



LEE'S SUMMIT MISSOURI

Development Services Department

Development Services Staff Report

File Number	PL2026-037
File Name	Special Use Permit Renewal for Outdoor Ballfield Lighting
Applicant	ACI Boland Architects
Property Address	1500 SW Jefferson St
Planning Commission Date	April 9, 2026
Heard by	Planning Commission and City Council
Analyst	Pierce Pulliam, Planner

Public Notification

Pre-application held: N/A

Neighborhood meeting conducted: March 2, 2026

Newspaper notification published on: March 21, 2026

Radius notices mailed to properties within 300 feet on: February 25, 2026

Site posted notice on: March 18, 2026

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Attachments

Special Use Permit Application and Narrative, received February 4, 2026 – 3 pages

Lighting Plan associated with Appl. #2016-030 - 12 pages

Site and Surrounding Property Photos – 6 pages

Copy of Ord. #7875 (outdoor lighting SUP Approval) – 13 pages

Neighborhood Meeting Notes- 1 page

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	ACI Boland Architects / Architect
Applicant's Representative	Andrew Schopen
Location of Property	1500 SW Jefferson St.
Size of Property	+/- 29.53 acres (1,286,312 sq. ft.)
Number of Lots	1
Building Area (Existing)	89,686 sq. ft. total
Zoning	PI (Planned Industrial) and R-1 (Single-Family Residential)
Comprehensive Plan Designation	Commercial
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed special use permit, and the City Council takes final action on the special use permit. Duration of Validity: A Special Use Permit shall be valid for a specific period of time identified in the permit.

Current Land Use

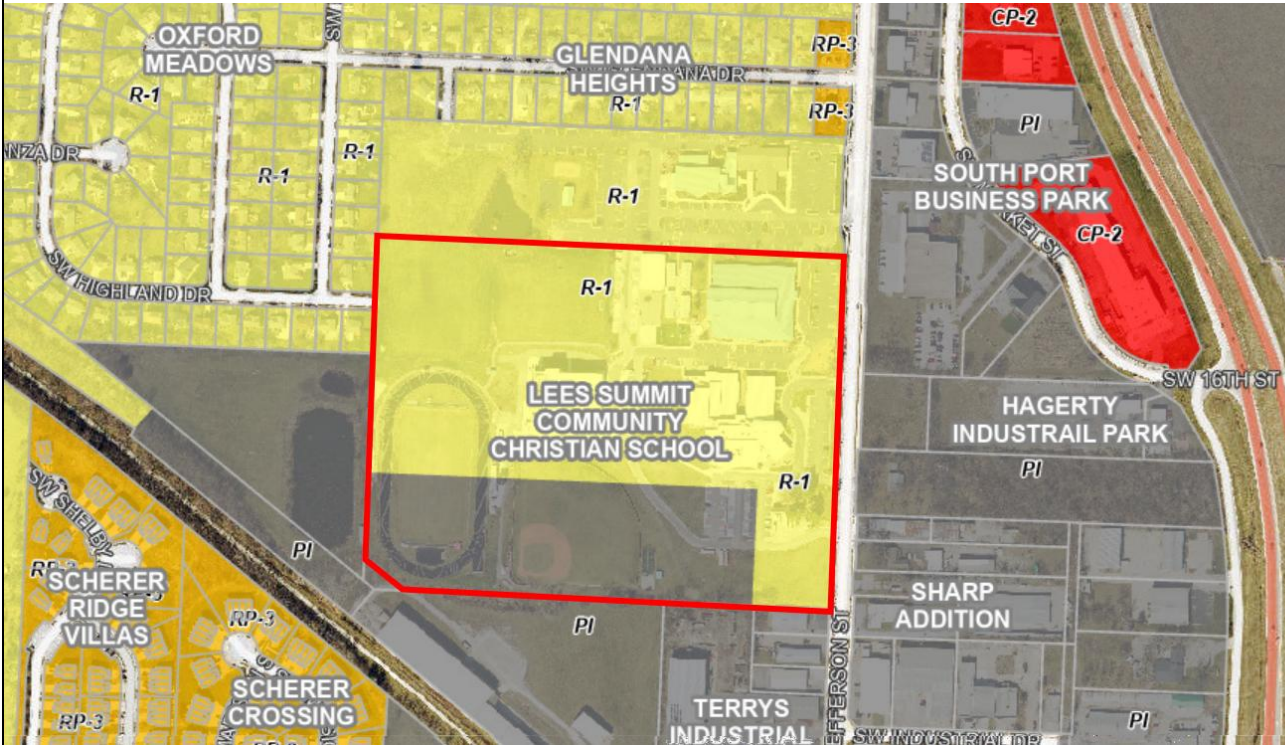
The subject 29.53-acre property is the site of Summit Christian Academy. The property currently consists of an elementary school, secondary school facility, four (4) modular classrooms, a detached indoor gym with an existing soccer field, an existing soccer/football field and an existing baseball field.



Figure 1 – Aerial view of Summit Christian Academy.

Description of Applicant's Request
The applicant requests the renewal of a special use permit for ten (10) outdoor recreational facility lights located at 1500 SW Jefferson Street. The lighting will be allowed for one (1) baseball field and one (1) soccer/football. The subject site currently only contains four (4) existing lights on the soccer/football field even though the original SUP allowed six (6) additional lights for the baseball field. The applicant currently has no plans to illuminate the baseball field. The applicant requests the special use permit be renewed for twenty (20) years.

2. Land Use

Description and Character of Surrounding Area
The subject property is located along SW Jefferson Street. The property is surrounded by a mix of both industrial, residential, and civic uses with Lee’s Summit Community Church and Glendana Heights residential subdivision to the north, the Oxford Meadows residential subdivision to the northwest and industrial uses to the east, and Scherer Crossing Townhomes to the southwest. 
Figure 2 - Area map showing surrounding zoning (subject property outlined in red).

Adjacent Land Uses and Zoning

North:	R-1 (Single-Family Residential)—Lee's Summit Community Church and Glendana Heights subdivision
South:	PI (Planned Industrial) and RP-3 (Planned Residential Mixed Use)—office/warehouse, Terry's Industrial Park, Scherer Crossing townhomes
East: (across SW Jefferson St.)	PI—office/warehouse

West:	R-1 and PI— Oxford Meadows subdivision and Scherer Ridge Villas
Site Characteristics	
The subject property at 1500 SW Jefferson St. is mostly developed containing one (1) elementary school and one (1) secondary school. The site also contains an existing indoor gym, four (4) modular classrooms, and three (3) athletic fields. The northwest corner of the site does consist of a vacant field.	
Special Considerations	
None	

3. Project Proposal

The applicant seeks approval of an SUP to allow the continued operation of the existing field lights for a period of 20 years on the subject property. After approval of the original Special Use Permit (Appl. #PL2016-030) the applicant only installed four (4) lights on the football/soccer field. The applicant requests the Special Use Permit to allow the future installation of lights on the baseball field but has no immediate plans to do so at this time.



Figure 3 - Area map showing existing (red) and proposed (blue) lights.

Lighting Standards

UDO Standards		Proposed	
Max Height	70'	Height	70'
Footcandle Levels	80.0 for Baseball infield, 50.0 for outfield; 80.0 for Soccer and Football.	Avg. Footcandle levels	50.1 Baseball infield, 30.8 for outfield; 40.1 for Soccer and Football.
Setbacks	One foot for every foot in height from any residential property line and/or right-of-way.	Setbacks	Nearest light to residential property is ≈204.8' away.

4. Unified Development Ordinance (UDO)

Section	Description
4.090	R-1 Single-Family Residential District
4.220	PI Planned Industrial District
6.1120	Recreational facility or area (outdoor/non-commercial)

The UDO permits outdoor recreational area lighting with specified conditions. The UDO does include conditions for outdoor recreational areas to mitigate the impact to adjacent properties. The conditions identified within the UDO are listed below. All conditions are being met.

Use Conditions for Outdoor Recreational Areas

Section 6.1120 of the UDO lists the following conditions that apply:

1. A special use permit is required for an outdoor non-commercial recreational facility for team sports, for an accessory use to a subdivision, apartment development or church, or for any other non-commercial, principal recreation use if:
 - a. It is lighted for night use.
 - b. Is utilized for intensive play for leagues, tournaments or used by teams outside the subdivision, apartment development, church or other principal use to which the facility is accessory.
 - c. Includes permanent or temporary spectator seating.
 - d. It is a baseball or softball field.
2. 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 50 feet. Courts and fields for three- or more-person teams shall be set back at least 100 feet. All lighted courts and fields shall be set back 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 set back from such boundaries at least 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 260 feet away from the nearest residential property. Bleachers on 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 feet in height shall be set back 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.**

3. 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.**
4. 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.**
5. 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.**

Neighborhood Meeting

The applicant hosted a neighborhood meeting on March 2, 2026. No members of the public were in attendance.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Quality of Life	Goal 3.1C: Enhance current educational opportunities and plan for future educational opportunities that support the City's economic development. Objective: Increase education level and number of residents participants participating in lifelong learning.

The Ignite! Comprehensive Plan promotes various strategies to improve the Quality of Life of residents. One strategy calls for enhancing educational opportunities that support the City's economic development. Approval of the subject SUP application supports continued educational support and enhances extracurricular opportunities.

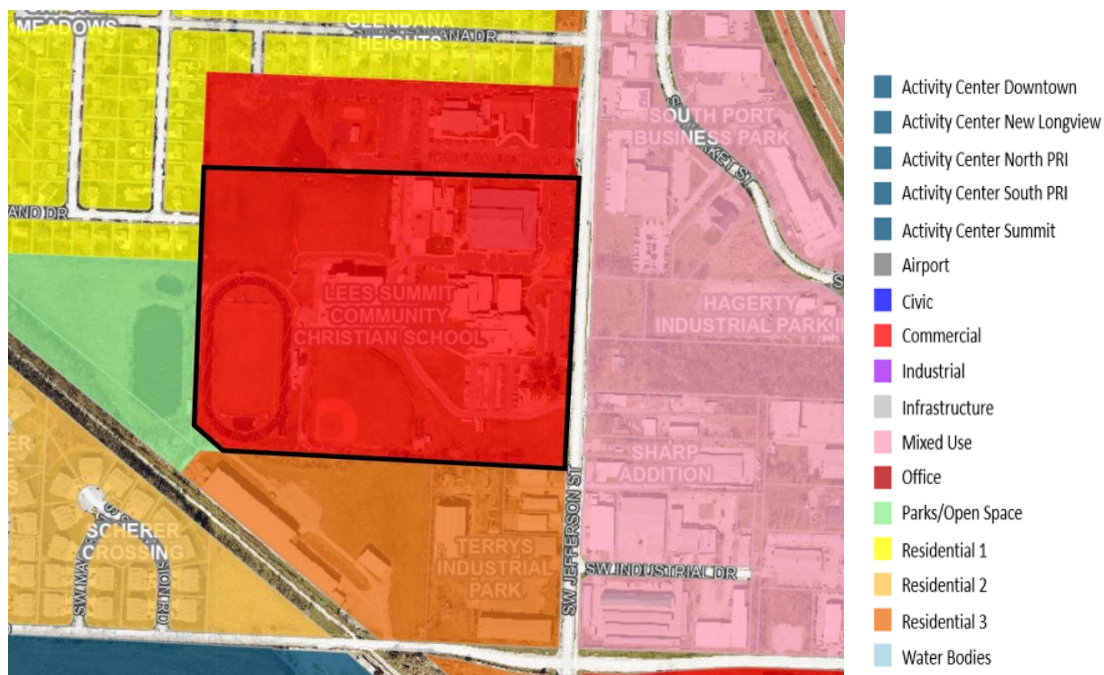


Figure 4 – Future Land Use Map & Legend

The development also complies with the future land use map which designates the subject property as Commercial. The Ignite! Comprehensive Plan identifies a commercial area that can contain civic uses such as churches and private educational facilities.

6. Analysis

Background and History

- 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 8, 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.
- May 5, 2016- City Council approved a special use permit (Appl. #PL2016-030) for 1500 SW Jefferson St. for outdoor recreational lighting by Ord. #7875.

Compatibility

Use of the fields is seasonal, with night games taking place once a week during football season. This seasonal night use of the fields help to mitigate the impact of the facility on the adjacent residential uses. The lighting has been in operation for 10 years and no changes to the existing structures or further development of the property are proposed at this time.

Adverse Impacts

Renewal of an SUP to allow the continued operation of the lighting is not anticipated to detrimentally impact the surrounding area as no expansion to the existing site is proposed with this application. During a routine inspection as part of the application process, staff identified zero concerns with the site.

Public Services

Use of the site as an outdoor recreation facility will not impede the normal and orderly development and improvement of the surrounding property as all adjacent properties have been developed. Water and sanitary sewer service to the site will continue to utilize existing public water and sewer line connections. The existing street network has adequate capacity to support the site.

Time Period

The applicant requests the SUP be granted for a 20-year time period. To cover the time that has elapsed since the initial approvals, staff recommends approval of the SUP for twenty (20) years and seven (7) days, from the date of City Council approval. This will cover the previous seven (7) days without an active SUP while also providing the applicant with their requested twenty (20) years.

Recommendation

With the conditions of approval below, the application meets the goals of the, Ignite! Comprehensive plan and the requirements of the UDO.

7. Recommended Conditions of Approval

Site Specific

1. The special use permit shall be granted for a period of twenty (20) years and seven (7) days, to expire on May 12, 2046.