

AN ORDINANCE APPROVING A REZONING FROM DISTRICT AG (AGRICULTURAL) TO DISTRICT CP-2 (PLANNED COMMUNITY COMMERCIAL) AND PRELIMINARY DEVELOPMENT PLAN FOR VIEW HIGH SPORTS COMPLEX ON APPROXIMATELY 17.18 ACRES OF LAND LOCATED AT 3350 NW ASHURST DRIVE, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2024-283 submitted by Engineering Solutions, LLC., requesting approval of a rezoning from AG (Agricultural) to CP-2 (Planned Community Commercial) and preliminary development plan on land located at 3350 NW Ashurst Drive was referred to the Planning Commission to hold a public hearing; and,

WHEREAS, the Unified Development Ordinance provides for the approval of a rezoning and preliminary development plan by the City following public hearings by the Planning Commission and City Council; and,

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the rezoning and preliminary development plan on January 23, 2025, and rendered a report to the City Council recommending that the rezoning and preliminary development plan be approved; and,

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on February 25, 2025, and rendered a decision to approve the rezoning and preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a rezoning and preliminary development plan is hereby approved on the following described property:

REZONING FROM AG TO CP-2

Lot 2:

All that part of the west one half of Lot 2 of the northwest quarter of Section 3, Township 47 N, Range 32 W, in Lee's Summit, Jackson County, Missouri, described as follows:

Commencing at the NW corner of Lot 2, NW ¼ of said Section 3; thence S3°15' 59" W, a distance of 602.53 feet; thence S 87° 28' 59" E, a distance of 30.00 feet to the point of beginning; thence S 86° 41' 01" E, a distance of 289.44 feet; thence S 03° 18' 59" W, a distance of 38.20 feet; thence along a curve to the left tangent to the preceding course and having a radius of 525.00 feet, an arc distance of 39.78 feet; thence S 01° 01' 29" E, a distance of 101.53 feet; thence along a curve to the right tangent to the preceding course and having a radius of 475.00 feet, an arc distance of 35.95 feet; thence S 03° 18' 43" W, a distance of 79.80 feet; thence N 86° 41' 01" W, a distance of 300.00 feet; thence N 3° 18' 59" W, a distance of 294.89 feet to the point of beginning.

Containing 87,119.17 SF or 2.00 acres more or less.

Lot 3:

All that part of the west one half of Lot 2 of the northwest quarter of Section 3, Township 47 N, Range 32 W, in Lee's Summit, Jackson County, Missouri, described as follows:

Commencing at the SW corner of Lot 2, NW ¼ of said Section 3; thence S 87° 25' 59" E, a distance of 30.00 feet to the point of beginning; thence N 3° 18' 59" E, a distance of 507.42 feet; thence S 86° 41' 01" E, a distance of 837.95 feet; thence along a curve to the left tangent to the preceding course and having a radius of 245.00 feet, an arc distance of 139.16 feet; thence N 60° 46' 19" E, a distance of 3.75 feet; thence along a curve to the right tangent to the preceding course and having a radius of 185.00 feet, an arc distance of 129.62 feet; thence S 79° 04' 57" E, a distance of 204.08 feet; thence S 03° 22' 09" W, a distance of 534.78 feet; thence N 87° 16' 57" W, a distance of 1298.77 feet to the point of beginning.

Containing 670,737.34 SF or 15.40 acres more or less.

AND

PRELIMINARY DEVELOPMENT PLAN

Tracts 1 and 2:

All that part of the west one half of Lot 2 of the northwest quarter of Section 3, 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 right 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 existing right of way of View High Drive and the south line of the existing right of way line of Chipman Road; thence S 86° 41' 55" E parallel with the north line of said quarter section, a distance of 337.94 feet; thence S 86° 35' 42" E parallel with the north line of said quarter section, a distance of 945.57 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 1420.09 feet to a point on the south line of the west half of said Lot 2; thence N 87° 16' 57" W along said south line, a distance of 1282.27 feet; thence N 03° 15' 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 47 N, Range 32, in Lee's Summit, Jackson County, Missouri.

SECTION 2. That the following conditions of approval apply:

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 Se. 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.

SECTION 3. That rezoning of the property from AG to CP-2 shall be as depicted on the rezoning exhibit appended hereto as Attachment A. Development shall be in accordance with the preliminary development plan set and building elevations revision dated January 3, 2025, appended hereto as Attachment B.

SECTION 4. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this 15th day of April, 2025.

ATTEST:

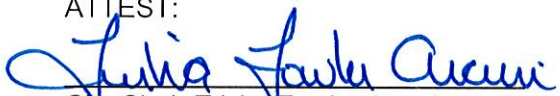

City Clerk Trisha Fowler Arcuri




Mayor William A. Baird

APPROVED by the Mayor of said city this 18th day of April, 2025.

ATTEST:

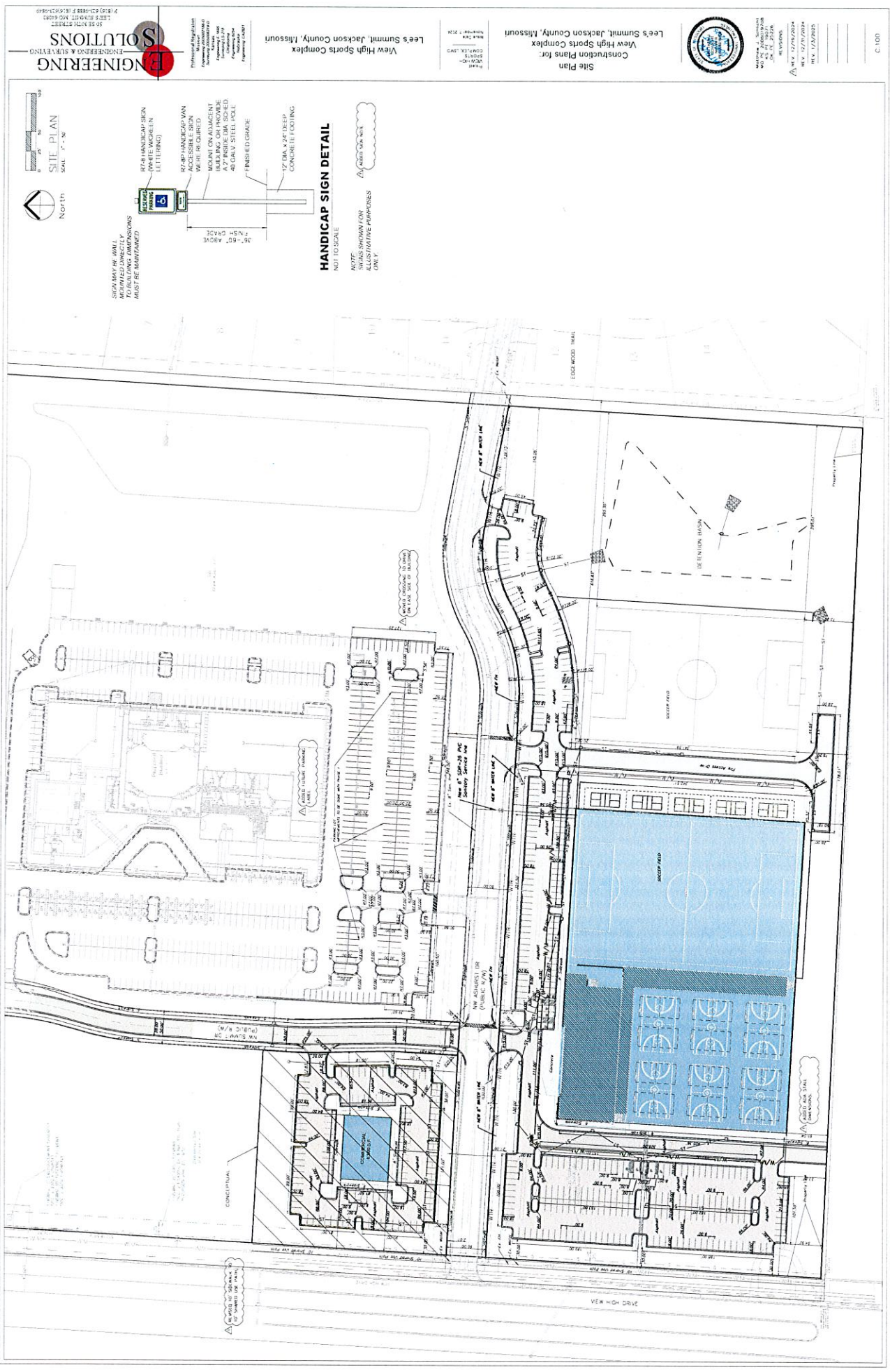

City Clerk Trisha Fowler Arcuri




Mayor William A. Baird

APPROVED AS TO FORM:


City Attorney Brian W. Head



SITE PLAN
SCALE: 1" = 40'

SIGN MAY BE WALL
TO BUILDING DIMENSIONS
MUST BE MAINTAINED



87-48 HANDICAP SIGN
(WHITE WHEELCHAIR
LETTERING)

87-48P HANDICAP VAN
ACCESSIBLE SIGN
MOUNT ON ADJACENT
BUILDING OR PROVIDE
A 37 INCH DIA SIGNED
40 GALT STEEL POLL
7 FINISHED GRADE

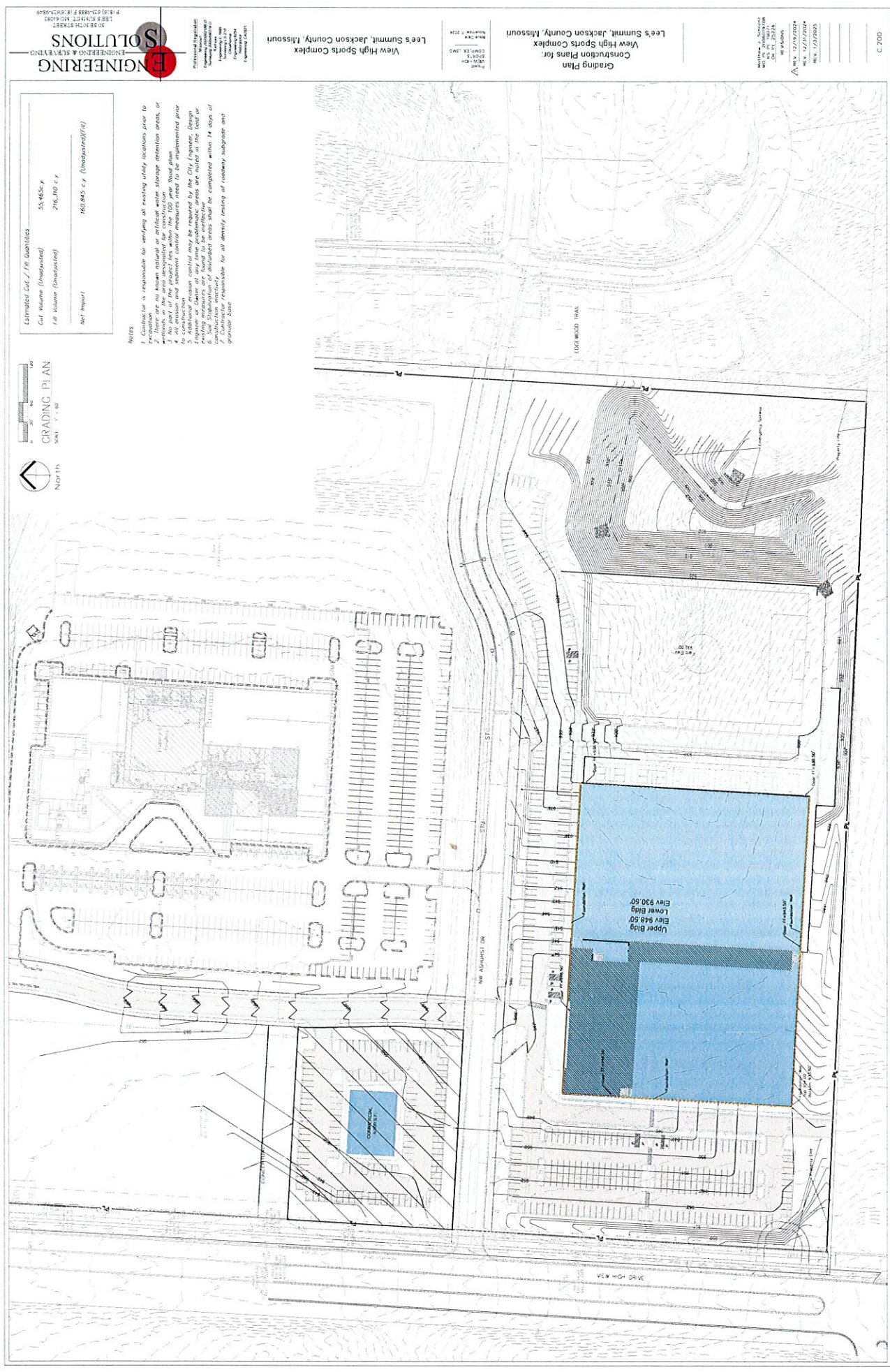
12" DIA. X 24" DEEP
CONCRETE FOOTING

HANDICAP SIGN DETAIL
NOT TO SCALE

NOTE:
SIGNS SHOWN FOR
ILLUSTRATIVE PURPOSES
ONLY



MATTHEW J. SIMMONS
Professional Engineer
No. 000000017
Exp. 12/31/2024
MISSOURI
12/1/2024



Estimated Cut / Fill Quantities	
Cut Volume (Undisturbed)	55,465 c.y.
Fill Volume (Undisturbed)	276,100 c.y.
Net Import	160,645 c.y. (Undisturbed)(fill)

NOTES:
1. Contractor is responsible for verifying all existing utility locations prior to excavation.
2. No part of the project lies within the 100 year flood plain.
3. No part of the project lies within the 100 year flood plain.
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9. No part of the project lies within the 100 year flood plain.
10. No part of the project lies within the 100 year flood plain.

Grading Plan
Scale: 1" = 40'



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
1825 S. 17TH STREET
SUITE 100
JACKSON, MISSISSIPPI 39204
P: 601.933.8888 F: 601.933.8889

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

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

DATE: 12/17/2024
BY: J. [Name]
CHECKED: [Name]
SCALE: 1" = 40'

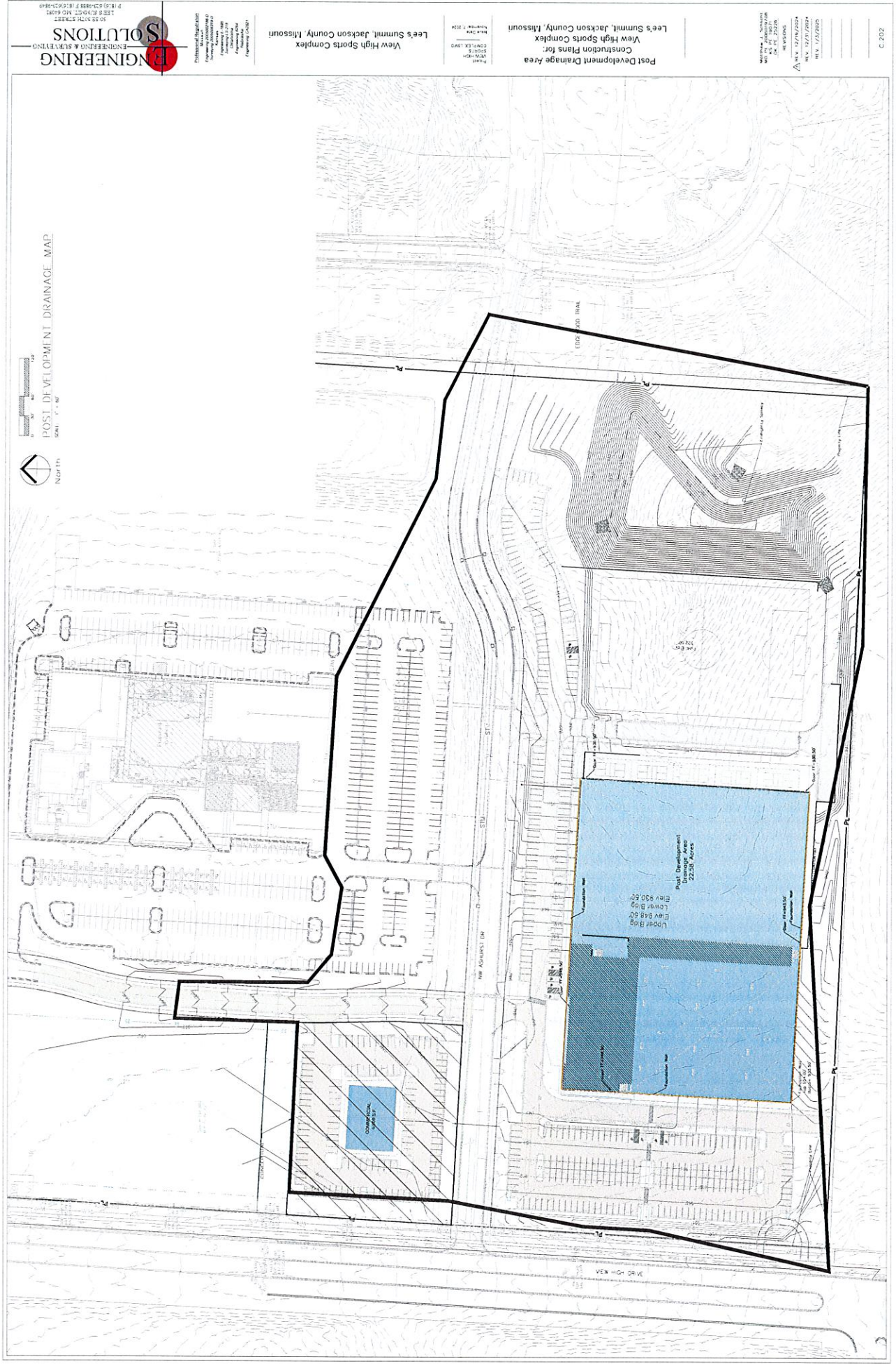


Matthew J. Semmens
MJC #1 20000119 F08
K5 #1 190311
Oct #1 27526
REWARDS
MJC #2 19/2024
MJC #2 31/2024
MJC #3 3/2025

Pre-Development Drainage Map
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri

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

ENGINEERING SOLUTIONS



POST DEVELOPMENT DRAINAGE MAP
SCALE: 1" = 80'



ENGINEERING SOLUTIONS
ENGINEERING & SURVEYING
3035 W 10TH STREET
LEE'S SUMMIT, MISSOURI 64083
P: 816.224.8888 F: 816.224.8888

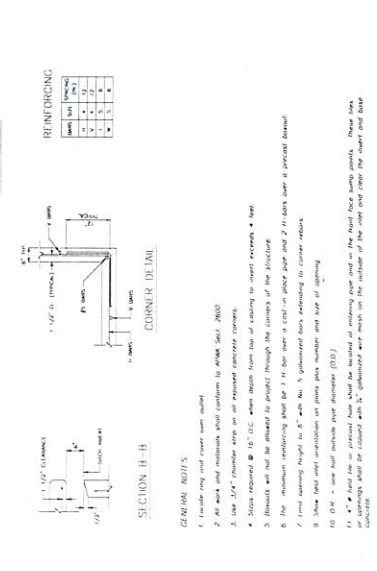
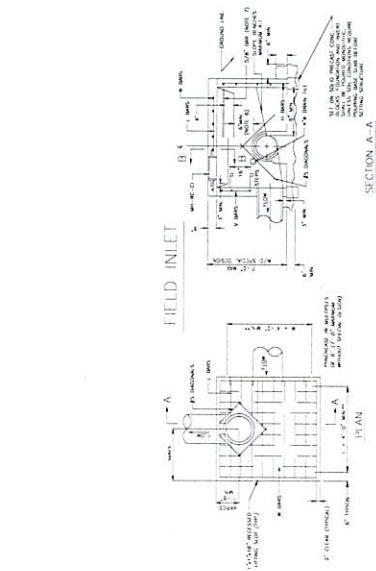
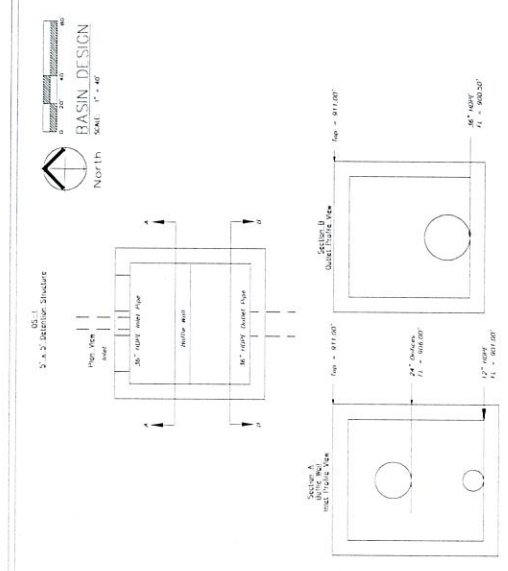
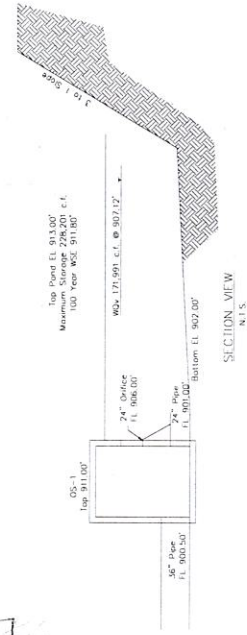
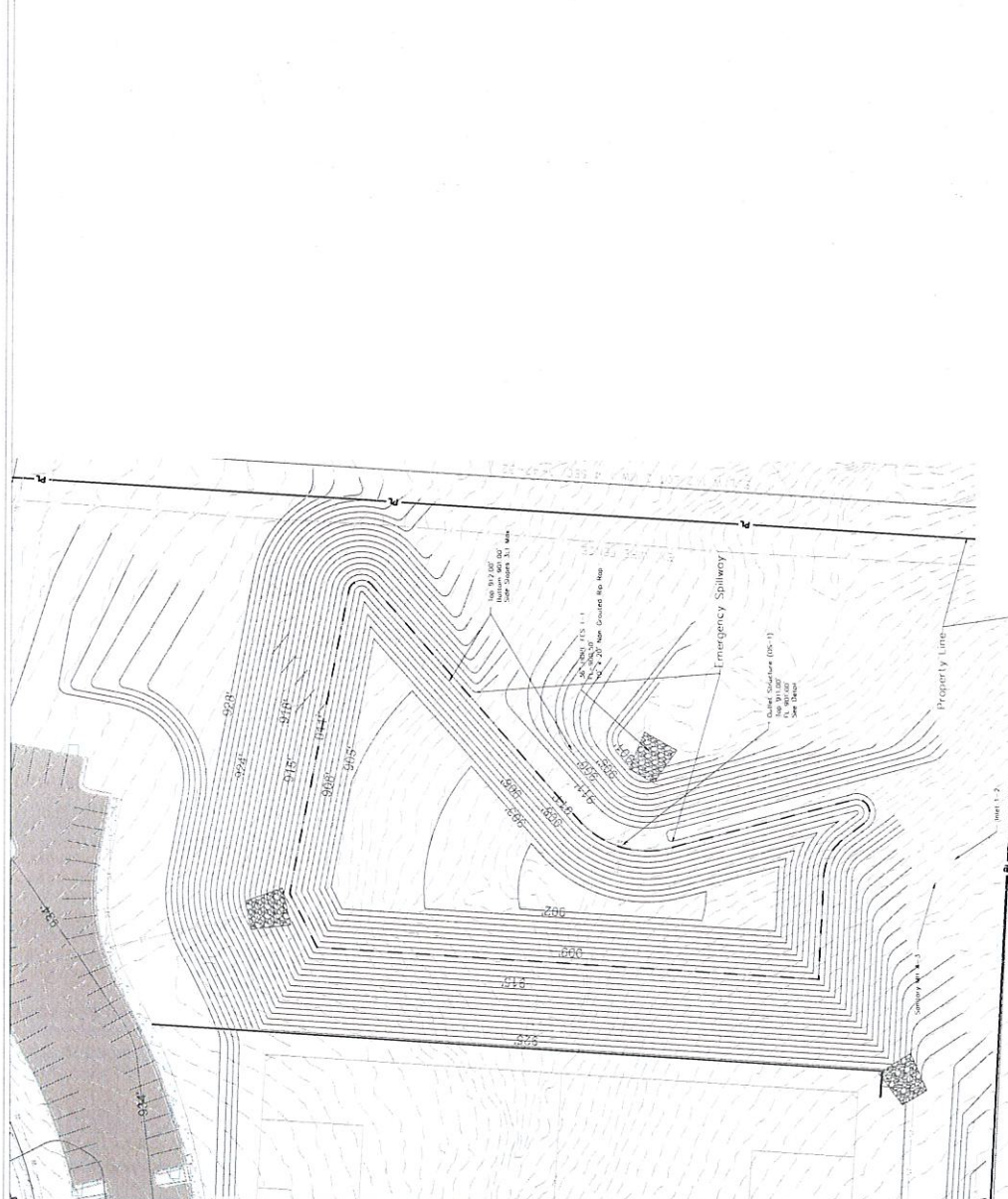
Professional Registration
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Professional Surveyor License No. 000000000
Professional Engineer License No. 000000000
Professional Surveyor License No. 000000000
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Professional Surveyor License No. 000000000

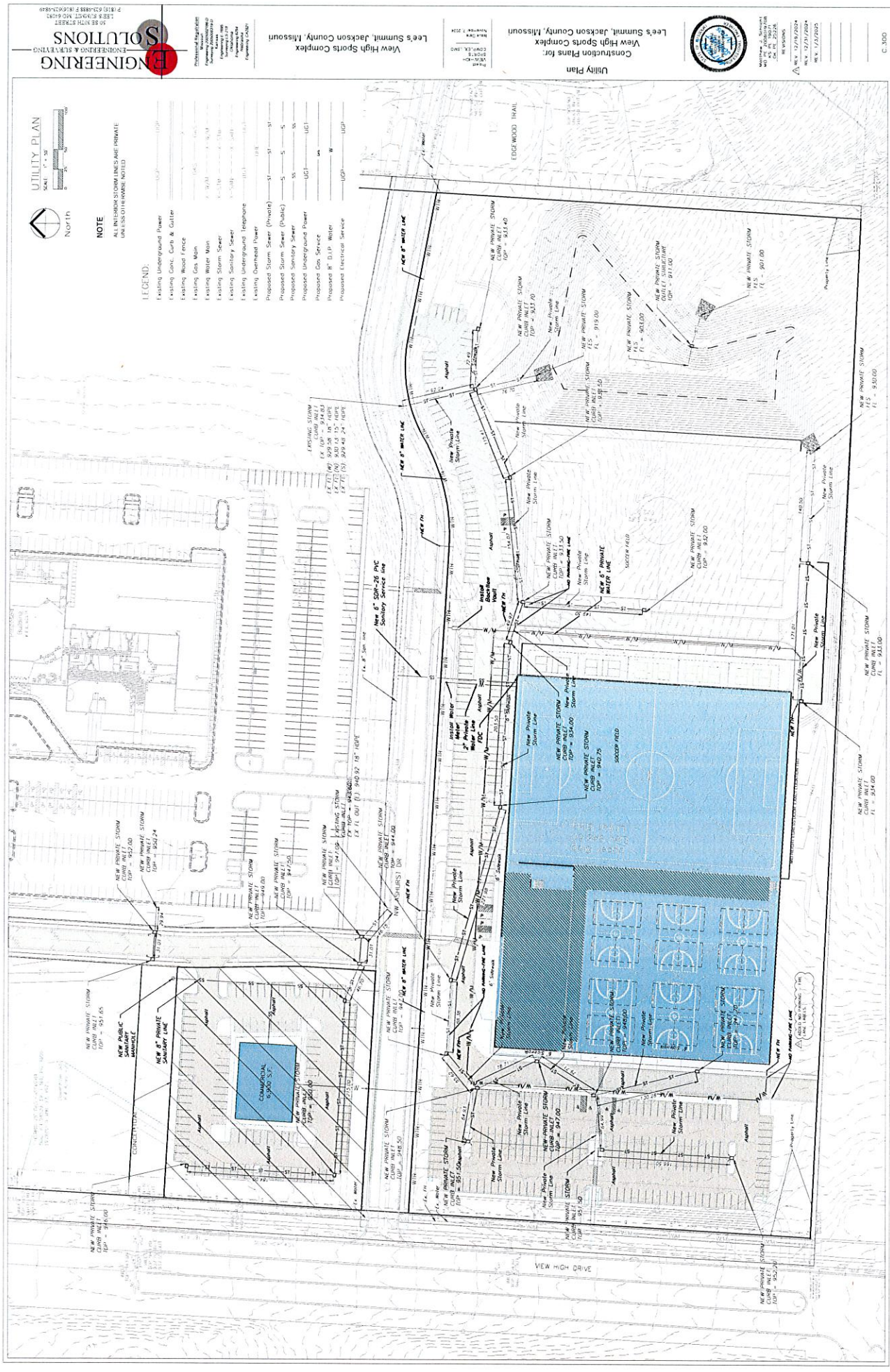
Lee's Summit, Jackson County, Missouri
View High Sports Complex

Project: View High Sports Complex
Client: Lee's Summit
Date: 12/17/2024
Drawn: J. Smith
Checked: J. Smith
Reviewed: J. Smith

Post Development Drainage Area
Construction Plans for:
View High Sports Complex
Lee's Summit, Jackson County, Missouri

Sheet: 1 of 1
Date: 12/17/2024
Scale: 1" = 80'





UTILITY PLAN
SCALE: 1" = 30'

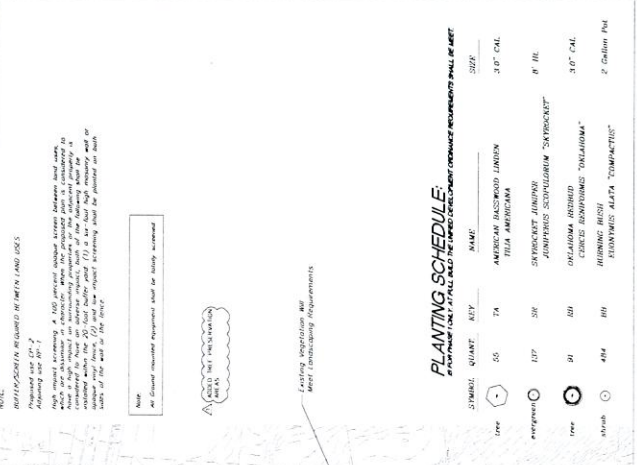
NOTE
ALL INTERIOR STORM LINES ARE PRIVATE
UNLESS OTHERWISE NOTED

LEGEND:

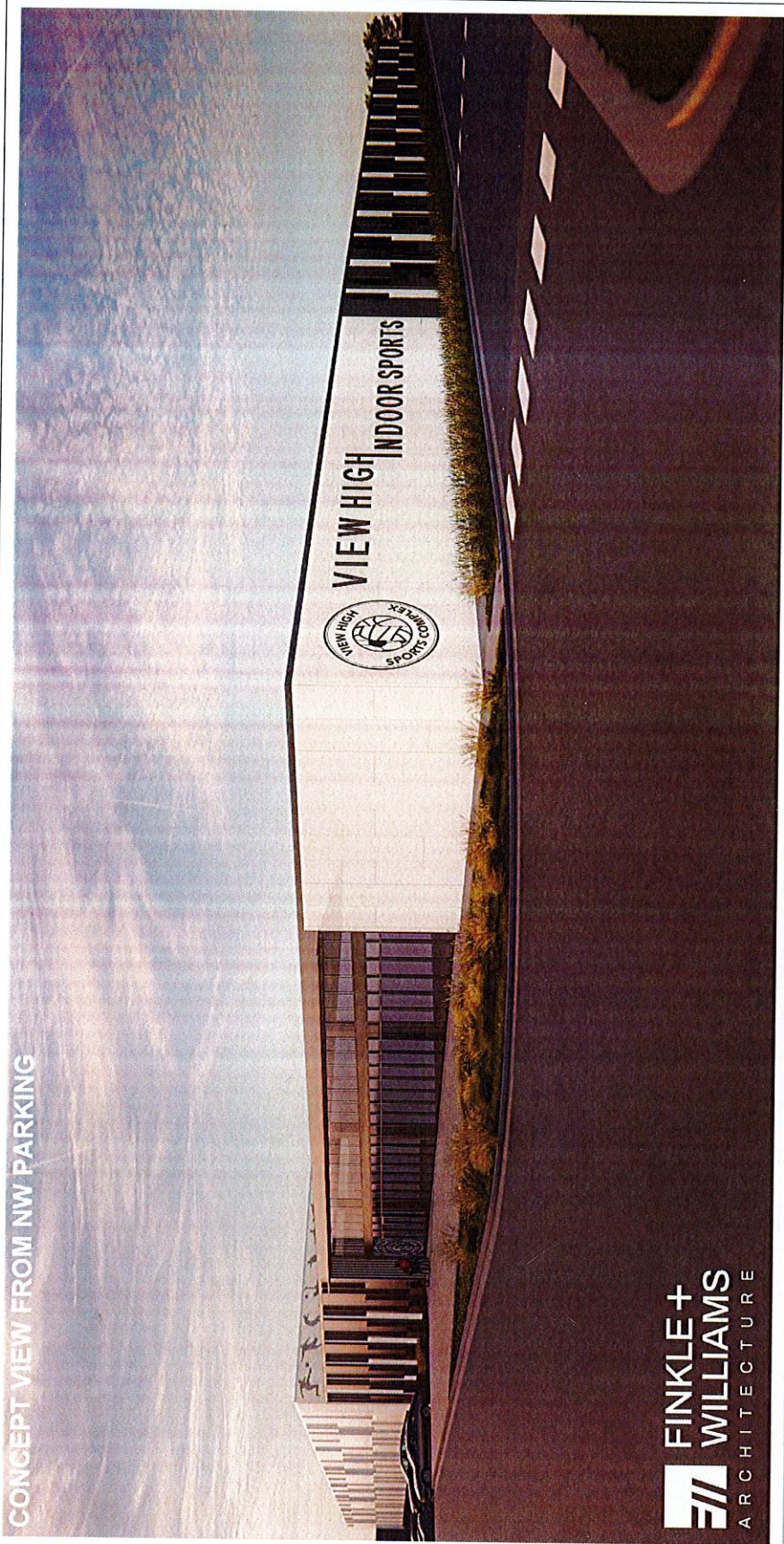
- Existing Underground Power
- Existing Conc. Curb & Gutter
- Existing Wood Fence
- Existing Gas Main
- Existing Water Main
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Underground Telephone
- Existing Overhead Power
- Proposed Storm Sewer (Private)
- Proposed Storm Sewer (Public)
- Proposed Sanitary Sewer
- Proposed Underground Power
- Proposed Gas Service
- Proposed 8" 10.10 Water
- Proposed Electrical Service

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

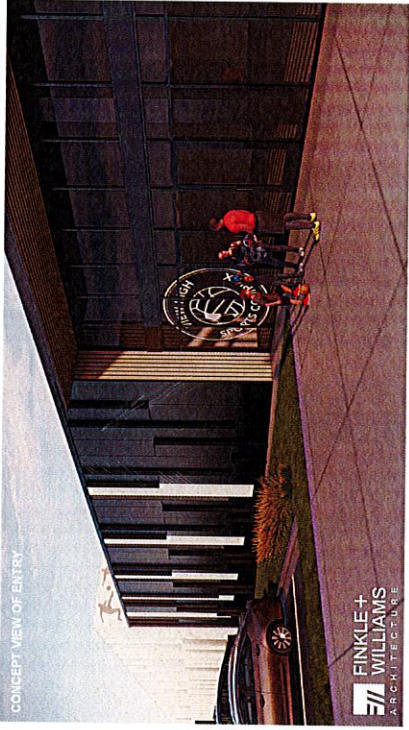
Project No. 2024
Date: 12/19/2024
Author: J. Smith
Checker: A. Jones
Title: Utility Plan



CONCEPT VIEW FROM NW PARKING



FINKLE + WILLIAMS
ARCHITECTURE



CONCEPT VIEW OF ENTRY

KINGSPAN INSULATED METAL PANELS	KINGSPAN ACCENT FINIS	KINGSPAN UNIQAD TRANSLUCENT PANELS	WOOD SLAT EXTERIOR PANELING
(K1002) KINGSPAN 87TH OPTIMO METAL PANEL, WHITE COLOR TO BE SELECTED FROM STANDARD COLOR OPTIONS, TBD (K1003) KINGSPAN 87TH OPTIMO METAL PANEL, POWDER METAL	(K1004) KINGSPAN OPTIMO 4" VERTICAL ACCENT FIN, COLOR TO BE SELECTED FROM STANDARD COLOR OPTIONS, TBD (K1005) KINGSPAN OPTIMO 4" VERTICAL ACCENT FIN, COLOR TO BE SELECTED FROM STANDARD COLOR OPTIONS, TBD	(K1006) KINGSPAN UNIQAD TRANSLUCENT PANEL, UNGLAZED PANEL, LEAVING THE DAY (K1007) KINGSPAN UNIQAD TRANSLUCENT PANEL, UNGLAZED PANEL, LEAVING THE DAY	(K1008) KINGSPAN UNIQAD TRANSLUCENT PANEL, UNGLAZED PANEL, LEAVING THE DAY (K1009) KINGSPAN UNIQAD TRANSLUCENT PANEL, UNGLAZED PANEL, LEAVING THE DAY

VIEW HIGH
SPORTS

VIEW HIGH DRIVE
LEE'S SUMMIT, MO

Project No.	24024
Date	24.12.20
Project Site	1334 RESIDENTIAL
Project Name	VIEW HIGH SPORTS
No.	Date
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20	24.12.20

NOT FOR CONSTRUCTION

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

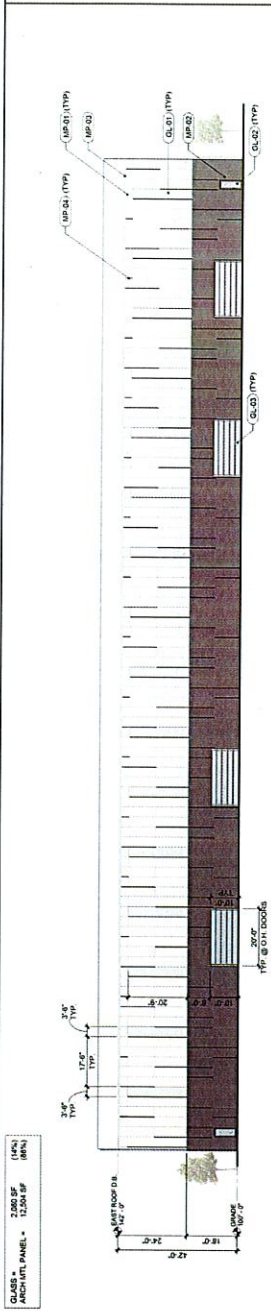


FINKLE + WILLIAMS
ARCHITECTURE

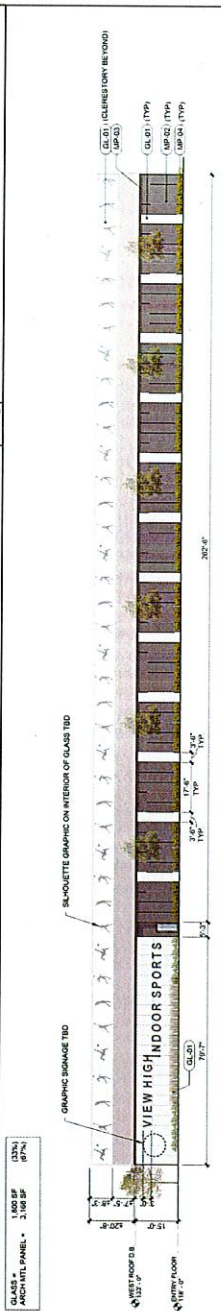
8111 KINGS BLVD. SUITE 100
LEWIS, MISSISSIPPI 39208
601.488.1550
www.finklewilliams.com

PDF CONCEPT

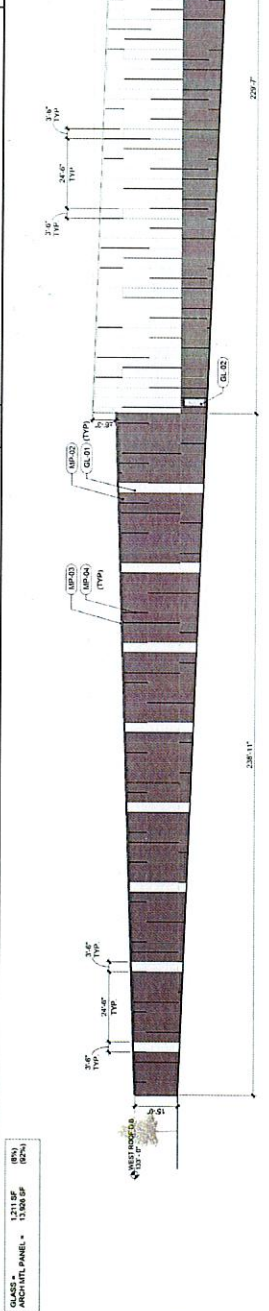
PDP-1



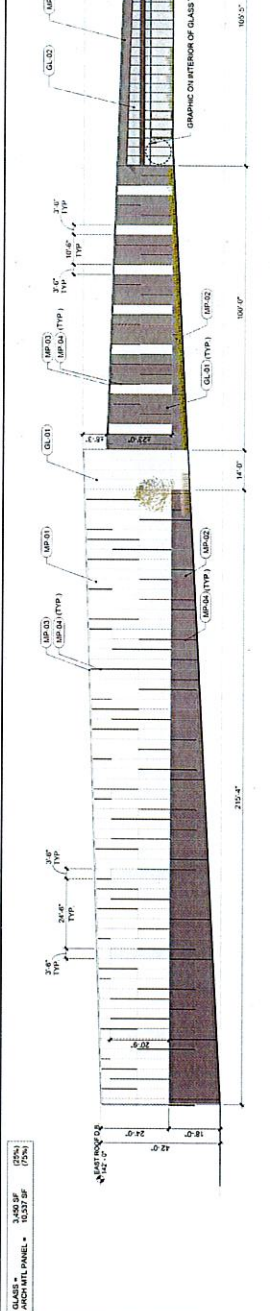
4 EAST ELEVATION - PDP
PDP-2 SCALE 1" = 20' 0"



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



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



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

EXTERIOR MATERIAL LEGEND	
ARCH. MET. PANEL	(GL-01) INGLSPAN 3TH OPTING METAL PANEL WHITE COLOR TO BE SELECTED FROM STANDARD COLOR OPTIONS, TID
	(GL-02) INGLSPAN 3TH OPTING METAL PANEL WHITE METALLIC
	(GL-03) ALUM. FACHA PLASING, CUSTOM COLOR TO MATCH ADJACENT MET.
	(GL-04) INGLSPAN OPTING 4" VERTICAL ACCENT PANEL COLOR TO MATCH ADJACENT MET. PANEL
GLAZING SYSTEMS	(GL-05) INGLSPAN AQUAD TRANSLUCENT PANEL
	(GL-06) STONEFRONT GLAZING SYSTEM, BASIS OF DESIGN, COLOR EXTRA DARK BRONZE, MODIFIED
	(GL-07) ALUM. AND GLASS OVERHEAD DOOR, COLOR TO MATCH GLAZ.
WOODS GLAZING	(GL-08) WOOD PLANK, BASIS OF DESIGN, WITH 1/2" SOLID WOOD ACCENT, WPS AND FINISH TID

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VIEW HIGH
SPORTS
VIEW HIGH DRIVE
LEE'S SUMMIT, MO

Project No.	2024
Date	24-212
Drawn For	PDP SUBMITTAL
Revisions	
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NOT FOR CONSTRUCTION

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

FINKLE + WILLIAMS
ARCHITECTURE
8777 KENNEDY BLVD., SUITE 100
LENEA, KANSAS 66219
www.finklewilliams.com

SHEET TITLE	PDP ELEVATIONS
SHEET NUMBER	PDP-2

VIEW HIGH SPORTS