


City of Lee's Summit

Department of Planning & Codes Administration

April 8, 2016

TO: Planning Commission
FROM: Robert G. McKay, AICP, Director 
RE: **PUBLIC HEARING – Appl. #PL2016-030 – SPECIAL USE PERMIT for outdoor recreational facility lighting – Summit Christian Academy, 1500 SW Jefferson St.; Guenther Mills Keating Architects, applicant**

Commentary

The applicant requests a special use permit for outdoor recreational facility lighting located at 1500 SW Jefferson Street. The lighting will be for 1 baseball field and 1 soccer/football field. The property currently consists of an elementary and secondary school facility with an existing dedicated soccer field, an existing soccer/football field and an existing baseball field. The dedicated soccer field will remain unilluminated. The applicant requests the special use permit be granted for an indefinite time period. Staff recommends 10 years as it is consistent with the time period typically granted to other special use permits for the lighting of outdoor recreational facilities.

Recommendation

Staff recommends **APPROVAL** of the special use permit, subject to the following:

1. The special use permit shall be granted for a period of 10 years.

Project Information

Proposed Use: outdoor ballfield lighting

Current Zoning: PI (Planned Industrial) and R-1 (Single-Family Residential)

Land Area: 277,162 square feet (6.36 acres)

Location: 1500 SW Jefferson Street

Surrounding zoning and use:

North: R-1 (Single-Family Residential)—Lee's Summit Community Church and single-family residential to the northwest

South: PI (Planned Industrial)—office/warehouse

East (across SW Jefferson Street): PI—office/warehouse

West (across railroad tracks): RP-3 (Planned Residential Mixed Use)—Scherer Crossing and Scherer Ridge Villas townhomes

Background

- July 14, 1998 – The City Council approved the final site plan (Appl. #1998-169) for Lee's Summit Community Christian School, to be constructed in two phases, totaling 45,675 square feet.
- March 18, 1999 – The City Council approved a special use permit (Appl. #1998-081) for four modular classroom units on the property for a period of four years by Ord. #4746. Under

the UDO, approved in 2001, modular classroom units for schools no longer require a special use permit.

- February 20, 2003 – The City Council approved a preliminary development plan (Appl. #2003-303) for a 78,000 sq. ft. high school to be built behind the existing elementary school by Ord. #5490. That preliminary development plan expired February 20, 2005.
- June 9, 2005 – The City Council approved a rezoning (Appl. #2009-039) and preliminary development plan (Appl. #2009-041) on the 10-acre tract to the south of the existing elementary school, for Lee's Summit Community Christian High School, at 1500 SW Jefferson Street, Ord. #5970.
- September 21, 2006 – The City Council approved a preliminary development plan (Appl. #2006-137) for 1500 SW Jefferson Street for the purpose of amending the conditions of approval of Ord. #5970 by passing Ord. #6280.

Analysis of the Special Use Permit

Ordinance Requirement. Under the Unified Development Ordinance (UDO), a special use permit is required for outdoor recreational facility lighting. Section 10.520 of the UDO lists the following conditions:

1. **Setbacks from residentially zoned or used property boundaries**
 - a. **Courts and fields for one- or two-person teams (e.g., tennis courts) shall be set back at least fifty (50) feet. Courts and fields for three-or-more person teams shall be setback at least one hundred (100) feet. All lighted courts and fields shall be setback one hundred (100) feet.** The closest field is the soccer/football field and it is approximately 112 feet at its closest point.
 - b. **Spectator seating areas shall be setback from such boundaries at least one hundred (100) feet and shall be located and oriented to minimize noise at such boundaries.** Existing bleachers are on the west side of the soccer/football field, approximately 300 feet away from the nearest residential property. Future bleachers are shown to be relocated to the eastern side of the soccer/football field and are over 400 feet away from the residentially zoned properties to the northwest of the field.
 - c. **A fence more than six (6) feet in height shall be setback from such boundaries a distance equal to the height of the fence.** Any existing fencing is set back more than equal to the height of the fence.
2. **Sound and Light**
 - a. **A sound amplification system or any other noise caused by the operation shall not exceed those established by Lee's Summit's Noise Ordinance as measured at such boundary.** The applicant is aware.
 - b. **Outdoor lighting shall be so designed that light sources are not visible from such boundaries and reflectors and baffles at the light sources direct light away from such boundaries.** The lights are oriented in such a way that the lighting is directed down at the fields.
3. **Access to the property shall be directly from arterial or collector streets, and traffic generation and other effects will be handled so as not to adversely affect adjoining property.** The property is accessed via Jefferson Street, which is a collector street.

4. **Landscaping, berming, or fencing shall be provided as required to minimize adverse effects.** A modification to the required high-impact landscaping screen was approved by Ord. #5970, approved by City Council on June 9, 2005.

Ordinance Criteria. The criteria enumerated in Section 10.050 as well as the regulations in Section 10.520, addressed above, were considered in the analysis of this request.

- The property currently consists of an elementary and secondary school facility with an existing dedicated soccer field, an existing soccer/football field and an existing baseball field.
- The proposed use is not expected to negatively impact traffic and/or parking in the area.

In considering all the criteria and regulations, staff finds the use to be appropriate and recommends approval of the special use permit.

Time Period. The applicant has requested a special use permit be granted for an indefinite time period. Staff recommends the special use permit be granted for a time period of 10 years, which is consistent with the time period granted to other outdoor recreational facility special use permits.

Recommendation. Staff recommends approval of the special use permit for a time period of 10 years. The ballfields are existing and the proposed lighting levels are near zero at the shared residential property line. Use of the fields is seasonal, with night games taking place once a week during football season. This seasonal night use of the fields helps to mitigate the impact of the facility on the adjacent residential uses.

Code and Ordinance Requirements

The items in the box below are specific to this development and must be satisfactorily addressed in order to bring the plan into compliance with the Codes and Ordinances of the City.

Fire

1. 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 of fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.

RGM/cs

Attachments:

1. Site Lighting Plan, date stamped March 22, 2016—1 page
2. Special Use Permit criteria addressed by the applicant, date stamped April 7 , 2016—2 pages
3. Photos of subject property and surrounding property, date stamped April 4, 2016—4 pages
4. Location Map