

NOTICE TO PROPERTY OWNERS PLANNING COMMISSION & CITY COUNCIL

Date Notice Sent:

January 3, 2025

Public hearings will be held on the following application during the meeting of the Planning Commission and City Council of the City of Lee's Summit as noted below.

Application#: PL2024283 **Description of Proposal:** Commercial Rezoning with Preliminary Development Plan

Location of the Property (Street Address): 3350 NW ASHURST DR, LEES SUMMIT, MO 64081

(location map must also be attached)

Applicant:

Meeting of: Planning Commission

Date and Time of Hearing: Thursday, January 23, 2025, 5:00 p.m.

City Council

Date and time of Hearing: Tuesday, February 25, 2025, 6:00 p.m.

Location of public hearing (check the line that applies):

☒ **City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri**

☐ **Other:** ☐ (specify location)

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

Protest Petition: Property owners within 185 feet of the property for which the public hearing is required before the City Council shall have the opportunity to submit a protest petition. The petition shall be in conformance with the Unified Development Ordinance and shall be filed with the office of the City Clerk prior to City Council action. Staff recommends petitions be filed at least two weeks prior to the City Council hearing so the validity of the protest will be verified prior to the hearing.

For more information, contact the Development Services Department, City of Lee's Summit, at (816) 969-1200.

*This notice is to be mailed by applicant at least fifteen (15) days prior to the date of the public hearing, to the last known record owner of all property within 300 feet from the boundaries of the property for which the application is being considered.

To Applicant: An affidavit must be filed with the Development Services Department prior to the public hearing, certifying that mailed notices have been sent in accordance with Section 4.160 of the Unified Development Ordinance.

Parcel Address:
10711 FOREMAN RD
KANSAS CITY, MO 64134
Owner Information:
UNITED STATES OF AMERICA
UNKNOWN UNKNOWN, MO

Parcel Address:
10903 NW VIEW HIGH DR
LEES SUMMIT, MO 64081
Owner Information:
RICHARD FAULKNER LLC
10609 VIEW HIGH DR
KANSAS CITY, MO 64134

Parcel Address:
604 NW EDGEWOOD DR
LEES SUMMIT, MO 64081
Owner Information:
DOOLEY RYAN M & KELLY S
604 NW EDGEWOOD DR
LEES SUMMIT, MO 64081

Parcel Address:
600 NW EDGEWOOD DR
LEES SUMMIT, MO 64081
Owner Information:
COFFMAN STEPHEN D & JEANNETTE V
600 NW EDGEWOOD DR
LEES SUMMIT, MO 64081

Parcel Address:
540 NW EDGEWOOD TRL
LEES SUMMIT, MO 64081
Owner Information:
HAY DOUGLAS E & GAYLA A
540 NW EDGEWOOD TRL
LEES SUMMIT, MO 64081

Parcel Address:
536 NW EDGEWOOD TRL
LEES SUMMIT, MO 64081
Owner Information:
HAMM LIVING TRUST DATED 03-09-2023
536 NW EDGEWOOD TRL
LEES SUMMIT, MO 64081

DETENTION BASIN

Parcel Address:
532 NW EDGEWOOD TRL
LEES SUMMIT, MO 64081
Owner Information:
STEVENSON MARCUS A ROBIN J -TRUSTEES
532 NW EDGEWOOD TRL
LEES SUMMIT, MO 64081

Parcel Address:
528 NW EDGEWOOD TRL
LEES SUMMIT, MO 64081
Owner Information:
PHAN HUNG M
528 NW EDGEWOOD TRL
LEES SUMMIT, MO 64081

Parcel Address:
524 NW EDGEWOOD TRL
LEES SUMMIT, MO 64081
Owner Information:
CROUCH BRUCE & SUSAN BAGWELL
524 NW EDGEWOOD TRL
LEES SUMMIT, MO 64081

CONCEPTUAL

EXISTING UTILITY INFORMATION
EXISTING ST GAS EASTWEST
DOC # 2003 / 008343
EXISTING ST WATER SW - NEW PG 1006
RECORDED JAN. 27, 1970
Overhead Size
8.4 Areas +/-

NW SUMMIT DR (PUBLIC R/W)

NW ASHURST DR (PUBLIC R/W)

NEW 8" SHIELD LINE

NEW 8" SHIELD LINE 2

NEW 8" SHIELD LINE

SOCER FIELD

SOCER FIELD

PROPOSED BUILDING

PROPERTY LINE

EDGEWOOD TRAIL

1.0" MINIMUM

<u>Site Impervious Area</u>	
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.
Sidewalk	20,078 sq. ft.
Impervious Area	321,911 sq. ft. (43.0% of Site)
Floor-Area-Ratio	21.9%

LEGEND:

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

TRACT 2:
THE WEST 1/2 OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 47, RANGE 32, N LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, EXCEPT THE NORTH 24.73 ACRES THEREOF, AND EXCEPT THE EAST 16.5 FEET THEREOF.

TRACT 1 AND TRACT 2 ARE ALSO DESCRIBED AS:
ALL THAT PART OF THE WEST ONE HALF OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 47 N, RANGE 32 W, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; EXCEPT THE EAST 16.5 FEET, AND EXCEPT THAT PART IN EXISTING STREET RIGHTS OF WAY, MORE PARTICULARLY

DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3, THENCE S 86°41'55" E ALONG THE NORTH LINE OF SAID QUARTER SECTION A DISTANCE OF 30.00 FEET; THENCE S 03°18'59" W A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE INTERSECTION OF THE EXTENDING EAST RIGHT OF WAY OF VIEW HIGH DRIVE AND THE WEST LINE OF SAID QUARTER SECTION; THENCE S 86°41'55" E ALONG THE WEST LINE OF SAID QUARTER SECTION A DISTANCE OF 337.94 FEET; THENCE S 8°35'42" E PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 94.57 FEET; THENCE S 03°22'09" W, WEST OF PARALLEL WITH AND 16.5 FEET DISTANT FROM THE EAST LINE OF THE WEST HALF OF SAID LOT 2, A DISTANCE OF 1220.98 FEET TO A POINT ON THE SOUTH LINE OF THE WEST HALF OF SAID LOT 2; THENCE N 87°16'57" W, LONG SAID SOUTH LINE A DISTANCE OF 1282.77 FEET; THENCE N 03°18'59" E ALONG A LINE EAST OF PARALLEL WITH AND 30.00 FEET DISTANT FROM THE WEST OF SAID LOT 2, A DISTANCE OF 1434.84 FEET TO THE POINT OF BEGINNING.

TRACT 3:
A STRIP ONE ROD WIDE OFF THE EAST END OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3,
TOWNSHIP 32, RANGE 32, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

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.

EVERETT 296-7190
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 DEVELOPMENT SERVICES INSPECTIONS ~ 969-1200
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 NOTIFY THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY ANY REBARCURE WORK AT (916) 960-7500
- 5 - THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY PROPOSED BY THESE PLANS AND SITE CONDITIONS
- 6 - THE CONTRACTOR SHALL NOTIFY THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTORS 48 HOURS PRIOR TO ANY BLASTING IF, IF BLASTING IS ALLOWED, ALL BLASTING SHALL CONFORM TO STATE REGULATIONS AND LOCAL ORDINANCES.

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.

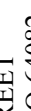
Water Main Improvements
-The site will utilize the existing water on the east side of View High Dr.

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
-Onsite storm water detention basin will be developed in the Southeastern portion of the site and the system will be designed to meet APWA Section 5600 and City standards for controlled release rates

"DRIVE LANE"
PRIVATE ASPHALT PAVEMENT
NOT TO SCALE

"PARKING STALLS"
PRIVATE ASPHALT PAVEMENT



ENGINEERING
—ENGINEERING & SURVEYING—
SOLUTIONS

50 SE 30TH STREET
LEE'S SUMMIT, MO 64082

Professional Registration
Missouri
Engineering 2005002186-D
Surveying 2005008319-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, LSMO

OVERALL SITE PLAN
Construction Plans for:
View High Sports Complex



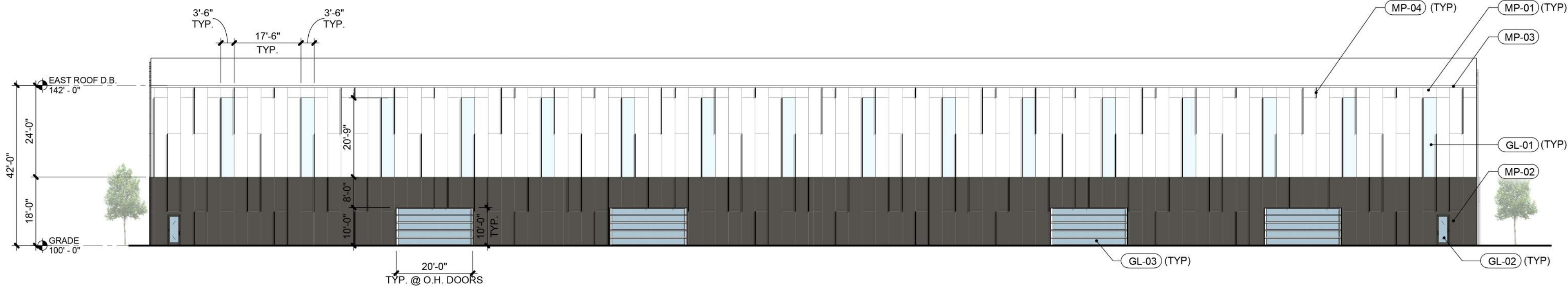
Matthew J. Schlicht
MO PE 2006019708
KS PE 19071
OK PE 25226

REVISIONS

1	REV. 12/19/2024
	REV. 12/31/2024

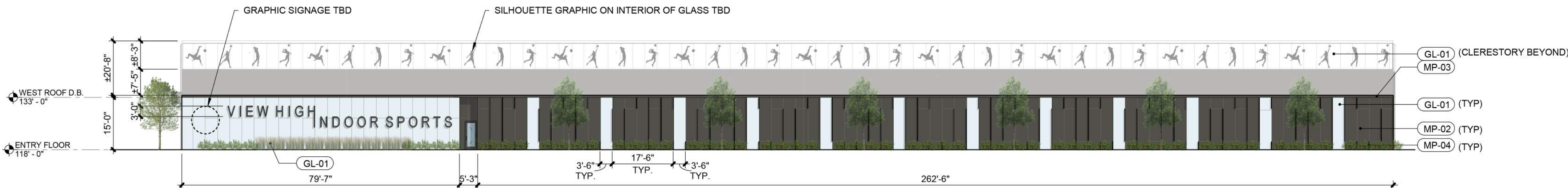
C.100

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



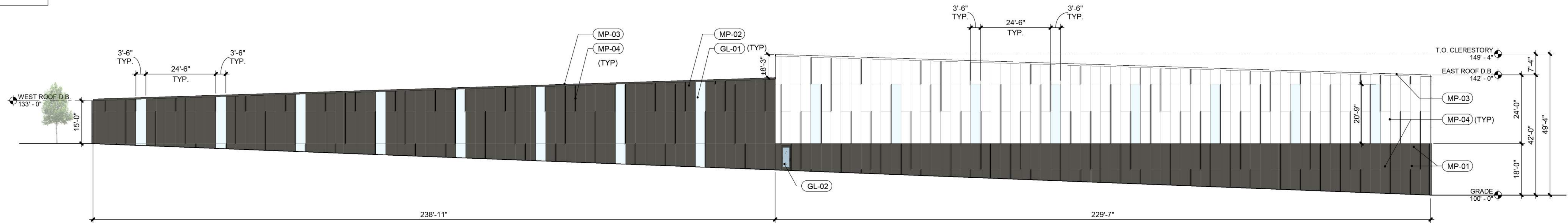
4 EAST ELEVATION - PDP
PDP-2 SCALE : 1" = 20'-0"

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



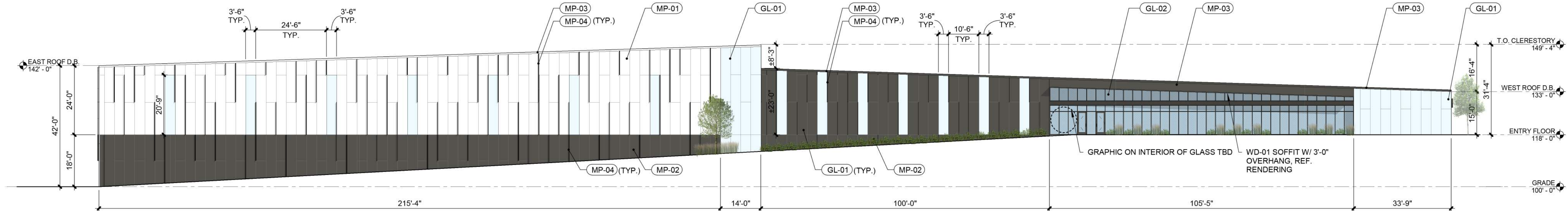
3 WEST ELEVATION - PDP
PDP-2 SCALE : 1" = 20'-0"

GLASS = 1,211 SF (8%)
ARCH MTL PANEL = 13,926 SF (92%)



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

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



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-01	KINGSPAN uniQUAD TRANSLUCENT PANEL
	GL-02	STOREFRONT GLAZING SYSTEM; BASIS OF DESIGN, COLOR: EXTRA DARK BRONZE ANODIZED
	GL-03	ALUM. AND GLASS OVERHEAD DOOR; COLOR TO MATCH GL-02
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.: 24024
Date: 24-1210
Issued For: PDP RESUBMITTAL

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