

City Council Meeting: View High Sports Complex March 18, 2025

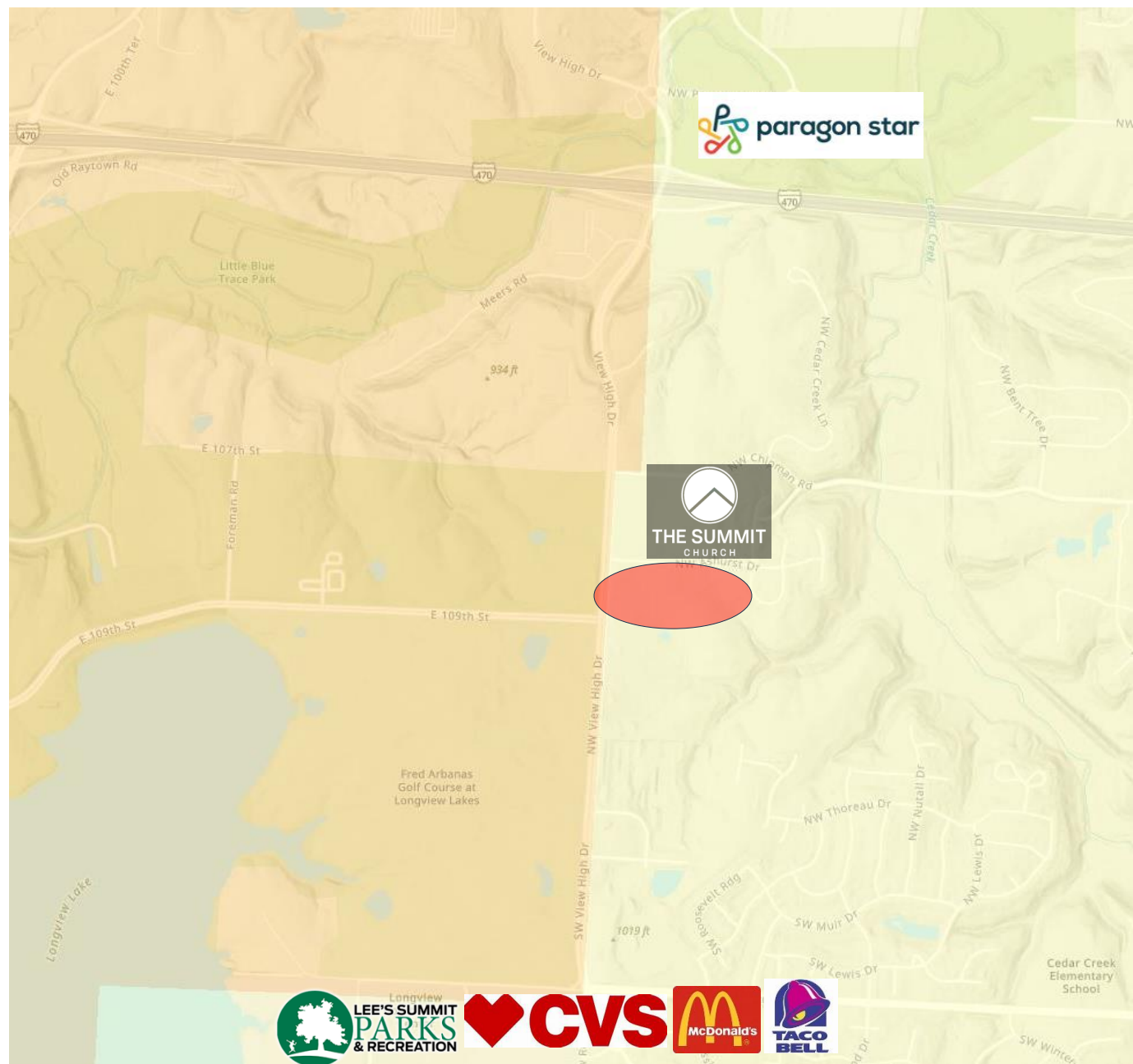


Lee's Summit, MO



View High Sports Complex Appl No PL2024-283

Rezoning and Preliminary Development Plan



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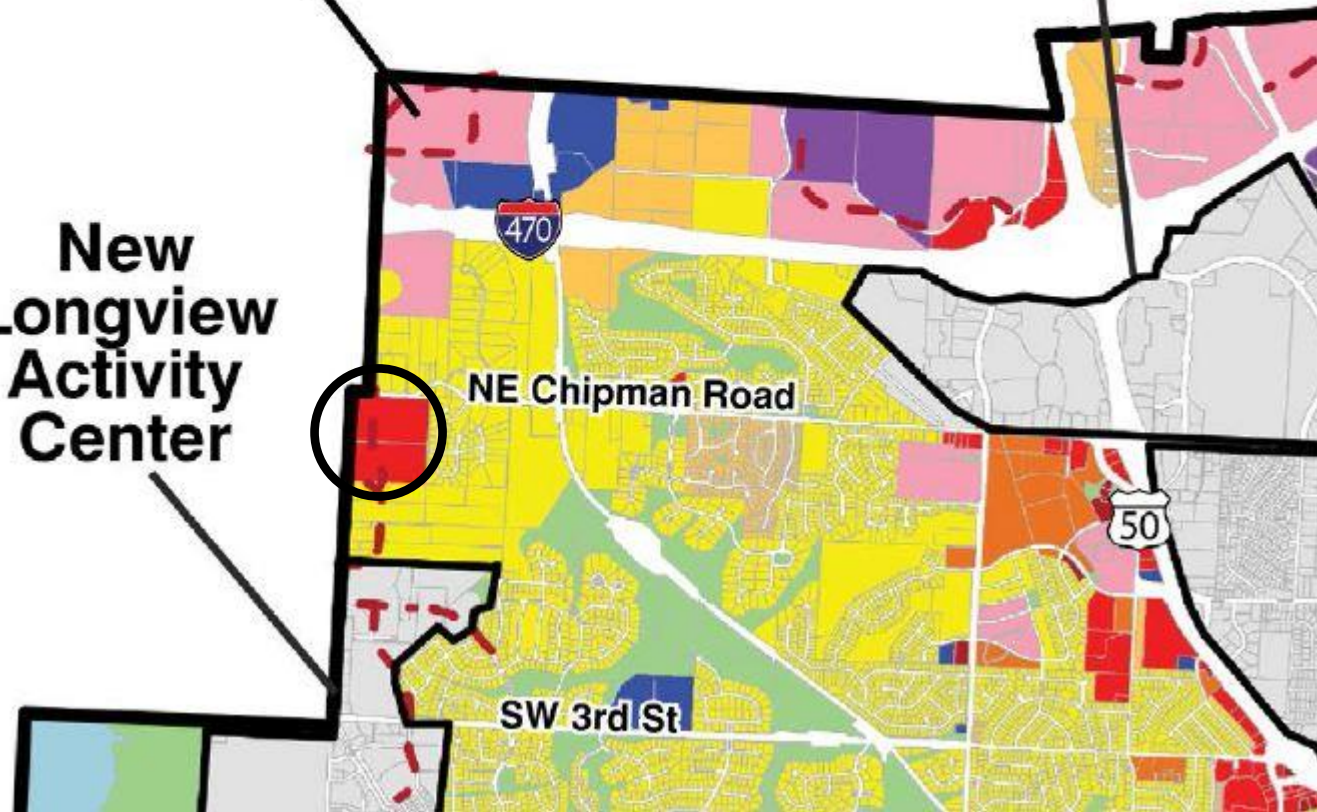


Ignite Master Plan

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

**Summit
Activity Center**

**New
Longview
Activity Center**



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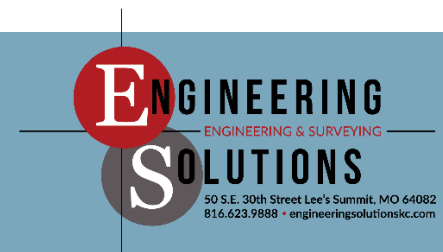
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Northeast View



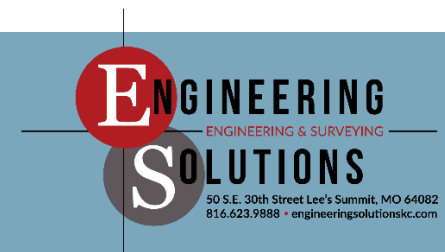
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East View



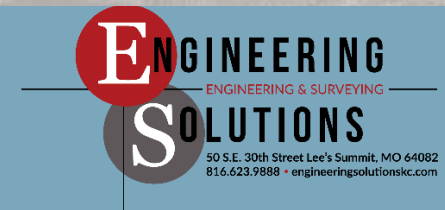
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West View



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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

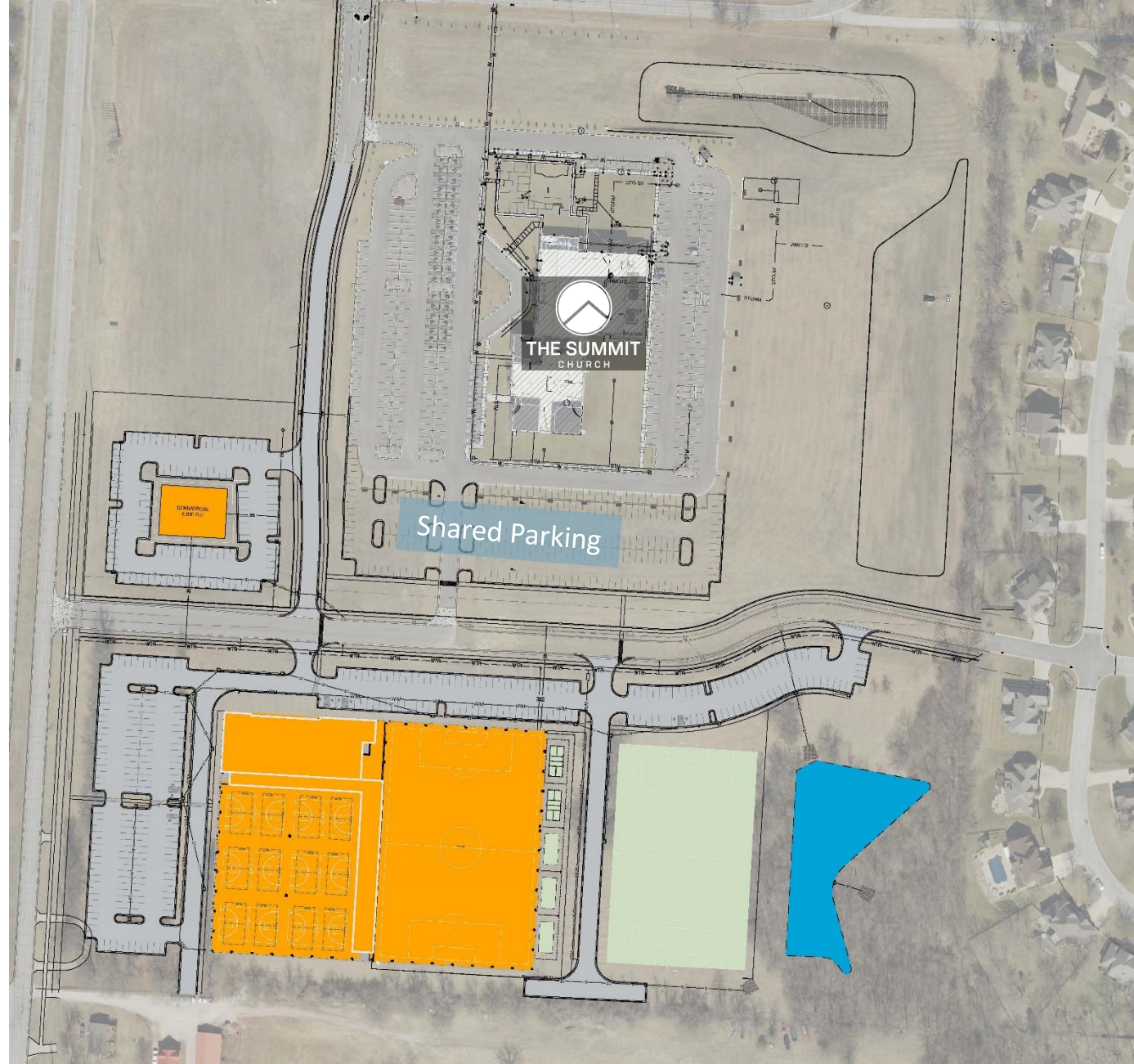
-Office Space for

-Sports Medicine

-Training

-Rehab

-Entertainment Area



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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

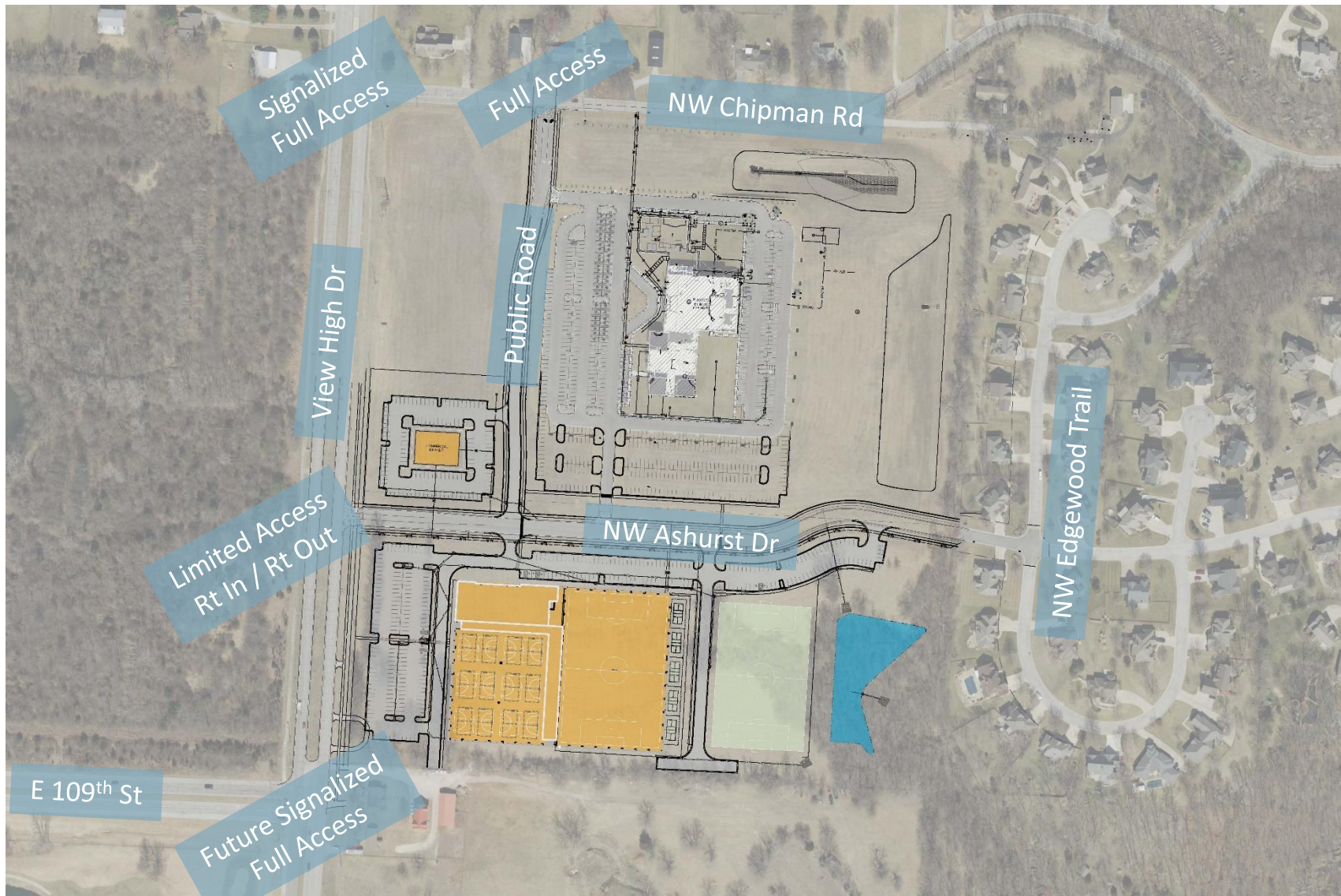


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CONCEPT VIEW FROM NW PARKING



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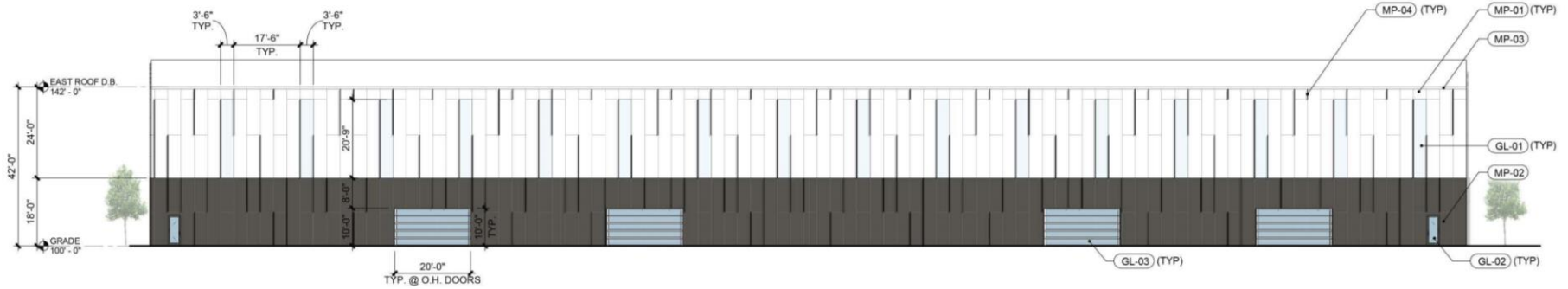
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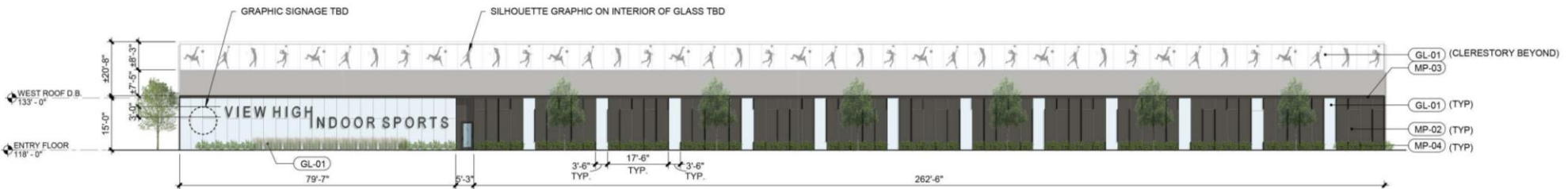
View High Sports Complex

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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Neighborhood Meeting – Held December 2, 2024

- 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



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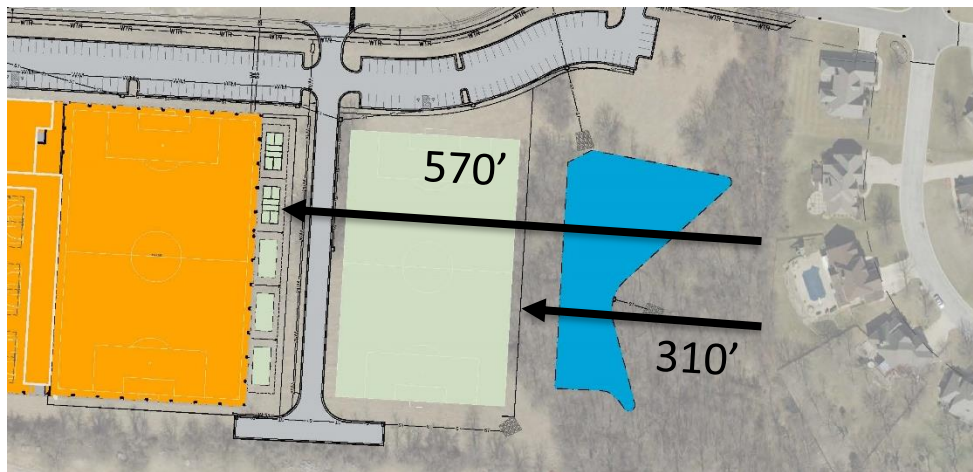
Noise Attenuation Formula

$SPL2 = SPL1 - 20 \log(R2/R1)$, where:

- SPL1 – Sound pressure level at point 1;
- SPL2 – Sound pressure level at point 2;
- R1 – Distance from the sound source to point 1;
- R2 – Distance from the sound source to point 2

- Pickleball generates about 70 to 80 dBA
- At 570' away the sound is 24.9 dBA

- Sporting Events generates about 90 dBA
- At 310' away the sound is 40.2 dBA



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

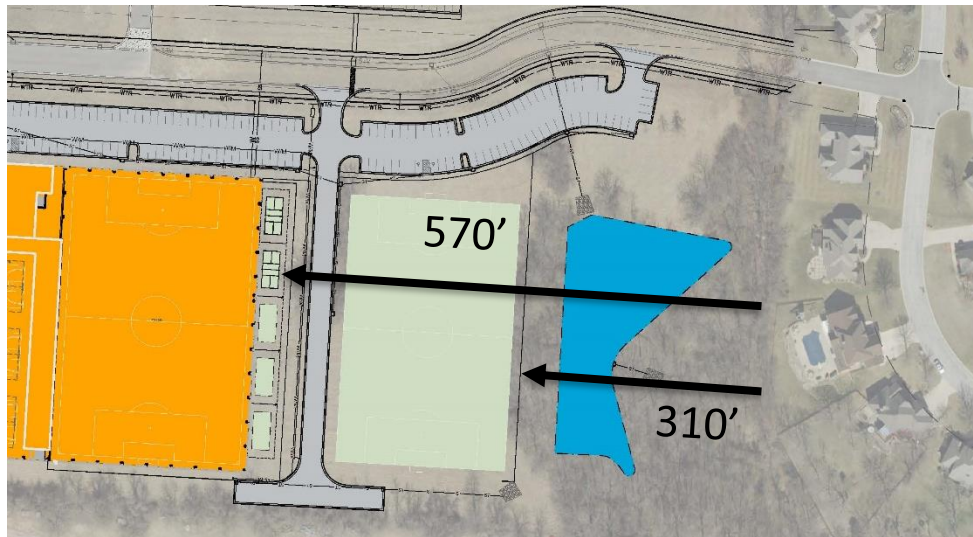


- A. No person shall operate or cause to be operated on private property any source of sound in such manner as to create a sound level which exceeds the limits set forth for the receiving land use category, as follows, when measured at or within the property boundary of the receiving land use:

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



- Pickleball generates about 70 to 80 dBA
- At 570' away the sound is 24.9 dBA
- Soccer generates about 110 dBA
- At 310' away the sound is 40.2 dBA



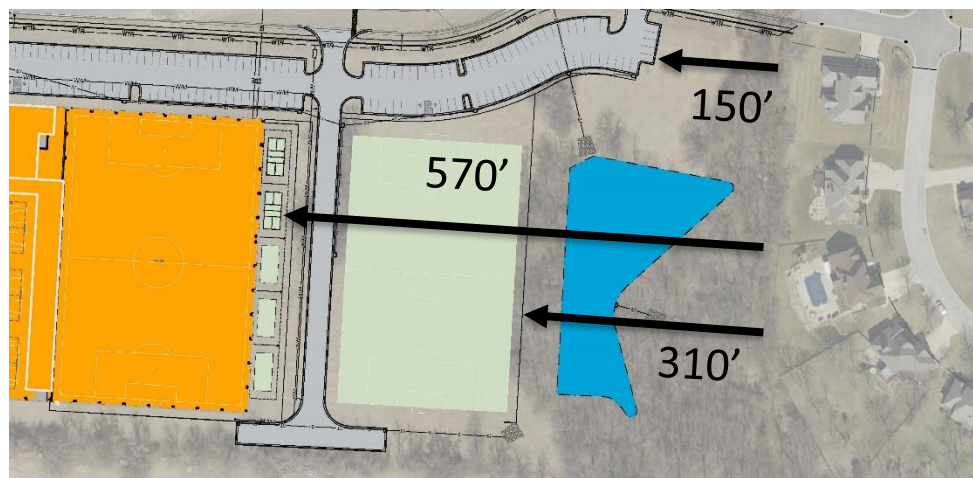
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View High Sports Complex

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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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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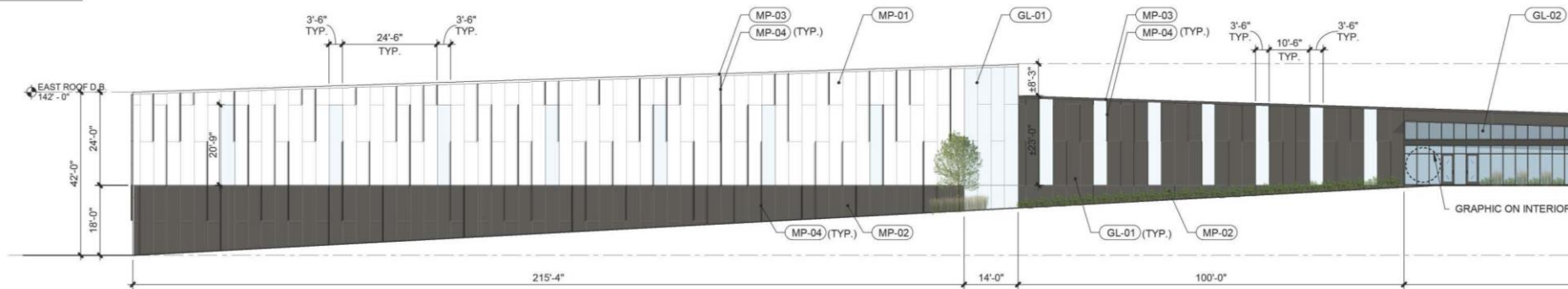


View High Sports Complex – Modification Requests

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



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

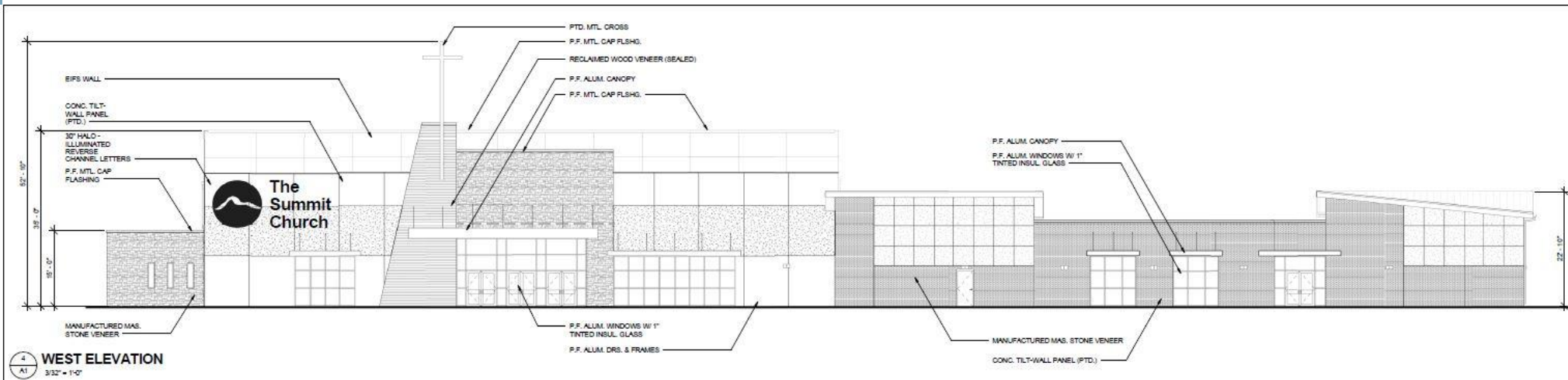


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The Summit Church



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KINGSPAN INSULATED METAL PANELS	KINGSPAN ACCENT FINS	KINGSPAN UNIQUAD TRANSLUCENT PANELS	WOOD SLAT EXTERIOR PANELING
<p>MP-01</p> <p>KINGSPAN 3"TH OPTIMO METAL PANEL, WHITE COLOR TO BE SELECTED FROM STANDARD COLOR OPTIONS, TBD</p>  <p>MP-02</p> <p>KINGSPAN 3"TH OPTIMO METAL PANEL, PEWTER METALLIC</p> 	<p>MP-04</p> <p>KINGSPAN OPTIMO 4" VERTICAL ACCENT FIN; COLOR TO MATCH ADJACENT MTL PANEL</p> <p>INDIVIDUAL VERTICAL FIN & INSTALATION DIAGRAM</p> 	<p>GL-01</p> <p>KINGSPAN uniQUAD TRANSLUCENT PANEL</p> <p>UNIQUAD PANEL DURING THE DAY</p>  <p>UNIQUAD PANEL AT NIGHT</p> 	<p>WD-01</p> <p>WOOD PLANK; BASIS OF DESIGN= 3/4"TH 5.25" SOLID WOOD ACCOYA, MFR AND FINISH TBD</p>  <p>LOBBY SOFFIT</p> 



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