

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A TELECOMMUNICATION TOWER IN DISTRICT RDR ON LAND LOCATED AT 1204 NE WOODS CHAPEL ROAD, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE OF LEE'S SUMMIT CODE OF ORDINANCES, FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, on June 6, 1995, by Ordinance No. 4128, the City Council granted a special use permit, Application #1995-009, for a telecommunications tower for 5 years on land located at 1204 NE Woods Chapel Road, and said permit expired on June 6, 2000; and,

WHEREAS, on October 17, 2006, by Ordinance No. 6290, the City Council granted a special use permit renewal, Application #2006-164, for a telecommunications tower for 15 years from the date of previous special use permit expiration on land located at 1204 NE Woods Chapel Road, and said permit expired on June 6, 2015; and,

WHEREAS, on March 31, 2016, by Ordinance No. 7849, the City Council granted a special use permit renewal, Application #PL2016-164, for a telecommunications tower for 10 years on land located at 1204 NE Woods Chapel Road, and said permit will expire on June 6, 2025; and,

WHEREAS, Application #PL2025-024, submitted by American Tower Corporation, requesting a special use permit renewal for a telecommunication tower in District RDR (Rural Density Residential) on land located at 1204 NE Woods Chapel Road, was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a special use permit by the City following public hearings by the Planning Commission and City Council, and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the special use permit on May 8, 2025, and rendered a report to the City Council recommending that the special use permit be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on June 3, 2025, and approved a motion for a second ordinance reading to approve the special use permit for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That the application pursuant to Section 6.1200 of the Unified Development Ordinance to allow for telecommunication towers in District RDR with a special use permit is hereby granted for a twenty (20) year period, with respect to the following described property:

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 48 NORTH, RANGE 31 WEST, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 11'37" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 334.06 FEET; THENCE NORTH 0 DEGREES 30' 43" EAST, 30.00

FEET TO THE NORTH RIGHT-OF-WAY LINE OF WOOD'S CHAPEL ROAD; THENCE CONTINUING NORTH 0 DEGREES 30' 43" EAST, 73.14 FEET; THENCE NORTH .36 DEGREES 41' 33" EAST, 69.24 FEET; THENCE NORTH 1 DEGREE 02' 19" EAST, 30.55 FEET; THENCE NORTH 80 DEGREES 55' 17" WEST, 75.25 FEET; THENCE NORTH 6 DEGREES 35' 54" EAST, 151.60 FEET; TO THE TRUE POINT OF BEGINNING; THENCE NORTH 83 DEGREES 24' 06" WEST, 50.00 FEET; THENCE NORTH 6 DEGREES 35' 54" EAST, 50.00 FEET; THENCE SOUTH 83 DEGREES 24' 06" EAST, 50.00 FEET; THENCE SOUTH 6 DEGREES 35' 54" EAST, 50.00 FEET; THENCE SOUTH 83 DEGREES 24' 06" EAST, 50.00 FEET; THENCE SOUTH 6 DEGREES 35' 54" WEST, 50.00 FEET, TO THE TRUE POINT OF BEGINNING, CONTAINING .057 ACRES.

SECTION 2. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 3. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 10th day of July, 2025.

ATTEST:


City Clerk Trisha Fowler Arcuri

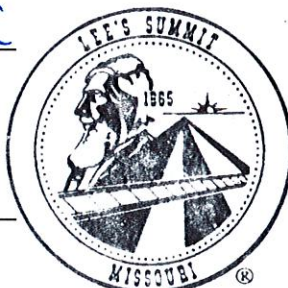



Mayor William A. Baird

APPROVED by the Mayor of said city, this 17th day of June, 2025.

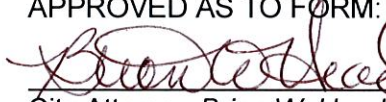
ATTEST:


City Clerk Trisha Fowler Arcuri




Mayor William A. Baird

APPROVED AS TO FORM:


City Attorney Brian W. Head



VICINITY MAP



SITE NAME: WOODS CHAPEL
SITE NUMBER: 306042
SITE ADDRESS: 1204 NE WOODS CHAPEL RD
LEES SUMMIT, MO 64064



LOCATION MAP

SPECIAL USE PERMIT RENEWAL

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX					
<p>ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <p>1. INTERNATIONAL BUILDING CODE (IBC) 2. NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES</p>	<p><u>SITE ADDRESS</u></p> <p>1204 NE WOODS CHAPEL RD LEES SUMMIT, MO 64064 COUNTY JACKSON</p> <p><u>GEOGRAPHIC COORDINATES</u></p> <p>LATITUDE 38.9834197 LONGITUDE -94.34981584 GROUND ELEVATION 973 AMSL</p> <p><u>ZONING INFORMATION</u></p> <p>JURISDICTION LEES SUMMIT, MO PARCEL NUMBER 43-600-03-11-00-G-00-000</p>	<p>RENEWAL OF SPECIAL USE PERMIT WITH LEES SUMMIT, MO.</p> <p><u>PROJECT NOTES</u></p> <p>1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED.</p>	SHEET NO.	DESCRIPTION	REV	DATE	BY	
				G-001	TITLE SHEET	1	01/14/25	EB
				C-101	OVERALL SITE PLAN	0	01/02/25	MSL
				C-102	DETAILED SITE PLAN & TOWER ELEVATION	1	01/14/25	EB
			C-501	SIGNAGE	0	01/02/25	MSL	
UTILITY COMPANIES	<p><u>TOWER OWNER</u></p> <p>AMERICAN TOWER ASSET SUB II, LLC 10 PRESIDENTIAL WAY WOBBURN, MA 01801</p> <p><u>PROPERTY OWNER</u></p> <p>ENTRES CONSTRUCTION LLC 1204 NE WOODS CHAPEL ROAD LEES SUMMIT, MO 64064</p> <p><u>ENGINEER</u></p> <p>ATC TOWER SERVICES 1 FENTON MAIN STREET SUITE 300 CARY, NC 27511</p> <p><u>AGENT</u></p> <p>BONNIE BELAIR ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBBURN, MA 01801</p>	<p><u>PROJECT LOCATION DIRECTIONS</u></p> <p>FROM DOWNTOWN KANSAS CITY, MO TAKE I-70 WEST FOR 12.9 MILES. AT EXIT 15A, TAKE RAMP (RIGHT) ONTO I-470 (SR-261) FOR 4.1 MILES. AT EXIT 12, TURN RIGHT ONTO RAMP. TURN LEFT (EAST) ONTO NE WOODS CHAPEL RD FOR 0.4 MILES. TURN LEFT (NORTH) ONTO DRIVEWAY IN FRONT OF TOWER. AT SIGN IN LOCATED ON THE EAST SIDE OF THE DRIVEWAY</p>						



THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISSEMINATION OF THESE DRAWINGS OR SPECIFICATIONS TO ANY OTHER PROJECT OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS COMPLETED. NEITHER THE ARCHITECT NOR THE ENGINEER SHALL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND POINTS AMERICAN TOWER OR ANY DISCREPANCIES. ANY FINAL BALANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	MSL	01/02/25
2	REV. TITLE SHEET & ELEV.	EB	01/14/25
3			
4			

ATC SITE NUMBER
306042
ATC SITE NAME
WOODS CHAPEL

SITE ADDRESS
1204 NE WOODS CHAPEL RD
LEES SUMMIT, MO 64064



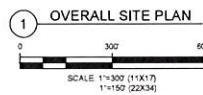
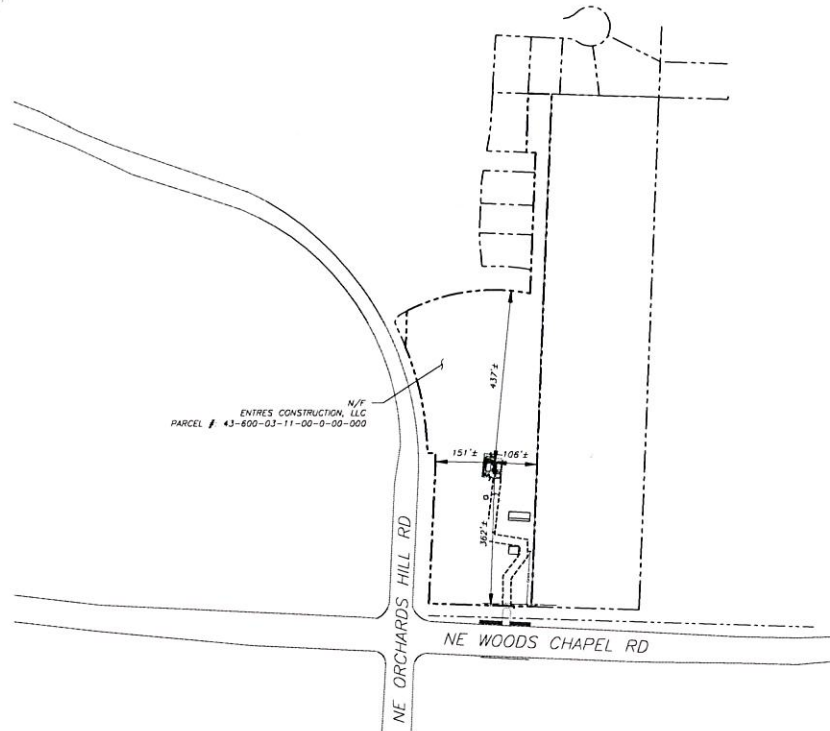
Digitally signed by Scott Wirgau
Date: 2025.01.14 17:40:03 -05'00'

DATE DRAWN 01/02/25
ATC JOB NO 15020723.E1

TITLE SHEET

SHEET NUMBER	REVISION
G-001	1

- NOTES**
1. THIS SET OF DRAWINGS IS INTENDED TO DISPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
 2. BOUNDARY INFORMATION OBTAINED FROM SURVEY PLAN DATED 04/30/24



- SURVEY LEGEND**
- EXISTING PROPERTY
 - EXISTING ADJ. PROPERTY
 - EXISTING EASEMENT
 - EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)
 - EXISTING TREELINE
 - EXISTING CHAINLINK FENCE
 - EXISTING BUILDING
 - EXISTING STORM DRAIN
 - EXISTING ROAD (DIRT)
 - EXISTING ROAD (STONE)
 - EXISTING ROAD (PAVED)
 - EXISTING CONCRETE
 - EXISTING LEASE AREA

AMERICAN TOWER
ATC TOWER SERVICES
 1 FENTON MAIN STREET
 SUITE 300
 CARY, NC 27511
 PHONE: (919) 459-0112
 COA: 2015011232

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AND INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE SPECIFIC TOWER OR THE SPECIFIC SITES IN THE PROJECT IS PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER. WHETHER OR NOT THE PROJECT IS EXECUTED, NEITHER THE ARCHITECT NOR THE ENGINEER SHALL BE PROVIDING ON-SITE CONSTRUCTION SERVICES OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND LOCATIONS AMERICAN TOWER OF ANY DISCREPANCIES, ANY DISCREPANCIES OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
1	FOR CONSTRUCTION	MSL	01/02/25
2			
3			
4			

ATC SITE NUMBER
306042
 ATC SITE NAME
WOODS CHAPEL

SITE ADDRESS
 1204 NE WOODS CHAPEL RD
 LEES SUMMIT, MO 64064



Digitally Signed: 2025-01-14

DATE DRAWN	01/02/25
ATC JOB NO	16030723_01

OVERALL SITE PLAN

SHEET NUMBER	REVISION
C-101	0

