

BILL NO.

AN ORDINANCE APPROVING A SPECIAL USE PERMIT (5-YEAR APPROVAL) AND A PRELIMINARY DEVELOPMENT PLAN FOR VIEW HIGH SPORTS COMPLEX ON LAND LOCATED AT 3301 NW ASHURST DRIVE, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2025-241 and Application #PL2025-249 submitted by Engineering Solutions, LLC., requesting approval of a special use permit and a preliminary development plan on land located at 3301 NW Ashurst Drive was referred to the Planning Commission to hold a public hearing; and

WHEREAS, the Unified Development Ordinance provides for the approval of a special use permit and a preliminary development plan by the City following public hearings by the Planning Commission and City Council; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the special use permit and preliminary development plan on November 13, 2025, and rendered a report to the City Council recommending that the preliminary development plan be approved; and

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on December 16, 2025, and rendered a decision to approve the special use permit and preliminary development plan for said property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEE'S SUMMIT, MISSOURI, as follows:

SECTION 1. That a special use permit and a preliminary development plan is hereby approved on the following described property:

Lot 3, The Summit Church, Lots 1 – 3, a subdivision in Lee's Summit, Jackson County, Missouri.

SECTION 2. That the following conditions of approval apply:

Preliminary Development Plan Conditions:

1. Development shall be in accordance with the preliminary development plan with an upload date of October 30, 2025.
2. A modification shall be granted to UDO Sec. 6.050 to allow for inflatable dome to be 80-ft. tall.
3. The inflatable dome shall not contain any signage.
4. All previous conditions associated with Appl. #2024-283 approved by Ord. 10118 shall remain valid and in effect.

Special Use Permit Conditions:

1. The special use permit shall be granted for a period of five (5) years from the date of

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approval.

2. The inflatable dome is allowed to be erected from October 31-March 1 annually. Outside the specified time frame, it shall be stored out of sight.
3. The dome shall not contain any signage.

SECTION 3. Development shall be in accordance with the preliminary development plan revision dated October 30, 2025, appended hereto as Attachment A.

SECTION 4. Nonseverability. All provisions of this ordinance are so essentially and inseparably connected with, and so dependent upon, each other that no such provision would be enacted without all others. If a court of competent jurisdiction enters a final judgment on the merits that is not subject to appeal and that declares any provision or part of this ordinance void, unconstitutional, or unenforceable, then this ordinance, in its collective entirety, is invalid and shall have no legal effect as of the date of such judgment.

SECTION 5. That failure to comply with all of the provisions contained in this ordinance shall constitute violations of both this ordinance and Chapter 33, the City's Unified Development Ordinance, of the Code of Ordinances for the City of Lee's Summit.

SECTION 6. That this ordinance shall be in full force and effect from and after the date of its passage and adoption, and approval by the Mayor.

PASSED by the City Council of the City of Lee's Summit, Missouri, this ____ day of _____, 2026.

Mayor William A. Baird

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this ____ day of _____, 2026.

Mayor William A. Baird

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ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian Head*