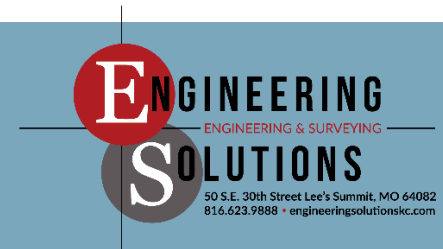


Planning Commission Meeting: View High Sports Complex November 13, 2025



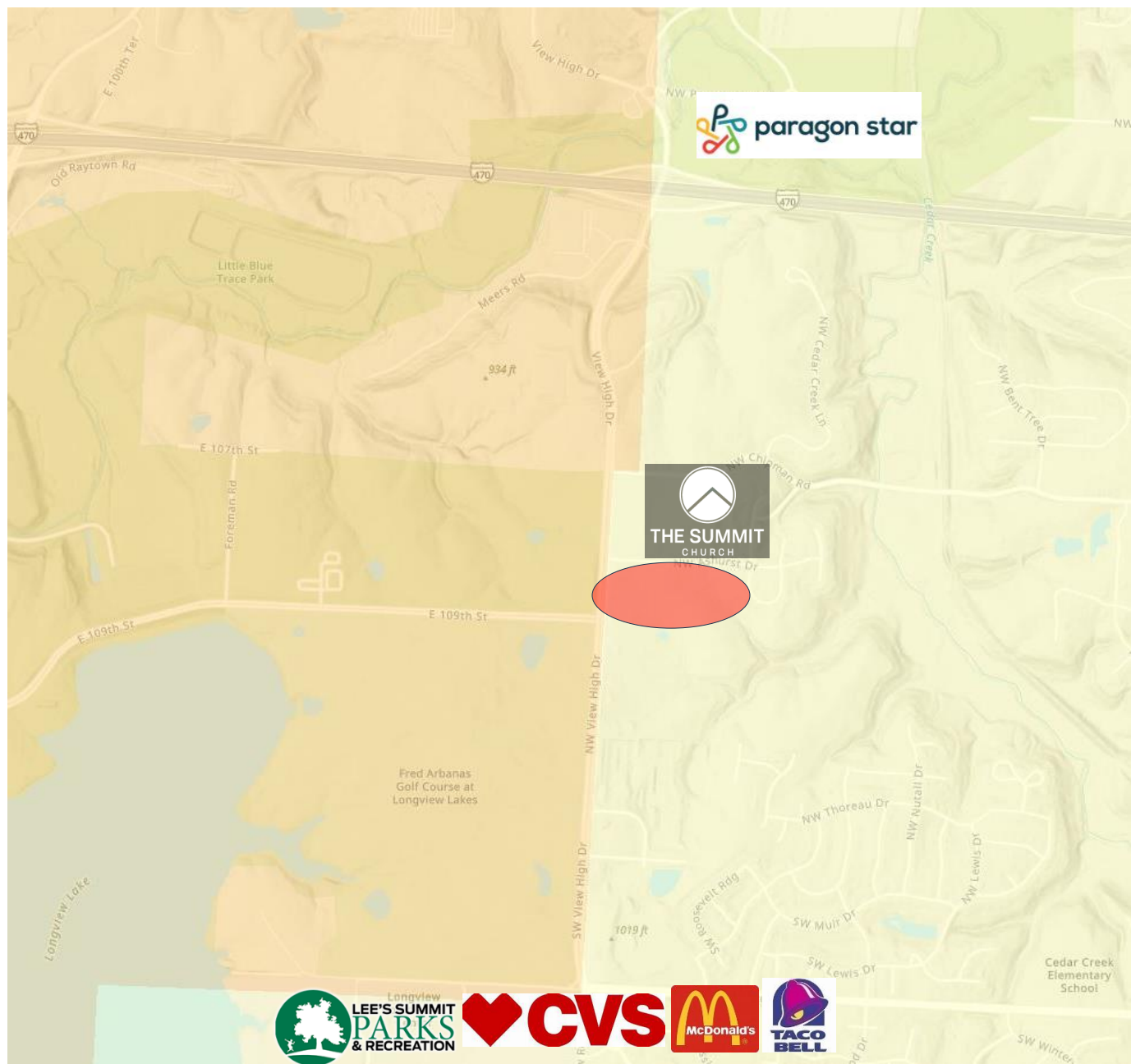
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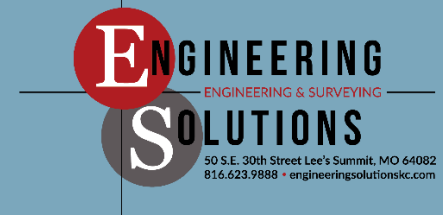
View High Sports Complex

Appl No PL2025-249 & 2025-241

Special Use Permit
Preliminary Development Plan



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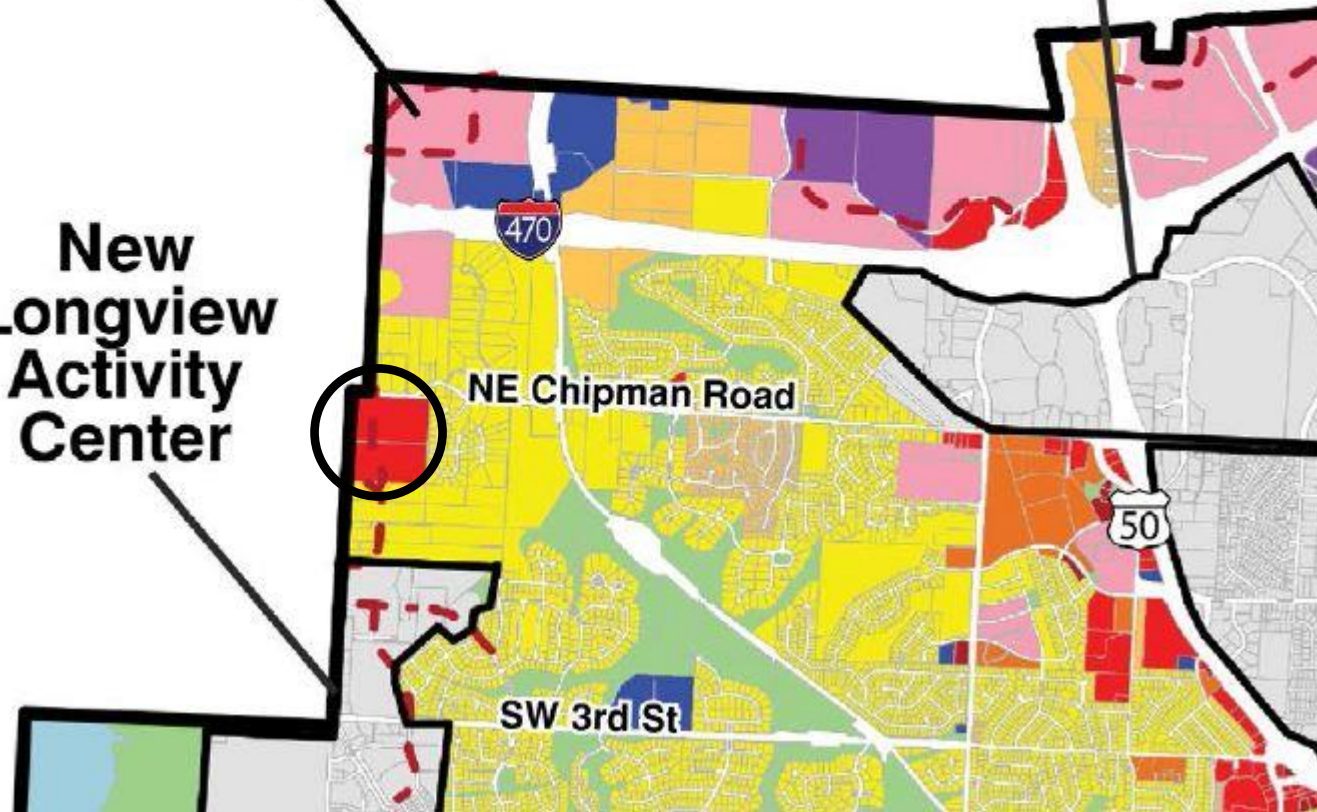
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Ignite Master Plan

**Paragon Star
Activity Center**
(Under development)

**Summit
Activity Center**

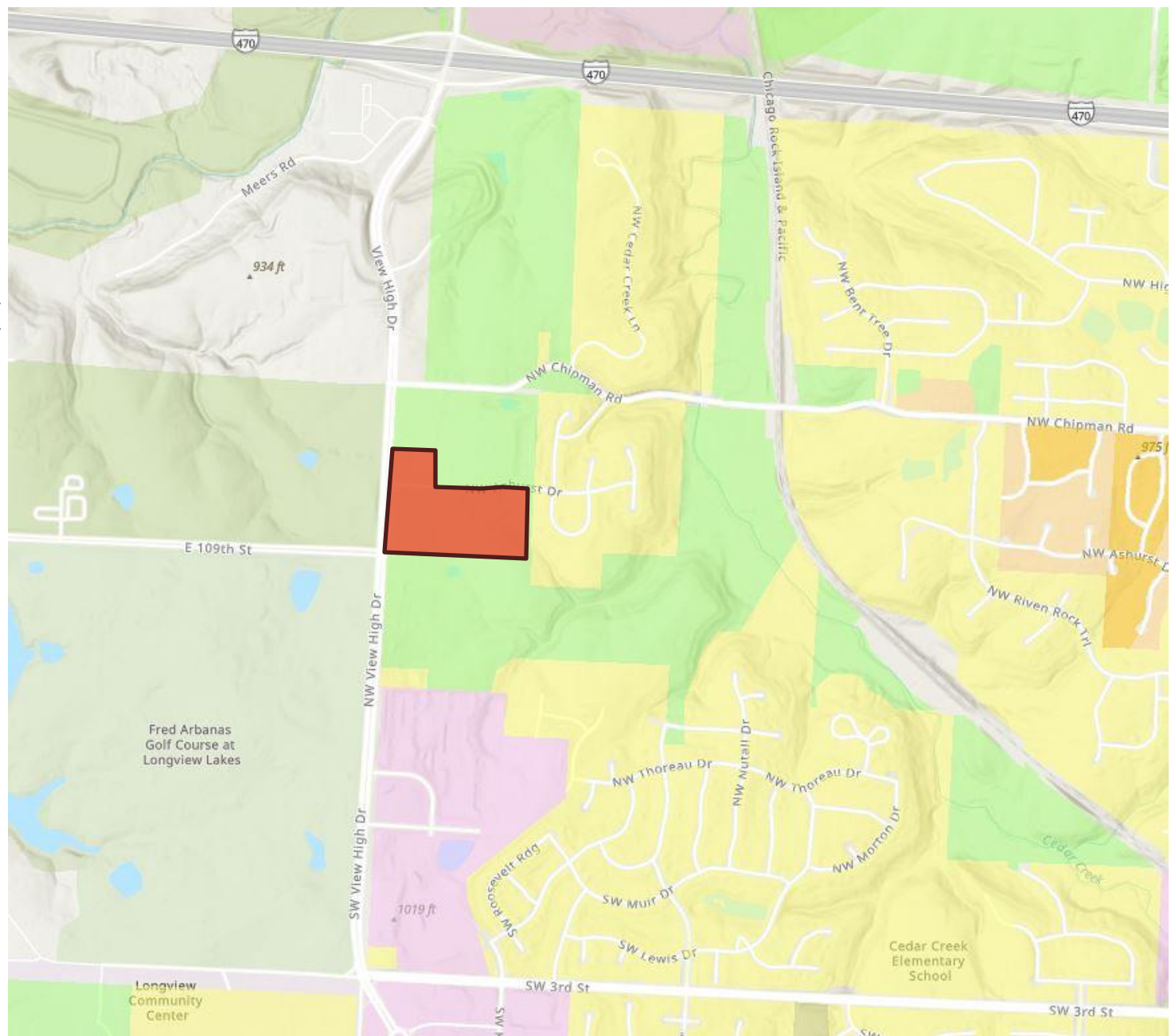
**New
Longview
Activity Center**



Lee's Summit, MO



Zoning Map



View High Sports Complex
Appl No PL2024-283

Zoning
-CP-2



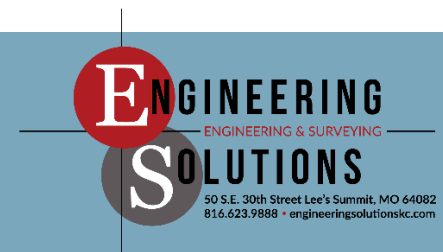
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Northeast View



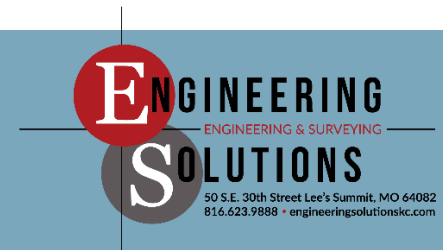
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East View



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West View



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Approved Plan View High Sports Complex

-150,000 sq ft Activity Space

-30,000 sq ft Office Space

-12 Sports Courts

-Full Size Soccer

Indoor & Outdoor

-5 Pickleball Courts

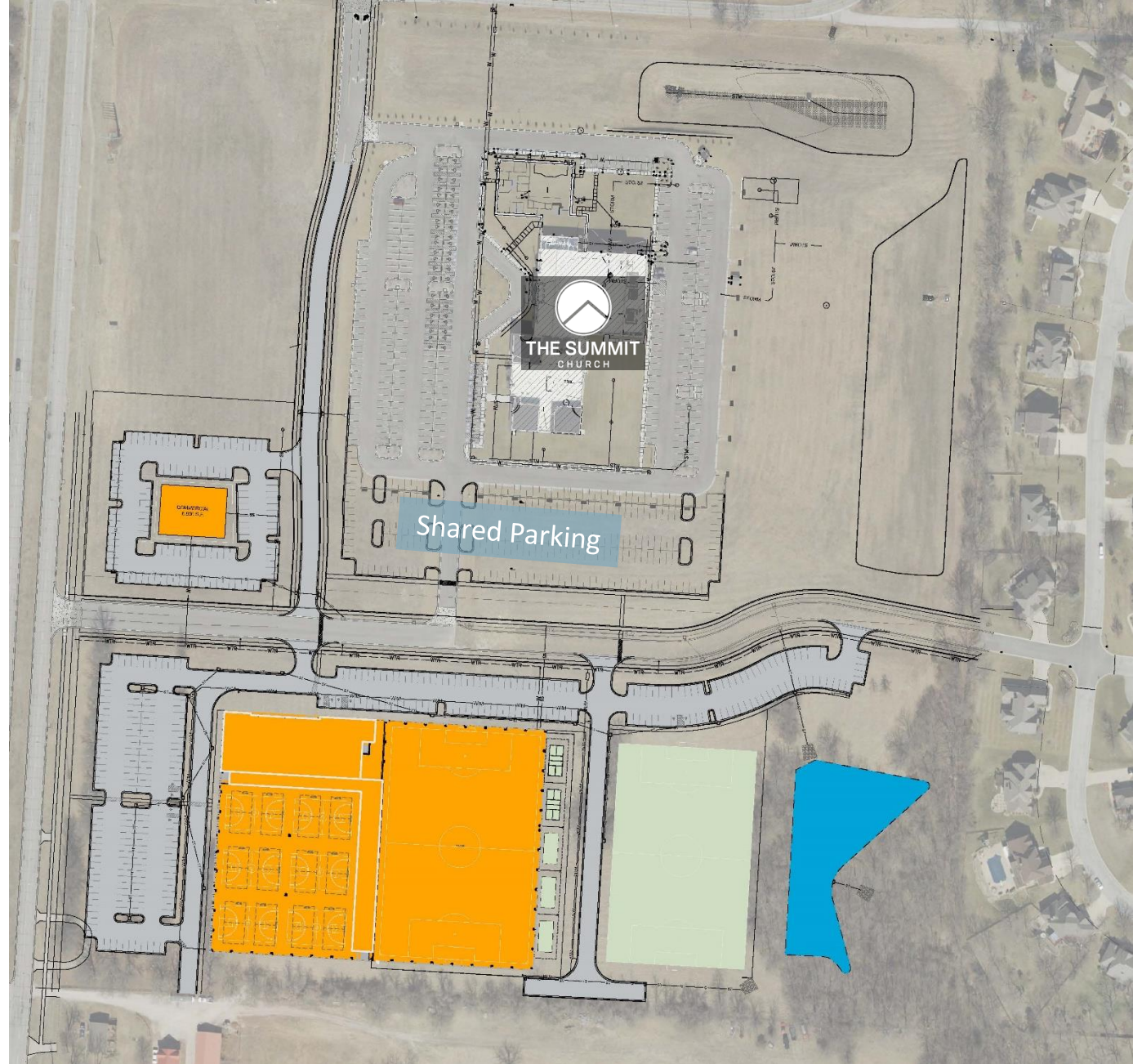
-Office Space for

-Sports Medicine

-Training

-Rehab

-Entertainment Area

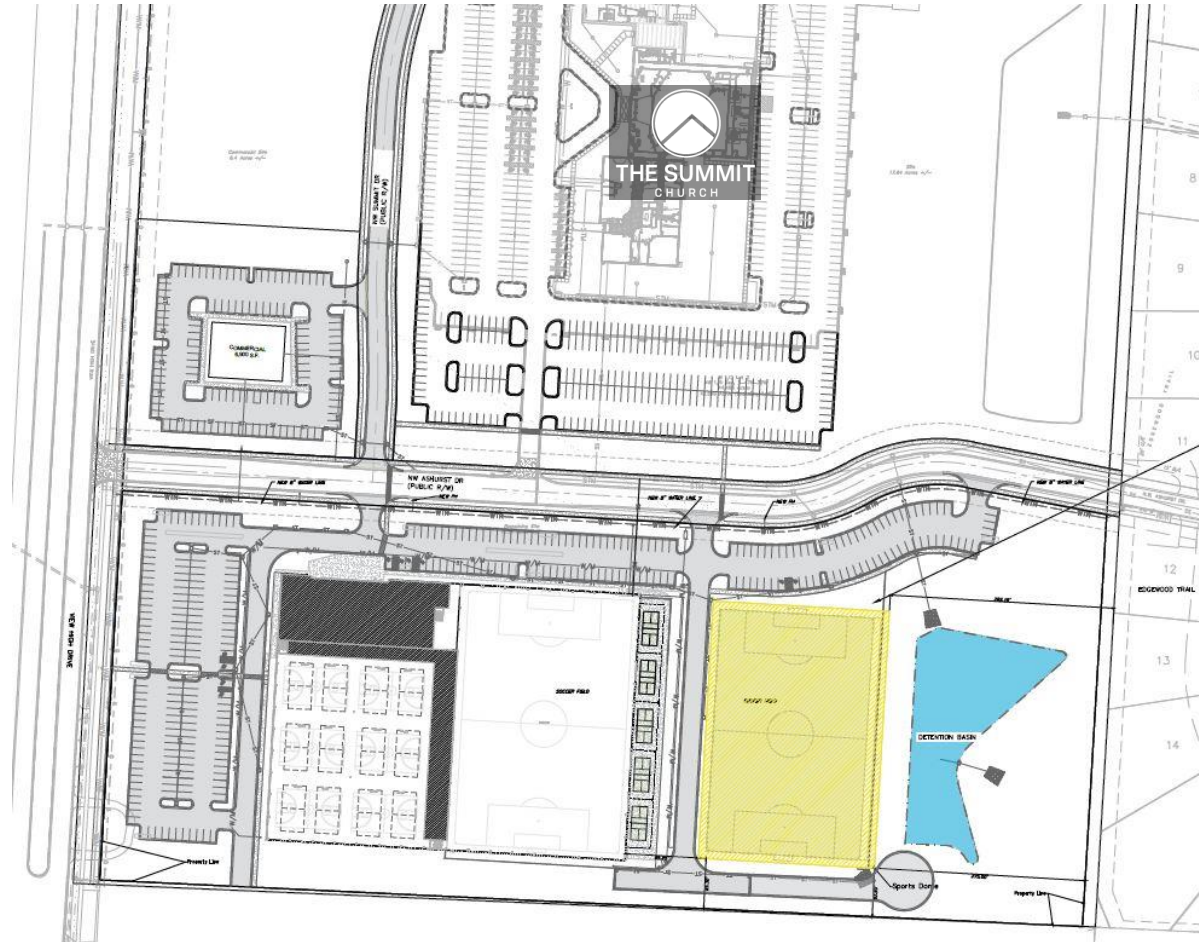


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Proposed Plan View High Sports Complex

- Covered Full Size Soccer Field
 - Soccer Teams plan to utilize the outdoor field if the temperature is 32 Degrees or above
 - Kansas City averages 340+ days with a High Temp of 32 Degrees or above
 - Dome will eliminate outdoor noise
 - Dome will eliminate use of exterior lighting
 - Dome will allow for better planning and use of the facility, not being impacted by weather
 - Location



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




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View High Sports Complex

PLANTING SCHEDULE:
IS FOR PHASE I ONLY. AT FULL BUILD THE UNIFIED DEVELOPMENT ORDINANCE REQUIREMENTS SHALL BE MET.

SYMBOL	QUANT.	KEY	NAME	SIZE
tree 	55	TA	AMERICAN BASSWOOD LINDEN TILIA AMERICANA	3.0" CAL.
evergreen 	137	SR	SKYROCKET JUNIPER JUNIPERUS SCOPULORUM "SKYROCKET"	8' Ht.
tree 	91	RB	OKLAHOMA REDBUD CERCIS RENIFORMIS "OKLAHOMA"	3.0" CAL.
shrub 	484	BB	BURNING BUSH EUONYMUS ALATA "COMPACTUS"	2 Gallon Pot



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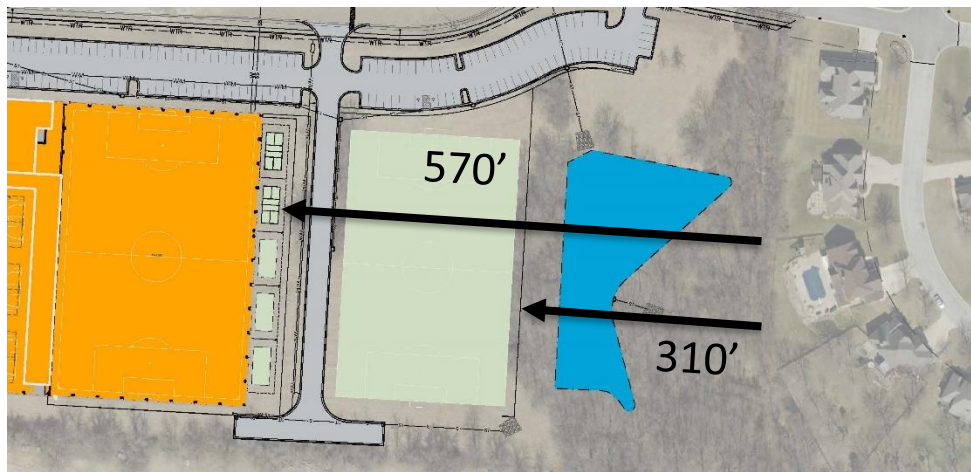
View High Sports Complex

Noise Attenuation Formula

$SPL_2 = SPL_1 - 20 \log(R_2/R_1)$, where:

- SPL_1 – Sound pressure level at point 1;
- SPL_2 – Sound pressure level at point 2;
- R_1 – Distance from the sound source to point 1;
- R_2 – Distance from the sound source to point 2

- Sporting Events generates about 90 dBA
- At 310' away the sound is 40.2 dBA
- Air Handling Unit operates at 60 dBA
- At 310' away the sound is 30.5 dBA



LEVELS OF NOISE In decibels (dB)

PAINFUL & DANGEROUS		
Use hearing protection or avoid	140	• Fireworks • Gun shots • Custom car stereos (at full volume)
	130	• Jackhammers • Ambulances
UNCOMFORTABLE		
Dangerous over 30 seconds	120	• Jet planes (during take off)
VERY LOUD		
Dangerous over 30 minutes	110	• Concerts (any genre of music) • Car horns • Sporting events
	100	• Snowmobiles • MP3 players (at full volume)
	90	• Lawnmowers • Power tools • Blenders • Hair dryers
Over 85 dB for extended periods can cause permanent hearing loss.		
LOUD		
	80	• Alarm clocks
	70	• Traffic • Vacuums
MODERATE		
	60	• Normal conversation • Dishwashers
	50	• Moderate rainfall
SOFT		
	40	• Quiet library
	30	• Whisper
FAINT		
	20	• Leaves rustling

OCTOBER IS NATIONAL AUDIOLOGY AWARENESS MONTH
AND NATIONAL PROTECT YOUR HEARING MONTH

Visit www.HowsYourHearing.org to learn more about audiology and hearing loss.

Think you may have a hearing loss? Click on the "Find an Audiologist" link of the Web site to locate and set up an appointment with an audiologist in your area to get your hearing tested.

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View High Sports Complex

- Dome is design by a Professional Engineer to Building Standards
- Air Handling Unit is design to provide 120% of required air supply
- Back up power and fan system to maintain dome
- Design required to maintain emergency exiting access
- Install and Removal take approximately 1 week
- Bad weather sensor will increase the pressure within the dome to increase rigidity and temperature
- Dome is constructed of two-layer system
- Fabric has fire retardant chemicals within the dome



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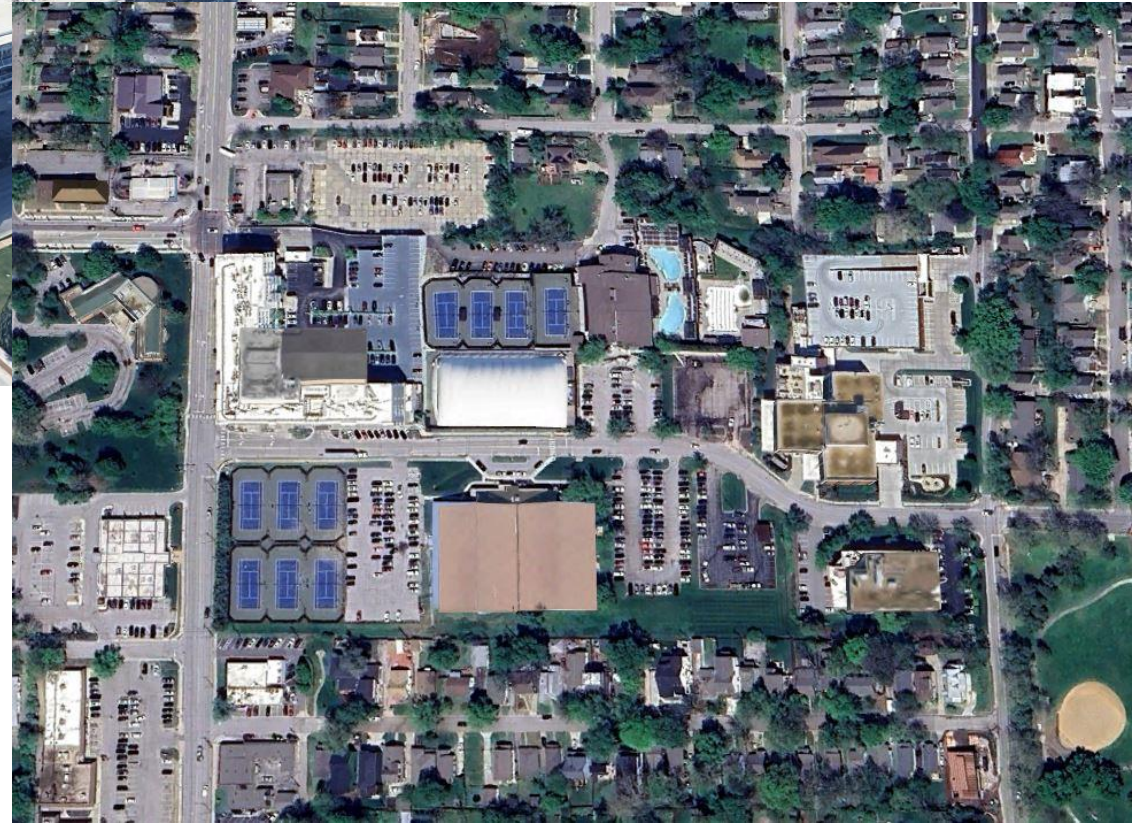
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Woodside Tennis Club 2000 W 47th Place Westwood, KS

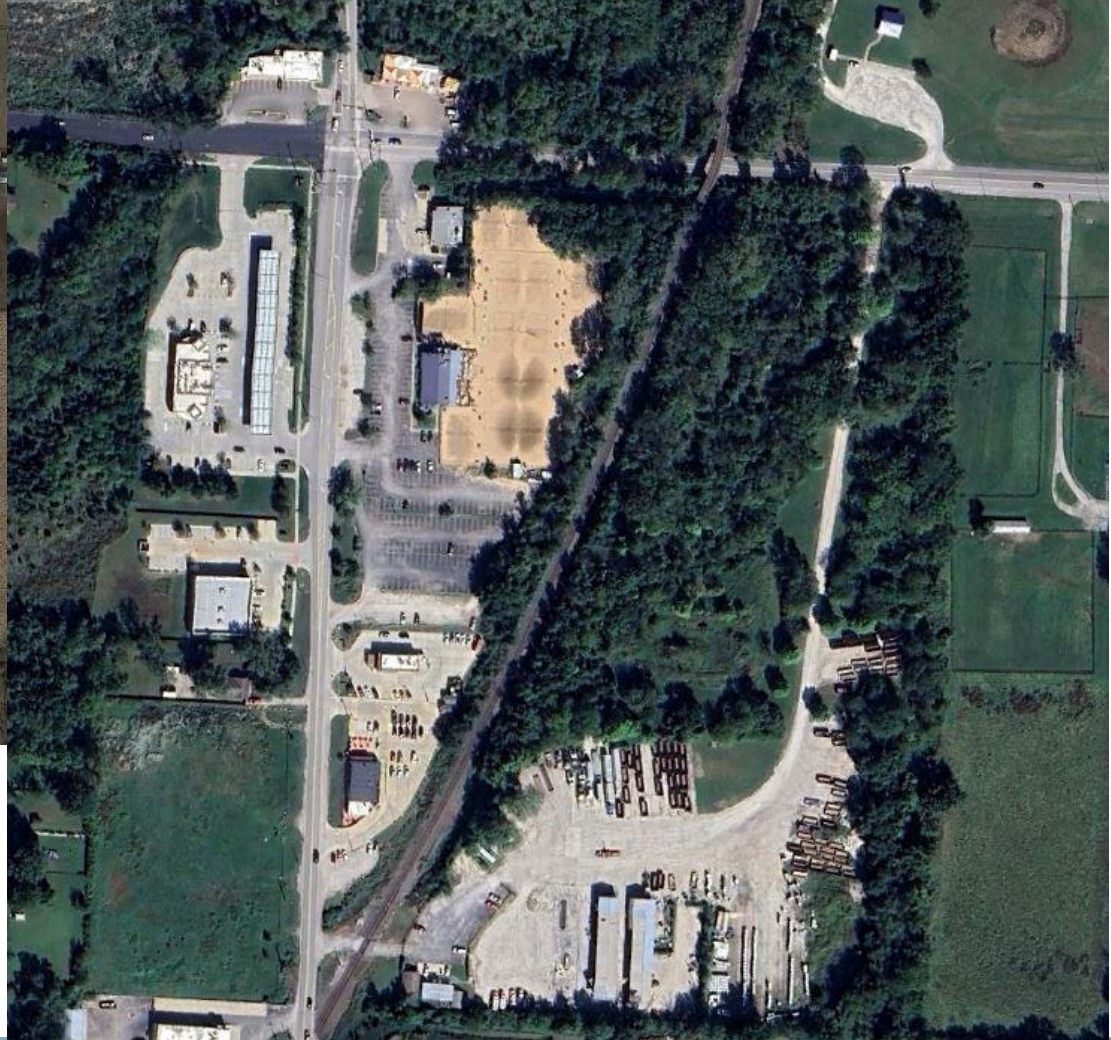


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Volleyball Beach

13105 Holmes Rd, KCMO



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Kansas City Country Club 6200 Indian Ln Mission Hills, KS



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Hallbrook Country Club 11200 Overbrook Rd Leawood, KS

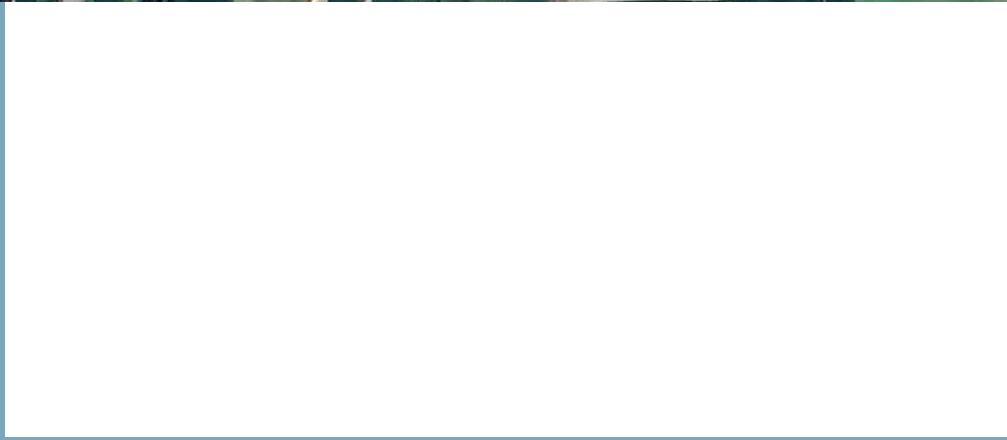
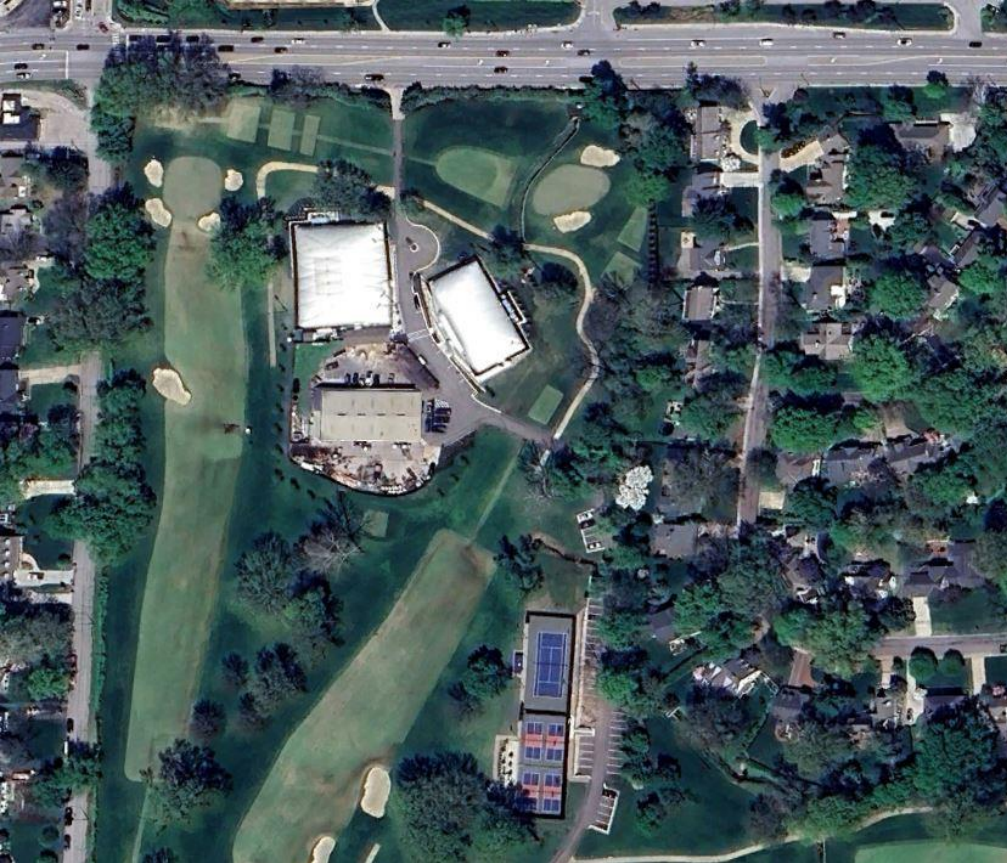


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Mission Hills Country Club

5400 Mission Dr
Mission Hills, KS

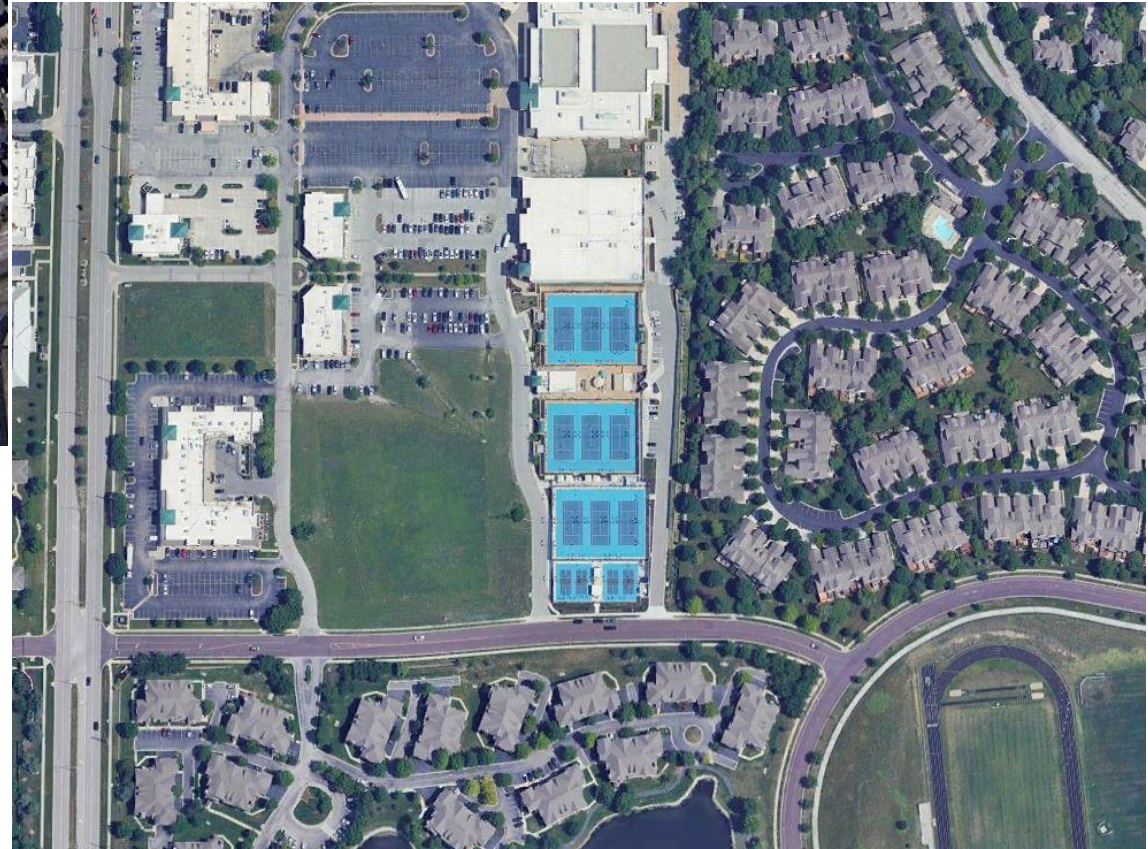


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Elite Tennis 14481 Metcalf Ave Overland Park, KS



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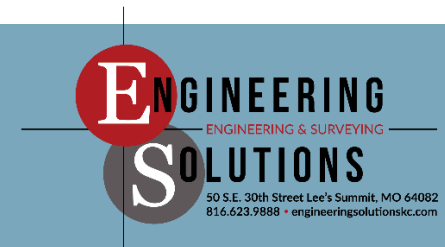
View High Sports Complex

Neighborhood Meeting – Held October 14, 2025

- Will the existing trees remain
- Traffic from this development will drive through the neighborhood, can speed bumps or something be installed
- How high is the dome and what is the color
- How much noise will the Air Handling Units make
- View from residential houses looking at the Dome
- What happens to the Dome when it is not inflated



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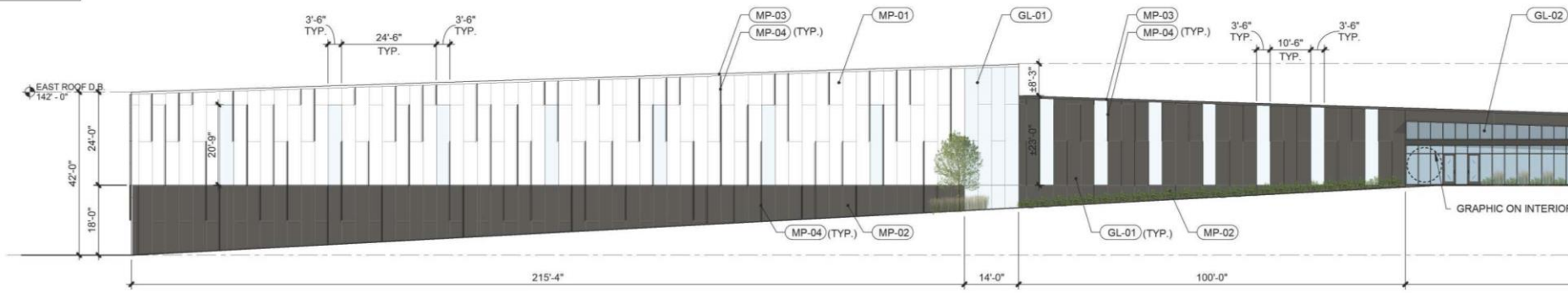


View High Sports Complex – Modification Requests

Use of metal panels on more than 40% & 75% of the façade.



GLASS =	3,450 SF	(25%)
ARCH MTL PANEL =	10,537 SF	(75%)



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View High Sports Complex – Modification Requests

Request to eliminate the Fence from the required High Impact Screening on south and east.



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Sec. 17-256. - Sound levels by receiving land use.

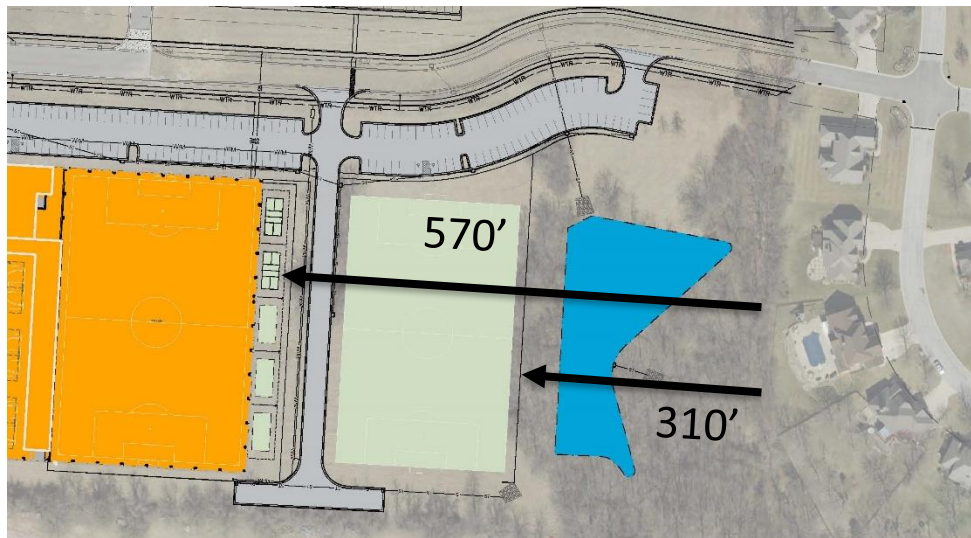


- A. No person shall operate or cause to be operated on private property any source of sound in such manner as to create a sound level which exceeds the limits set forth for the receiving land use category, as follows, when measured at or within the property boundary of the receiving land use:

Sound Levels by Receiving Land Use

EXPAND

Receiving land use category	Time	Sound level limit, dBA
Residential uses, as defined by the UDO	7:00 a.m.—10:00 p.m.	55
(Residential, public space, open space or agricultural or institutional)	10:00 p.m.—7:00 a.m.	50
Commercial uses, as defined by the UDO	At all times	65
Industrial uses, as defined by the UDO	At all times	70



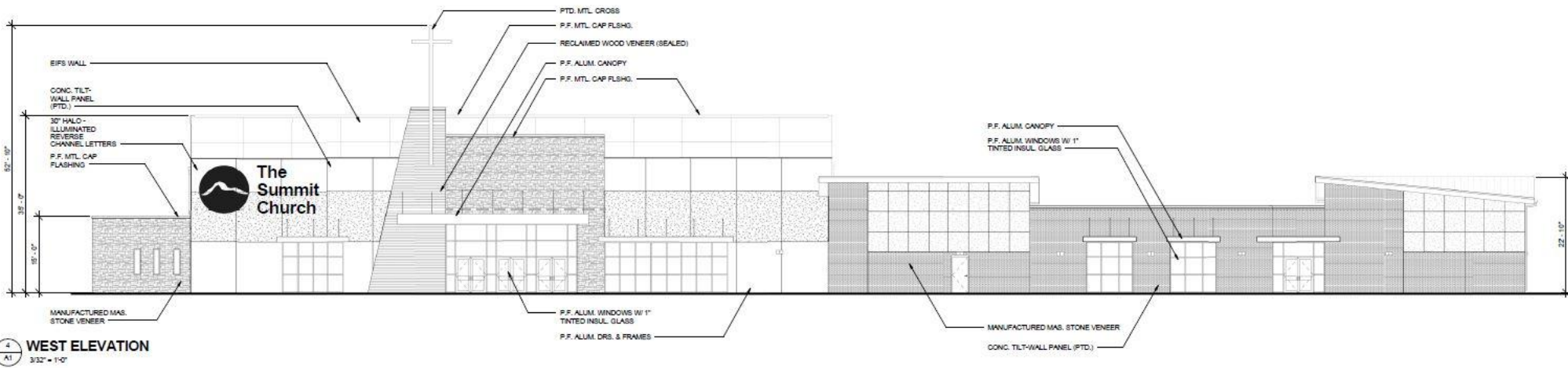
- Soccer generates about 110 dBA
- At 310' away the sound is 40.2 dBA
- Air Handling Unit operates at 60 dBA
- At 310' away the sound is 30.5 dBAc



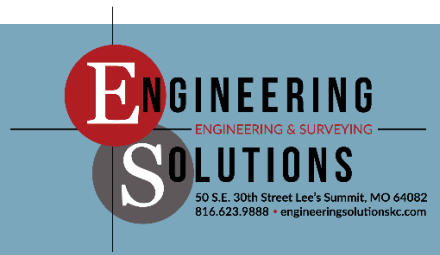
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The Summit Church



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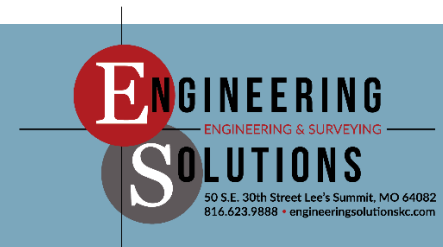


View High Sports Complex

KINGSPAN INSULATED METAL PANELS	KINGSPAN ACCENT FINNS	KINGSPAN UNIQUAD TRANSLUCENT PANELS	WOOD SLAT EXTERIOR PANELING
<p data-bbox="130 420 186 437">MP-01</p> <p data-bbox="130 448 547 483">KINGSPAN 3"TH OPTIMO METAL PANEL, WHITE COLOR TO BE SELECTED FROM STANDARD COLOR OPTIONS, TBD</p>  <p data-bbox="130 790 186 806">MP-02</p> <p data-bbox="130 817 553 834">KINGSPAN 3"TH OPTIMO METAL PANEL, PEWTER METALLIC</p> 	<p data-bbox="600 420 656 437">MP-04</p> <p data-bbox="600 448 1009 483">KINGSPAN OPTIMO 4" VERTICAL ACCENT FINN; COLOR TO MATCH ADJACENT MTL PANEL</p> <p data-bbox="600 509 764 560">INDIVIDUAL VERTICAL FIN & INSTALATION DIAGRAM</p> 	<p data-bbox="1050 420 1105 437">GL-01</p> <p data-bbox="1050 448 1357 465">KINGSPAN uniQUAD TRANSLUCENT PANEL</p> <p data-bbox="1050 494 1295 511">UNIQUAD PANEL DURING THE DAY</p>  <p data-bbox="1050 833 1255 850">UNIQUAD PANEL AT NIGHT</p> 	<p data-bbox="1500 420 1555 437">WD-01</p> <p data-bbox="1500 448 1929 483">WOOD PLANK; BASIS OF DESIGN= 3/4"TH 5.25" SOLID WOOD ACCOYA, MFR AND FINISH TBD</p>  <p data-bbox="1500 833 1622 850">LOBBY SOFFIT</p> 



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View High Sports Complex

CONCEPT VIEW FROM NW PARKING



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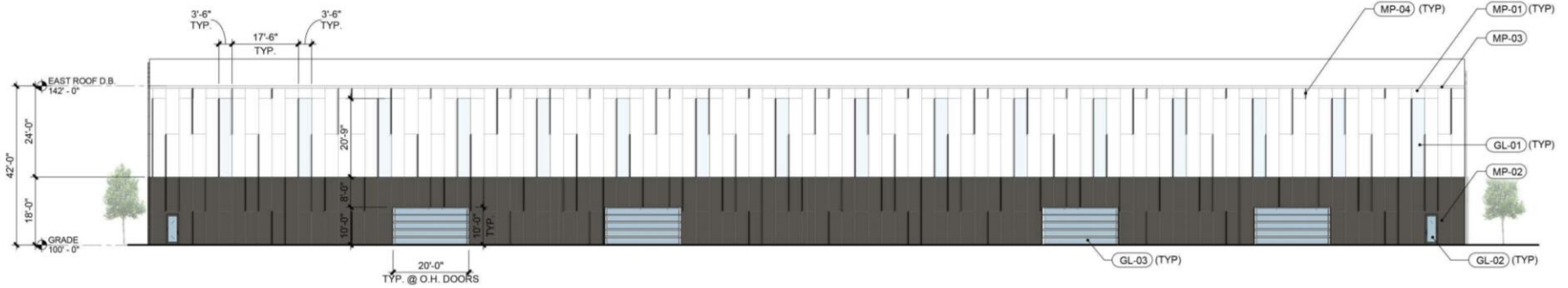
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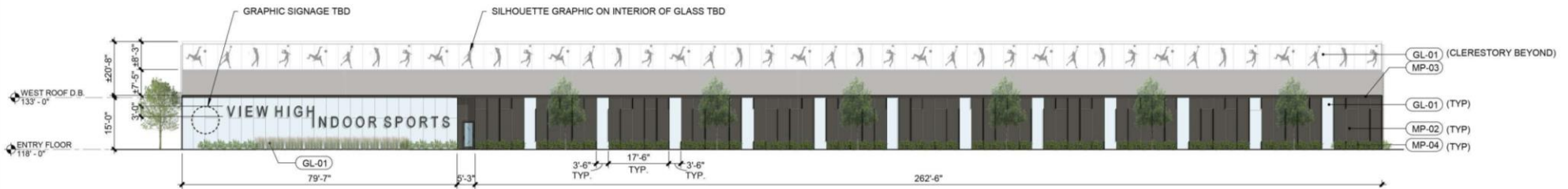
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GLASS = 2,060 SF (14%)
 ARCH MTL PANEL = 12,504 SF (86%)



4 EAST ELEVATION - PDP
 PDP-2 SCALE: 1" = 20'-0"

GLASS = 1,800 SF (33%)
 ARCH MTL PANEL = 3,168 SF (67%)



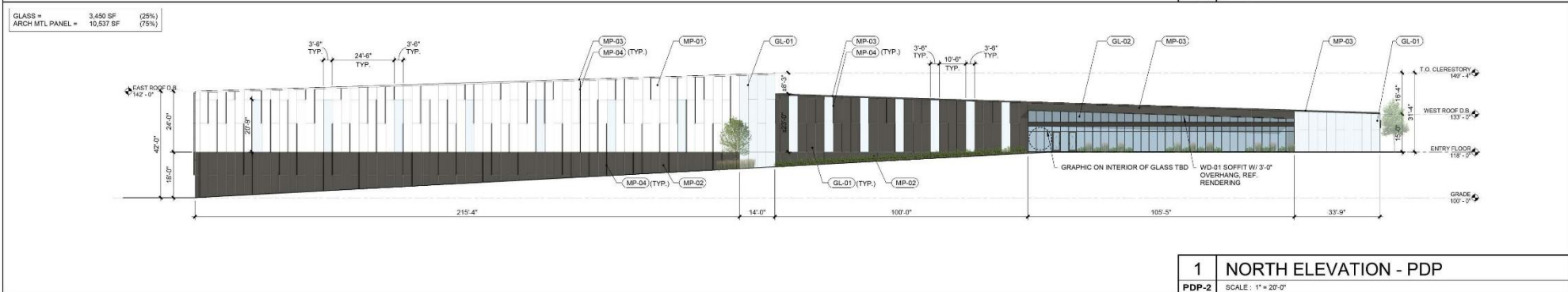
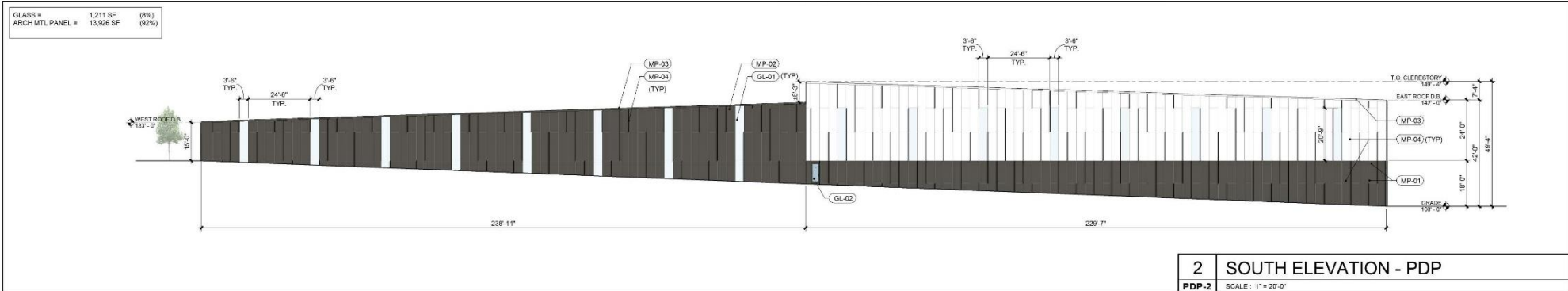
3 WEST ELEVATION - PDP
 PDP-2 SCALE: 1" = 20'-0"



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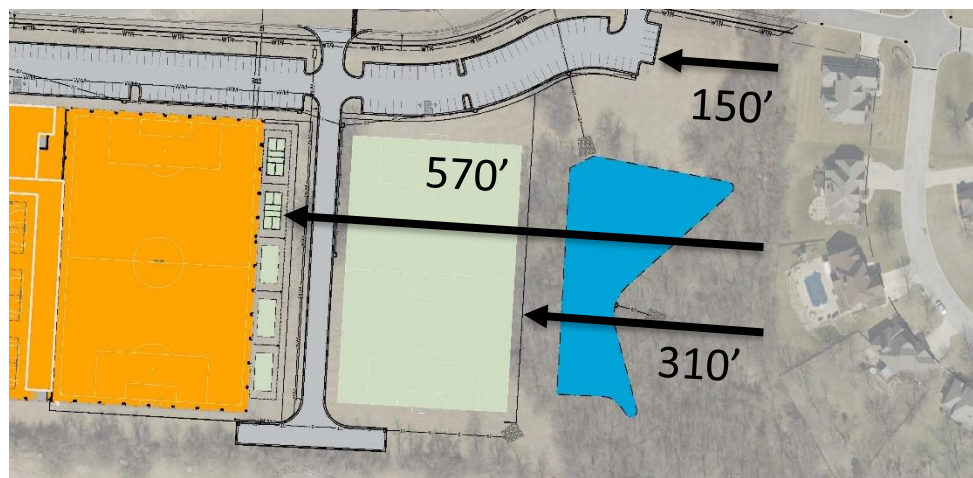
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Section 8.300 – Outdoor Recreational Lighting

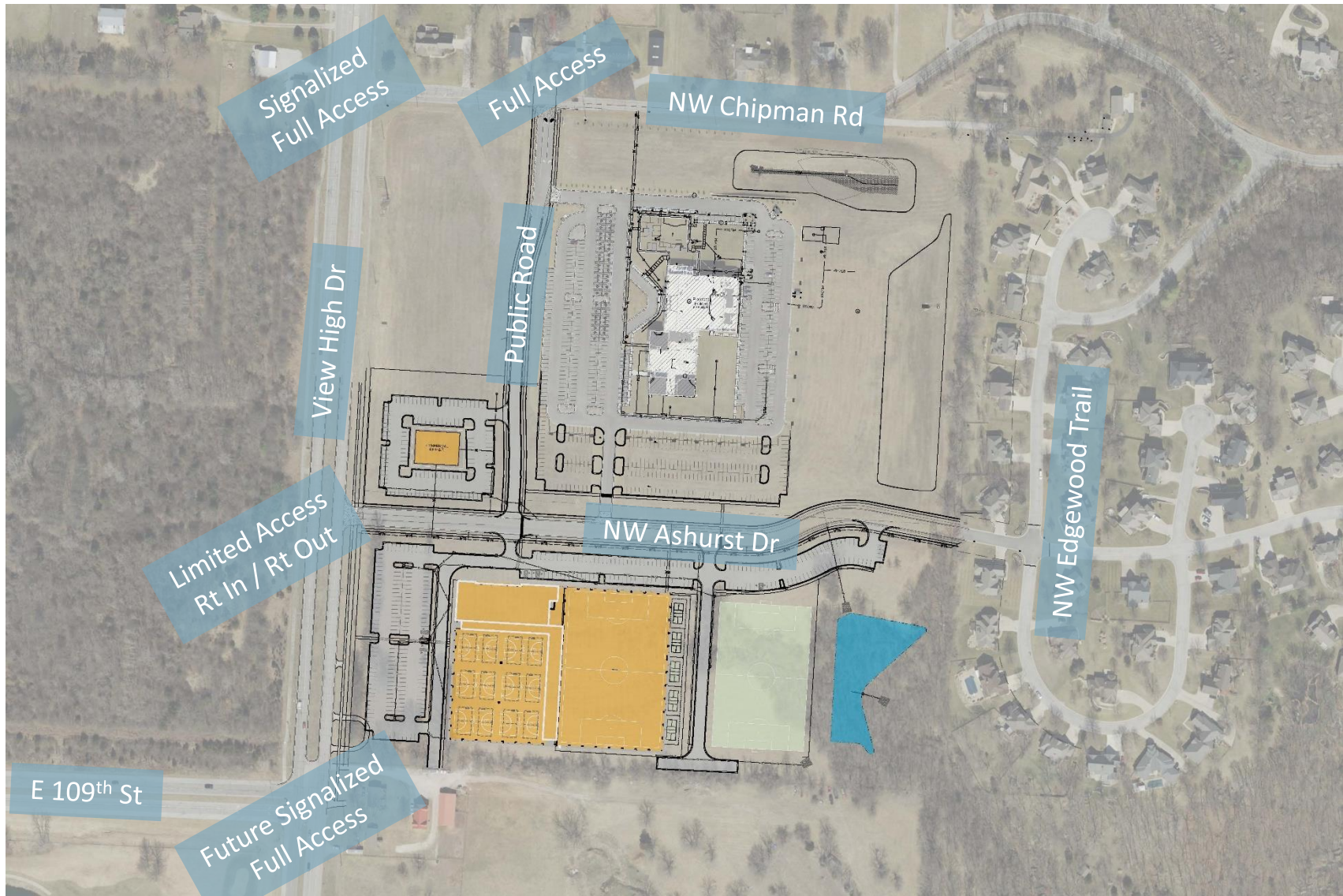
- A. Lighting of outdoor recreational facilities (public or private), such as, but not limited to, football fields, soccer fields, baseball fields, softball fields, tennis courts, special event or show areas, shall meet the conditions in this section.
- B. Where playing fields or other special activity areas are to be illuminated, lighting fixtures shall be mounted, aimed and shielded so that their beams fall within the primary playing area and immediate surroundings.
- C. The main lighting of the facility shall be turned off no more than 60 minutes after the end of an activity or event. A low level lighting system shall be installed to facilitate patrons leaving the facility, cleanup, nighttime maintenance, etc.
- D. The maximum mounted heights for recreational lighting shall be in accordance with the following:
2. Soccer fields — 70 feet;
- E. The average maintained lighting levels for recreational uses, other than professional sports teams, shall not exceed the following:
1. 80.0 footcandles in the infield and 50.0 footcandles in the outfield for baseball/softball/little league fields. The maximum lighting level to average lighting level ratio shall not exceed 2.0:1.
 2. 80.0 footcandles for football/soccer/tennis courts. The maximum lighting level to average lighting level ratio shall not exceed 2.0:1.
 3. 50.0 footcandles for basketball court/track. The maximum lighting level to average lighting level ratio shall not exceed 2.0:1.
 4. 20.0 footcandles for swimming pool. The maximum lighting level to average lighting level ratio shall not exceed 2.0:1.
 5. Other lighting levels shall be in accordance with IESNA, Illuminating Engineering Society of North America standards.
- F. All light fixtures/light poles shall be set back a minimum of one foot for every foot in height from any residential property line and/or right-of-way.
- G. Lighting levels shall not exceed 0.5 footcandles at any common property line with residential district and/or use.



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