



Neighborhood Meeting
December 3, 2024
View High Sports Complex
Lee's Summit, MO

Application No PL2024283

Meeting date December 2, 2024

Notices were sent for the neighborhood meeting on November 15, 2024 via certified mail. Notice in included with this submittal

Sign in sheet is included with this submittal

Matt Schlicht with Engineering Solutions provided an overall proposed project description and answered questions from the residents.

Comments / Discussion from neighbors

- Will the bike lanes on View High be removed with this project
- Will the sidewalks be extended all the way along Ashurst Dr
- Will sidewalks be installed with the existing subdivision
- The original plan for the church site in 2015 showed this lot as being an elementary school
- Chipman Road has speeders, what can you do to stop that
- Will the existing trees remain
- Can the soccer field and building be flipped so the soccer field is on the west side of the building
- Will there be lights and speakers on the soccer field
- What are the hours of operation and can the pickleball be required to end at 8pm
- Who can use the facility
- Why can't this development provide something the city needs, like a spa or useful business that the City doesn't currently have and needs
- Traffic from this development will drive through the neighborhood, can speed bumps or something be installed
- The pickleball courts will be too loud and need to have measures taken to lessen the noise
- This use does not fit in this location
- Why can't Ashurst Drive be opened up to a full access intersection at View High
- This area is residential and not intended for commercial development
- Construction traffic limited to development site and not through subdivision
- Can you park on Ashurst

Meeting concluded at 8:00 pm

Notes taken and provided by Matt Schlicht, Engineering Solutions

ENGINEERING SOLUTIONS

ENGINEERS • SURVEYORS

50 SE 30th Street
Lee's Summit, Missouri 64082
(816) 623-9888 Phone
(816) 623-9849 Fax
engineeringsolutions_ls@yahoo.com

Project Name: _____

Date: _____

By: _____

Description: _____

Diana Weber & Fred Armantroux 620 NW Edgewood Ct
Robert & Debbie Griffee 3105 NW Ashurst
Dawn Brockman 11800 & 11900 NW Chipman Rd LS MO 64081
Lisa Finkner, Zach Gosselin 10905 View High Dr.
Ben Wray 601 NW Timber Ridge Trl. LS.
Brad & Sandy Allen 507 NW Timber Ridge Trl. LS
Dan & Ruth Chappe 500 NW Timber Ridge Tr.
Richard Olsen 600 NW Cliffside
Cindy Weenie 409 NW View High
Ivan & Diana Engeman 904 NW Cedar Creek Lane
Bob & Julie deJonge 601 NW Edgewood Dr. Lee's Summit
Kerri Roberts 612 NW Cliffside Ct LS MO
Doug & Gayla Hay 540 NW Edgewood Trail
Ch Bogich 520 NW Edgewood Trl
Beverly Gouch 524 NW Edgewood Trail
Greg Bynum 714 SW Winters Dr., LS MO
Matt Kocy 304 NW Edgewood Trl LS MO

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Date: _____

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Scott Edgar 512 NW Edgewood TRAIL / LSMO 648
64082

**NOTICE TO PROPERTY OWNERS
NEIGHBORHOOD MEETING
PLANNING COMMISSION & CITY COUNCIL**

Date Notice Sent: November 15, 2024, 2024

Neighborhood meeting will be held on the following application as noted below.

Public hearings will be held on the following application during future meetings of the Planning Commission and City Council of the City of Lee's Summit, a separate mailing will be sent in the future once those dates have been established.

Application#: PL2024283

Description of Proposal: Commercial Preliminary Development Plan and Rezoning

Location of the Property (Street Address): 3350 NW Ashurst Dr, Lee's Summit, MO 64081
(location map attached)

Applicant: ENGINEERING SOLUTIONS

Neighborhood Meeting:

Date and Time of Meeting: December 2, 2024 at 6:30 PM

The Summit Church

3381 NW Chipman Road

Lee's Summit, MO 64081

All interested persons are invited to attend and will have an opportunity to be heard at the meeting.

Question about this meeting or the project can be sent to

Engineering Solutions

Matt Schlicht

816-623-9888 Ext 0#

mschlicht@es-kc.com

VIEW HIGH SPORTS COMPLEX
Preliminary Development Plan
Section 3, Township 47 North, Range 32 West
LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

PROPERTY DESCRIPTION

ALL PAVING ON THE PARKING LOT WILL COMPLY WITH THE
UNIFIED DEVELOPMENT ORDINANCE ARTICLE 8 IN TERMS
OF PAVING THICKNESS AND BASE

OIL - GAS WELLS
ACCORDING TO EDWARD ALTON MAY JR'S ENVIRONMENTAL IMPACT STUDY
OF ABANDONED OIL AND GAS WELLS IN LEE'S SUMMIT, MISSOURI IN 1995,
THERE ARE NOT OIL AND GAS WELLS WITHIN 185 FEET OF THE PROPERTY
AS SURVEYED HEREON.

SURVEY AND PLAT NOTES:
THE SUBJECT PROPERTY SURVEYED LIES WITHIN A FLOOD ZONE DESIGNATED
ZONE (X), AREAS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN, PER F.E.M.A. MAP,
COMMUNITY PANEL NO. 29095C0412G EFFECTIVE DATE: JANUARY 20, 2017.

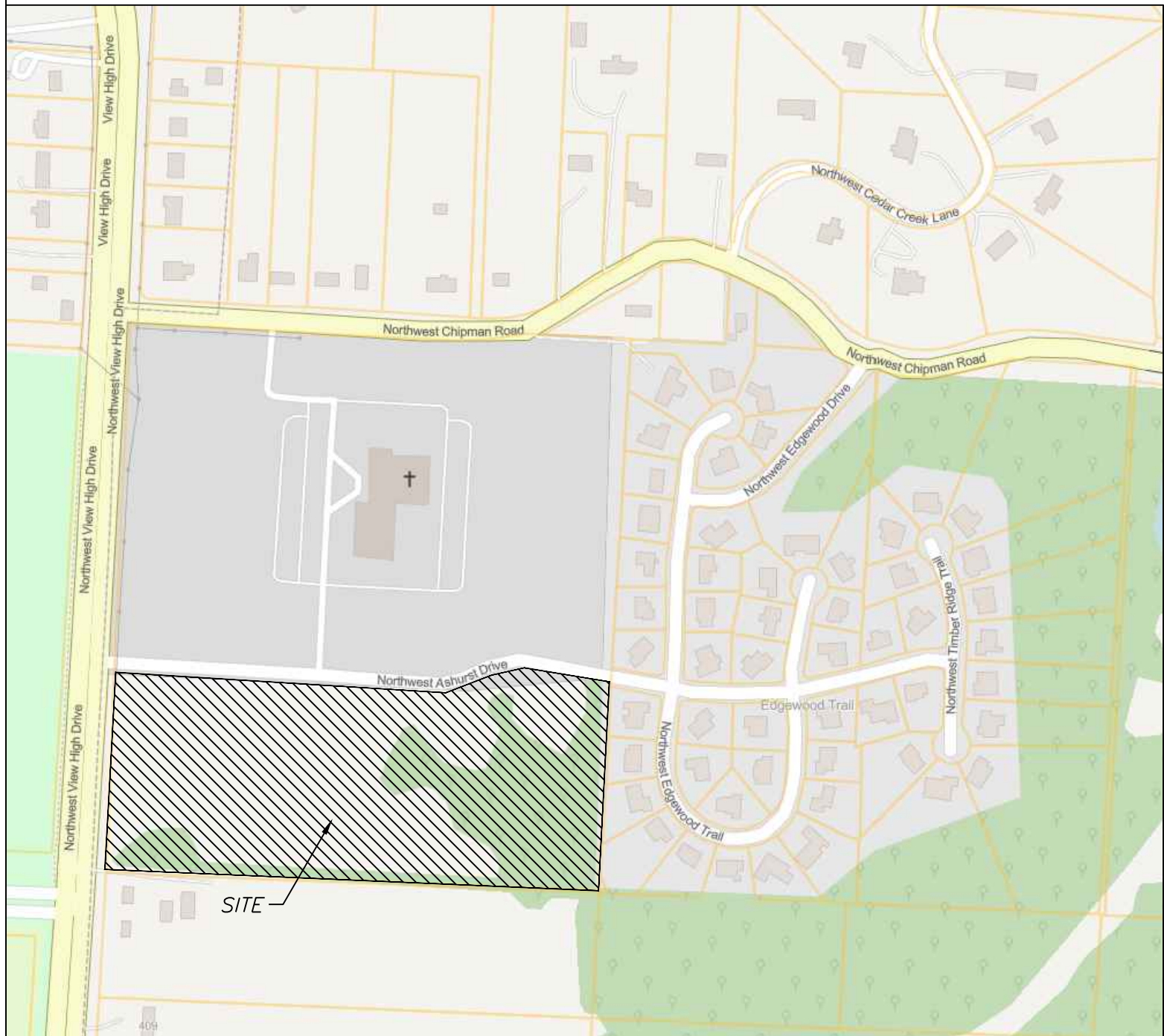
UTILITY COMPANIES:

THE FOLLOWING LIST OF UTILITY COMPANIES IS PROVIDED FOR INFORMATION ONLY. WE DO NOT OFFER ANY
GUARANTEE OR WARRANTY THAT THIS LIST IS COMPLETE OR ACCURATE. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED
CONSTRUCTION AND VERIFYING THE ACTUAL LOCATION OF EACH UTILITY LINE. THE CONTRACTOR SHALL NOTIFY
ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH PROPOSED IMPROVEMENTS.

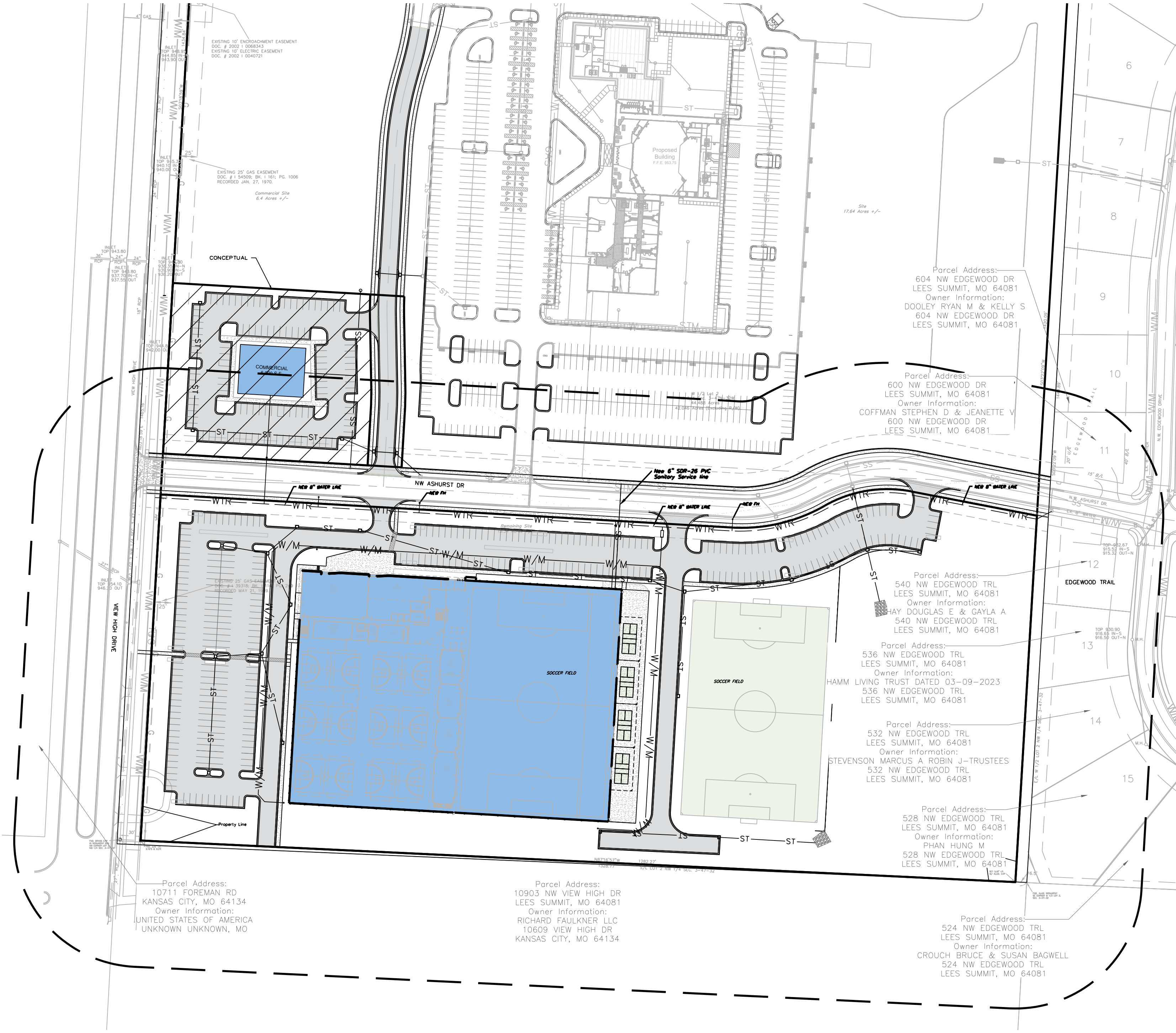
EVERGY - 298-1196
MISSOURI GAS ENERGY - 756-5261
SOUTHWESTERN BELL TELEPHONE - 761-5011
COMCAST CABLE - 795-1100
WILLIAMS PIPELINE - 422-6300
CITY OF LEE'S SUMMIT PUBLIC WORKS - 969-1800
CITY OF LEE'S SUMMIT PUBLIC WORKS INSPECTIONS - 969-1800
CITY OF LEE'S SUMMIT WATER UTILITIES - 969-1900
MISSOURI ONE CALL (DIG RITE) - 1-800-344-7483

GENERAL NOTES:

- 1 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY
ORDINANCE 5813.
- 2 - ALL REQUIRED EASEMENTS WITHIN THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED BY SEPARATE DOCUMENT
- 3 - ANY REQUIRED EASEMENT LOCATED OUTSIDE OF THE BOUNDARY OF THIS PROJECT SHALL BE PROVIDED FOR BY SEPARATE
INSTRUMENT PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- 4 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY
LAND DISTURBANCE WORK AT (816) 969-1200.
- 5 - THE CONTRACTOR SHALL NOTIFY ENGINEERING SOLUTIONS AT 816.623.9888 OF ANY CONFLICT WITH THE IMPROVEMENTS
PROPOSED BY THESE PLANS AND SITE CONDITIONS.
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND OBTAIN THE APPROPRIATE BLASTING PERMITS FOR A REQUIRED
BLASTING. IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.



Vicinity Map



SITE LOCATION MAP

SCALE" 1"=100'

INDEX OF SHEETS:
C.100 ~ OVERALL SITE PLAN
C.101 ~ DEVELOPMENT SITE PLAN
C.200 ~ GRADING PLAN
C.300 ~ UTILITY PLAN
L.100 ~ LANDSCAPE PLAN
L.101 ~ LANDSCAPE PLAN DETAILS

Site Impervious Area
Total Area 17.18 acres (748,539.14 sq. ft.)
Commercial Office Site
Site Area 17.18 Acres
Building 164,081 sq. ft.
Parking 144,652 sq. ft.
Impervious Area 321,911 sq. ft. (43.0% of Site)
Floor-Area-Ratio 21.9%

Parking: Sports Complex
Provided 321 Standard (0 ADA Accessible)
Required 321 Standard (0 ADA Accessible)
Parking: Commercial
Provided 121 Standard (0 ADA Accessible)
Required 121 Standard (0 ADA Accessible)
Total Parking Spaces 442
Parking: Church extra parking
Provided 201 Standard (0 ADA Accessible)
Required 201 Standard (0 ADA Accessible)
Total Parking Spaces 643

Current Zoning: AG
Proposed Zoning: CP-2

Site Improvement Notes
Sanitary Sewer Improvements
-The site will utilize the existing sanitary sewer on the north side of NW Ashurst Dr.
Water Main Improvements
-The site will utilize the existing water on the east side of View High Dr.
Storm Sewer
-Enclosed pipe systems and inlets will collect and convey the onsite storm water runoff and direct it toward the existing public storm sewer system.
Storm Water Detention
-N/A

LEGEND:	
Underground Power	—UGP—UGP—
Existing Conc. Curb & Gutter	—X—X—
Existing Wood Fence	—GAS—
Existing Gas Main	—X-W/M— —X-W/M—
Existing Water Main	—X-STW— —X-STW—
Existing Storm Sewer	—X-SAN— —X-SAN—
Existing Sanitary Sewer	—UGT—UGT—
Existing Underground Telephone	—OHE—
Existing Overhead Power	—ST—ST—ST—
Proposed Storm Sewer	—SS—SS—
Proposed Sanitary Sewer	—UGT—UGT—
Proposed Underground Power	—GAS—
Proposed Gas Service	—W—
Proposed 8" D.I.P. Water	—UGP—UGP—
Proposed Electrical Service	

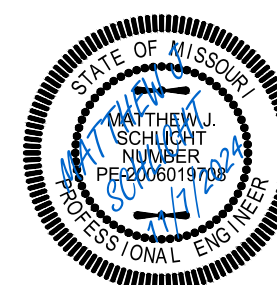


Professional Registration
Missouri
Engineering 2005002188-D
Surveying 2005005119-D
Kansas
Engineering E-1695
Surveying LS-218
Oklahoma
Engineering 6254
Nebraska
Engineering CA2821

View High Sports Complex
Lee's Summit, Jackson County, Missouri

Project: View High Sports Complex
Complex: L.S.M.O.
Issue Date: November 7, 2024

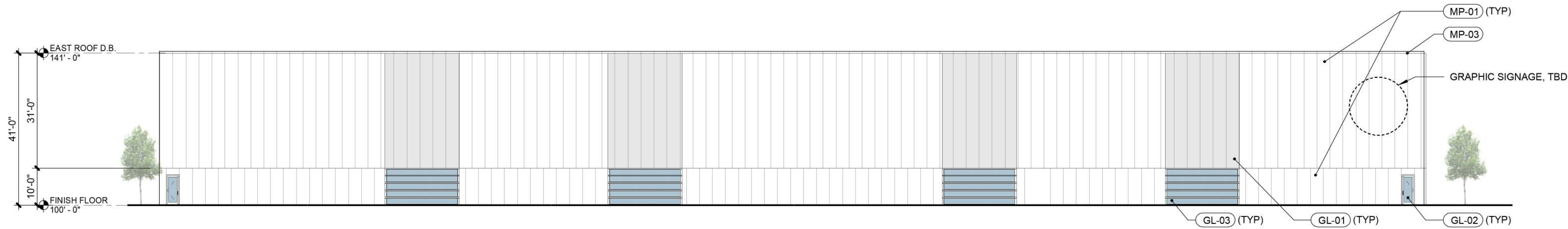
OVERALL SITE PLAN
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri



Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

GLASS = 3350 SF (24%)
ARCH MTL PANEL = 10675 SF (76%)



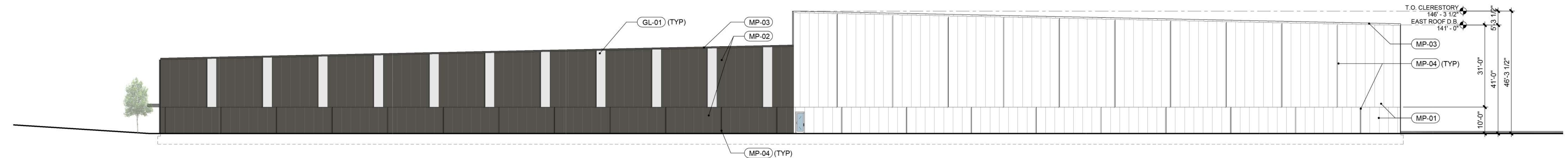
4 EAST ELEVATION - PDP
PDP-2 SCALE : 1" = 20'-0"

GLASS = 7560 SF (53%)
ARCH MTL PANEL = 6730 SF (47%)



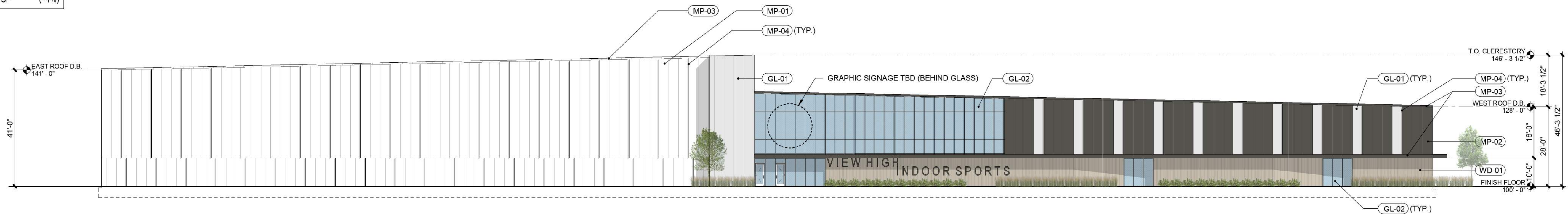
3 WEST ELEVATION - PDP
PDP-2 SCALE : 1" = 20'-0"

GLASS = 850 SF (5%)
ARCH MTL PANEL = 16530 SF (95%)



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

GLASS = 3630 SF (21%)
ARCH MTL PANEL = 11820 SF (68%)
WOOD = 1930 SF (11%)



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

EXTERIOR MATERIAL LEGEND

ARCH. MTL. PANEL	MP-01	KINGSPAN 3"TH OPTIMO METAL PANEL, WHITE COLOR TO BE SELECTED FROM STANDARD COLOR OPTIONS, TBD
	MP-02	KINGSPAN 3"TH OPTIMO METAL PANEL, PEWTER METALLIC
	MP-03	ALUM FASCIA/FLASHING; CUSTOM COLOR TO MATCH ADJACENT MTL PANEL
	MP-04	KINGSPAN OPTIMO 4" VERTICAL ACCENT FIN; COLOR TO MATCH ADJACENT MTL PANEL
GLAZING SYSTEMS	GL-1	KINGSPAN uniQUAD TRANSLUCENT PANEL
	GL-2	STOREFRONT GLAZING SYSTEM; BASIS OF DESIGN, COLOR: EXTRA DARK BRONZE ANODIZED
	GL-2	ALUM. AND GLASS OVERHEAD DOOR; COLOR TO MATCH GL-2
WOOD CLADDING	WD-01	WOOD PLANK; BASIS OF DESIGN= 3/4"TH 5.25" SOLID WOOD ACCOYA, MFR AND FINISH TBD

VIEW HIGH SPORTS

VIEW HIGH DRIVE
LEE'S SUMMIT, MO

Project No.: 0000.00
Date: 24-1011
Issued For: PDP APPLICATION

REVISIONS		
No.	Date	Description

REGISTRATION

NOT FOR CONSTRUCTION

PROJECT TEAM

ARCHITECT	FINKLE+WILLIAMS ARCHITECTURE
CIVIL	CIVIL CONSULTANT
LANDSCAPE	LANDSCAPE
FOUNDATIONS	FOUNDATIONS
STRUCTURAL	STRUCTURAL
PLUMBING	PLUMBING
MECHANICAL	MECHANICAL
ELECTRICAL	ELECTRICAL
FIRE PROTECTION	FIRE PROTECTION
CONTRACTOR	GC



FINKLE + WILLIAMS
ARCHITECTURE

8787 RENNER BLVD., SUITE 100
LENEXA, KANSAS 66219
913.498.1550
www.finklewilliams.com

SHEET TITLE

PDP
ELEVATIONS

SHEET NUMBER

PDP-2