



LEE'S SUMMIT MISSOURI

Development Services Department

Development Services Staff Report

File Number	PL2025-249
File Name	PRELIMINARY DEVELOPMENT PLAN – View High Sports Complex
Applicant	Engineering Solutions, LLC
Property Address	3301 NW Ashurst Dr.
Planning Commission Date	November 13, 2025
Heard by	Planning Commission and City Council
Analyst	Adair Bright, AICP, Senior Planner

Public Notification

Pre-application held: January 9, 2024; and June 18, 2024
Neighborhood meeting conducted: October 14, 2025
Newspaper notification published on: October 25, 2025
Radius notices mailed to properties within 300 feet on: October 24, 2025
Site posted notice on: October 24, 2025

Table of Contents

1. Project Data and Facts	2
2. Land Use	6
3. Project Proposal	7
4. Unified Development Ordinance (UDO)	8
5. Comprehensive Plan	9
6. Analysis	9
7. Recommended Conditions of Approval	12

Attachments

Preliminary Development Plan, revision date October 30, 2025 – 14 pages

Modification Request Letter, revision date October 24, 2025 – 1 page

Arizon Inflatable Dome Portfolio – 29 pages

Neighborhood Meeting minutes, dated October 14, 2025 – 5 pages

Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	Engineering Solutions, LLC / Applicant
Applicant's Representative	Matt Schlicht, PE
Location of Property	3301 NW Ashurst Dr.
Size of Property	±15.40 acres (670,824 sq. ft.)
Number of Lots	1 lot
Building Area	164,081 sq. ft. (previously approved) 53,530 sq. ft. (proposed inflatable dome) 217,611 sq. ft. total
Floor Area Ratio (FAR)	0.219 FAR (previously approved) 0.079 FAR (proposed inflatable dome) 0.324 total FAR
Zoning (Existing)	CP-2 (Planned Community Commercial)
Comprehensive Plan Designation	Commercial
Procedure	The Planning Commission makes a recommendation to the City Council on the proposed preliminary development plan. The City Council takes final action on the preliminary development plan in the form of an ordinance. <i>Duration of Validity:</i> Preliminary development plan approval by the City Council shall not be valid for a period longer than twenty-four (24) months from the date of such approval, unless within such period a final development plan application is submitted. The City Council may grant one extension not exceeding twelve (12) months upon written request.

Current Land Use

The subject 15.40-acre site is located south of NW Ashurst Drive and east of NW View High Drive. The current land use on the site is vacant-undeveloped; however, there is a previously approved Preliminary Development Plan (Appl. #2024-283) which is still valid and allows for the development of the View High Sports Complex. The complex will include an indoor soccer field, basketball/volleyball courts, an outdoor soccer field, and outdoor pickleball courts.

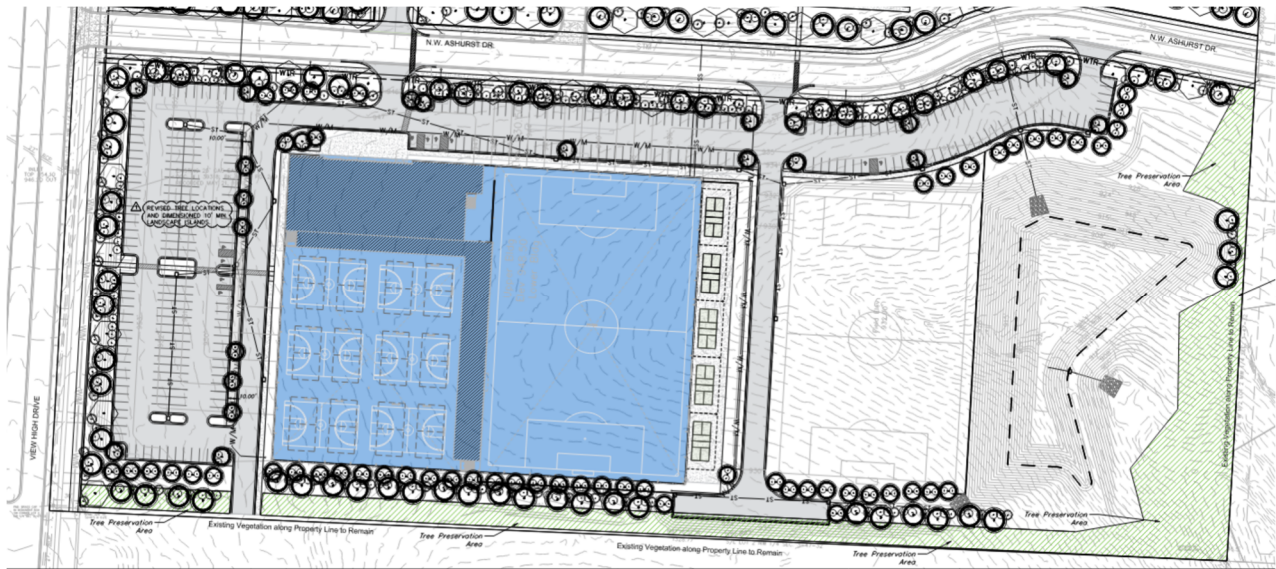


Figure 1 –Previously approved Preliminary Development Plan.

Description of Applicant's Request

The applicant is proposing to amend the previously approved PDP to allow for an inflatable dome to cover the outdoor soccer field. The inflatable dome would allow for the outdoor soccer field to be used from October 31-March 1 annually. The previously approved fire lane, just west of the outdoor soccer field, is proposed to be extended along the southern side of the field to allow fire access for the inflatable dome.

The applicant is requesting one (1) modification; a modification to UDO Sec. 6.050 to exceed the maximum structure height within the CP-2 zoning district.

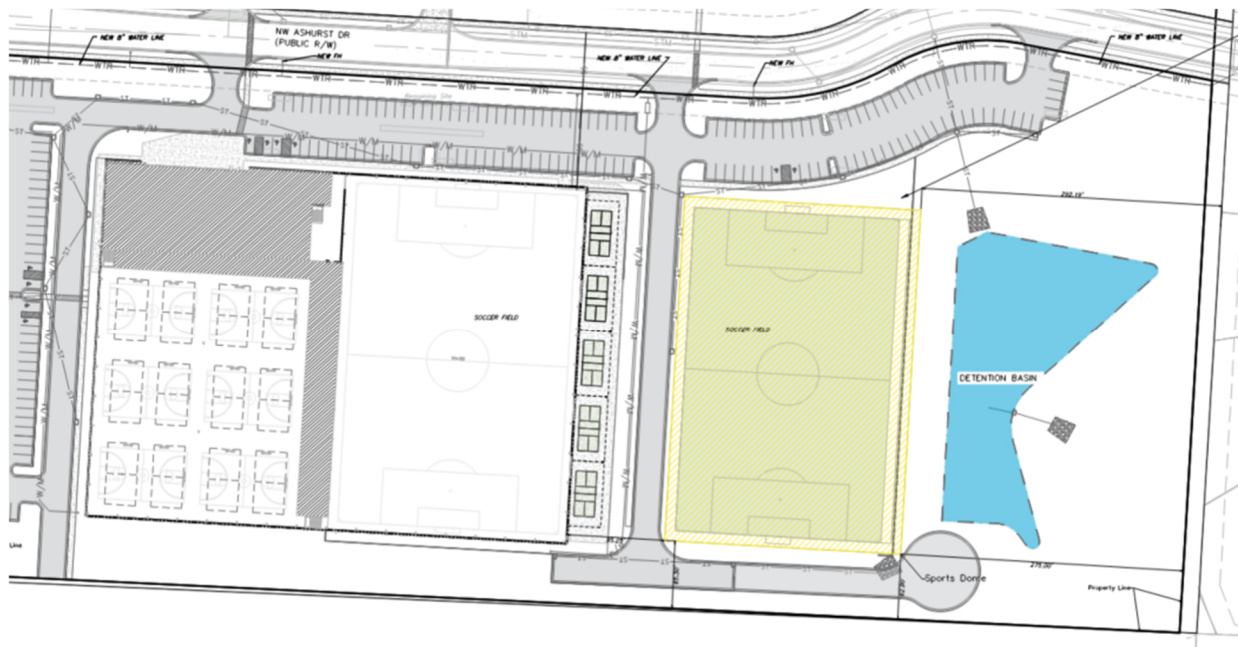


Figure 2 – Proposed Preliminary Development Plan (inflatable dome coverage shown with yellow hatching)

2. Land Use

Description and Character of Surrounding Area

The subject property sits along the western border of Lee's Summit city limits and is about $\frac{3}{4}$ of a mile south of I470. The site is surrounded by AG and R-1 zoning with the majority of the uses being single-family residential. Despite the directly adjacent zoning and uses being lower intensity, the site is about 1,500-ft. north of more intense uses with PMIX zoning.

Adjacent Land Uses and Zoning

North (across NW Ashurst Dr.):	Church or Place of Worship / AG (Agricultural)
South:	Dwelling, Single-Family Detached / AG (Agricultural)
East:	Dwelling, Single-Family Detached / R-1 (Single-Family Residential)
West (across NW View High Dr.):	Park / Kansas City, R-80 (Residential 80)

Site Characteristics

The project site is composed of one parcel that is undeveloped. Access to the site will come from three (3) access points off NW Ashurst Drive. The site generally slopes from west to east.

Special Considerations

None

3. Project Proposal

Site Design

Land Use	
Impervious Coverage:	43%
Pervious:	57%
TOTAL	100%

Parking

All parking was previously approved by an alternate parking plan through the Preliminary Development Plan (Appl. #2024-283). The proposed inflatable dome will not alter the parking needs as it will just cover a previously approved soccer field.

Building Setbacks (Perimeter)

Yard	CP-2 zoning standard	Proposed Building
Front	15'	81' (along NW Ashurst Dr.)
Side ¹	10'	275' (east) 62.90' (south)

¹ – Under the UDO, each street frontage of a corner lot is considered to be a front property line. The remaining interior lot lines are considered to be side property lines.

Structure(s) Design

Number and Proposed Use of Buildings
1 building (inflatable dome)
Building Height
80'
Number of Stories
1 story

4. Unified Development Ordinance (UDO)

Section	Description
2.040, 2.260, 2.300, 2.320	Preliminary Development Plans
2.320	Modifications
4.190	Zoning Districts (CP-2)

The CP-2 (Planned Community Commercial District) is established to provide a location for a full-range of retail and office development serving the general needs of the community. Per UDO Sec. 6.430, the proposed use of Recreational Facility, Commercial or non-Commercial (indoor) is allowed within the CP-2 zoning district with one condition. The associated condition in the UDO is specific to commercial recreational facilities to mitigate the impacts of non-residential uses in a residential area and provide good guidance for the proposed use on property that is commercially zoned. The condition associated with commercial recreational facilities is being met by the development as follows:

- 1. A commercial indoor and/or outdoor recreation facility or area shall be allowed provided that the front entrance is 300-ft. or greater distance from any residential district or use.**
 - South property line: The proposed building entrance is located 337' from the south property line, which is adjacent to AG zoning and a residential use.
 - East property line: The proposed building entrance is located 778' from the east property line, which is adjacent to R-1 zoning and a residential use.

Neighborhood Meeting

The applicant hosted a neighborhood meeting on October 14, 2025. Eight (8) members of the public attended.

The applicant reported that the topics covered, and questions answered related to the following:

- Noise, traffic, and light pollution related to the overall project
- Height and color of the inflatable dome
- Noise related to the inflatable dome
- Proximity to residential
- Storage of the inflatable dome

Staff has not received any comments or phone calls in favor or in opposition to the project from the public.

5. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Quality of Life	Goal: Support a healthy, happy community by improving healthy lifestyle choices and opportunities. Objective: Improve access to physical and mental healthcare services. Objective: Improve opportunities for making healthy lifestyle choices.

The proposed development supports the “Quality of Life” focus areas of the comprehensive plan. The focus area has goals and objectives that establish a long-term framework to direct growth and change for the city. As it relates to the Quality of Life plan element, View High Sports Complex offers programming centered around health and wellness. The facility will have an outdoor soccer field, and the inflatable dome will allow for that field to be utilized all year round.

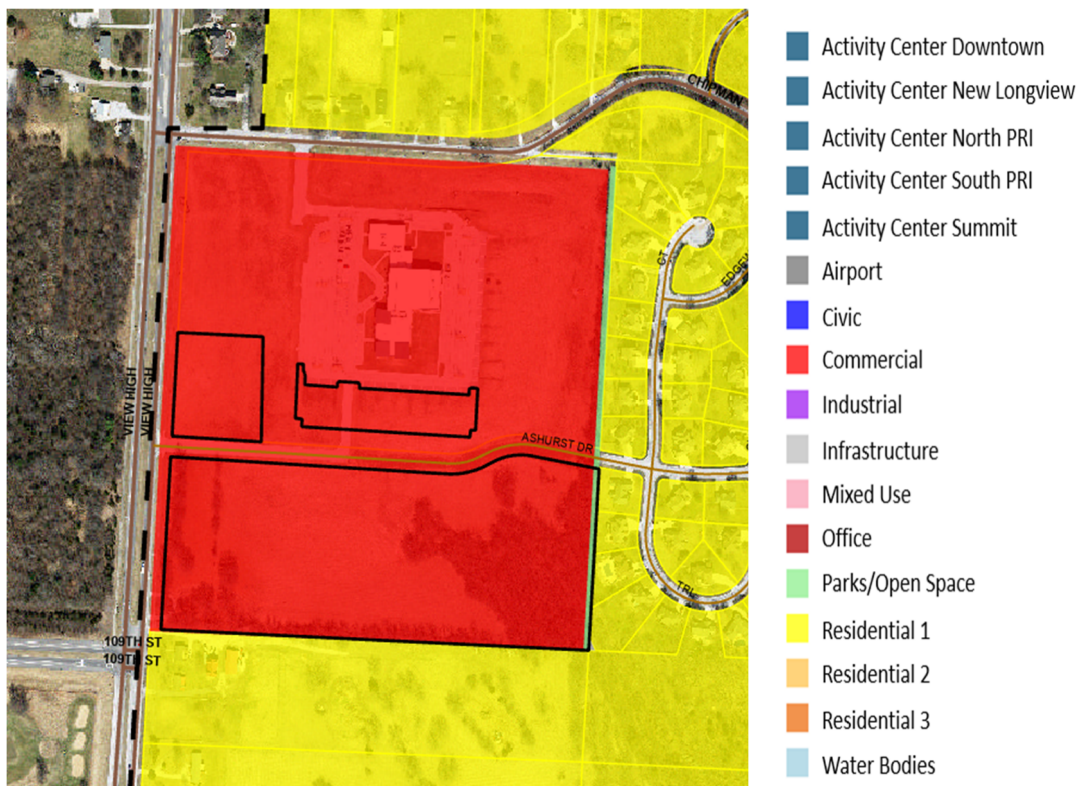


Figure 3 – Future Land Use Map & Legend

The development also complies with the future land use map which designates the subject property as commercial. The Ignite! Comprehensive Plan identifies “commercial recreation facility” as a land use under the commercial land use category.

6. Analysis

Background and History

- 2012 – The residence and two (2) small barns at 3381 NW Chipman Road were demolished.
- 2017 – The commercial building for The Summit Church at 3381 NW Chipman Road was issued a final Certificate of Occupancy.
- 2021 – The right-of-way for NW Ashurst Drive was dedicated and recorded at Jackson County.
- April 15, 2025 – City Council approved the Rezoning from AG to CP-2 and Preliminary Development Plan (Appl. #2024-283) for View High Sports Complex at 3350 NW Ashurst Drive.
- May 28, 2025 – The minor plat for *The Summit Church, Lots 1-3*, was recorded by the Jackson County Recorder of Deeds office by Instrument #2025E0035903.

Compatibility

The site is located at the southeast corner of NW View High Drive and NW Ashurst Drive. The surrounding area includes single-family residential to the south and east, and institutional (The Summit Church) to the north. The approved sports complex is compatible as a transitional use between the future commercial and institutional uses to the north and residential development to the south and east. Given the proximity to I-470, the sports complex has the ability to be a regional attraction along with the opportunity to serve area residents.

From an architectural standpoint, the dome is proposed to be solid white fabric and will not contain signage. The inflatable dome will introduce a new material, increase in height, and building shape to the area which differs drastically from the single-family residences and the commercial form of the church and proposed sports complex. Since the dome is proposed to be 80-ft. tall staff has concerns that the dome will appear visually out of place and incompatible with the area.

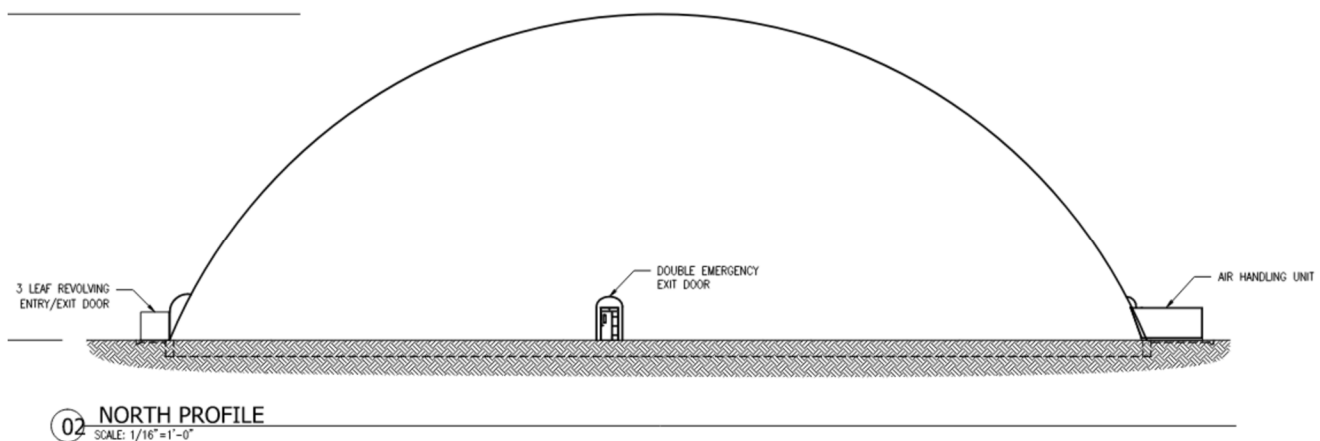


Figure 4 – North elevation facing NW Ashurst Dr.

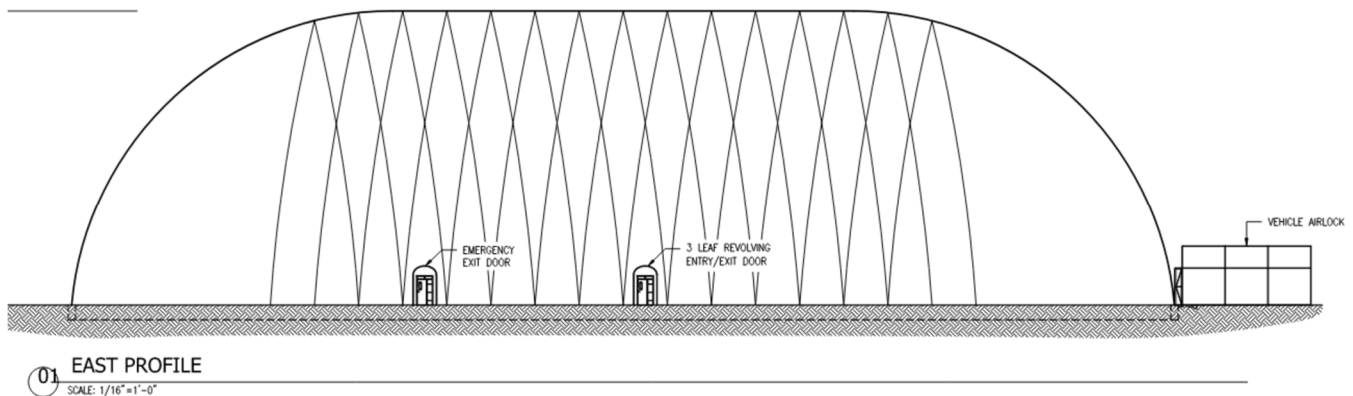


Figure 5 - East elevation facing single-family residential

Lighting

A photometric plan is not required for the PDP and will be reviewed with the FDP. Given that modifications to lighting are not being requested, the applicant will be required to comply with the UDO lighting standards or propose an amended PDP with modifications which will be required to be reviewed by Planning Commission and the Governing Body.

The applicant has confirmed that the inflatable dome will be opaque, and light emittance will not be an issue.

Adverse Impacts

The proposed development could injure the appropriate use of, or detrimentally affect, neighboring property. While the applicant is preserving the existing mature vegetation along the east as well as installing additional coniferous trees, the proposed inflatable dome will be utilized late fall through early spring when the trees are bare. Staff is concerned the dome could negatively affect the residential character and uses.

The subject development is not expected to create excessive storm water runoff for the area. A detention basin will be constructed on the eastern side of the project site as shown and approved with the previous Preliminary Development Plan (Appl. #2024-283).

Infrastructure

The proposed preliminary development plan is not expected to impede the normal and orderly development and improvement of the surrounding property. Water and sanitary sewer for the proposed development will utilize existing public water and sewer lines that are on or adjacent to the property.

Modification Request

- The applicant has requested a modification to UDO Sec. 6.050 – Maximum structure heights.
 - **Requirement** – Maximum structure height within the CP-2 district is 40-ft. (3 stories).
 - **Proposed** – The applicant is proposing the inflatable dome be 80-ft. tall at its tallest point.

- **Recommendation** – Staff is not supportive of the requested modification. The inflatable dome is proposed to double the maximum height allowed within the CP-2 district and there is little that can be done to mitigate the visual impact to the adjacent residences.

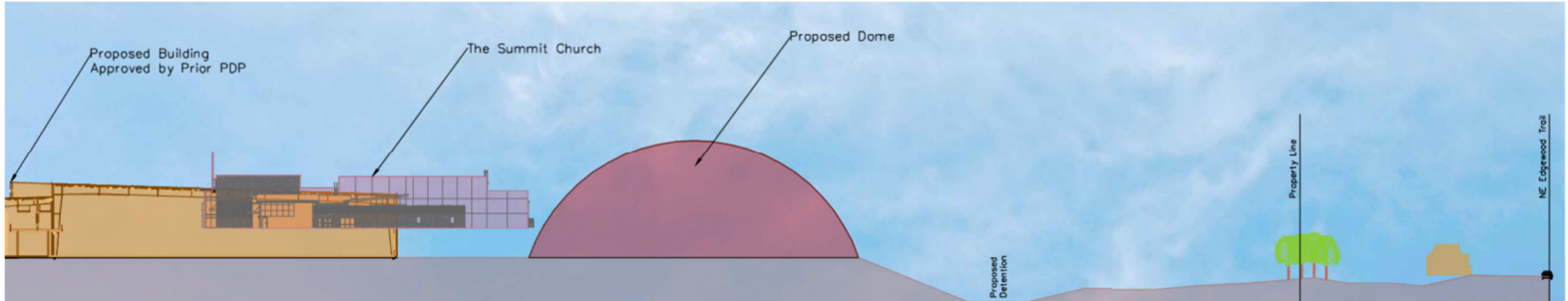


Figure 6 - Section showing the proposed dome in comparison to View High Sports Complex, residential housing, and the Summit Church

Recommendation

With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive plan, the requirements of the UDO and Design and Construction Manual (DCM).

7. Recommended Conditions of Approval

Site Specific

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 shall remain valid and in effect.

Standard Conditions of Approval

5. Plans and specifications for the inflatable structure shall be submitted for building permit review and approval. The structure shall meet the requirements of the 2018 International Fire Code and other code documents adopted by the City of Lee's Summit.
6. All required engineering plans and studies, including water lines, sanitary sewers, storm drainage, streets and erosion and sediment control shall be submitted along with the final development plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.