



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

**Application Information**

Appl. #PL2019-058 – Unified Development Ordinance (UDO) Amendment #4 – Article 6 Use Standards – Division III Special Use Permits – Subdivision 2 Specified Special Uses – amendment to the regulations for telecommunication towers/antennas; City of Lee's Summit, applicant

**Overview of Amendment**

Development Services and Legal staff have identified three areas of our Telecommunications ordinance that could be improved: amateur radio towers, the co-location definition and our general liability insurance requirements.

**Background**

Recent changes to the state statutes for wireless communications have prompted staff to examine our existing standards in the UDO. The first area addresses amateur radio towers. Currently the ordinance does not restrict the placement of an amateur radio tower if it is under 70 feet in height. Staff is proposing the towers also meet a setback requirement equal to their height to abutting structures. This protects the character of our established neighborhoods while allowing a full 70' tower on larger lot properties.

The second change is a re-write of our co-location requirements. The content has not changed, rather the title was changed from Administratively Approved Uses to Co-location and it was reorganized to clarify what constitutes a co-location.

Finally, a sentence was added to our requirement for general liability insurance further protecting the City from damages.

**Effective Date**

Pending approval

**Affected UDO Section(s)**

Article 6, Section 6.1200 Telecommunication Towers/Antennas

	<b>Previous Standard(s)</b>	<b>New Standard(s)</b> <i>(changes shown below in bold)</i>
<b>Amateur Radio</b>	The requirements of page 4 shall not govern any communication tower or the installation of any antenna that is: <ul style="list-style-type: none"><li>• Under 70 feet in height;</li><li>• Owned and operated by a federally-licensed amateur radio station operator, or</li><li>• Used exclusively for receive-only antenna. (Section 6.1200.E)</li></ul>	The requirements of <b>Section 6.1200</b> shall not govern any <b>telecommunications</b> tower or the installation of any antenna that is: <ul style="list-style-type: none"><li>• Under 70 feet in height;</li><li>• <b>Set back from all structures on the same lot, tract or parcel, and all structures on adjacent</b></li></ul>

		<p><b>lots, tracts, and parcels, a distance equal to its height; and</b></p> <ul style="list-style-type: none"> <li>Owned and operated by a federally-licensed amateur radio station operator. (Section 6.1200.E)</li> </ul>
<b>Co-locations</b>	Sub-section titled "Administratively Approved Uses". (Section 6.1200.K.3)	Sub-section titled " <b>Co-locations</b> ". (Section 6.1200.K.3)
<b>Proof of General Liability Insurance</b>	Proof of general liability insurance for claims from injury or death and property damage in an amount approved by the City, but not less than \$2,000,000.00 per occurrence for personal injury and \$2,000,000.00 per occurrence for property damage with the City listed as an additional insured. (Section 6.1200.K.11)	Proof of general liability insurance for claims from injury or death and property damage in an amount approved by the City, but not less than \$2,000,000.00 per occurrence for personal injury and \$2,000,000.00 per occurrence for property damage with the City listed <b>and endorsed</b> as an additional insured. <b>The policy shall also include an endorsed waiver of subrogation against the City. (Section 6.1200.K.11)</b>

Comprehensive Plan	
Focus Area(s)	Goals, Objectives and Policies
Overall Area Land Use	Objective 1.4 <ul style="list-style-type: none"> <li>Policies A and B</li> </ul>

Recommendation
Staff recommends <b>APPROVAL</b> of the UDO amendment to Article 6 as presented.