

City Council Meeting: View High Sports Complex March 24, 2026



Lee's Summit, MO



Approved Plan View High Sports Complex

-PL2024283 (April 15, 2025)

-12 Sports Courts

-Full Size Soccer

Indoor & Outdoor

-5 Pickleball Courts

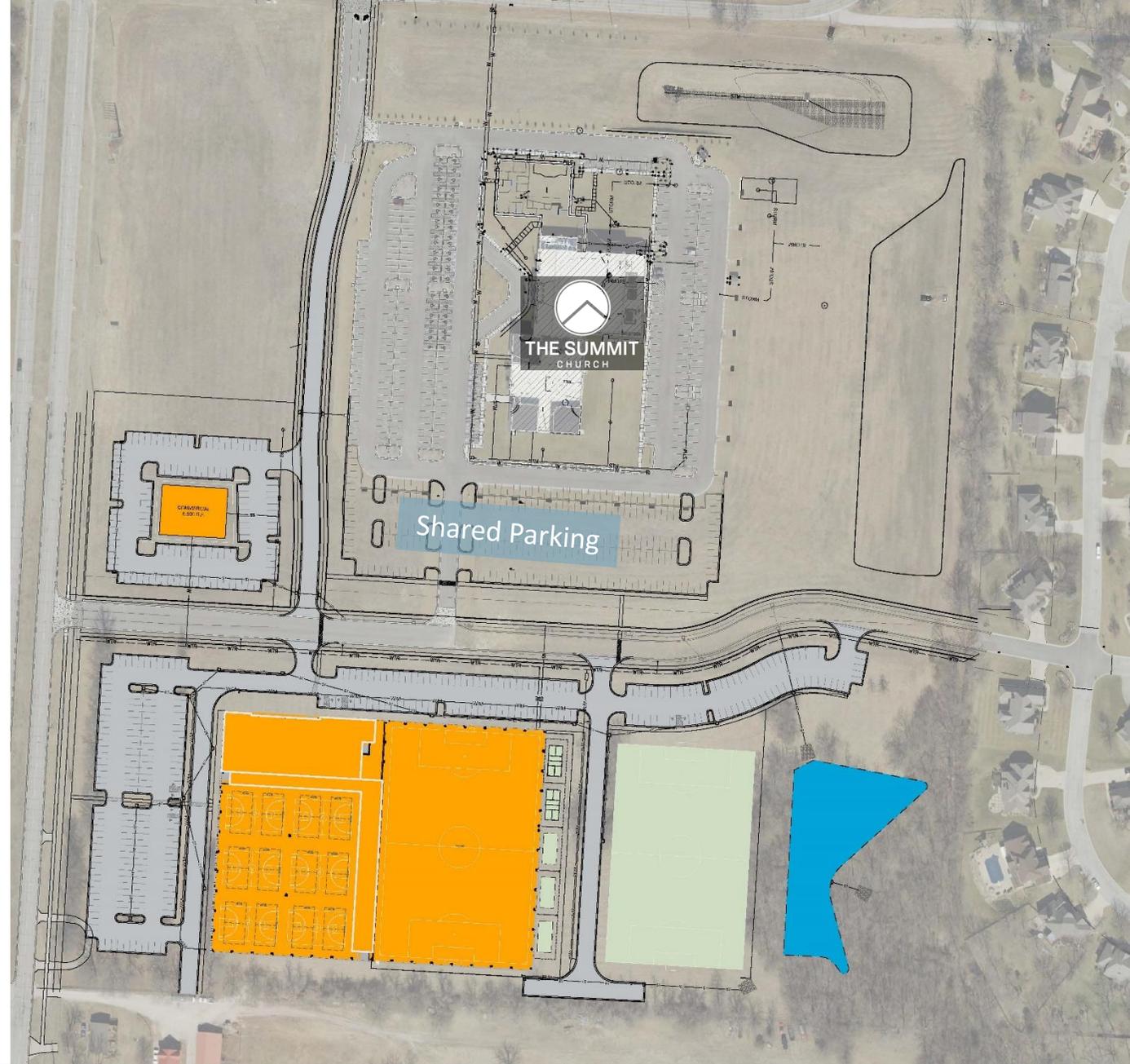
-Office Space for

-Sports Medicine

-Training

-Rehab

-Entertainment Area



Lee's Summit, MO



View High Sports Complex

Update since Planning Commission – November 13, 2025

-Request	Dome Height	Length	Width	Area
Original	80' – 0"	350' – 0"	240' – 0"	84,000 sf
Revision #1	64' – 0"	350' – 0"	230' – 0"	80,500 sf
Revision #2	59' – 11"	350' – 0"	215' – 0"	75,250 sf

Original Request

-Full use of the soccer field for 11 vs 11 field operations.

Revision #1 Request

-Full use of field maintained for 11 vs 11 field operations, however reduction of the sideline for spectators and coaches
-Increased air pressure to reduce height by adding additional heaters and air handling systems

Revision #2 Request

-Field size reduction removes the use of the field for 11 vs 11 field operations.
-Limits the number of game opportunities
-Increase air pressure to reduce height adding additional heaters and air handling systems
-Adding skylight to promote snow melt and Dome material was changed to Teldar to reduce friction to reduce the effect of the snow load
-Added and modified Evergreen Trees along the NW Ashurst Dr and the south property line

Dome Height Reduced to 59'-11"

-Per UDO calculated height 53.57'



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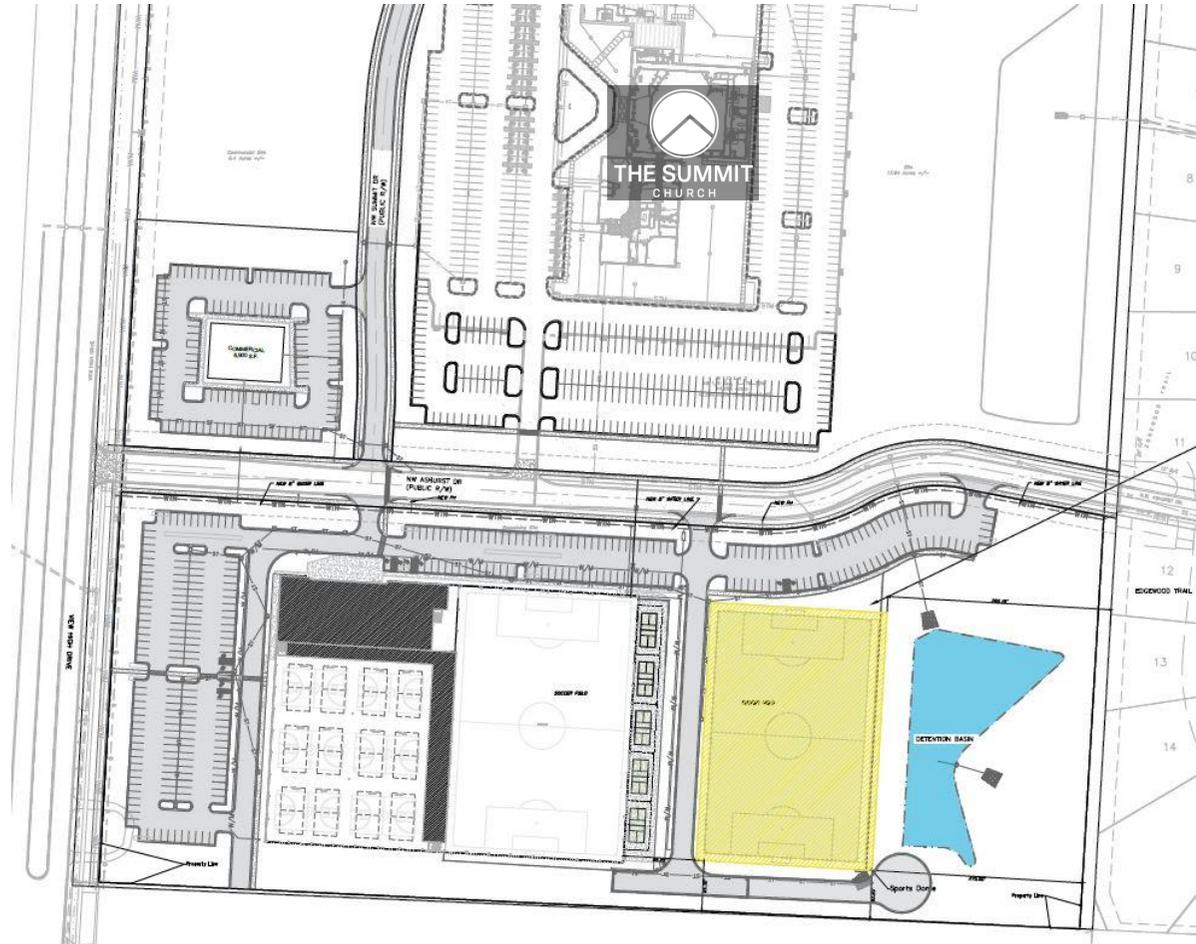


Proposed Plan View High Sports Complex

- Covered Full Size Soccer Field
 - Soccer Teams plan to utilize the outdoor field if the temperature is 32 Degrees or above
 - Kansas City averages 340+ days with a High Temp of 32 Degrees or above
 - Dome will allow for better planning and use of the facility, not being impacted by weather

Benefit of the Dome

- Reduced Outdoor Light Use
- Reduced Noise
- Temporary Use
- Location of Facility
 - Benefit to Community
 - Hotel Nights
 - Shopping / Dining
 - Destination Spot



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View High Sports Complex



NOTE:

BUFFER/SCREEN REQUIRED BETWEEN LAND USES

Proposed use CP-2
Adjoining use RP-1

High impact screening. 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 or opaque vinyl fence, (2) and low impact screening shall be planted on both sides of the wall or the fence.

Note:

All Ground mounted equipment shall be totally screened.

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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View High Sports Complex

Update since Planning Commission – November 13, 2025

-Neighborhood Meeting – February 23, 2026

-Incompatibility with Neighborhood Character – Dominate Commercial Structure inconsistent with surrounding single-family homes

The Summit Church Approved Building Size 78,250 sf
View High Sports Facility 164,081 sf

-Increased volume of traffic, and congestion as well as pedestrian safety concerns

Dome does not create additional traffic

-Light pollution, amplified sound, increased vehicle noise and high extended activity levels will impact quality of life for homeowners

Dome will decrease outdoor lighting, reduce outdoor noise, no change to activity levels of site

-Zoning precedent for incremental commercial expansion into established residential areas with escalating encroachment

No zoning change is required for this application, site is zone GP-2

-Increase uncertainty for homeowners who relied on existing zoning and land-use protections to protect home values, marketability and long-term neighborhood stability

No change in land use or zoning

-Letters of Opposition submitted to the City

-Deed restriction on property related to height (Developer has discussed with The Summit Church Legal Council and this does not apply to the Dome Structure)

-Substantial Deviation from Previously Approved Plan (This use is a supplementary use Per UDO)

-Aesthetic Impact of the White Dome and height (Developer has offered to discuss a change in color if the neighborhood provides an option)

-Accuracy of Visual Representations (Renders are provided by XR3D Studios with 20 years experience)

-Noise and Light Pollution (Dome will reduce the noise and light created from the site)

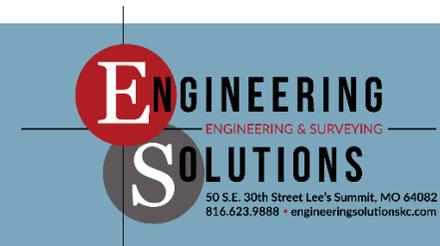
-Availability of Less Impactful Alternatives

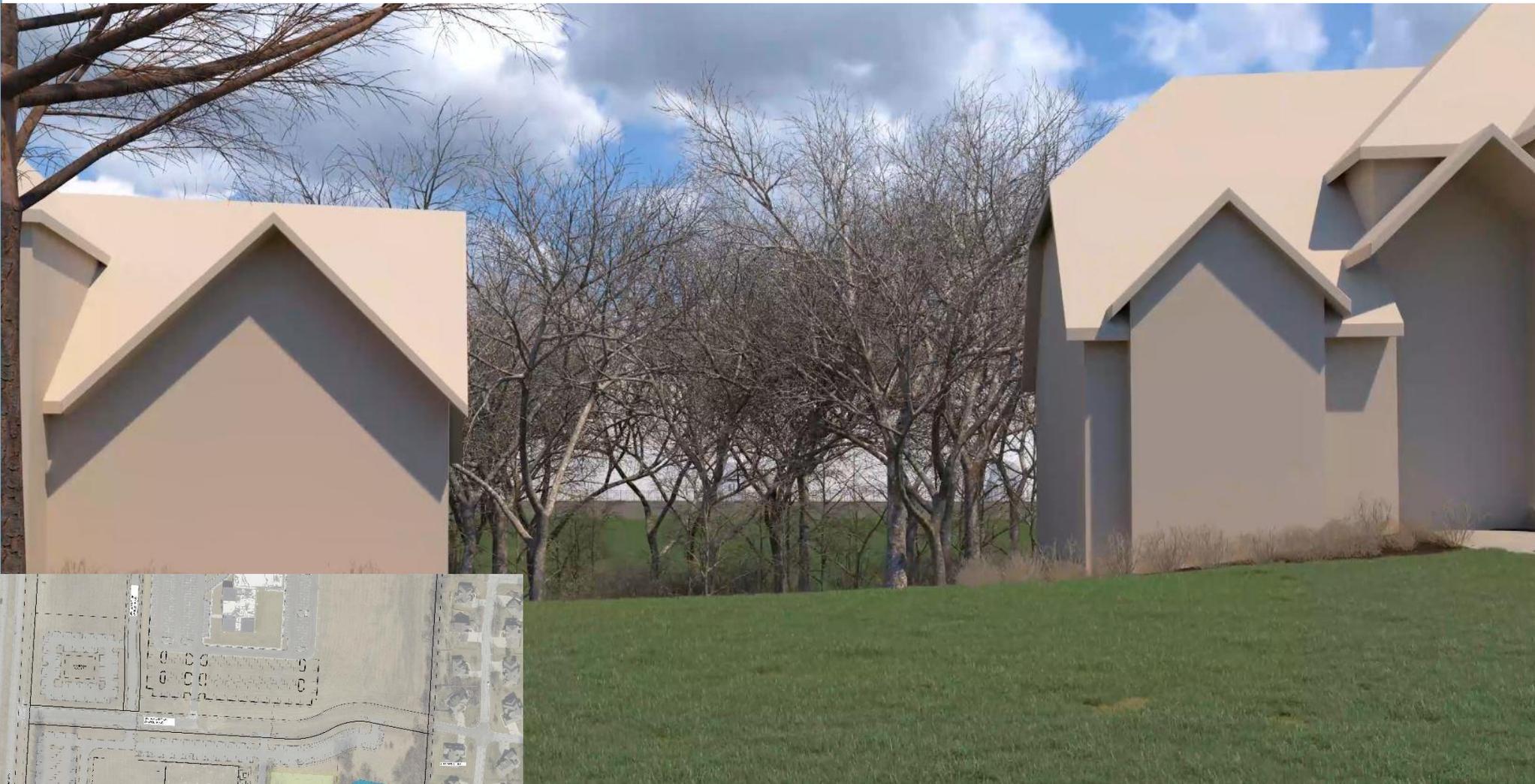
-Lack of Established Operational Safeguards and Enforcement Standards

-Precedent Concerns



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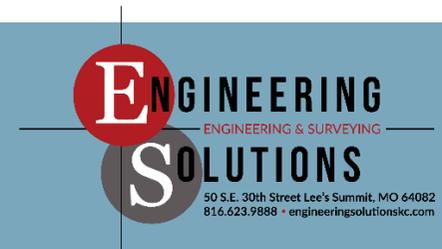




532 /536 NW Edgewood Trail



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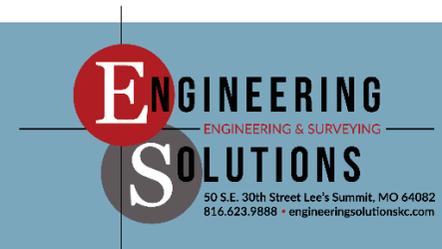


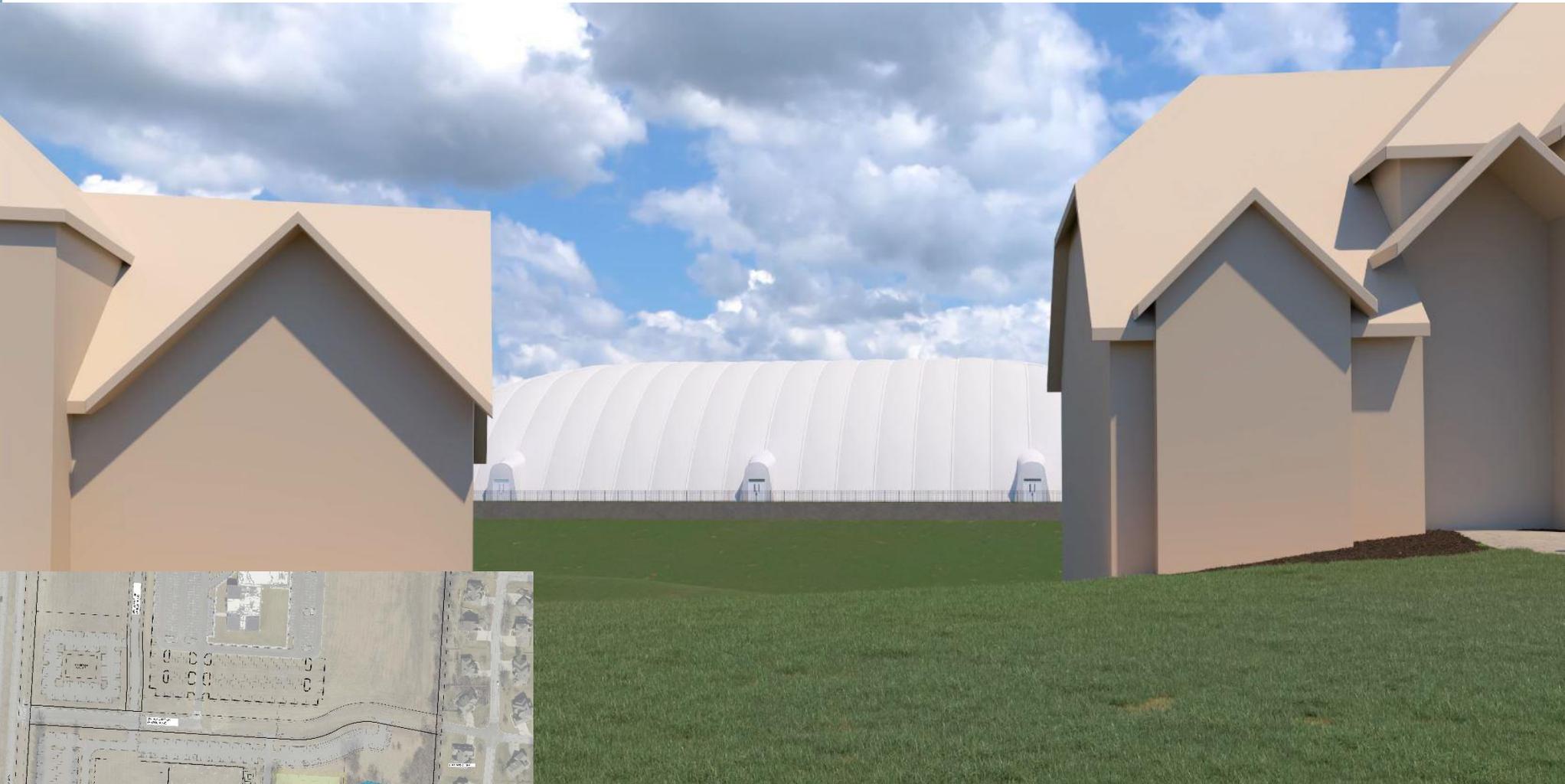


532 /536 NW Edgewood Trail



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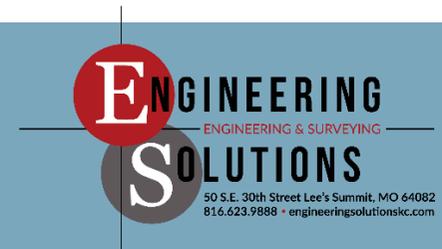


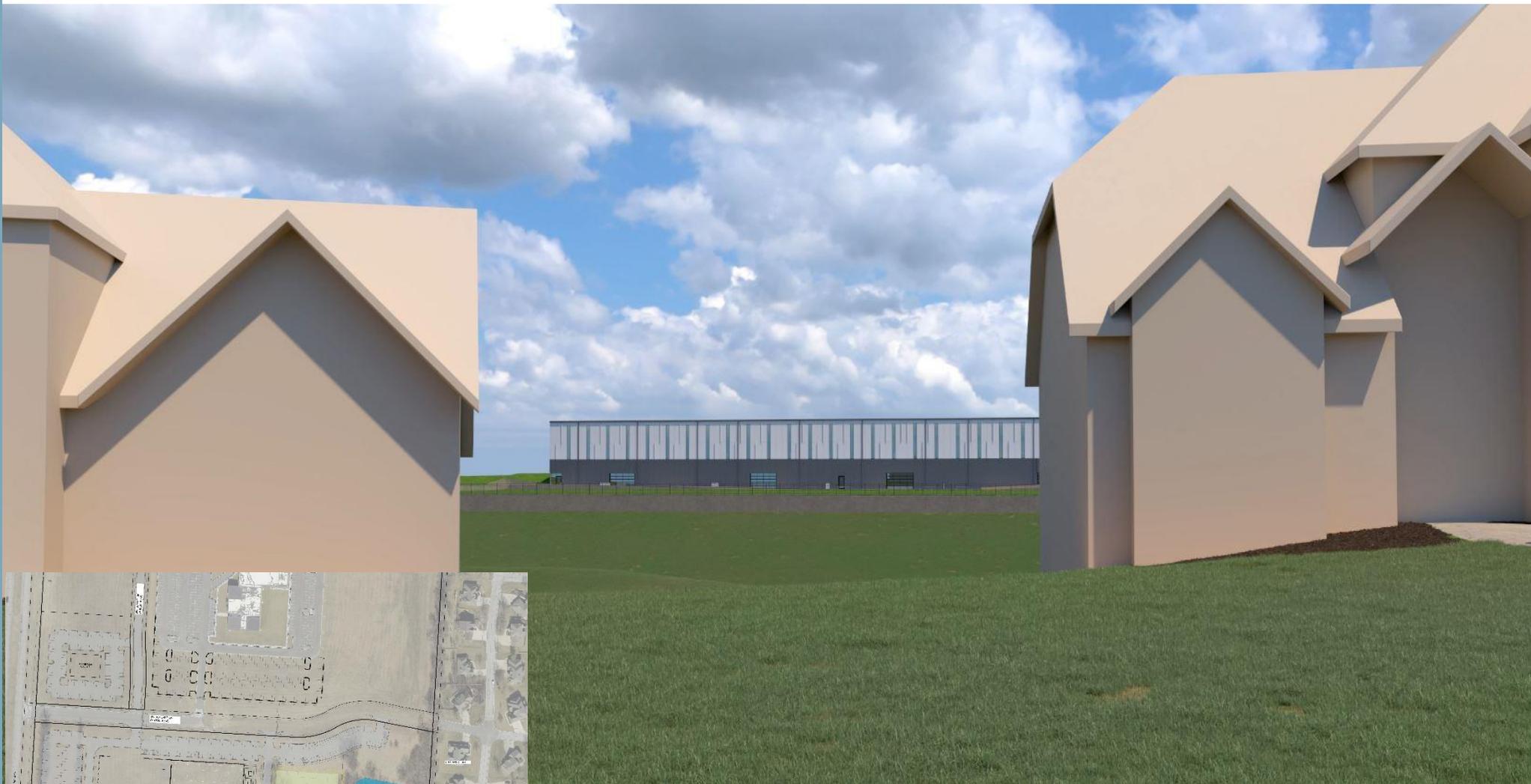


532 /536 NW Edgewood Trail



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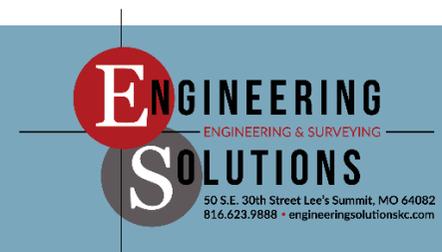




532 /536 NW Edgewood Trail



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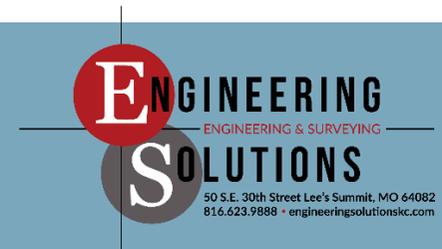




509 NW Edgewood Trail



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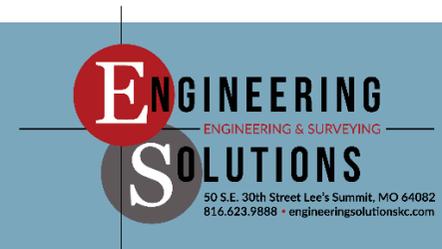




509 NW Edgewood Trail



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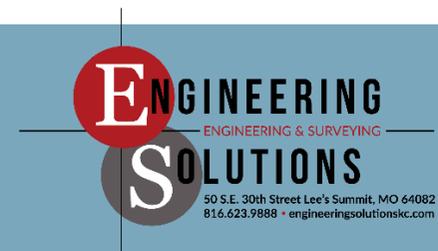




509 NW Edgewood Trail



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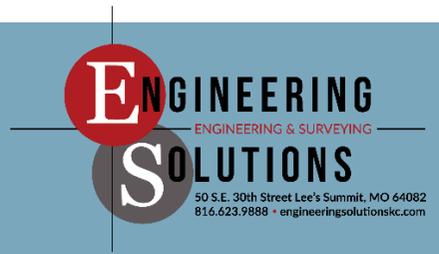




509 NW Edgewood Trail



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NW Ashurt Dr & NW Edgewood Trail



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NW Ashurt Dr & NW Edgewood Trail



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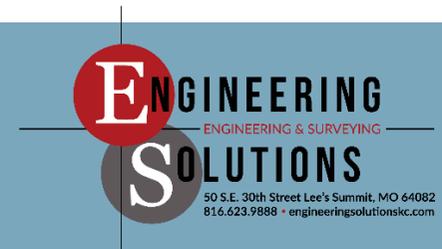




NW Ashurt Dr – East Property Line



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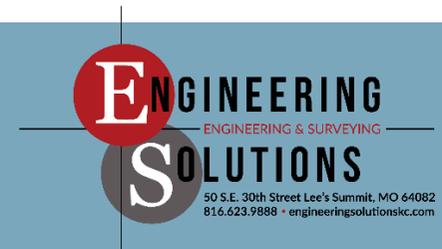




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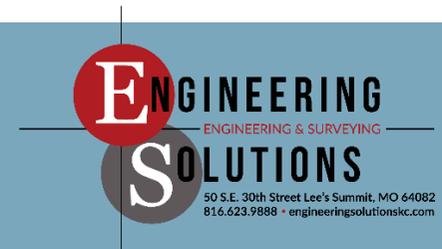




NW Ashurt Dr & View High Dr



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NW Ashurt Dr – Southeast View



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