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April 5, 2016

To: Christina Stanton AICP, Senior Planner  
Planning Department  
220 South East Green Street  
Lee's Summit, Mo.64063

Re: Summit Christian Academy  
Field Lighting Special Use Permit Application

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APR - 7 2016

Planning & Codes Admin

In response to your April 4, 2016 email regarding the 16 items, Section 10.050.B please note the following:

01. The Character of the neighborhood bordering the entire school site consists of industrial and business properties to the east and south and immediate west, Lee's Summit Community Christian Church to the north and the southeast most corner of the Oxford Point residential sub division to the northwest.
02. We feel that the development of the school facility has provided a vast improvement to the entire area. With regards to zoning its use highly exceeds most of its surrounding neighbors and at a minimum complements the remainder.
03. The property is highly suited to its use. It already provides athletic fields for the sports of baseball, football, track and soccer. The addition of the lighting will greatly enhance the schools ability to schedule events.
04. We see no negative impact on any of the surrounding properties. It should have absolutely no effect on the businesses or industrial users in the area. As for the residential owners in the Oxford Point subdivision, on March 19, 2016, Brian Merrell representing the owner, personally visited the 6 closest homes to the project of the 11 identified by the city. Four of the six home owners who answered the door said they had absolutely no concern for the lights, Friday night games or the Saturday games already being played there. Some even said they would enjoy the opportunity to bring their family to a Friday night sporting event.
05. See note 4.
06. When the new Summit Christian Academy was constructed in 2006 Improvements were made to Jefferson Street to enhance traffic movement in the area. Because the fields were constructed at the same time and have been in use up to now no additional traffic is anticipated over what there is presently. The fact that the new lights would provide night use of the facility should even lessen the present amount of day traffic.
07. A complete storm sewer system for the entire area, including future building and road development, was constructed in 2006 when the first phase of the new High School building was completed. The addition of field light fixtures will have no additional impact on the present storm drainage system.
08. Noise pollution will not be an issue with the installation of these lights as the fields are directly adjacent properties not in use at the time the athletic events would be scheduled and the remaining small number of residential properties are at a greater than required distance, by the Udo, from the athletic facilities. The new lights are specifically designed to direct the light

output at the fields and highly minimize spillover. They are of the same type already approved by the city for use at many of the schools and city facilities in the area.

09. The development of this private facility has enhanced property values in the area. Further development of the facility as a whole should only help improve property values in the area.
10. The installation of lights on these fields will only help the school expand their involvement in the community as a whole by allowing greater flexibility of the use of the facilities for school and community events.
11. As a highly prized educational institution further development of these facilities can only provide a positive impact on the surrounding properties and the community as a whole.
12. Public facilities and services, other than street access to the area, would generally not play a role in the use of these facilities. In fact development of this property as a whole has improved area property values, greatly enhanced the management of storm water for the entire area as well as facilitated much needed improvements to the city water system.
13. As for benefits to the community see note 12. As for hardships to the school, as with any school, it would greatly hinder the school's ability to expand their sports programs by limiting the school to times when events could be scheduled with competing institutions.
14. Proposed project is in compliance with City of Lee's Summit UDO.
15. I am not sure what I am to address on this item. I assume that the City of Lee's Summit staff is in support of this Special Use Permit.
16. Considering this Special Use Permit is to allow lighting on sports fields which are already in existence we feel that is definitely consistent with the uses in the area.

Please call me at 913-999-3641 should you have any questions or feel I have misunderstood any of the related questions. Thank You.

Sincerely



Edward M Keating Jr.

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