

BILL NO. 26-055

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AN INFLATABLE DOME IN DISTRICT CP-2 (PLANNED COMMUNITY COMMERCIAL) ON LAND LOCATED AT 3301 NW ASHURST DRIVE FOR A PERIOD OF FIVE (5) YEARS, ALL IN ACCORDANCE WITH ARTICLE 6 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2025-241, submitted by Engineering Solutions, LLC., requesting approval of a special use permit for an inflatable dome in District CP-2 (Planned Community Commercial) on land located at 3301 NW Ashurst Drive, was referred to the Planning Commission to hold a public hearing; 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 on November 13, 2025, and rendered a report to the City Council recommending that the special use permit be denied; and

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on December 16, 2025, and remanded the special use permit back to Planning Commission; 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 on March 12, 2026, and rendered a report to the City Council recommending that the special use permit be denied; and

WHEREAS, after due public notice in the manner prescribed by law, the City Council held a public hearing on March 24, 2026, and rendered a decision to approve the special use permit 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 is hereby approved in District CP-2 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:

1. The special use permit shall be granted for a period of five (5) years from the date of approval.
2. The inflatable dome shall be permitted to be installed, utilized, and removed annually during the period of November 25 through March 25. Outside the specified timeframe, the structure and its associated storage equipment and container shall not be stored on the exterior of the property and shall not be visible from adjacent properties or public rights-of-way.
3. The inflatable dome shall not contain any signage.

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SECTION 3. 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 4. 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 5. 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*

ATTEST:

City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

City Attorney *Brian W. Head*