



## SPECIAL USE PERMIT APPLICATION

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1. PROPERTY LOCATION/ADDRESS: 2 NE Tudor rd. Lee's Summit, MO 64086
2. ZONING OF PROPERTY: Planned Office TIME PERIOD REQUESTED: \_\_\_\_\_
3. DESCRIPTION OF USE: Telecommunications monopole tower and 12'-0" x 16'-0"  
equipment building.
5. LEGAL DESCRIPTION (attach if description is metes and bounds description):  
LOT 1A, NEW LEES SUMMIT POLICE AND COURT FACILITY, A SUBDIVISION IN THE CITY  
OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI
6. Size of Building(s) (sq. ft): 192 SF Lot Area (in acres): 11.58 AC
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7. APPLICANT (DEVELOPER) Tusa Consulting Services PHONE 816.518.9223  
CONTACT PERSON Dean Hart FAX \_\_\_\_\_  
ADDRESS 118 N Conistor Ln, Ste. B CITY/STATE/ZIP Liberty/MO/64068  
E-MAIL dean.hart@tuseconsulting.com
8. PROPERTY OWNER City of Lee's Summit PHONE 816.969.1615  
CONTACT PERSON Sharon Bloom FAX \_\_\_\_\_  
ADDRESS 220 SE Green St. CITY/STATE/ZIP Lee's Summit/MO/64063  
E-MAIL Sharon.Bloom@cityofls.net
9. ENGINEER/SURVEYOR Lovelace & Associates LLC PHONE 816.347.9997  
CONTACT PERSON Chad Thomas FAX \_\_\_\_\_  
ADDRESS 929 SE 3rd St. CITY/STATE/ZIP Lee's Summit/MO/64063  
E-MAIL ACT@LovelaceAssociates.com
10. OTHER CONTACTS City of Lee's Summit PHONE 816.969.1739  
CONTACT PERSON Travis Forbes FAX \_\_\_\_\_  
ADDRESS 10 NE Tudor Rd. CITY/STATE/ZIP Lee's Summit/MO/64086  
E-MAIL Travis.Forbes@cityofls.net
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**All applications require the signature of the owner on the application and on the ownership affidavit. Applications without the proper signatures will be deemed incomplete and will not be processed.**

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PROPERTY OWNER	APPLICANT
Print name: <u>Sharon Bloom</u>	<u>Dean Hart</u>

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Receipt #: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Processed by: \_\_\_\_\_ Application # \_\_\_\_\_

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## OWNERSHIP AFFIDAVIT

STATE OF MISSOURI )

ss.

COUNTY OF JACKSON )

Comes now Sharon Bloom (owner)

who being duly sworn upon his/her oath, does state that he/she is the owner of the property

legally described as New Lee's Summit Police & Court Facility - Lot 1A

in the application for Special Use Permit  
type of application (e.g., rezoning, special use permit, etc.)

Owner acknowledges the submission of said application and understands that upon approval of the application the proposed use specified in the application will be a permitted use upon the subject property under the City of Lee's Summit Unified Development Ordinance.

Dated this 20<sup>th</sup> day of May, 2025

Sharon Bloom

Signature of Owner

Sharon Bloom

Printed Name

Subscribed and sworn to before me this 20 day of May, 2025

CATHY L. RIOU  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires March 27, 2027  
Commission # 15390942

Cathy L. Rious  
Notary Public

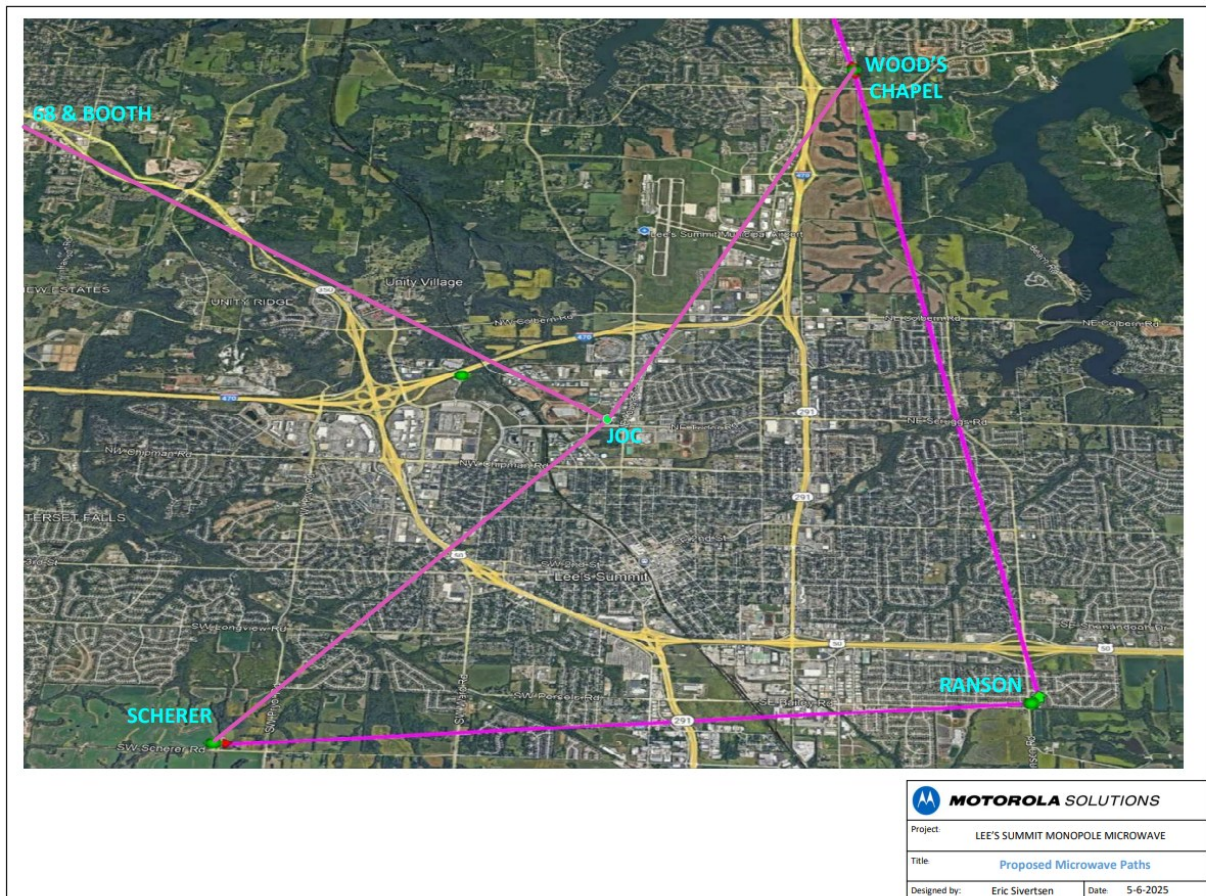
3-27-27

My Commission Expires:

The City of Lee's Summit operates on legacy Cambium PTP microwave links. This project will be replacing Lee's Summit's legacy Cambium microwave equipment with a carrier grade Nokia microwave solution.

This design includes the future Joint Operations Center (JOC) and relocates the existing Police PSAP, Fire PSAP and KCP&L site from the existing microwave ring.

The proposed microwave design comprises of SIX microwave paths. The microwave paths provide a backhaul for the JOC. Without the proposed 160' structure, the JOC RF site will not clear the MW paths line of site therefore the JOC site will not have backhaul to the core and an alternate backhaul solution will be needed for the JOC dispatch and new JOC RF site. An alternate backhaul solution is not included in this proposal. An alternate solution will require a change in scope and cost increases.



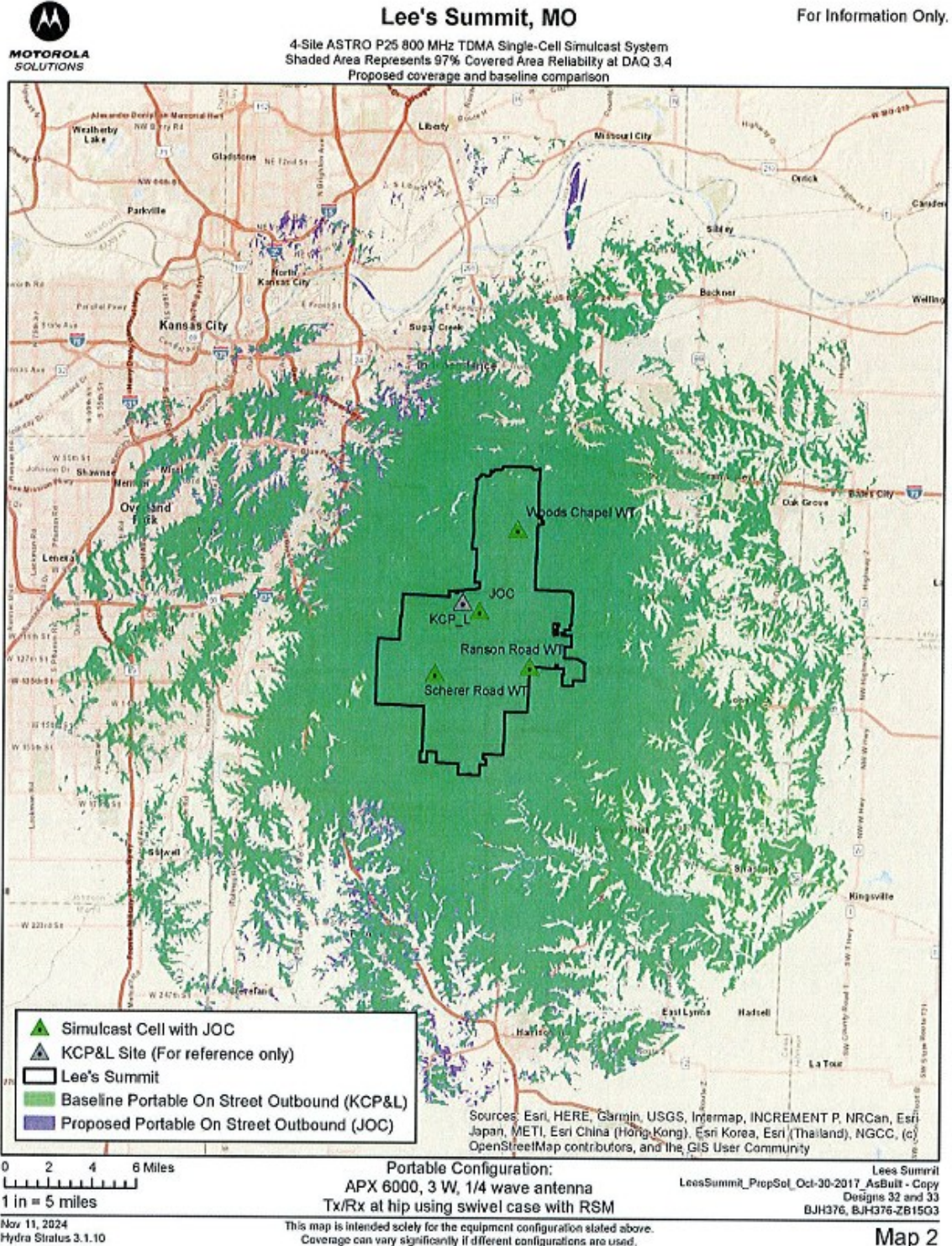
160' structure is required for maintaining the current Land Mobile Radio (LMR) coverage for our system users. This height is crucial for ensuring a clear line of sight for the microwave hops connecting to the Scherer, Wood's Chapel, and 68th & Booth sites.

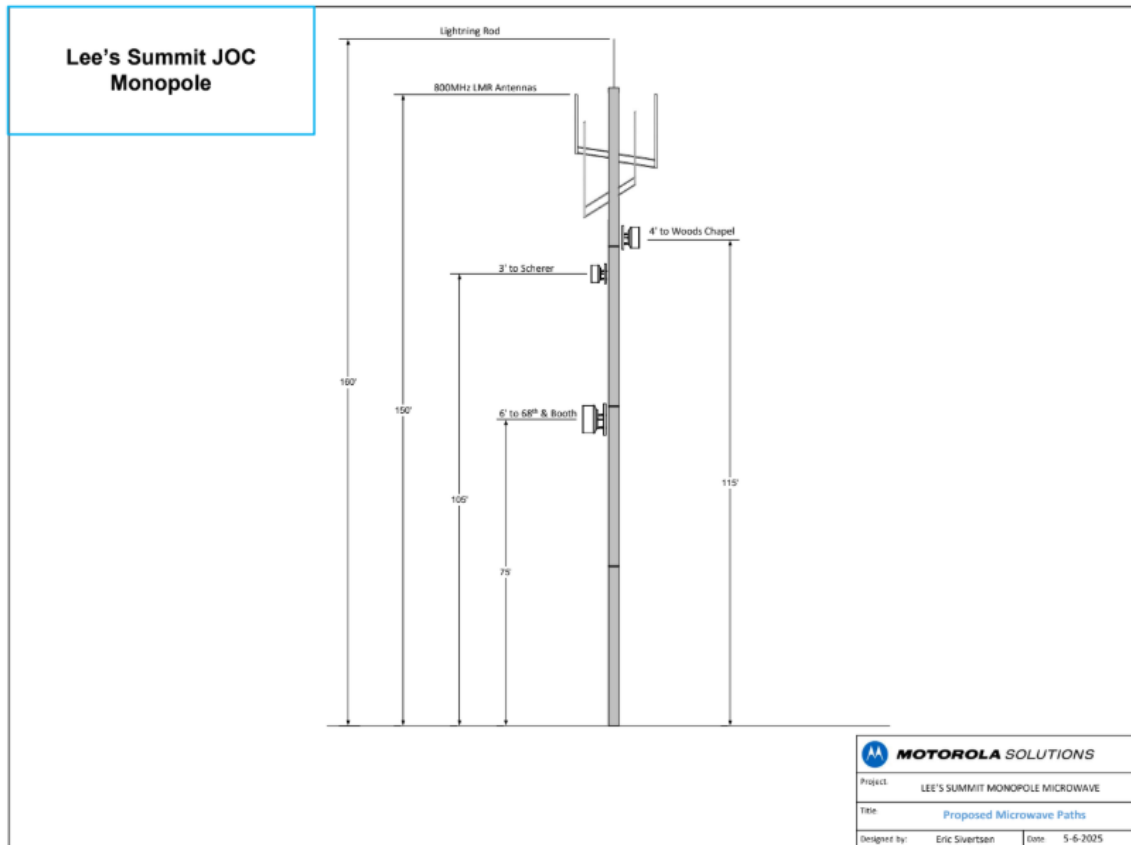
The structure at the Joint Operations Center (JOC) will provide a direct backhaul connection to our radio network core in Kansas City.

If the 160' structure is not approved, the City of Lee's Summit would need to provide an alternate backhaul solution. This would result in a change in scope and an increase in overall costs.

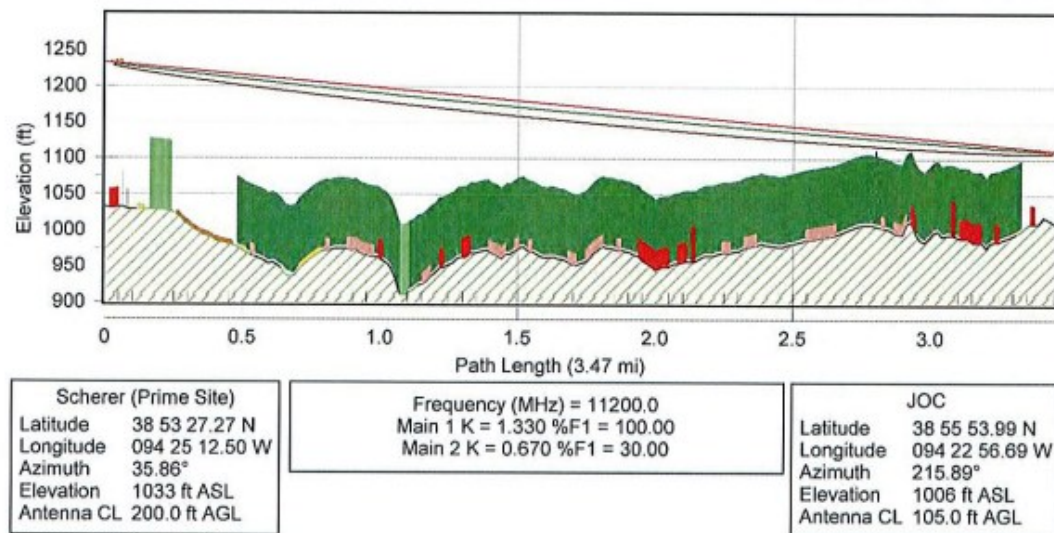


Coverage map shows predicted coverage with antennas at 140' center point on structure.





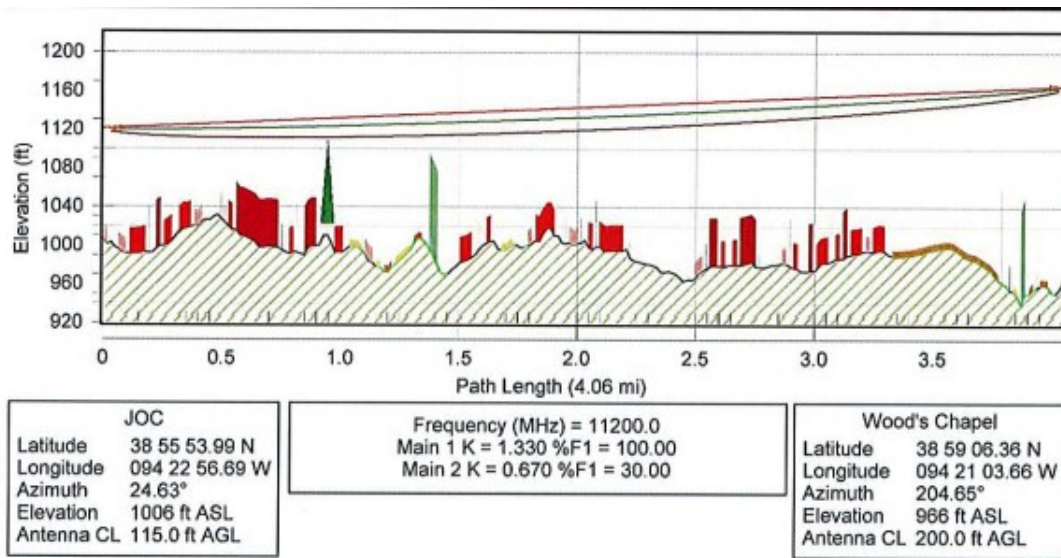
The height of 105' on the JOC structure is required for line of site to the Scherer water tower.



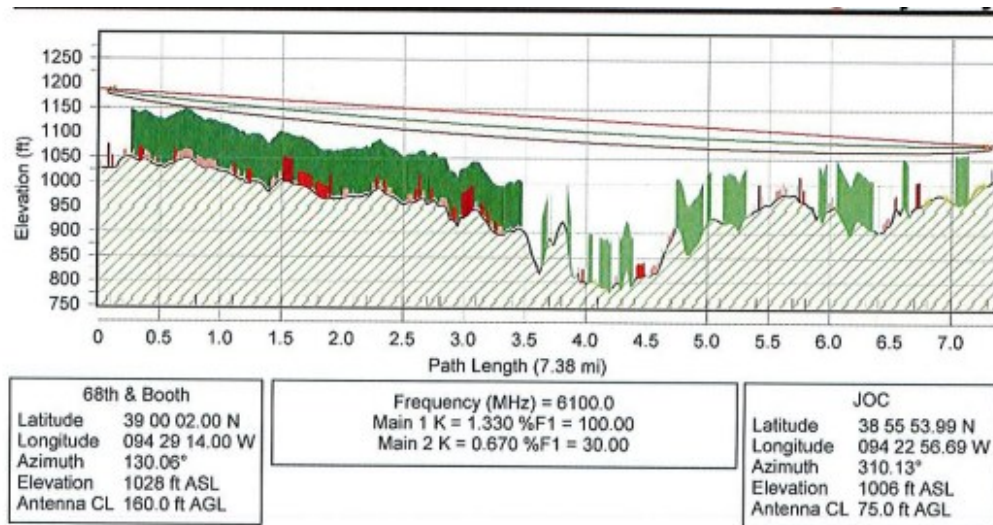
The height of 115' on the JOC structure is required for line of site to the Lees Summit Wood's



Chapel site.



The height of 75' on the JOC structure is required for line of site to the 68<sup>th</sup> and Booth site, which also serves as a hop back to the MARRS core.



Locating the JOC RF site structure at the currently proposed location offers significant advantage of easy access for both service and ongoing maintenance. The access road to the structure will be straightforward and easily maintained by all personnel.

Locating the RF site at the currently proposed location offers improved surge protection for the new JOC building. The closer proximity between the RF site and the JOC building would increase the risk of surges and potential lightning damage.

Alternate locations in the area were reviewed and restrictions from overhead power lines, increases detention pond size, proposed site development, and options for future expansion reduced the options provided. With all these restrictions in mind, the proposed location meet all of the parameters

The construction of the JOC RF site will enable the decommissioning of some of the KCP&L equipment, which will result in reduced long-term operational costs for the city.

The FAA will determine if lighting is required or not. The FAA filing is currently pending approval. Lighting is unknown at this time.

The current design of this structure is intended to support one public safety user. If the city requires the structure to accommodate multiple users, this would involve additional costs for the city. Supporting multiple users was not included in the original design or scope of the project

A 200-foot structure with FCC filing 1045708, owned by Evergy Missouri West, Inc. and Womble Bond Dickinson (US) LLP, is located within one mile of our proposed JOC RF site location. This is the same structure that the city is currently leasing. The existing equipment on this tower will be moved to the new JOC RF site, and the current site will no longer be utilized. This transition will ultimately lead to long-term operational cost savings for the city.

