



**LEE'S SUMMIT**  
**MISSOURI**  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2024-283
<b>File Name</b>	REZONING from AG to CP-2 and PRELIMINARY DEVELOPMENT PLAN – View High Sports Complex
<b>Applicant</b>	Engineering Solutions, LLC
<b>Property Address</b>	3350 NW Ashurst Dr.
<b>Planning Commission Date</b>	January 23, 2025
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	Adair Bright, AICP, Senior Planner

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### Public Notification

Pre-application held: January 9, 2024; and June 18, 2024  
Neighborhood meeting conducted: December 2, 2024  
Newspaper notification published on: January 4, 2025  
Radius notices mailed to properties within 300 feet on: January 3, 2025  
Site posted notice on: January 3, 2025

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**Attachments**

Transportation Impact Analysis prepared by Erin Ralovo, PE, PTOE, dated January 6, 2025 – 2 pages

Rezoning Exhibit, dated December 10, 2024

Preliminary Development Plan and Architectural Elevations, revision date January 3, 2025 – 11 pages

Storm Water Memorandum prepared by Engineering Solutions, LLC, dated November 8, 2024 – 33 pages

Traffic Impact Study prepared by Kimley-Horn and Associates, Inc., sealed December 20, 2024 – 68 pages

Parking Determination Memorandum, revision date January 3, 2025 – 3 pages

Modification Request Letter, revision date January 16, 2025 – 1 page

Neighborhood Meeting minutes, dated December 3, 2024 – 6 pages

Email from The Summit Church, dated January 13, 2025 – 1 page

Location Map

**1. Project Data and Facts**

<b>Project Data</b>	
<b>Applicant/Status</b>	Engineering Solutions, LLC / Applicant
<b>Applicant's Representative</b>	Matt Schlicht, PE
<b>Location of Property</b>	3350 NW Ashurst Dr.
<b>Size of Property</b>	±17.18 acres (748,539.14 sq. ft.)
<b>Number of Lots</b>	3 lots
<b>Building Area</b>	164,081 sq. ft.
<b>Floor Area Ratio (FAR)</b>	0.219 total FAR
<b>Zoning (Existing)</b>	AG (Agricultural)
<b>Zoning (Proposed)</b>	CP-2 (Planned Community Commercial)
<b>Comprehensive Plan Designation</b>	Commercial
<b>Procedure</b>	<p>The Planning Commission makes a recommendation to the City Council on the proposed rezoning and preliminary development plan. The City Council takes final action on the rezoning and preliminary development plan in the form of an ordinance.</p> <p><b>Duration of Validity:</b> Rezoning approval by the City Council shall be valid upon approval and has no expiration.</p> <p>Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.</p>

**Current Land Use**

The subject 15.40 -acre site (shown with blue hatching) was part of a 43.42-acre parcel (shown with purple outline) that contains The Summit Church. The property is located south of NW Ashurst Drive and east of NW View High Drive. The right-of-way for NW Ashurst Drive (shown with pink fill) was dedicated in 2021 and recorded at Jackson County by document number 2021E0063256. With the dedication of the right-of-way, the 43.42-acre parcel was split into two parcels; therefore, the current land use on the proposed 15.40-acre site is vacant-undeveloped.



Figure 1 – Map showing the current parcel configuration.

**Description of Applicant's Request**

The applicant proposes a rezoning from AG to CP-2 and preliminary development plan (PDP) for a 164,081 sq. ft. building to house a sports complex consisting of one indoor soccer field and six indoor basketball



courts or twelve volleyball courts. The site will also house one outdoor soccer field and five outdoor pickleball courts. The proposed building is a single-story structure with a mix of materials that includes translucent panels, glass, and metal panels. The project site is composed of one parcel that was previously part of a parent parcel containing The Summit Church in the northeastern corner. The entire property is currently zoned AG (Agricultural) and the applicant is proposing to rezone 15.40 acres to CP-2 (Planned Community Commercial) to accommodate the use. The rezoning will also cover a future 2-acre parcel for commercial development which is being shown as conceptual in the hatched area. At the time of development, that commercial site will require a Preliminary Development Plan and a Final Development Plan.

The applicant is requesting two (2) modifications; a modification to the high impact buffer requirement along the southern and eastern property lines and a modification to the allowable percentage of metal on the building façade.

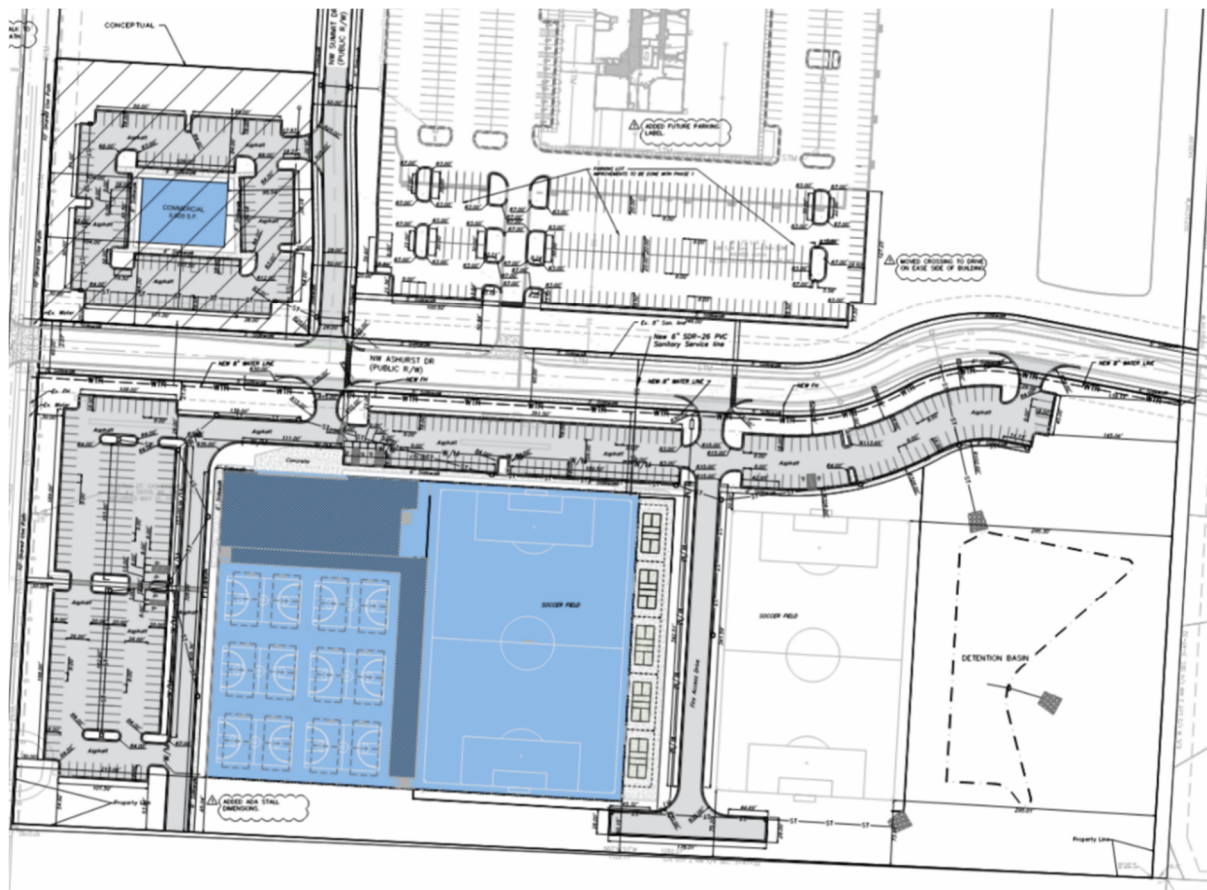


Figure 2 – Preliminary Development Plan (sports complex and parking lot expansion); Conceptual Development Plan (commercial site) shown with hatching.

## 2. Land Use

### Description and Character of Surrounding Area

The subject property sits along the western border of Lee's Summit city limits and is about  $\frac{3}{4}$  of a mile south of I-470. The site is surrounded by AG and R-1 zoning with the majority of the uses being single-



family residential. Despite the directly adjacent zoning and uses being lower intensity, the site is about 1,500-ft. north of more intense uses with PMIX zoning.

### Adjacent Land Uses and Zoning

<b>North (across NW Chipman Rd.):</b>	Dwelling, Single-Family Detached / AG (Agricultural)
<b>South:</b>	Dwelling, Single-Family Detached / AG (Agricultural)
<b>East:</b>	Dwelling, Single-Family Detached / R-1 (Single-Family Residential)
<b>West (across NW View High Dr.):</b>	Park / Kansas City, R-80 (Residential 80)

### Site Characteristics

The project site is composed of one parcel that is undeveloped. Access to the site will come from NW Ashurst Drive. The plan includes the construction of NW Summit Drive to connect to NW Ashurst Drive and provide north/south access to NW Chipman Road. The site generally slopes from west to east.

### Special Considerations

None

## 3. Project Proposal

### Site Design

Land Use	
Impervious Coverage:	43%
Pervious:	57%
<b>TOTAL</b>	<b>100%</b>

### Parking

Proposed		Required	
On-site parking spaces proposed:	300	Total parking spaces required:	Per plan
Accessible spaces proposed:	10	Accessible spaces required:	10
Off-site Parking requested?	Yes	Off-site Parking count:	201

The applicant is also requesting approval of an Alternate Parking Plan based on the historical parking needs for similar facilities as allowed by the UDO. The applicant has provided a parking determination memo outlining their research and reasoning behind their proposed parking requirement. The provided research suggested a requirement of 90 spaces per soccer field and 48 spaces per basketball court to equal 468 spaces for the sport courts and fields. The parking requirement as identified by the applicant is being met through the 300 spaces on site along with the addition of 201 spaces to the north through an expansion of the existing church parking lot. The memo also stated that the developer will be responsible for the expansion of the church parking lot which will occur at the time of development of the sports complex.

Staff compared the provided parking determination memo with the Institute of Transportation Engineers (ITE) Parking Generation Manual 5<sup>th</sup> Edition and is agreeable to the requirement identified by the applicant. The ITE Parking Generation Manual includes site-specific studies and identifies peak parking demands. The most closely related use in the manual is “Soccer Complex” and the studies identified a peak parking demand of 74 parking stalls per soccer field. In close relation is the “Athletic Club” land use code which notes a peak parking demand of 17 parking stalls per tennis court. The manual does not explicitly identify parking demands for each type of sport court and the requirement for tennis courts was the largest peak number identified for an “Athletic Club.”

The parking justification memo also references a shared parking agreement for the parking on the church site. Staff is agreeable to the proposed shared parking. In the parking justification memo, the applicant identified the amount of parking required if maximum occupancy was reached and estimated 535 parking stalls. With the proposed on-site parking and additional parking on the church site through the shared parking agreement, parking would be available.

#### Building Setbacks (Perimeter)

Yard	CP-2 zoning standard	Proposed Building
Front <sup>1</sup>	15'	213.08' (along NW View High Dr.); 95.56' (along NW Ashurst Dr.)
Side <sup>1</sup>	10'	616.83' (east) 60' (south)

<sup>1</sup> – Under the UDO, each street frontage of a corner lot is considered to be a front property line. The remaining interior lot lines are considered to be side property lines.

#### Parking Setbacks (Perimeter)

Yard	Parking	Parking Proposed
Front	20'	30' (along NW View High Dr.); and 21' (along NW Ashurst)
Side	20' <sup>1</sup>	139.15' (east)

<sup>1</sup> – Under the UDO, parking lots shall be set back a minimum 20' from a residentially zoned or residentially used property versus a minimum 6' from another non-residential property or use.

#### Structure(s) Design

Number and Proposed Use of Buildings
1 building
Building Height
36'-10"
Number of Stories
1 story

## 4. Unified Development Ordinance (UDO)

Section	Description
2.240, 2.250, 2.260	Rezoning
2.040, 2.260, 2.300, 2.320	Preliminary Development Plans
2.320	Modifications
4.190	Zoning Districts (CP-2)
8.170	Building Materials
8.890, 8.900	Landscaping (Minimum Requirements)

The CP-2 (Community Commercial District) is established to provide a location for a full-range of retail and office development serving the general needs of the community. Per UDO Sec. 6.430, the proposed use of Recreational Facility, Commercial or non-Commercial (indoor) is allowed within the CP-2 zoning district with one condition. The associated condition spelled out in the UDO is specific to commercial recreational facilities (indoor or outdoor) to mitigate the impacts of non-residential uses in a residential area and provide good guidance for the proposed use on property that is requested to be zoned commercially. The condition associated with commercial recreational facilities is as follows:

**1. A commercial indoor and/or outdoor recreation facility or area shall be allowed provided that the front entrance is 300-ft. or greater distance from any residential district or use.**

- South property line: The proposed building entrance is located 337' from the south property line, which is adjacent to AG zoning and a residential use. Therefore, meeting the requirement.
- East property line: The proposed building entrance is located 778' from the east property line, which is adjacent to R-1 zoning and a residential use. Therefore, meeting the requirement.

### Neighborhood Meeting

The applicant hosted a neighborhood meeting on December 2, 2024. Eighteen (18) members of the public attended.

The applicant reported that the topics covered, and questions answered related to the following:

- Sidewalks and bike lanes along NW View High Drive and NW Ashurst Drive
- Site layout, lighting, amplification, and landscaping/buffering
- Operations (e.g. hours of operation and potential users)
- Construction traffic and resulting traffic
- Compatibility with the existing land uses

Staff has not received any comments or phone calls in favor or in opposition to the project from the public.



## 5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Quality of Life	<p>Goal: Support a healthy, happy community by improving healthy lifestyle choices and opportunities.</p> <p>Objective: Improve access to physical and mental healthcare services.</p> <p>Objective: Improve opportunities for making healthy lifestyle choices.</p>
Sustainable Environment	<p>Objective: Appreciate, protect, and enhance the natural environment to meet the community's needs today without compromising the ability of future generations to live and prosper.</p> <p>Objective: Preserve natural resources.</p>

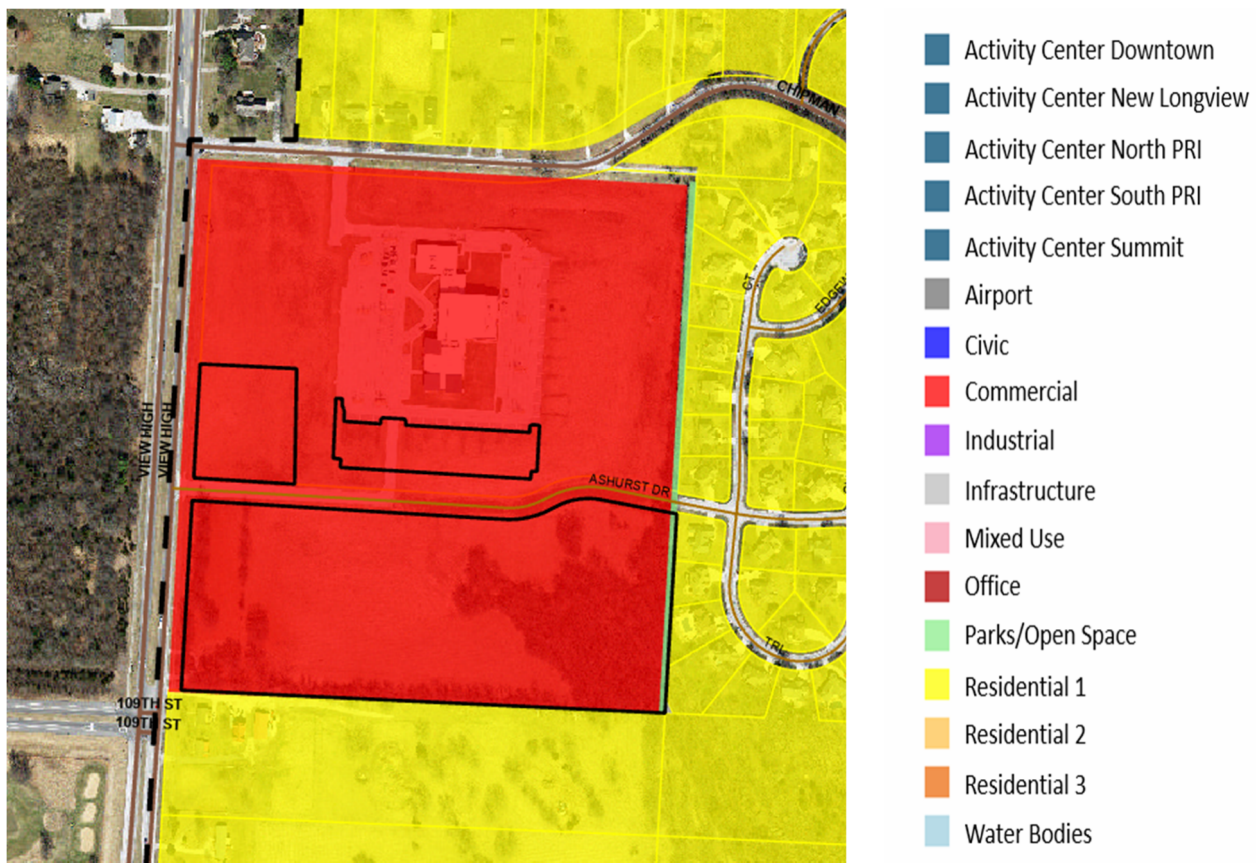


Figure 3 – Future Land Use Map & Legend

The proposed development supports two identified focus areas of the comprehensive plan, namely “Quality of Life” and “Sustainable Environment”. Each focus area has goals and objectives that establish a long-term framework to direct growth and change for the city. As it relates to the Quality of Life plan element, View High Sports Complex offers programming centered around health and wellness. The facility is proposed to have two soccer fields, indoor and outdoor sport courts, a physical rehabilitation office, and speed and agility training. As it relates to the Sustainable Environment plan element, the proposed project includes preservation of existing mature vegetation along the southern and eastern boundaries.

## 6. Analysis

### Background and History

- 2012 – The residence and two (2) small barns at 3381 NW Chipman Road were demolished.
- 2017 – The commercial building for The Summit Church at 3381 NW Chipman Road was issued a final Certificate of Occupancy.
- 2021 – The right-of-way for NW Ashurst Drive was dedicated and recorded at Jackson County.

### Compatibility

The site is located at the southeast corner of NW View High Drive and NW Ashurst Drive. The surrounding area includes single-family residential to the south and east, and institutional (The Summit Church) to the north. The proposed sports complex is compatible as a transitional use between the future commercial and institutional uses to the north and residential development to the south and east. Given the proximity to I-470, the sports complex has the ability to be a regional attraction along with the opportunity to serve area residents.

From an architectural standpoint, the proposed development is not expected to negatively affect the aesthetics of neighboring properties. As previously stated, the palette of materials used on the building is composed of glazing and architectural metal panels which is similar to the existing church.

The proposed building uses a combination of vertical metal panels, glazing, and translucent panels along with a vertical accent fin to provide depth and shifting shadows as daylight changes. The metal panel usage ranges from 67% to 92% with the highest usage on the rear of the building (south). The UDO was recently amended in December of 2024 to allow for metal as an approved material up to a certain percent. Since the applicant is proposing more than 40% metal, a modification is being requested (UDO Section 8.170.A.6). The frequency in use of architectural metal panel systems as a primary or prominent building material has increased in newer developments throughout the city for uses that include restaurants, banks, offices, auto dealerships, churches and schools.



Figure 4 – North elevation (front entrance) facing NW Ashurst Dr.

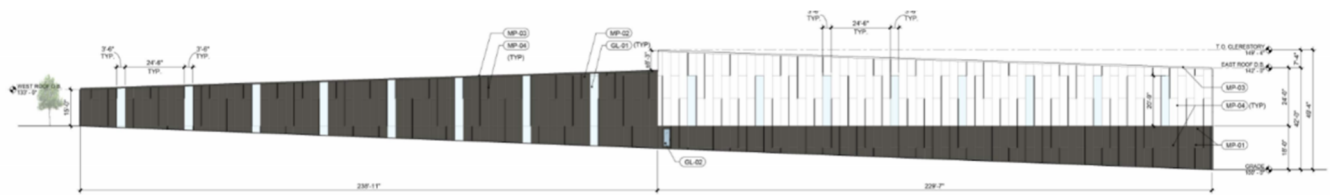


Figure 5 – South elevation facing single-family residential

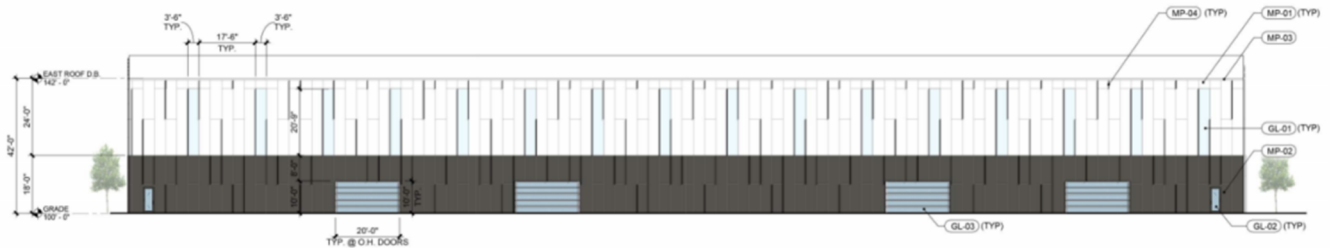


Figure 6 - East elevation facing single-family residential



Figure 7 – West elevation facing NW View High Dr.

### Lighting

A photometric plan is not required for the PDP and will be reviewed with the FDP. Given that modifications to lighting are not being requested, the applicant will be required to comply with the UDO lighting standards or propose an amended PDP with modifications which will be required to be reviewed by Planning Commission and the Governing Body.

The development is required to provide parking lot lighting since the parking lot will accommodate more than eleven (11) spaces. All lighting shall utilize flat lens fixtures with full cut-offs and be mounted to the parking lot light pole at ninety (90) degrees (horizontal to the ground) and shall be non-adjustable per UDO Section 8.250.B. All fixtures within 100-ft. from the property line adjacent to a residential use and/or district shall not exceed 15-ft. in height. Any fixture further than 100-ft. from the property line adjacent to a residential use and/or district may be up to 20-ft. tall.

### Adverse Impacts

The proposed development is not expected to seriously injure the appropriate use of, or detrimentally affect, neighboring property. In lieu of a high-impact landscape buffer composed of landscaping plus a 6'-tall vinyl fence along the south and east, the applicant is proposing to preserve existing mature vegetation and install evergreens. Staff believes this to be an adequate alternative and that it will provide visual and spatial separation from the abutting single-family residences.

The subject development is not expected to create excessive storm water runoff for the area. A detention basin will be constructed on the eastern side of the project site.



### **Infrastructure**

The proposed preliminary development plan is not expected to impede the normal and orderly development and improvement of the surrounding property. Water and sanitary sewer for the proposed development will utilize existing public water and sewer lines that are on or adjacent to the property.

### **Road Improvements**

The proposed development will be accessed from three drives off NW Ashurst Drive. The development will also extend the stub road south of NW Chipman Road (NW Summit Drive). The traffic impact study performed by Kimley-Horn + Associates identifies several road improvements at the intersection of NW View High Drive and NW Ashurst Drive as well as an improvement for NW Summit Drive as follows:

- Construct a north/south roadway (NW Summit Drive) from Ashurst Drive to connect to the existing stub street 250-feet south of Chipman Road. (Also referred to as Drive B).
- Construct a median break on View High Drive in a manner that restricts NW Ashurst Drive access to left-in/right-in/right-out.
- Construct a southbound left-turn lane on NW View High Drive at NW Ashurst Drive with a minimum storage length of 200-feet plus an appropriate taper.
- Construct a northbound right-turn lane on NW View High Drive at NW Ashurst Drive with a minimum storage length of 150-feet plus an appropriate taper.

The following improvements are identified along NW View High Drive and on both sides of NW Ashurst Drive.

- Construct a 10-foot wide shared use path along the NW View High Drive frontage.
- Construct sidewalks along both sides of NW Ashurst Drive.

### **Modification Requests**

- The applicant has requested a modification to UDO Sec. 8.170.A – Building materials for office, commercial/retail, and industrial buildings.
  - **Requirement** – Metal may not exceed 40% of any façade. A modification for the use of metal up to 75% of any façade may be approved by the Planning Commission. A modification for the use of metal to exceed 75% of any façade may be approved by the Governing Body.
  - **Proposed** – The applicant is proposing the following percentages be architectural metal:
    - i. 75% of the north façade
    - ii. 92% of the south façade
    - iii. 86% of the east façade
    - iv. 67% of the west façade
  - **Recommendation** – Staff is supportive of the requested modification. The facades containing the highest amount of metal are to the south and east and those sides will be buffered by existing vegetation along with new evergreens. The request is consistent with other approved developments in the City such as churches, car dealerships, and the recently approved Fire Stations.
- The applicant has requested a modification to UDO Sec. 8.900.A – High Impact Screening.

- **Requirement** – A 100 percent opaque screen between land uses, which are dissimilar in character. When the proposed plan is considered to have a high impact on surrounding properties or the adjacent property is considered to have an adverse impact, both of the following shall be installed within the 20-foot buffer yard: (1) a six-foot high masonry wall, opaque vinyl fence, or three-foot high berm, (2) and low impact screening.
- **Proposed** – The applicant is proposing to preserve the existing mature vegetation and install evergreens in lieu of installing a six-foot high masonry wall, opaque vinyl fence, or three-foot high berm within the southern and eastern buffer yards.
- **Recommendation** – Staff is supportive of the proposed modification as we feel the mature existing vegetation will provide a better visual and spatial buffer than could be achieved with a fence.

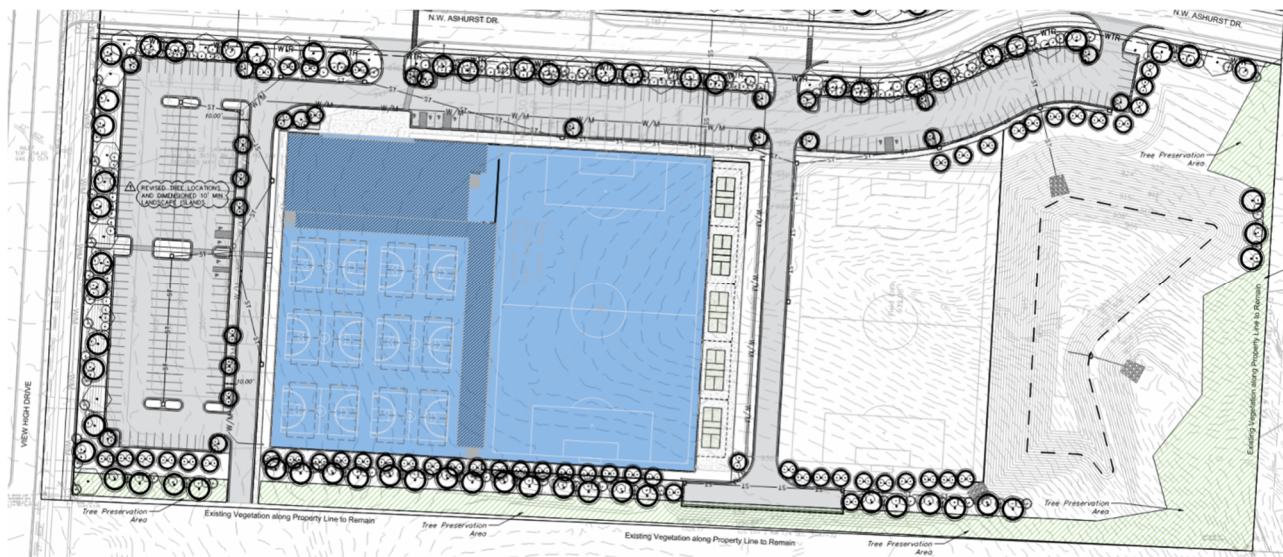


Figure 8 – Proposed landscape plan (green hatched area denotes tree preservation in lieu of six-foot tall fence of three-foot tall berm)

### **Recommendation**

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive plan, the requirements of the UDO.

## **7. Recommended Conditions of Approval**

### **Site Specific**

1. Development shall be in accordance with the preliminary development plan with an upload date of January 3, 2025.
2. A modification shall be granted to UDO Sec. 8.170.A to allow for architectural metal panels on more than 40% of all facades as depicted on the plan set uploaded on January 3, 2025.
3. A modification shall be granted to UDO Sec. 8.900.A to waive the requirement for a six-foot high masonry wall, opaque vinyl fence, or three-foot high berm within the southern and eastern buffer yards.
4. A copy of the Shared Parking Agreement shall be provided to staff prior to approval of the Final

Development Plan.

5. Road improvements shall be constructed as recommended in the Transportation Impact Analysis conducted by staff dated January 6, 2025.

### **Standard Conditions of Approval**

6. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.
7. All Engineering Plan Review and Inspection Fees shall be paid prior to approval of the associated engineering plans and prior to the issuance of any site development permits or the start of construction (excluding land disturbance permit).
8. All subdivision-related public improvements must have a Certificate of Final Acceptance prior to approval of the final plat, unless security is provided in the manner set forth in the City's Unified Development Ordinance (UDO) Section 7.340. If security is provided, building permits may be issued upon issuance of a Certificate of Substantial Completion of the public infrastructure as outlined in Article 3, Division V, Sections 3.540 and 3.550 and Article 3, Division IV, Section 3.475 of the UDO, respectively.
9. A Land Disturbance Permit shall be obtained from the City if groundbreaking will take place prior to the issuance of a site development permit, building permit, or prior to the approval of the Final Development Plan / Engineering Plans.
10. Private parking lots shall follow Article 8 of the Unified Development Ordinance for pavement thickness and base requirements.
11. The Final Development Plan will be required to meet all City stormwater design criteria unless a Design Modification Request (waiver) is submitted and approved by the City.
12. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2018 International Fire Code.

The building is shown with a water main for an automatic sprinkler system.

13. Show the location of the FDC on the building.
14. All exterior mechanical equipment, whether roof mounted or ground mounted, shall be entirely screened from view. Roof mounted equipment shall be screened by the parapet equal to the height of the mechanical equipment. Ground mounted equipment shall be screened by masonry wall or landscaping equal to the height of the units.
15. Accessible parking signs shall meet the requirements set forth in the **Manual on Uniform Traffic Devices (R7-8)**. Each accessible parking space shall be identified by a sign, mounted on a pole or other structure, located 60 inches (5 feet) above the ground measured from the bottom of the sign, at the head of the parking space.
16. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.



17. A final plat shall be approved and recorded prior to issuance of any building permits.