
Reflector Material	Aluminum
RF Connector Interface	4.3-10 Female
RF Connector Location	Bottom
RF Connector Quantity, high band	4
RF Connector Quantity, low band	2
RF Connector Quantity, total	6

Remote Electrical Tilt (RET) Information	
RET Interface	8-pin DIN Female 8-pin DIN Male
RET Interface, quantity	2 female 2 male
Input Voltage	10-30 VDC
Internal Bias Tee	Port 1 Port 3
Internal RET	High band (1) Low band (1)
Power Consumption, idle state, maximum	2 W
Power Consumption, normal conditions, maximum	13 W

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COMMSCOPE

ANTENNA COLOR CODE:

ANTENNA FUNCTION	COLOR
CDMA-850	RED
PCS-EVDO-1900	RED
PCS-1900	ORANGE
AWS-2100	YELLOW
LTE-700	PURPLE
LTE-850	BROWN
ANTENNA SECTOR	
ALPHA SECTOR	RED
BETA SECTOR	WHITE
GAMMA SECTOR	BLUE

ANTENNA COLOR CODES

ANTENNA FUNCTION	ANTENNA SECTOR											
	ALPHA SECTOR				BETA SECTOR				GAMMA SECTOR			
	FIRST STRIPE	SECOND STRIPE	THIRD STRIPE	FOURTH STRIPE	FIRST STRIPE	SECOND STRIPE	THIRD STRIPE	FOURTH STRIPE	FIRST STRIPE	SECOND STRIPE	THIRD STRIPE	FOURTH STRIPE
CDMA-850	RED 1	RED 4			WHITE 1	WHITE 4			BLUE 1	BLUE 4		
PCS-EVDO-1900	RED 2	RED 3			WHITE 2	WHITE 3			BLUE 2	BLUE 3		
PCS-1900	RED/ORANGE 1	RED/ORANGE 2	RED/ORANGE 3	RED/ORANGE 4	WHITE/ORANGE 1	WHITE/ORANGE 2	WHITE/ORANGE 3	WHITE/ORANGE 4	BLUE/ORANGE 1	BLUE/ORANGE 2	BLUE/ORANGE 3	BLUE/ORANGE 4
AWS-2100	RED/YELLOW 1	RED/YELLOW 2	RED/YELLOW 3	RED/YELLOW 4	WHITE/YELLOW 1	WHITE/YELLOW 2	WHITE/YELLOW 3	WHITE/YELLOW 4	BLUE/YELLOW 1	BLUE/YELLOW 2	BLUE/YELLOW 3	BLUE/YELLOW 4
LTE-700	RED 1/PURPLE BROWN	RED 2/PURPLE BROWN	RED 3/PURPLE BROWN	RED 4/PURPLE BROWN	WHITE 1/PURPLE BROWN	WHITE 2/PURPLE BROWN	WHITE 3/PURPLE BROWN	WHITE 4/PURPLE BROWN	BLUE 1/PURPLE BROWN	BLUE 2/PURPLE BROWN	BLUE 3/PURPLE BROWN	BLUE 4/PURPLE BROWN
LTE-850	RED/PURPLE BROWN 1	RED/PURPLE BROWN 2	RED/PURPLE BROWN 3	RED/PURPLE BROWN 4	WHITE/BROWN 1	WHITE/BROWN 2	WHITE/BROWN 3	WHITE/BROWN 4	BLUE/BROWN 1	BLUE/BROWN 2	BLUE/BROWN 3	BLUE/BROWN 4

(CELL SITE COAX LABELING)

ANTENNA MOUNT SCHEDULE:

QUANTITY	DESCRIPTION	PART NUMBER(S)
3	FACE, ROSENBERGER HD V-BOOM WITH 3'-0" STANDOFF	C10-857
3	AZIMUTH ADJUSTMENT SWIVELS	C10-113-200
9	ANTENNA MOUNTING PIPE	C10-981-222

NOTE: ALL PRODUCTS ARE FROM "SABRE SITE SOLUTIONS"
PHONE: (866) 428-6937 / (712) 293-1964
WWW.SABRESITESOLUTIONS.COM

GENERAL ANTENNA NOTES:

- DUAL POLAR ANTENNAS REQUIRE TWO RUNS OF COAX PER ANTENNA.
- LENGTHS GIVEN ON THIS CHART ARE ESTIMATED FROM AVAILABLE INFORMATION.
- TYPES AND SIZES OF THE ANTENNA CABLES ARE BASED ON THE ESTIMATED LENGTH OF THE CABLES. CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN FIELD PRIOR TO INSTALLATION AND NOTIFY THE FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
- CONTRACTOR TO PROVIDE AS BUILT FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.
- CONTRACTOR TO PROVIDE FINAL CABLE LENGTHS AND RETURN LOSSES FOR ALL CABLES.
- ALL AZIMUTHS REFERENCE TRUE NORTH. CONSULT REQUIRED QUADRANGLE MAP FOR NECESSARY MECHANICAL DECLINATION.

NOTICE:

- CONTRACTOR SHALL NOT SUBMIT BIDS OR PERFORM CONSTRUCTION WORK ON THIS PROJECT WITHOUT ACCESS TO THE CURRENT COMPLETE SET OF DRAWINGS LISTED IN THE TITLE-SHEET INDEX.

RADIO 4490HP 44B5 44B13 C

Radio 4490HP 44B5 44B13 C	Height	Width	Depth	Weight
no protruding items	17.5 in (444 mm)	15.2 in (384 mm)	6.6 in (172 mm)	-48.4 lbs (-21.9 kg)
no protruding items	20.8 in (522 mm)	15.2 in (384 mm)	7.0 in (178 mm)	-48.4 lbs (-21.9 kg)

— 4 common RF ports (C)
— BS: 4x60W, B13: 4x60W
— 480W total RF output power
— L NR, NB-10T
— 2x 2.5/4.5/9/18/36/72 Gbps CPRI/eCPRI

— -48 VDC 2-wire (one DC connector input)
— AISG v3.0 TMA & RET support via RS-485 or RF connectors
— Type 4.3-18 RF + connectors
— 2 external storm
— Convolutional cooling
— Optional fan for increased site flexibility
— IP 65, -48 to +55°C

BS B13: 4 ports
Common antenna
Common tilt

Now confirmed
max measurements/ will not exceed

Radio 4890HP 48B2 48B66 S

Radio 4890HP 48B2 48B66 S	Height	Width	Depth	Weight
no protruding items	17.5 in (444 mm)	15.2 in (384 mm)	7.0 in (178 mm)	-48.4 lbs (-21.9 kg)
no protruding items	20.8 in (522 mm)	15.2 in (384 mm)	7.2 in (182 mm)	-48.4 lbs (-21.9 kg)

— 8 RF ports, 4T8R per band (S for TX)
— B2: 4x60W
— B66: 4x60W
— Up to 480W in total RF power
— L NR, NB-10T
— 2x 2.5/4.5/9/18/36/72 Gbps CPRI/eCPRI

— -48 VDC 2-wire (single DC connector),
— AISG v3.0 TMA & RET support via RS-485 or RF connectors
— Type 4.3-18 RF + connectors
— 2 external storm
— Convolutional cooling
— Optional fan for increased site flexibility
— IP 65, -48 to +55°C

B2/B66 TX: 4 ports
B2/B66 RX: 4 ports
B2/B66 RX: 8 ports
Same order as Radio B66

Now confirmed
max measurements/ will not exceed

AIR 6419 B77D

Antenna Elements	192
TRX Branches	64T64R
Antenna configuration	(3x1)x(4x8)
Operation band:	3700~3980 MHz
IBW/TCBW	200 MHz
Peak EIRP	79 dBm
Output Power	320W
Weight	<30 kg
Size	<=717X408X184mm = 54L
Type of cooling	Passive
eCPRIlink	3*25Gbps
Operating temperature	-40 to +55 °C
Power Supply	-48VDC 3-wires
Power consumption	1200W @ 100% load
Multi-layer MU MIMO:	16/8 DL/UL layer

AT&T Input

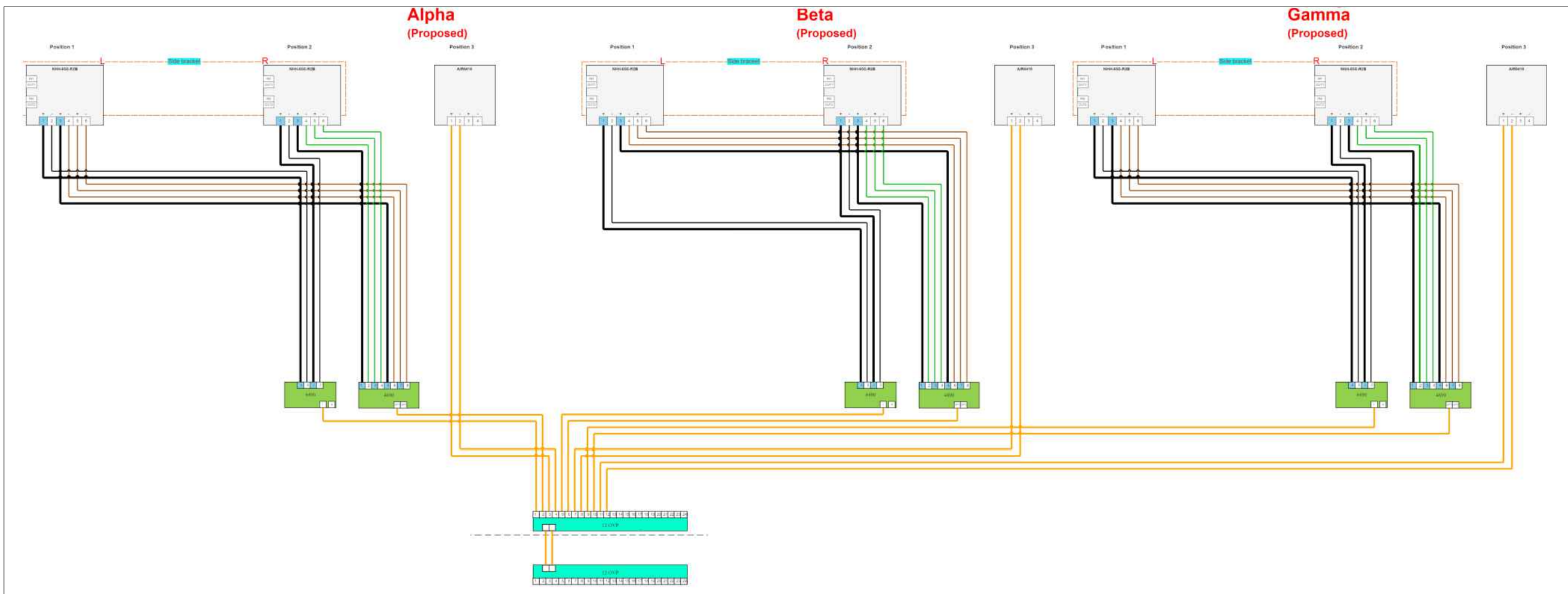
- Priority : Medium
- Volumes : Large (>15k)

Confirmed
Lab Entry: End Mar 2023

AIR 6449 B77D

192
64T64R
(3x1)x(4x8)
3700~3980 MHz
200 MHz
79dBm
320W
37 kg
772Hx403Wx205D, 64L
Passive
4*25Gbps
-40 to +55 °C
-48V DC 3-wires
1400W @ 100% load
16/8 DL/UL layer

| 2022-10-25 | Commercial in Confidence | Page 14

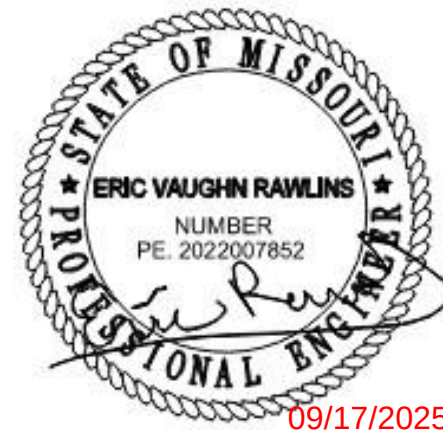


NEW HYBRID CABLE LENGTHS:

FROM (MAIN OVP) TO (MAIN OVP)			
SECTOR	CABLE/COAX SIZE (NOMINAL)	CABLE/COAX (QUANTITY)	ESTIMATED CABLE/COAX LENGTH
-	HYB 6X12	2	~120
FROM (MAIN OVP) TO (RRH)			
SECTOR	CABLE/COAX SIZE (NOMINAL)	CABLE/COAX (QUANTITY)	ESTIMATED CABLE/COAX LENGTH
X	HYB 1X1	1	~15'
	HYB 1X1	1	~15'
	HYB 1X1	1	~15'
	HYB 1X1	1	~15'
Y	HYB 1X1	1	~15'
	HYB 1X1	1	~15'
Z	HYB 1X1	1	~15'
	HYB 1X1	1	~15'
FROM (RRH) TO (ANTENNAS)			
SECTOR	CABLE/COAX SIZE (NOMINAL)	CABLE/COAX (QUANTITY)	ESTIMATED CABLE/COAX LENGTH
X	1/2"Ø	12	CUT TO FIT
	1/2"Ø	1	CUT TO FIT
Y	1/2"Ø	12	CUT TO FIT
	1/2"Ø	1	CUT TO FIT
Z	1/2"Ø	12	CUT TO FIT
	1/2"Ø	1	CUT TO FIT

RRH HYBRID CABLE DIAGRAM AND CHART

SCALE: N.T.S.

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verizon
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LONE TREE, COLORADO 80124

DESIGNED BY:

JS INFRASTRUCTURE PARTNERS

PROJECT NAME:

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NEW 100'-0" MONOPOLE
(OVERALL HEIGHT: 105'-0" A.G.L.)
NEW BUILD COMMUNICATION SITE

PROJECT ADDRESS:

12575 N. OUTER 40 RD, UNIT CT1
CREVE COEUR, MO 63141
ST. LOUIS COUNTY

SHEET TITLE:

ANTENNA INFORMATION & RRH
HYBRID CABLE DIAGRAM & CHART

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	05/12/23	CSV	-
B	PRELIMINARY - FOR LEASING & ZONING	10/18/24	MLDV	-
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E	PRELIMINARY - FOR LEASING & ZONING	09/16/25	MLDV	EV

SAVE DATE:

9/17/2025 11:42 AM

SHEET NUMBER:

RF1

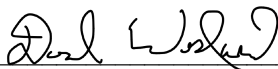


September 4, 2025

Letter In Support of Vertical Bridge's Variance Request at 1 College Park Dr.

Verizon approached Missouri Baptist University about building a new cellphone antenna installation in 2023. Verizon's engineers determined that a rooftop installation would not provide adequate coverage to this area, so we agreed to find a location for a tower. The University's campus is very hilly and has several wooded areas, so flat, open and unused space is hard to come by. The location of the cellphone tower shown on the drawings works for all parties as it is accessible for construction and maintenance without disrupting University activities and also provides the coverage that Verizon wants for this area. Verizon, Vertical Bridge and Missouri Baptist University have all worked together to find a location for this tower that suits everybody's needs, as this is that location. We ask that the city approve Vertical Bridge's request for a variance.

Missouri Baptist University

By: 

Name: Darryl Oran Woodworth

Title: Vice President For Business Affairs



Bethany Moore <bmoore@crevecoeurmo.gov>

Verizon Monopole

Pingel, Scott <PingelS@cbchs.org>

Wed, Nov 12, 2025 at 1:26 PM

To: "bmoore@crevecoeurmo.gov" <bmoore@crevecoeurmo.gov>

Bethany—

As the athletic director of CBC high school, I am not a big proponent of this monopole being put up in cadet park. I understand by reading through the proposal that the terrain was a big issue. But trying to find the only piece of flat land that happens to be on Missouri Baptist property and that is adjacent to cadet park seems a little unreal. I feel like this pole could definitely be placed in a different location (maybe with a little more work) away from all structures and all people. This is already a congested area up there and adding construction and unsightly views is not something we are looking forward to.

Please note CBC is not in favor of this!

Scott Pingel

CBC High School

Athletic Director

Head Football Coach

314-985-6047

pingels@cbchs.org*"Be a Brick"*

JASON W. JAGGI, AICP

WORK EXPERIENCE

Director of Community Development, City of Creve Coeur, MO

August 2015- Present

Responsibilities:

Plan, organize, and direct a department of 12 employees that provides a full range of planning, building and code enforcement services in a West St. Louis County municipality. Staff liaison to the Planning and Zoning Commission and Board of Adjustment providing professional land use recommendations. Serve as the City's Zoning Administrator. Prepare zoning code amendments as needed. Prepare Department budget. Oversee the City's development review process, building permits and inspection programs while working collaboratively with a wide variety of stakeholders. Guided the update of the comprehensive plan, 39 North Master Plan and other long range planning studies.

Planning Manager, City of St. Charles, MO

March 2012- August 2015

Responsibilities:

Manage the Planning Division within the Department of Community Development and supervise a professional staff of four by assigning, reviewing work and evaluating performance. Coordinate long range and current planning functions. Assist in the development and interpretation of the Comprehensive Plan and Zoning Ordinance. Prepare zoning code amendments as needed. Assist the Department Director with budget preparation and department policies. Coordinate and oversee Geographic Information Systems, Community Development Block Grant, and Historic Preservation programs. Direct responsibility for the City's floodplain management program, zoning administration, and development review processes. Staff liaison to the Planning and Zoning Commission, Landmarks Board, Board of Adjustment, and Main Street/Downtown Special Business District.

Senior Planner, City of Clayton, MO

February 2009—December 2009; July 2010—March 2012

Responsibilities:

Supervise the Administrative Secretary-Planning position and Department interns by assigning and reviewing work and evaluating performance. Project management involves complex development reviews and coordination of the review process, present findings and make professional land use recommendations to the Plan Commission, Architectural Review Board, Board of Adjustment, and Board of Aldermen. Interpret and administer the City's land use codes including the Zoning and Subdivision regulations. Draft code amendments including renewable energy code, residential tree and landscaping ordinance, and transit-oriented development zoning overlay districts. Assist the Department Director with special projects as assigned.

Acting Director of Planning and Development Services, City of Clayton, MO

January 2010—June 2010

Responsibilities:

Plan, organize, and direct a department of nine employees that provide a full range of planning, building and code enforcement services on an interim basis. Staff liaison to the Plan Commission, Architectural Review Board and Board of Adjustment providing professional land use recommendations. Prepare Department budget. Oversee the City's development review process, building permits and inspection programs. Key leadership role in the update of the Downtown Clayton Master Plan and Retail Strategy. Assisted with the City's sustainability initiatives.

JASON W. JAGGI, AICP

Planner, City of Clayton, MO

August 2004—January 2009

Responsibilities:

Perform review of development proposals and prepare staff reports to the Plan Commission and Architectural Review Board. Administer the Zoning and Subdivision Ordinances and draft amendments as needed. Develop and maintain City's Geographic Information Systems. Prepare and present findings for variance requests submitted to the Board of Adjustment. Provide technical assistance for Census updates, data analysis, and economic development initiatives.

Planner, St. Louis County Government, MO

October 2000—July 2004

Responsibilities:

Staff planner in the Comprehensive Planning Division. Assist in the preparation of community development plans, countywide five-year strategic plan. Project manager for a neighborhood community center strategic plan. Planning Department liaison providing technical assistance for community building and economic development initiatives in two unincorporated St. Louis County communities.

Planner, City of Kirkwood, MO

June 1999—September 2000

Responsibilities:

Assist in neighborhood planning and economic development in association with a residential and commercial Tax Increment Financing redevelopment project. Provide staff support and technical assistance to the downtown Kirkwood Junction Special Business District. Assist in the administration of housing grant programs. Provide historic preservation technical assistance to the Landmarks Commission. Assist the Department Director as assigned.

PROFESSIONAL ORGANIZATIONS, SERVICE, AND HONORS

- Member, American Institute of Certified Planners (AICP)
- Member, American Planning Association (APA)
- Former St. Louis Metro Section APA Board Member
- Advisory Board Member 2007-2012, Missouri State University Department of Geography, Geology, and Planning
- 2009 Alumni Honoree, Kansas State University, College of Architecture, Planning and Design
- Instructor: University of Missouri-St. Louis Chancellor's Certificate in Planning and Zoning

EDUCATION

Master of Regional and Community Planning, 1999
Kansas State University, Manhattan, Kansas

Bachelor of Science, Community and Regional Planning, 1997
Missouri State University, Springfield, Missouri

Bethany L. Moore, AICP

EXPERIENCE

Community Development, City of Creve Coeur — *City Planner*

October 2021 – Present

- Planning and Zoning Commission staff reports and presentations
- Board of Adjustment staff reports and presentations
- Public service communication
- Planning and Zoning project review
- City ordinance compliance
- Fence and sign permit review
- Interdepartmental communication

Cultural Resources Office, City of Saint Louis — *Preservation Planner I*

October 2018 – October 2021

- historic district permit review
- architectural plan review
- form based code review
- Section 106 review
- public service communication
- neighborhood association coordination
- building project management
- city ordinance compliance
- demolition review
- monthly preservation board presentation
- interdepartmental communication
- violation and court processing

EDUCATION

University of Georgia, Athens, Ga — *Masters of Historic Preservation*

August 2016 - August 2018

Truman State University, Kirksville, Mo — *Bachelor of Arts in History*

August 2012 - May 2016

Minors in Art History and Philosophy and Religion.

SKILLS

Public speaking, plan review, copywriting/editing, research, data entry, MS Office suite, customer service, project management, deadline adherence, mass communication.

AWARDS

AICP-Spring 2023

Masters of Historic Preservation Assistantship - Spring 2017

Missouri's Little Dixie Heritage Foundation Research Grant- Summer 2018