



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-024
File Name	Special Use Permit for Telecommunications Tower at 1204 NE Woods Chapel Road
Applicant	American Tower Corporation
Property Address	1204 NE Woods Chapel Road
Planning Commission Date	May 8, 2025
Heard by	Planning Commission and City Council
Analyst	Ian Trefren, Planner

Public Notification

Pre-application held: April 1, 2025
Neighborhood meeting conducted: March 25, 2025
Newspaper notification published on: April 19, 2025
Radius notices mailed to properties within 300 feet on: April 16, 2025
Site posted notice on: April 17, 2025

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Attachments

Site Plan, dated January 2, 2025 – 3 pages
SUP Narrative, uploaded February 5, 2025 – 10 pages
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	American Tower Corporation / Applicant
Applicant's Representative	Taylor Lovely, Applicant Representative
Location of Property	1204 NE Woods Chapel Rd
Size of Property	+/- 5.81 acres (252,920 sf.)
Zoning	RDR (Rural Density Residential)
Comprehensive Plan Designation	Residential
Procedure	<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 5.81-acre property is located at the northeast corner of NE Woods Chapel Road and NE Lakewood Way. The subject property is the site of a detached, single-family home. The subject existing 150' tall monopole telecommunications tower located to the north of the residential home.

Description of Applicant's Request
The applicant requests approval of a Special Use Permit renewal to permit the continued operation of the 150' monopole telecommunications tower. The applicant has requested the SUP be granted for a period of twenty (20) years. 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 character of the surrounding area is a mix of large-lot rural-character residential, detached single-family homes, and civic uses. A church and City-owned water tower are located to the west and northwest, respectively; the Orchard Woods single-family residential subdivision is located to the north; large residential lots are located to the east, and undeveloped agricultural properties are located to the south across NE Woods Chapel Rd.

Adjacent Land Uses and Zoning

North (across NE Orchard Hill Rd)	Single-Family Residential & Water Tower / R-1 & AG
South (across NE Woods Chapel Rd)	Undeveloped / AG
East:	Large lot residential / AG
West (across NE Lakewood Way):	Church / PI & CP-2

Site Characteristics

The subject site is approximately 0.057-acres (+/- 2,483 sq. ft.) of land within the property located at 1204 NE Woods Chapel Road. The site is fenced and laid with gravel.



Figure 2 – 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	150' non-guyed monopole tower (existing)
Land Area	252,920 sq. ft. (+/- 5.81 acres)
Site Area	Approx. 45'x50' fenced area

Setbacks

Setback	Required Minimum	Existing
Property Line	Height of tower (150')	105' (Legal Non-Conforming)
Residential Property	1.5x height of tower (225')	275'

Structure(s) Design

Number and Use of Building
1 / Telecommunications Tower
Number of Stories
150' / Telecommunications Tower
Floor Area Ratio
0.0019

4. Unified Development Ordinance (UDO)

Section	Description
4.070	RDR Rural Density Residential
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 RDR 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 1995 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

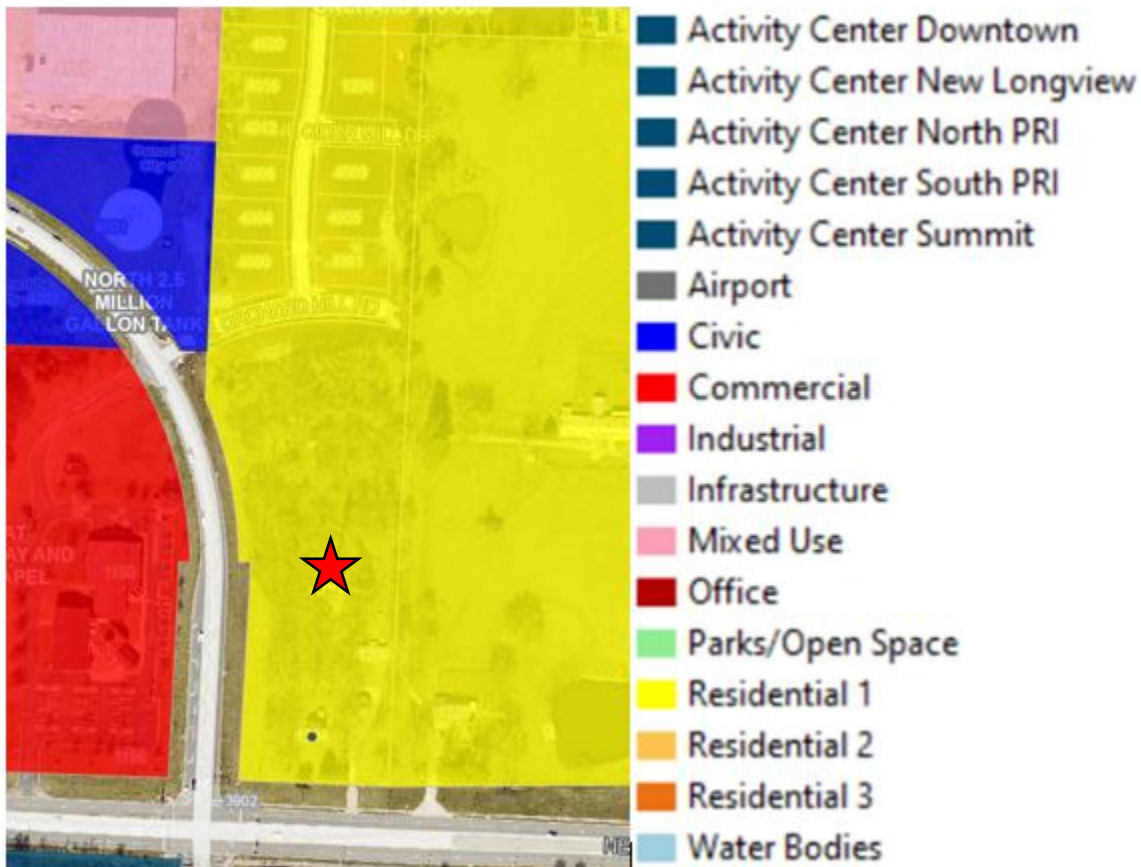
The applicant hosted a neighborhood information meeting on March 25, 2025, at 6:00 PM. Two members of the public attended and expressed concerns over untrimmed tree branches. The members of the public did not express support or opposition to the project.

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

- June 6, 1995 – The City Council approved a special use permit (Appl. #1995-009) for the 150-foot telecommunications tower, located at 1204 NE Woods Chapel Road, for a period of 5 years by Ord. #4128.
- October 17, 2006 – The City Council approved a special use permit renewal (Appl. #2006-164) for the telecommunications tower for a period of 15 years – from the previous special use permit expiration date of June 6, 2000, to expire on June 6, 2015 by Ord. #6290.
- March 31, 2016 – The City Council approved a special use permit renewal (Appl. #PL2016-001) for the telecommunications tower for a period of 10 years from the previous special use permit expiration date to expire on June 6, 2025, by Ord. #7849.

Compatibility

The existing telecommunications tower is compatible with surrounding land uses. The facility itself is well screened by existing vegetation on the site, and the shelters and ground-mounted equipment are located a substantial distance from the property lines such that their negative effects are mitigated. 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

The applicant requests that the special use permit renewal be granted for a 20-year period. Under §67.5094.(14) R.S.Mo. of the Uniform Wireless Communications Infrastructure Deployment Act, the City is prohibited from limiting the duration of the approval of the special use permit renewal application. As such the City is supportive of the requested time frame.

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 for a period of twenty (20) years from the date of City Council approval.