



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

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

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	
Applicant/Status	Global Signal Acquisitions II, LLC / Applicant
Applicant's Representative	Jim Lee, Applicant Representative
Location of Property	1850 SE Hamblen Rd
Size of Property	+/- 8.49 acres (369,596 sf.)
Zoning	PI (Planned Industrial)
Comprehensive Plan Designation	Mixed Use
Procedure	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. Duration of Validity: A special use permit shall be valid for a specific period of time if so stated in the permit.

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

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

Land Use	
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

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

Structure(s) Design

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

4. Unified Development Ordinance (UDO)

Section	Description
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

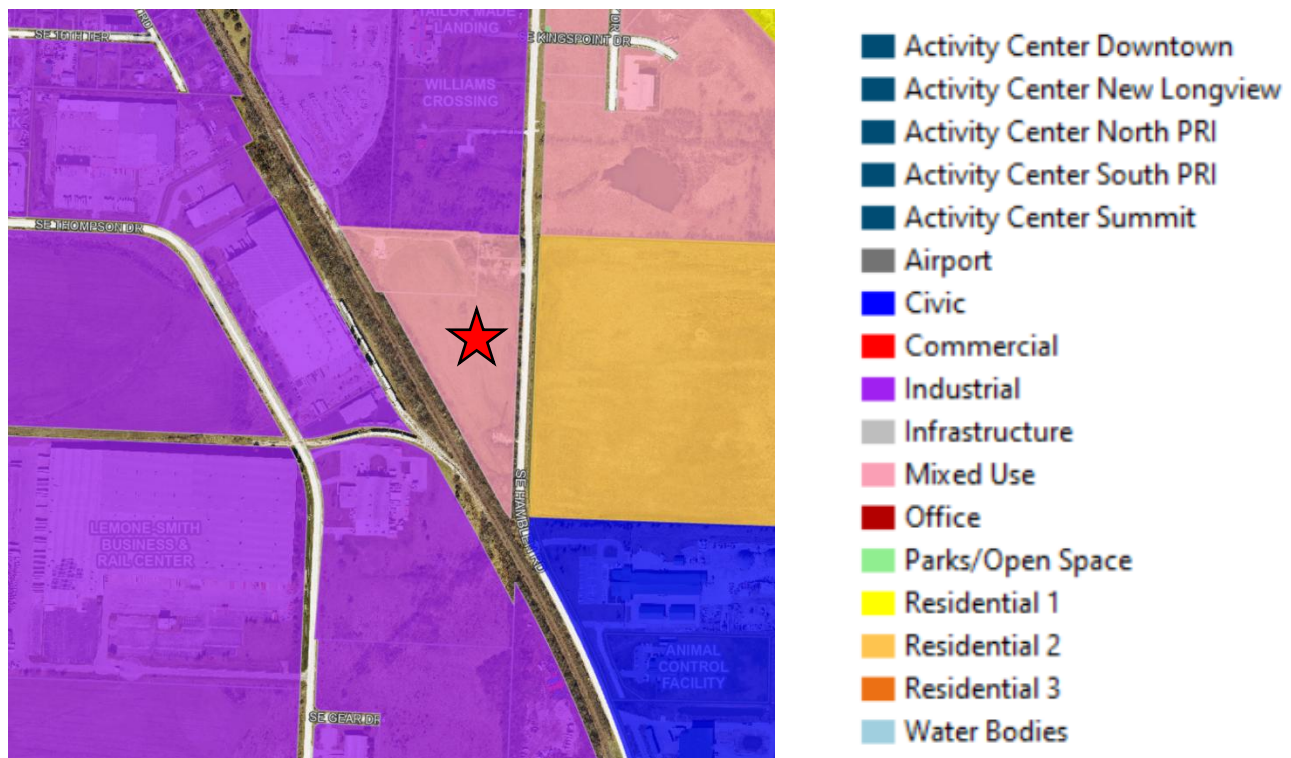
The applicant hosted a neighborhood meeting on August 18, 2025, at 6:00 PM. According to meeting notes, there were no attendees.

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

5. Comprehensive Plan

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

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.