



Application No PL2025241 and PL2025249

Meeting date February 23, 2026

Notices were sent for the neighborhood meeting on February 11, 2026 via certified mail. Notice is included with this submittal

Sign in sheet is included with this submittal

Matt Schlicht with Engineering Solutions provided an overall proposed project description and answered questions from the residents.

Comments / Discussion from neighbors

- Concerns over traffic related to the overall project utilizing the subdivision for access.
 - Discussed how the traffic is anticipated to primarily utilize Chipman and View High and the construction of the new north / south road to Chipman from Ashurst will provide access to the signal. Limited traffic is expected to utilize the subdivision streets.
- Discussion over what this application is for and the limits of what was previously approved
 - Explained how the previous Preliminary Development Plan approved the overall site and this meeting was for the Special Use Permit and Preliminary Development Plan as it relates to the Dome only
- Discussion on when construction will begin on the project
 - Construction is expected to begin Summer of 2026
- Will the parking lot and field lights on the soccer field be on all the time
 - Parking lot lighting will meet City code but will be on for security purposes during nighttime hours. The field lights will be limited to the allowable hours per the UDO
- Dome height, why 59' 11"
 - The dome height is restricted by the size of the footing at the location of the footing in relation to the field. The desire is to maintain a full-size FIFA regulation field when the dome is not present which creates a location of the footing for the dome and based on that size and dome structural requirements the dome height resulted in 59'-11"
- Can you provide construction fencing during construction to protect the trees
 - Yes
- How wide is the existing tree mass going to be
 - The construction plans are not complete yet, so we don't have an exact at every location but currently the width is a minimum of 25 feet and expands to more than 75 feet in some areas
- Where will the mechanical equipment for the dome be located
 - Not set yet but we are going to move them as far away from the residence as possible and screen them to eliminate noise as much as possible
- Can you request more police patrols
 - The Development Team does not have the ability to request additional patrols in the area
- Can you lower the field grade more
 - The grade of the field has been reduced as much as possible. Any lower and the field would require retaining walls around three sides, which create issues with ingress / egress as well as a safety concern of the wall being located near the playing surface.



- Can you rearrange the site to move the soccer field to the Western side of the site or in front of church
 - The overall site was previously approved with a separate Preliminary Development Plan, however the discussion of moving the soccer field to the western side of the site has two primary concerns.
 - 1.) Moving the field away from one set of residences moves it closer to an existing residence on View High Drive, which during the original PDP approval was discussed and the location of the field was determined to be located to limit the impact to everyone where it is currently shown
 - 2.) This field is being utilized for youth sports and soccer balls will be kicked away from the field as well as people who will be present watching the games or practice. Placing the field nearer the roadway creates the potential for safety concerns with children and/or balls going into the roadway so the field location shown was selected.
- Has the City developed a Dome ordinance or penalties if the dome is not taken down
 - The City has not created any ordinance for a dome but the Special Use Permit has the criteria / limitations for the dome use. If those are not followed the City's Neighborhood Services Department would get involved and since this Special Use Permit has an expiration date the renewal if the Developer was not following the rules would likely be much more difficult.
- How loud are the additional mechanical units going to be
 - Decibel sound is a logarithmic equation and the maximum allowable noise for the units is mandated at 60 Decibel or lower, with multiple units the equation generally equates to 1 additional Decibel per unit. Even with the added units the sound will be dissipated to lower than City allowed levels due to the distance to the property line.
- How tall are the soccer field lights
 - The design is not complete but currently the poles are around 60 feet in height
- Is the dome going to create a glowing light
 - No the dome will reduce the amount of light emitted from the field because the light within the dome will be maintained within the dome. Either way the lighting will meet the City code requirement for site lighting which does not allow light to bleed onto the adjacent property.
- Will there be road signs saying no access to the residential development
 - The development can not install signs stating no access to the residential areas, since the roadways are all public, however the developer is able to install way finding signs on the project site directing cars to utilize View High, Ashurst and Chipman Road for access.

Meeting concluded at 7:15 pm

Notes taken and provided by Matt Schlicht, Engineering Solutions

NOTICE TO PROPERTY OWNERS PLANNING COMMISSION & CITY COUNCIL

Date Notice Sent: February 11, 2026

Neighborhood meeting will be held on the following application as noted below
Public hearings will be held on the following application during the meeting of the Planning Commission and City Council of the City of Lee's Summit as noted below.

Application#: PL2025241 and PL2025249

Description of Proposal: Preliminary Development Plan and Special Use Permit

Location of the Property (Street Address): 3301 NW Ashurst Dr, LEES SUMMIT, MO 64081

Applicant: Engineering Solutions

Neighborhood Meeting:

Date and Time of Meeting: February 23, 2026 at 6:00 PM

The Summit Church
3381 NW Chipman Road
Lee's Summit, MO 64081

Meeting of: Planning Commission

Date and Time of Hearing: Thursday, March 12, 2026, 5:00 p.m.

City Council

Date and time of Hearing: Tuesday, March 24, 2026, 6:00 p.m.

Location of public hearing (check the line that applies):

City Council Chambers, City Hall, 220 SE Green St, Lee's Summit, Missouri

All interested persons are invited to attend and will have an opportunity to be heard at the public hearing.

Protest Petition: Property owners within 185 feet of the property for which the public hearing is required before the City Council shall have the opportunity to submit a protest petition. The petition shall be in conformance with the Unified Development Ordinance and shall be filed with the office of the City Clerk prior to City Council action. Staff recommends petitions be filed at least two weeks prior to the City Council hearing so the validity of the protest will be verified prior to the hearing.

For more information, contact the Development Services Department, City of Lee's Summit, at (816) 969-1200.

*This notice is to be mailed by applicant at least fifteen (15) days prior to the date of the public hearing, to the last known record owner of all property within 300 feet from the boundaries of the property for which the application is being considered.

To Applicant: An affidavit must be filed with the Development Services Department prior to the public hearing, certifying that mailed notices have been sent in accordance with Section 4.160 of the Unified Development Ordinance.

PHAN HUNG M
528 NW EDGEWOOD TRL
Lee's Summit, Mo 64081

CONRAD BRYON E & LISA G
605 NE EDGEWOOD
Lee's Summit, Mo 64081

DE JONGE ROBERT R & JULIE L STEPHENS-
601 EDGEWOOD DR
Lee's Summit, Mo 64081

OBEN RICHARD & RUTH
600 NW CLIFFSIDE CT
Lee's Summit, Mo 64081

BRAZEAL SUSAN K
3101 NW ASHURST DR
Lee's Summit, Mo 64081

GRIFFLE ROBERT L & DEBORAH C-
TRUSTEES
3105 NW ASHURST DR
Lee's Summit, Mo 64081

DIXON LEON O W & MICHELLE P
533 NW EDGEWOOD TRAIL
Lee's Summit, Mo 64081

RAYMOND RICHARD BASS JR & KAREN L
BASS LIVING TRUST DATED 12-19-2023
521 NW EDGEWOOD TRL
Lee's Summit, Mo 64081

CROUCH BRUCE & SUSAN BAGWELL
524 NW EDGEWOOD TRL
Lee's Summit, Mo 64081

BEACH FAMILY TRUST DATED 5/17/2022
C L BEACH & MELISSA G BEACH TRUSTEES
520 NW EDGEWOOD TRL
Lee's Summit, Mo 64081

THIES JOHN O & MARY ANN
5241 W 151ST TER UNIT 323
OVERLAND PARK, KS 66224

CERNY GEORGE K & SUSAN A
608 NW EDGEWOOD DR
Lee's Summit, Mo 64081

DOOLEY RYAN M & KELLY S
604 NW EDGEWOOD DR
Lee's Summit, Mo 64081

COFFMAN STEPHEN D & JEANETTE V
600 NW EDGEWOOD DR
Lee's Summit, Mo 64081

RICHARD FAULKNER LLC
10609 VIEW HIGH DR
KANSAS CITY, Mo 64134

HAY DOUGLAS E & GAYLA A
540 NW EDGEWOOD TRL
Lee's Summit, Mo 64081

HAMM LIVING TRUST DATED 03-09-2023
536 NW EDGEWOOD TRL
Lee's Summit, Mo 64081

STEVENSON MARCUS A ROBIN J-TRUSTEES
532 NW EDGEWOOD TRL
Lee's Summit, Mo 64081

GERKEN FAMILY TRUST JUNE 7-2019
609 NW EDGEWOOD DR
Lee's Summit, Mo 64081

THE UNITED METHODIST CHURCH OF LEE'S
SUMMIT
3381 NW Chipman Rd
Lee's Summit, Mo 64081

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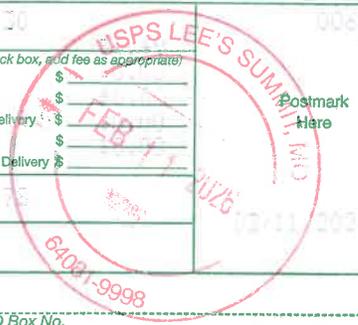
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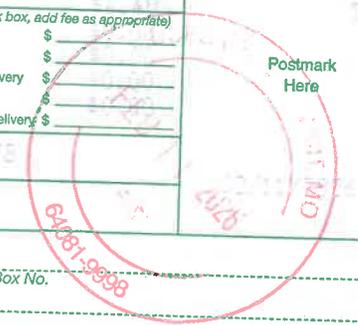
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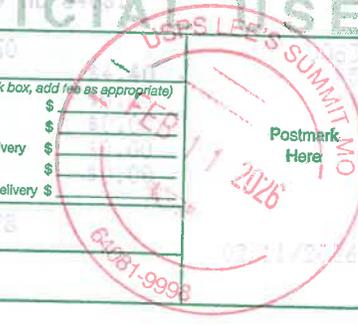
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PS LEE'S SUMMIT, MO
 FEB 11 2026
 64081-9936



LS PUBLIC HEARING
LOCATION: CITY HALL, 220 SE GREEN STREET

PLANNING COMMISSION	CITY COUNCIL	PROJECT DESCRIPTION
Date: March 12, 2026 Time: 5pm	Date: March 24, 2026 Time: 6pm	

FOR MORE INFO, VISIT CITYOFLS.NET OR CALL 816-969-1200

LS PUBLIC HEARING

PLANNING COMMISSION	CITY COUNCIL	PROJECT DESCRIPTION
Date: March 12, 2024	Date: March 24, 2024	
Time: 7:00 PM	Time: 7:00 PM	
Site: 1000 Green Street	Site: 1000 Green Street	

FOR MORE INFO VISIT WWW.CITYOFGREENSBORO.COM OR CALL 866.888.1333

LS PUBLIC HEARING

LS PUBLIC HEARING

LS PUBLIC HEARING

LOCATION: CITY HALL, 220 SE GREEN STREET
CITY COUNCIL

PLANNING COMMISSION	PROJECT DESCRIPTION
Date: March 12, 2026 Time: 5pm	Date: March 24, 2026 Time: 6pm

FOR MORE INFO VISIT CITYOFFLS.NET OR CALL 410-968-1200

LS PUBLIC HEARING

LOCATION: CITY HALL, 220 SE GREEN STREET

PLANNING COMMISSION	CITY COUNCIL	PROJECT DESCRIPTION
Date: March 12, 2026 Time: 5pm	Date: March 24, 2026 Time: 6pm	

FOR MORE INFO VISIT CITYWEBSITE OR CALL 336-999-1200

