



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-160
File Name	Special Use Permit for Telecommunications Tower at 207 SE Douglas St
Applicant	Global Signal Acquisitions II, LLC
Property Address	207 SE Douglas St
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 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

Table of Contents

1. Project Data and Facts	2
2. Land Use	2
3. Project Proposal	4
4. Unified Development Ordinance (UDO)	4
5. Comprehensive Plan	5
6. Analysis	6

Attachments

Application and Narrative, uploaded June 26, 2025 – 39 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	207 SE Douglas St
Size of Property	+/- 0.97 acres (42,101 sf.)
Zoning	CBD (Planned Central Business District)
Comprehensive Plan Designation	Activity Center- Downtown
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 0.97-acre property is located along SE Douglas St and is the site of Lee's Summit Fire Station 1, adjacent to City Hall and the downtown parking garage. The subject existing 180' tall telecommunications tower is located towards the eastern rear of the property and 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 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 commercial and civic development within downtown Lee's Summit. The site slopes gently towards the northeastern corner of the property and is fully paved.

Adjacent Land Uses and Zoning

North:	Commercial / CBD
South:	Commercial / CBD
East:	Civic, City Hall / CBD
West:	Commercial / CBD

Site Characteristics

The subject leased area is approximately 0.028-acres (+/- 1,200 sq. ft.) of land within the property located at 207 SE Douglas St. The tower and associated equipment are surrounded by a brick wall enclosure.

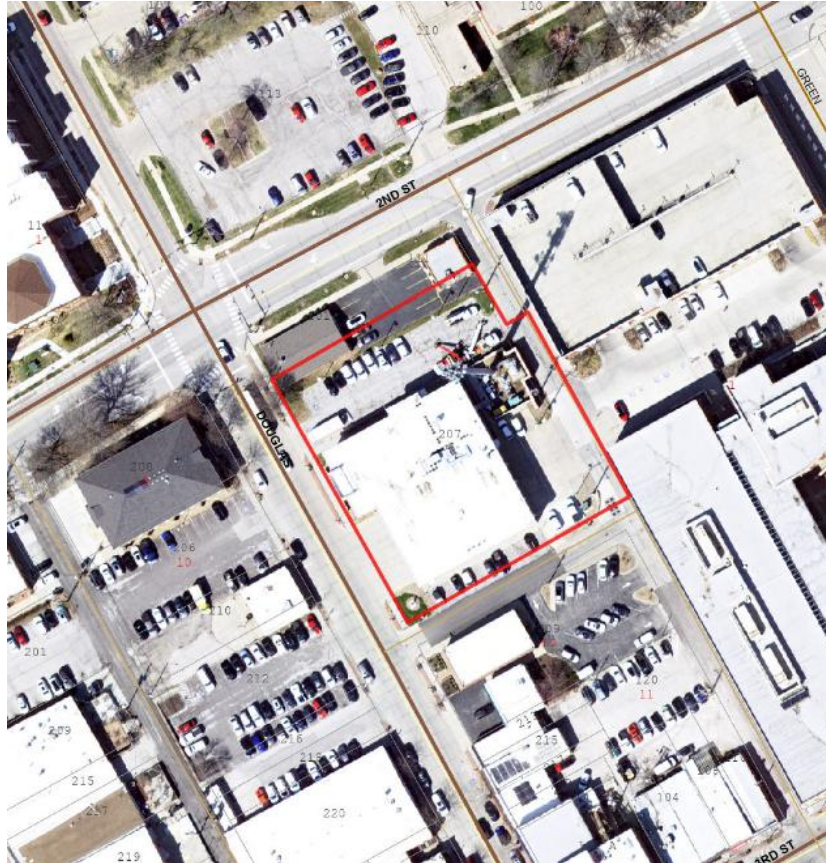


Figure 1 – Aerial of the subject property (outlined in red)



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	+/- 0.97 acres (42,101 sf.)
Site Area	Approx. 30'x40' fenced area (1,200 sq. ft.)

Setbacks

Setback	Required Minimum	Existing
Property Line	Height of tower (180')	60' (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
4.200	CBD Planned Central Business District
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 CBD 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 the meeting notes provided by the applicant, 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

- September 26, 1996- The Board of Adjustments approved a variance (Appl. #494) to allow a communication tower in a C-2 district at 207 SE Douglas St.
- October 8, 1996 – The City Council approved a special use permit (Appl. #1996-071) for the 180-foot telecommunications tower, located at 207 SE Douglas St, for a period of 20 years by Ord. #4353.

Compatibility

The existing telecommunications tower is compatible with surrounding land uses and is screened by a brick enclosure. It is located at the site of Lee's Summit Fire Station 1, which relies on communication facilities to support its operations. 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.