



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-158
File Name	Special Use Permit for Telecommunications Tower at 1749 SE Langsford Rd
Applicant	Global Signal Acquisitions II, LLC
Property Address	1749 SE Langsford Rd
Planning Commission Date	October 9, 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 19, 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 24, 2025 – 34 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	1749 SE Langsford Rd
Size of Property	+/- 0.94 acres (41,554 sf.)
Zoning	CP-2 (Planned Community Commercial)
Comprehensive Plan Designation	Commercial
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 0.94-acre property is located southwest of the intersection of SE Langsford Rd and SE Todd George Pkwy. The subject 100' tall telecommunications tower is located towards the center of the property, within a fenced enclosure, directly adjacent to a Subway restaurant. The leased 26' x 33' area, located in the southwestern corner of the property, contains the associated telecom equipment within a gated brick enclosure.

Description of Applicant's Request
The applicant requests approval of a Special Use Permit renewal to allow for the continued operation of the existing 100' 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 commercial development, with quadplex residential development across SE Langsford Rd. The subject site is fully developed with negligible slope. The primary access to the site along SE Todd George Parkway is a shared entrance to the adjacent Langsford Plaza commercial subdivision.

Adjacent Land Uses and Zoning

North (across SE Langsford Rd):	Quadplex Residential / RP-3
South:	Commercial / CP-2
East (across SE Todd George Pkwy):	Commercial / CP-2
West:	Commercial / CP-2

Site Characteristics

The subject leased area is approximately 0.019-acres (+/- 858 sq. ft.) of land within the property located at 1749 SE Langsford Rd. The monopole is fenced and surfaced with gravel, while the leased equipment area is separately fenced on top of the existing parking lot asphalt.



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

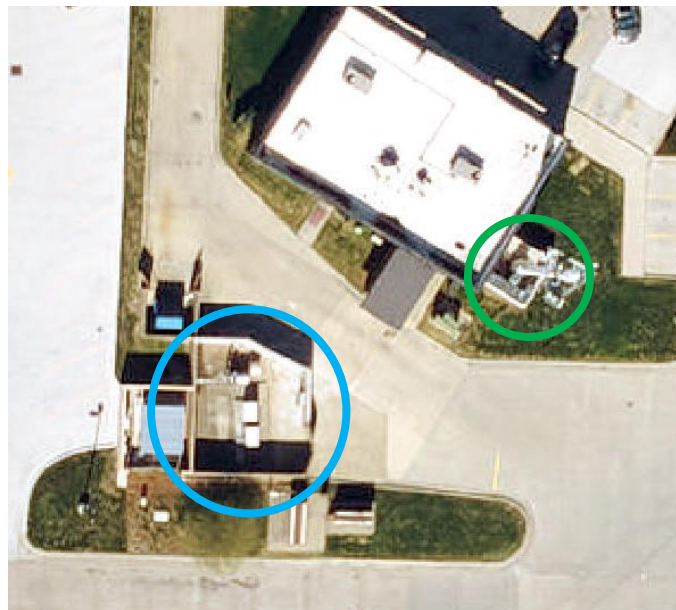


Figure 3 – Aerial of the subject tower site (outlined in green) and the leased equipment area (outlined in blue) within the property.

Special Considerations

None

3. Project Proposal

Site Design

Land Use	
Existing Use	100' self-supported monopole tower (existing)
Land Area	+/- 0.94 acres (41,554 sf.)
Site Area	Approx. 26'x33' fenced area (858 sq. ft.)

Setbacks

Setback	Required Minimum	Existing
Property Line	Height of tower (100')	65' (Approved by Ordinance 5043)

Structure(s) Design

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

4. Unified Development Ordinance (UDO)

Section	Description
4.190	CP-2 (Planned Community Commercial)
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 CP-2 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. As part of the original special use permit in 2000, a condition of approval granted a waiver to the fall zone setback requirement, and the development is in conformance with the approved plans. A site specific condition of approval has been included with this application to allow for the continuation of the previously granted waiver.

Neighborhood Meeting

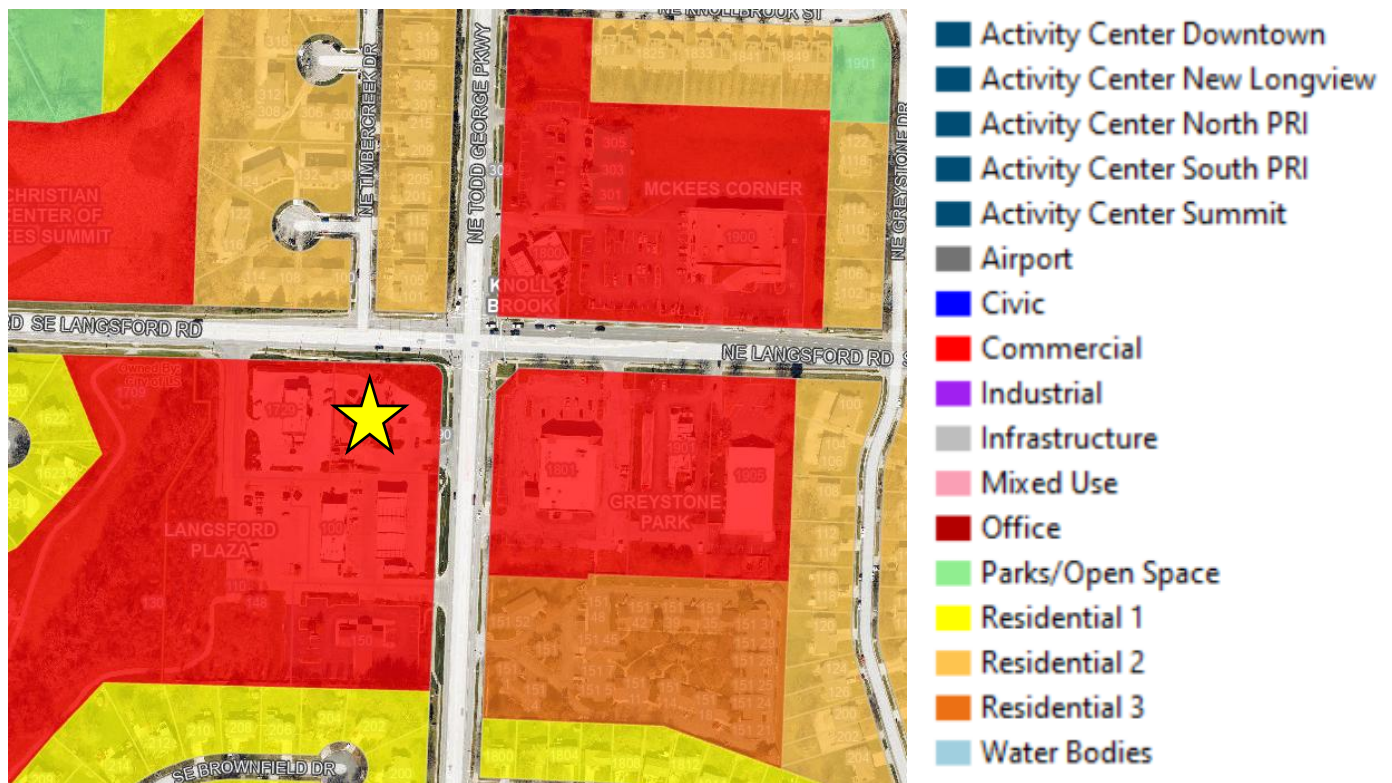
The applicant hosted a neighborhood meeting on August 19, 2025, at 6:00 PM. According to the meeting notes provided, there were no attendees.

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

- October 5, 2000 – The City Council approved a special use permit (Appl. #2000-166) for the 100-foot telecommunications tower, located at 1749 SE Langsford Rd, for a period of 10 years by Ord. #5043.
- September 2, 2010 – The City Council approved a special use permit renewal (Appl. #2010-012) for the telecommunications tower for a period of 10 years by Ord. #6973.

Compatibility

The existing telecommunications tower is compatible with surrounding commercial land uses. The equipment is screened by a fenced brick enclosure, and the tower is located 65' 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 25 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 conditions 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.
2. A modification shall be granted to the setback requirements of the UDO to allow the tower to remain in its current location.