



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-118
File Name	SPECIAL USE PERMIT for telecommunications tower – Joint Operations Facility (JOF)
Applicant	Tusa Consulting Services
Property Address	2 NE Tudor Rd
Planning Commission Date	July 24, 2025
Heard by	Planning Commission and City Council
Analyst	Hector Soto, Jr., AICP, Senior Planner

Public Notification

Pre-application held: September 17, 2024, and May 6, 2025
Neighborhood meeting conducted: June 18, 2025
Newspaper notification published on: July 5, 2025
Radius notices mailed to properties within 300 feet on: June 10, 2025
Site posted notice on: July 3, 2025

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Attachments

Site Plan, uploaded June 23, 2025
Application/Original Narrative, uploaded May 21, 2025 – 7 pages
Color Simulation/Rendering, uploaded May 21, 2025 – 4 pages
SUP Response Letter/Supplemental Narrative, uploaded June 23, 2025 – 5 pages

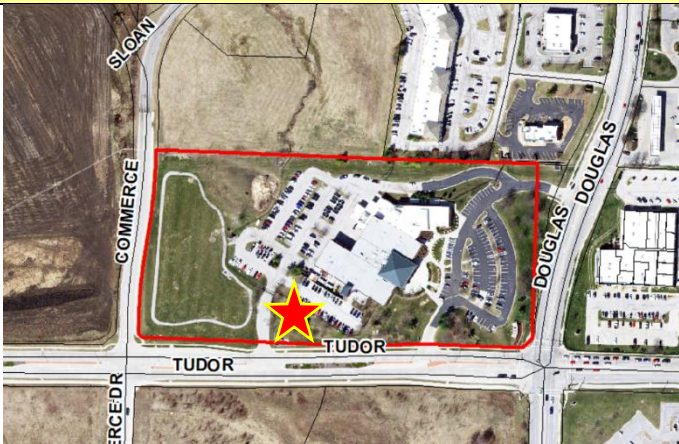
Landscape Plan, dated June 24, 2025

Neighborhood Meeting Minutes, uploaded June 23, 2025

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Tusa Consulting Services / Applicant
Applicant's Representative	Dean Hart
Location of Property	2 NE Tudor Rd
Size of Property	±11.58 acres (504,417 sq. ft.)
Number of Lots	1 lot
Building Area	95,599 sq. ft. – Police/Courts Building (existing) 43,639 sq. ft. – JOF building (under construction) 139,238 total sq. ft. (existing + under construction)
Floor Area Ratio (FAR)	0.28 total FAR (0.55 FAR maximum in PO District)
Zoning	PO (Planned Office District)
Comprehensive Plan Designation	Civic
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 identified in the permit.

Current Land Use	
	The subject 11.6-acre property is the site of the existing 93,507 sq. ft. Lee's Summit Police and Municipal Court building and the 43,639 sq. ft. JOF current under construction at the northwest corner of NE Douglas St and NE Tudor Rd. The JOF site is the area ringed by a walking/jogging trail on the image to the left.

Description of Applicant's Request
The applicant requests approval of a special use permit (SUP) to allow for the construction of a 160' telecommunications tower (150' monopole + 10' lightning rod) to serve the City's Joint Operations Facility

(JOF) that is currently under construction immediately west of the existing Police and Municipal Court building. The proposed tower relocates the City's public safety answering point (PSAP) from its current location on an 80' tower on the south side of the Police and Municipal Court building to a new location closer to NE Tudor Rd. The existing tower on the property operates under an SUP approved in 2012 that is due to expire in 2027. The proposed tower and tower location require modifications to the following use conditions and therefore cannot be constructed under the existing SUP: 1) minimum property line setbacks; 2) minimum separation from other telecommunication towers over 90' in height; and 3) requirement for the tower to be painted a neutral color. Staff supports the requested modifications, as further detailed in the staff report.

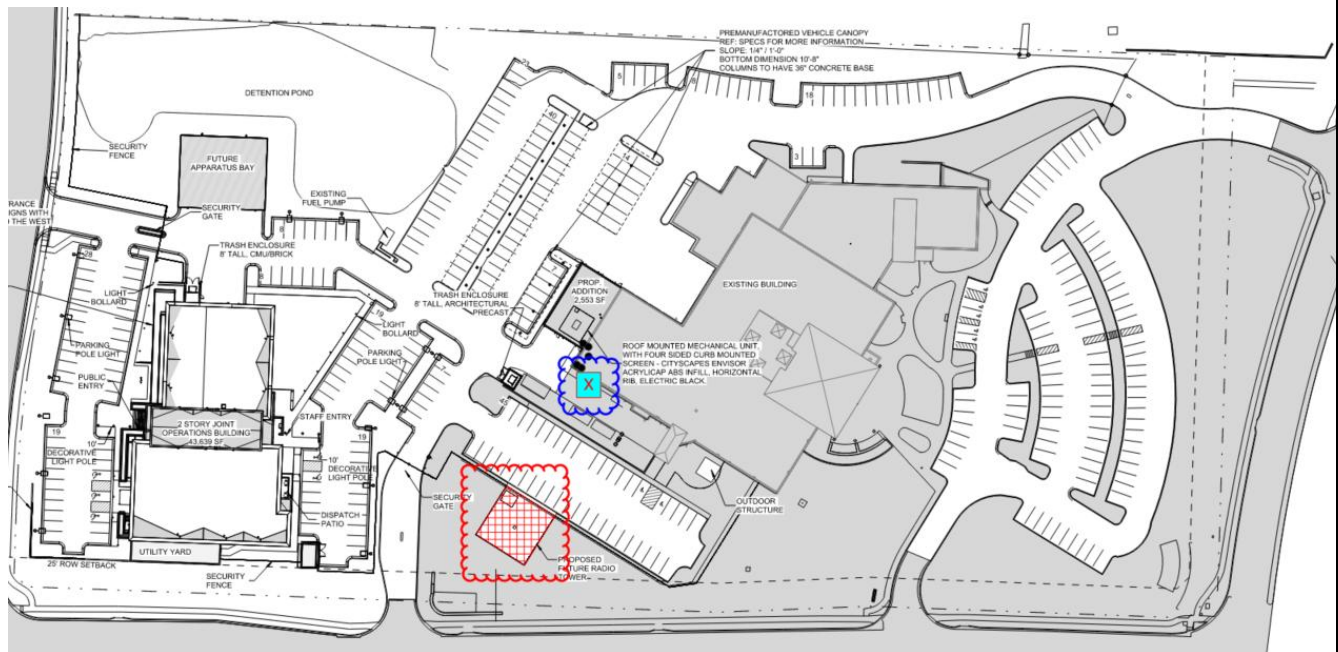


Figure 1 - Site Plan (proposed tower location clouded in red; existing tower location clouded in blue)

2. Land Use

Description and Character of Surrounding Area

The subject property sits at the northwest corner of two arterial streets, NE Douglas St and NE Tudor Rd. The NE Douglas St corridor north of NE Tudor Rd is primarily commercial in nature, with some industrial uses and the Saint Luke's East Hospital campus. The NE Tudor Rd corridor west of NE Douglas St is primarily industrial in nature, with some existing and future multi-family residential development. The abutting undeveloped 6-acre site to the north has an approved preliminary development plan for future multi-family residential. The 13-acre site across NE Tudor Rd to the south is home to a multi-family residential development currently under construction.

Adjacent Land Uses and Zoning

North:	Undeveloped acreage/RP-4 (Planned Apartment Residential); and Commercial/CP-2 (Planned Community Commercial)
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South (across NE Tudor Rd):	Multi-family residential development (under construction)/RP-4
East:	Police and Municipal Court Building/PO
West (across NW Commerce Dr):	Logistics facility/PI (Planned Industrial)

Site Characteristics

The overall 11.6-acre property houses the City's Police and Municipal Court building and the new Joint Operations Facility currently under construction. The property makes up the entire block on the north side of NE Tudor Rd bounded by NE Douglas St on the east and NW Commerce Dr on the west. Access to the property is provided by existing driveways along NE Tudor Rd and NE Douglas St. A new driveway connection along NW Commerce Dr is being constructed as part of the JOF project. Topographically, the subject project area slopes from southwest to northeast.

Special Considerations

None

3. Project Proposal

The applicant requests an SUP for construction of a 160' telecommunications tower to serve the JOF's 911 system. The proposed tower location replaces the existing 80'-tall tower located approximately 145' to the northeast that is situated on the south side of the existing Police and Municipal Court building. The proposed tower is required to maintain the current system coverage, but from a centralized location that will allow the City to decommission and relocate existing equipment currently mounted on a non-City-owned tower facility. The proposed doubling of the overall tower height compared to the existing tower is necessary to provide clear line of sight connections to the system's antenna locations across the city (i.e., Scherer Rd water tower and Woods Chapel Rd water tower), as well as an antenna location in KCMO (at 68th & Booth) that connects the City's system to the larger metro-wide public safety communications system (Metropolitan Area Regional Radio System [MARRS]).

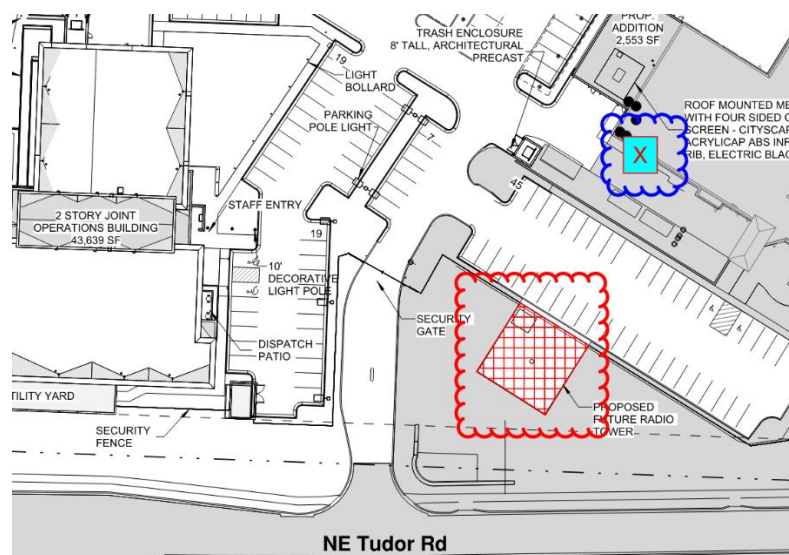


Figure 2 - Proposed tower location hatched and clouded in red. Existing tower location clouded in blue.

Structure(s) Design

# of Structures	Use	Height
1	Telecommunications Tower	160' overall height (150' monopole + 10' lightning rod)

4. Unified Development Ordinance (UDO)

Section	Description
4.170	Zoning Districts (PO)
6.650,6.1200	Special Uses

The PO (Planned Office) District is established to provide for both private and public administrative and professional offices. In that vein, the UDO lists governmental administration buildings like the existing Police and Municipal Court facility and the proposed Joint Operations Facility as uses permitted by right in the PO zoning district. The proposed tower provides communications support for the City's public safety campus on which it will be located.

Neighborhood Meeting

The City hosted a neighborhood meeting on June 18, 2025, from 6:00-7:00 pm at the Police and Municipal Court building. No members of the public attended the meeting.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Facilities & Infrastructure	Goal: Sustain and enhance City services and facilities to protect a high quality of life. Objective: Reduce facility costs while enhancing performance and sustainability. Objective: Maintain high-quality service levels for existing and future customers.
Quality of Life	Objective: Enhance public safety.

The Ignite! Comprehensive Plan identifies the recommended future land use category for the subject property as Civic. The Civic land use category is intended to include all public, semi-public and institutional uses such as government buildings, government land and libraries. Use of the subject property by the existing Police and Municipal Court building and the future Joint Operations Facility for the creation of a public safety campus is consistent with the comprehensive plan. Locating the proposed tower on the same property as Police headquarters and the JOF to provide communications and operational support for the City's 911 system is consistent with the land use.

The proposed tower addresses a number of goals and objectives identified in the Ignite! Comprehensive Plan centered around enhancing public safety, City services and facilities to protect a high quality of life. The proposed tower represents an upgrade to the existing public safety communications system that allows for the consolidation of equipment, as well as maintaining, if not improving, service levels in the delivery of emergency services by continuing to improve network reliability.

6. Analysis

Background and History

- November 15, 1994 – The City Council approved a rezoning (Appl. #1994-042) from R-1 to M-1-P (now PI) by Ordinance No. 4065.
- March 21, 1995 – The City Council approved a rezoning (Appl. #1994-049) from M-1-P (now PI) to G-OP (now PO) by Ordinance No. 4109.
- January 13, 1997 – The Planning Commission approved the preliminary plat (Appl. #1996-256) titled *Lee's Summit Police and Court Facility*.
- January 21, 1997 – The City Council approved the final plat (Appl. #1996-257) titled *Lee's Summit Police and Court Facility* by Ordinance No. 4397.
- January 21, 1997 – The City Council approved a final site plan (Appl. #1996-193) for the 67,466 sq. ft. Lee's Summit Police and Court Facility.
- August 2, 2012 – The City Council approved a special use permit (Appl. #PL2012-068) for an 80'-tall telecommunications tower on the subject property for a period of 15 years by Ordinance No. 7217.
- October 18, 2012 – The City Council approved a preliminary development plan (Appl. #PL2012-094) for a 30,661 sq. ft. addition to the existing 67,466 sq. ft. Lee's Summit Police and Court Facility, to allow up to a total building area of 98,127 sq. ft. by Ordinance No. 7250.
- April 23, 2013 – Staff administratively approved a final development plan (Appl. #PL2013-006) for a 28,133 sq. ft. addition and renovation to the existing Lee's Summit Police and Court Facility, yielding a total building area of 95,599 sq. ft.
- November 19, 2024 – The City Council approved a preliminary development plan (Appl. #PL2024-188) for the 43,639 sq. ft. Joint Operations Facility on the subject property by Ordinance No. 10028.
- January 13, 2025 – Staff administratively approved a final development plan (Appl. #PL2024-270) for the 43,639 sq. ft. Joint Operations Facility. The facility is currently under construction.

Compatibility

The intersection of NE Douglas St and NE Tudor Rd is anchored by two civic uses in the form of Lee's Summit North High School at the southeast corner and the Police and Municipal Court building at the northwest corner. The remaining corners of the intersection are composed of an office/retail center at the northeast corner and undeveloped acreage at the southwest corner for which there is an approved preliminary development plan for multi-family development. The proposed tower provides 911 system communications and technological support for the future Joint Operations Facility that will house both Fire and Police dispatch.

The visual impact of the proposed tower is not expected to negatively affect the aesthetics of the subject project area or neighboring properties. The proposed tower has a galvanized finish to help better blend its appearance into the background (compared to a painted finish) and will have evergreen trees planted along the tower compound to help screen the view of the supporting ground-mounted equipment.



Figure 3 – Color simulation of proposed tower with perimeter compound landscaping.

Adverse Impacts

The proposed tower will not seriously injure the appropriate use of, or detrimentally affect, neighboring property. The northwest quadrant of the NE Douglas St/NE Tudor Rd intersection is anchored by the existing Police and Municipal Court building and the Joint Operation Facility currently under construction to the immediate west. The proposed tower will provide communications support to said City facilities. The City facilities serve as a transitional buffer between the abutting arterial corridors to the industrial, commercial and future residential uses to the west and north.

Infrastructure

The proposed tower does not impact the existing area water, stormwater or sanitary sewer infrastructure networks. From a street network standpoint, access to the tower site is gained internally from the City property via the existing, adjacent driveway connection to NE Tudor Rd.

Modifications

Setbacks (UDO Section 6.1200.F.3.a) – The applicant requests a modification to the minimum setback requirement from the south property line. Staff has reviewed the request and supports the requested modification for the reasons identified below.

- Required – 160' setback from all property lines (based on a minimum setback equal to the height of the tower as measured from the base of structure to its highest point)
- Proposed – 67' from the south property line. The minimum setback requirement is met to the north, east and west property lines.

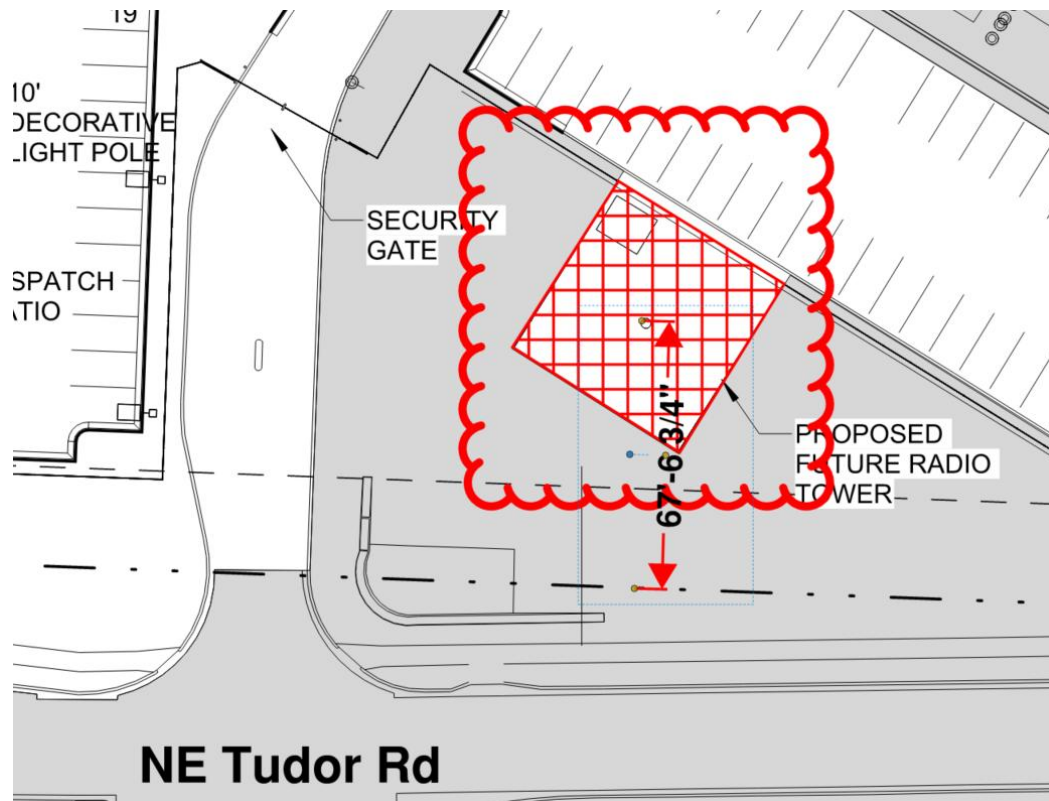


Figure 4 - Tower location with dimensioned south property line setback.

- Recommended – Alternate tower locations more internal to the site that would comply with the minimum setback requirements were considered by the applicant, but site-related factors such as the presence of overhead power lines; detention pond layout; and future building and building expansion locations resulted in the area along NE Tudor Rd as the location of choice. For example, there is an open area on the east side of the JOF (see image below) that would allow the proposed tower to meet all setback requirements, but said open area is reserved for future building expansion opportunities for the JOF that would be eliminated by constructing the tower in that location. Additionally, the applicant noted concerns that construction of the tower in proximity to the JOF increases the risk of surges and potential lightning damage. Staff supports the modification request.

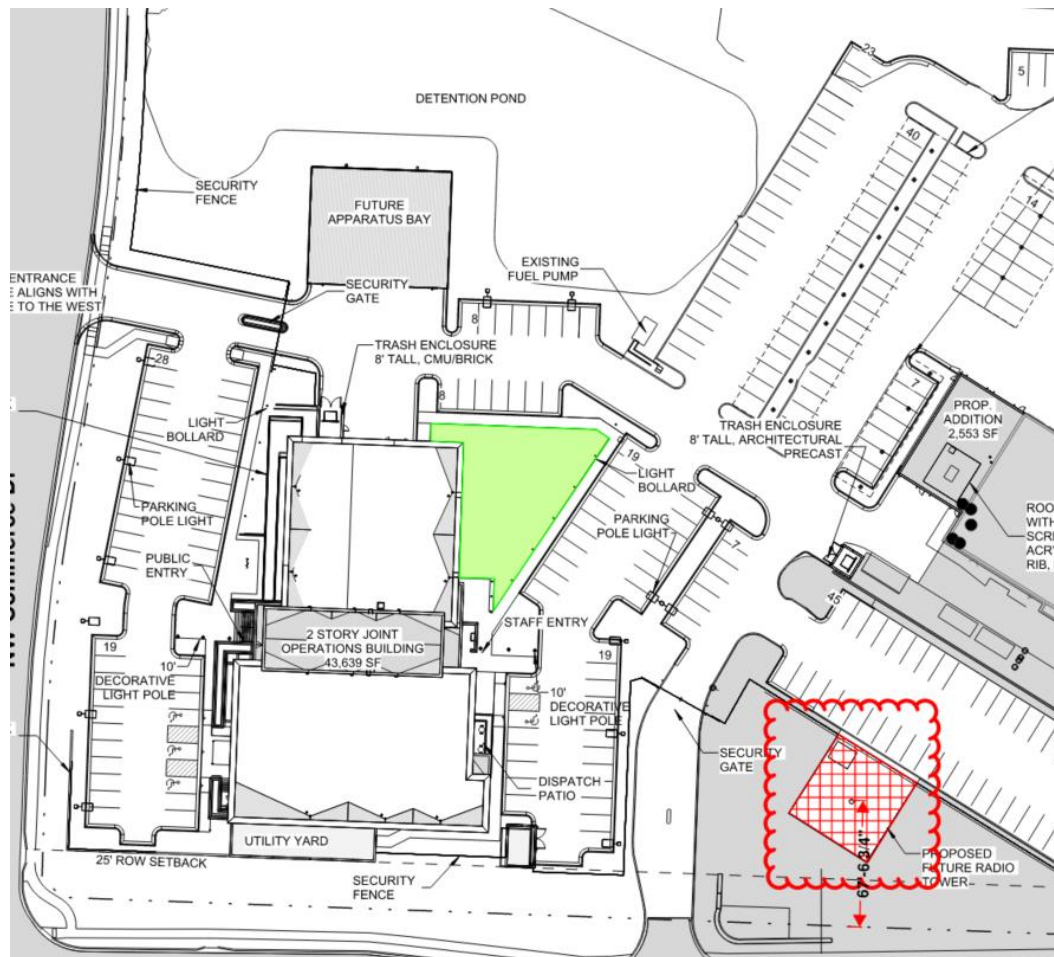
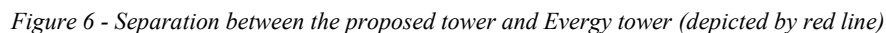


Figure 5 – Site plan showing open area (in green) for future JOF expansion .

Separation Distances (UDO Section 6.1200.F.3.c) – The applicant requests a modification to the minimum separation requirement of 1 mile between telecommunication towers over 90’ in height. Staff has reviewed the request and supports the requested modification for the reasons identified below.

- Required – 1 mile (5,280’) minimum separation between towers over 90’ in height
- Proposed – 0.93 mile (~4,926’) separation between the proposed tower and a 200’-tall Evergy tower located at 1351 NW Ward Rd (south side of I-470 and north of Summit Technology campus)



- Recommended – The intent of the minimum 1 mile separation requirement between telecommunication towers over 90’ in height is to mitigate the proliferation of towers and their visual impact on the community. The separation requirement results in fewer towers, thereby encouraging co-location of telecommunication infrastructure to maximize the utility of the tower inventory found across the city. The proposed tower is short of meeting the minimum separation requirement by 354’. The proposed tower solely serves as a public safety facility, with the City as the lone user; the tower is not designed to support multiple users and thus cannot be used to provide commercial telecommunication service coverage. Staff supports the modification request.

- Required – painting of the tower a neutral color
- Proposed – unpainted galvanized finish
- Recommended – Painting the proposed tower raises long-term maintenance concerns, specifically related to chipped and peeling paint that create practical difficulties to abate. Staff is currently aware of an existing tower in the city with a painted finish with significant paint chipping and peeling with which staff is working to abate. The City has previously supported similar requests for other towers to have an unfinished galvanized finish in lieu of a painted finish. The use of unpainted galvanized finishes on street light poles and utility poles is not uncommon throughout the city and are not found to be visually obtrusive. Staff supports the modification request.

Time Period

The SUP for the existing 80' tower on the subject property was granted in 2012 for a period of 15 years for the purpose of equal treatment of a City facility compared to a commercial telecommunications tower facility as it relates to approved time periods. Since that time, §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 subject to its conditions of approval. It should be noted that the most recent SUP renewal for a telecommunication tower (Appl. #PL2025-024) approved on June 10, 2025, was approved for a time period of 20 years at the applicant's own request.

Recommendation

With the conditions of approval below, the application meets the Ignite! Comprehensive Plan and requirements of the UDO.

7. Recommended Conditions of Approval

Site Specific

1. A modification shall be granted to the minimum property line setback requirement of 160' (the distance equal to the overall tower height), to allow the subject tower a 67' setback from the south property line.
2. A modification shall be granted to the minimum 1 mile separation requirement between towers over 90' in height, to allow a 0.93 mile (~4,926') separation between the subject tower and the nearest tower over 90' in height.
3. A modification shall be granted to the requirement that a telecommunication tower be painted a neutral color, to allow the subject tower to have an unpainted galvanized finish.