



**LEE'S SUMMIT**  
**MISSOURI**  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2025-159
<b>File Name</b>	Special Use Permit for Telecommunications Tower at 1850 SE Hamblen Rd
<b>Applicant</b>	Global Signal Acquisitions II, LLC
<b>Property Address</b>	1850 SE Hamblen Rd
<b>Planning Commission Date</b>	September 11, 2025
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	Claire Byers, Senior Planner

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### Public Notification

Pre-application held: May 27, 2025  
Neighborhood meeting conducted: August 18, 2025  
Newspaper notification published on: September 20, 2025  
Radius notices mailed to properties within 300 feet on: September 19, 2025  
Site posted notice on: September 17, 2025

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### Attachments

Application and Narrative, uploaded June 27, 2025 – 32 pages  
Location Map

## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	Global Signal Acquisitions II, LLC / Applicant
<b>Applicant's Representative</b>	Jim Lee, Applicant Representative
<b>Location of Property</b>	1850 SE Hamblen Rd
<b>Size of Property</b>	+/- 8.49 acres (369,596 sf.)
<b>Zoning</b>	PI (Planned Industrial)
<b>Comprehensive Plan Designation</b>	Mixed Use
<b>Procedure</b>	<p>The Planning Commission makes a recommendation to the City Council on the proposed special use permit and the City Council takes final action on the special use permit.</p> <p>Duration of Validity: A special use permit shall be valid for a specific period of time if so stated in the permit.</p>

Current Land Use
The subject 8.49-acre property is located along SE Hamblen Rd. and adjacent to the Missouri Pacific railroad. The subject property is vacant beyond the leased 40' x 52' area. The subject existing 180' tall telecommunications tower is located towards the southern tip of the property.

Description of Applicant's Request
The applicant requests approval of a Special Use Permit renewal to allow for the continued operation of the existing 180' monopole telecommunications tower. There is no proposed increase in tower height or expansion of the tower compound boundaries as part of the special use permit renewal.

## 2. Land Use

Description and Character of Surrounding Area
The surrounding area is characterized primarily by industrial warehousing and outdoor storage, with a few nearby single-family homes and vacant, city-owned Ag property. The subject site slopes approximately 20 feet from north to south. Vegetation is preserved along the perimeter and around the fenced tower and equipment area, while the interior of the site has been cleared.

### Adjacent Land Uses and Zoning

<b>North:</b>	Vacant & Residential / PI
<b>South:</b>	Industrial / PI
<b>East (across SE Hamblen Rd):</b>	Vacant / AG
<b>West:</b>	Industrial / PI

### Site Characteristics

The subject leased area is approximately 0.047-acres (+/- 2,080 sq. ft.) of land within the property located at 1850 NE Hamblen Rd. The site is fenced and laid with gravel.



*Figure 1 – Aerial of the subject property (outlined in red)*



*Figure 3 – Aerial of the subject tower site within the property.*

**Special Considerations**

None

**3. Project Proposal****Site Design**

<b>Land Use</b>	
Existing Use	180' self-supported monopole tower (existing)
Land Area	+/- 8.49 acres (369,596 sf.)
Site Area	Approx. 40'x52' fenced area (2,080 sq. ft.)

**Setbacks**

<b>Setback</b>	<b>Required Minimum</b>	<b>Existing</b>
Property Line	Height of tower (180')	94' (Legal Non-Conforming)

**Structure(s) Design**

<b>Number and Use of Building</b>
1 / Telecommunications Tower
<b>Number of Stories</b>
180' / Telecommunications Tower

**4. Unified Development Ordinance (UDO)**

<b>Section</b>	<b>Description</b>
4.220	PI Planned Industrial
6.620, 6.630, 6.640, 6.650	Special Use Permits
6.1200	Telecommunication Towers/Antennas

Use of the subject property as a telecommunication tower site is permitted under the UDO in the PI zoning district with the approval of a special use permit, subject to certain conditions. Conditions currently detailed in the UDO include, but are not limited to, setbacks and separation distances from other communication towers. City ordinances in effect at the time of the original special use permit approval in 1996 did not have the same standards as those currently present in the UDO. Any existing condition that does not comply with the current requirements of the UDO is a lawful non-conforming condition and, as such, does not require modifications as part of the special use permit renewal application.

The following is a current requirement of the UDO with which the existing telecommunications facility does not comply. This is a lawful non-conforming condition that does not require further action; this is listed below solely for your information.

- **Setbacks. Existing condition; no modification required.**
  - Requirement - No new tower shall be constructed without setbacks from all property lines a distance equal to the height of the tower as measured from the base of the structure to its highest point or as otherwise authorized by the Governing Body in approval of the special use permit
  - Existing - At the time of construction, the zoning ordinance only required the property line setback to be equivalent to 50% of the tower's height – which this tower met. As such, this is a pre-existing, legal-nonconforming condition.

**Neighborhood Meeting**

The applicant hosted a neighborhood meeting on August 18, 2025, at 6:00 PM. According to meeting notes, there were no attendees.

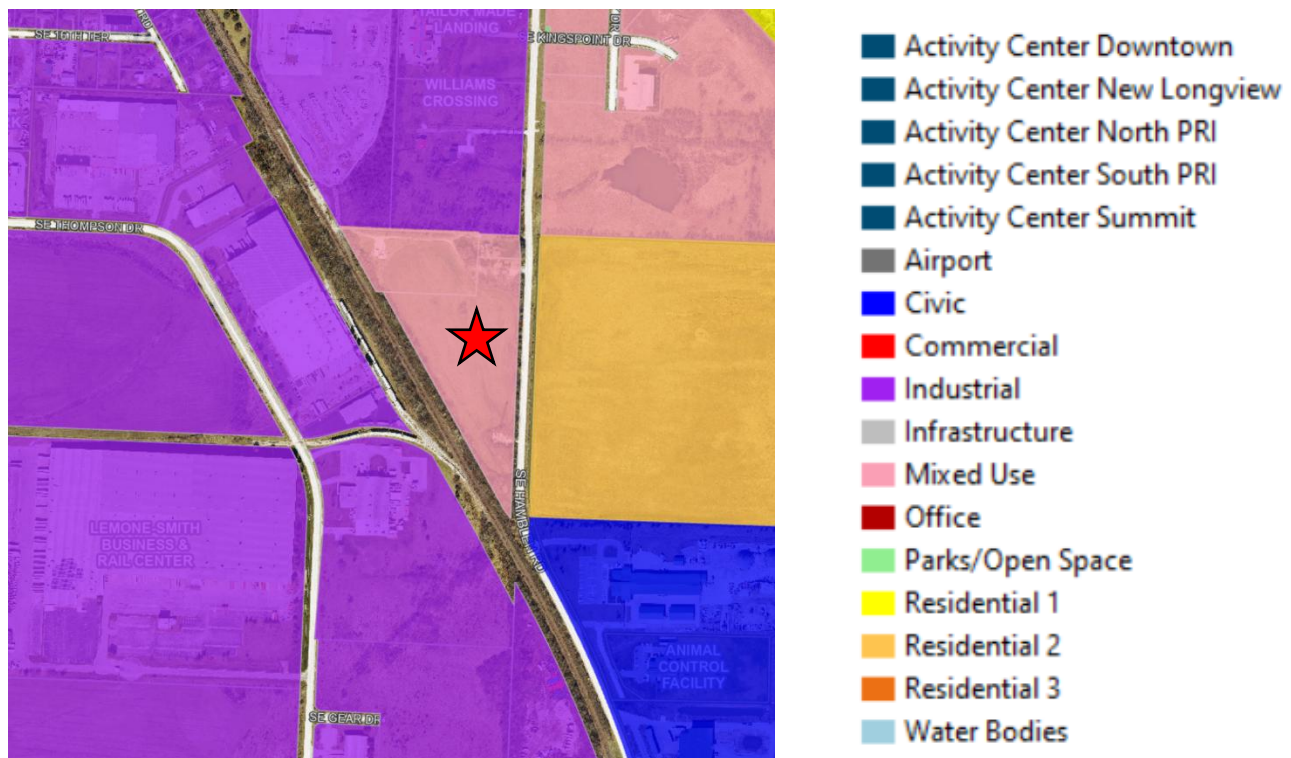
Staff have not received any comments in support or opposition to the project.

## 5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Public Facilities & Infrastructure	<p>Goal 3.5.B: Plan and build City services and infrastructure to promote quality growth and resiliency.</p> <p>Objective: Maintain high-quality infrastructure that supports and entices quality growth and redevelopment.</p>



The Ignite! Comprehensive Plan promotes various strategies to support the long-term growth and resiliency of the City. One objective established within the Comprehensive Plan is to maintain high-quality infrastructure that supports growth and redevelopment. Approval of the subject SUP will continue to support the provisioning of wireless cellular service, which is critical for both every day communication and business operations within the City.



## 6. Analysis

### Background and History

- August 20, 1996 – The City Council approved a special use permit (Appl. #1996-104) for the 180-foot telecommunications tower, located at 1850 SE Hamblen Rd, for a period of 10 years by Ord. #4323.
- October 17, 2007 – The City Council approved a special use permit renewal (Appl. #2007-123) for the telecommunications tower for a period of 10 years by Ord. #6477.

### Compatibility

The existing telecommunications tower is compatible with surrounding industrial land uses. The facility itself is screened by existing vegetation on the site, and the tower and ground equipment are located 94' from the closest property line, mitigating any negative effects. Additionally, the telecommunications tower provides an important private utility that is necessary for the continued growth and development of the City.

### Adverse Impacts

Approval of the application is not anticipated to detrimentally impact the surrounding area. The subject property has been the site of a telecommunications tower for nearly 30 years without negative impact

to the surrounding land uses. The proposed renewal does not include any alterations to the tower that would increase or otherwise enhance any adverse impacts of the existing tower.

### **Public Services**

Continued use of the site as a telecommunications tower will not impede the normal and orderly development and improvement of the surrounding property. Water and sanitary sewer services are available to the property, and the traffic impact associated with the tower is negligible.

### **Time Period**

§67.5094.(14) R.S.Mo. of the Uniform Wireless Communications Infrastructure Deployment Act prohibits the City from imposing of its own accord a limitation on the duration of a special use permit for a telecommunications tower. Accordingly, new SUPs and SUP renewals for telecommunication towers no longer carry with them staff-driven recommendations for the validity of an SUP for a specified period. The subject SUP application similarly does not include a recommended period for the validity of the SUP; if approved, the SUP is valid in perpetuity.

### **Recommendation**

With the condition of approval below, the application meets the goals of the, Ignite! Comprehensive plan and the requirements of the UDO.

## **7. Recommended Conditions of Approval**

### **Site Specific**

1. The special use permit shall be granted in perpetuity from the date of City Council approval.