



LEE'S SUMMIT MISSOURI

Development Services Department

Development Services Staff Report

File Number	PL2025-241
File Name	SPECIAL USE PERMIT – 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 1, 2025
Site posted notice on: October 24, 2025

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Attachments

Special Use Permit Plan Set, revision date October 30, 2025 – 14 pages

Special Use Permit Narrative – 3 pages

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
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 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.

Description of Applicant's Request

The applicant is requesting a Special Use Permit to allow for an inflatable dome to cover the previously approved outdoor soccer field. The inflatable dome would allow for the outdoor soccer field to be used from October 31-March 1 annually. The Special Use Permit is required because the accessory structure is not identified as allowed or prohibited under the UDO. The applicant is requesting the SUP be approved for 20 years and has noted the dome itself has a 30-year lifespan. Staff is recommending a 5-year initial approval period.

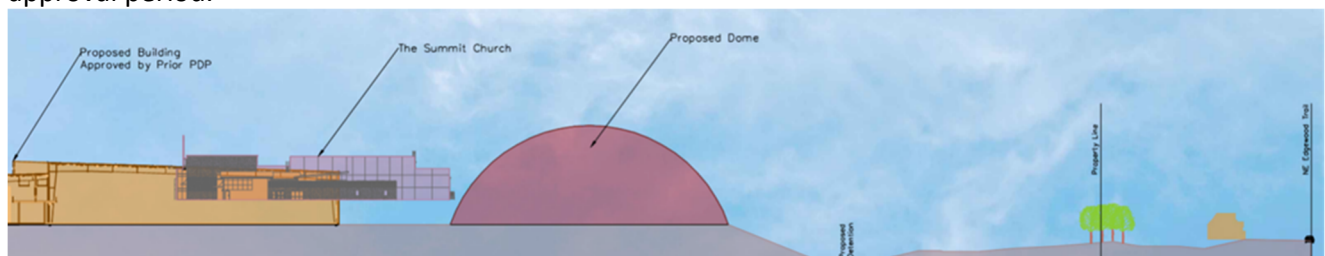


Figure 2 – Section showing the proposed dome in comparison to View High Sports Complex, residential housing, and the Summit Church

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.

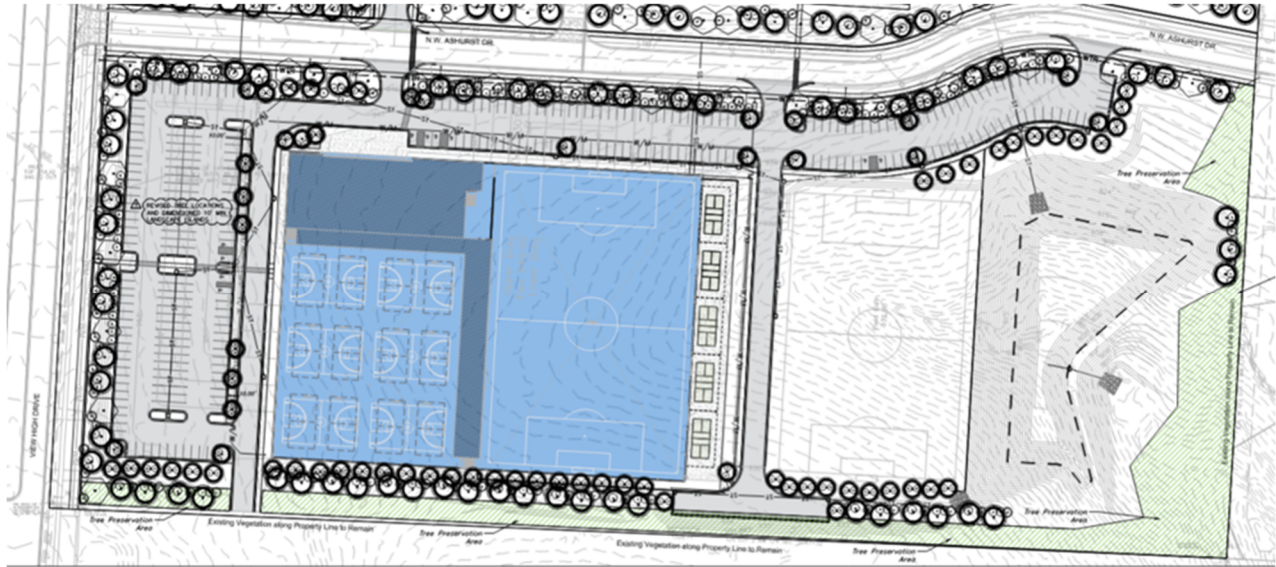


Figure 1 –Previously approved Preliminary Development Plan.

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 (inflatable dome)
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
4.190	Zoning Districts (CP-2)
Art. 6, Div. III	Special Use Permits
Art. 6, Div. IV	Accessory Structures

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.

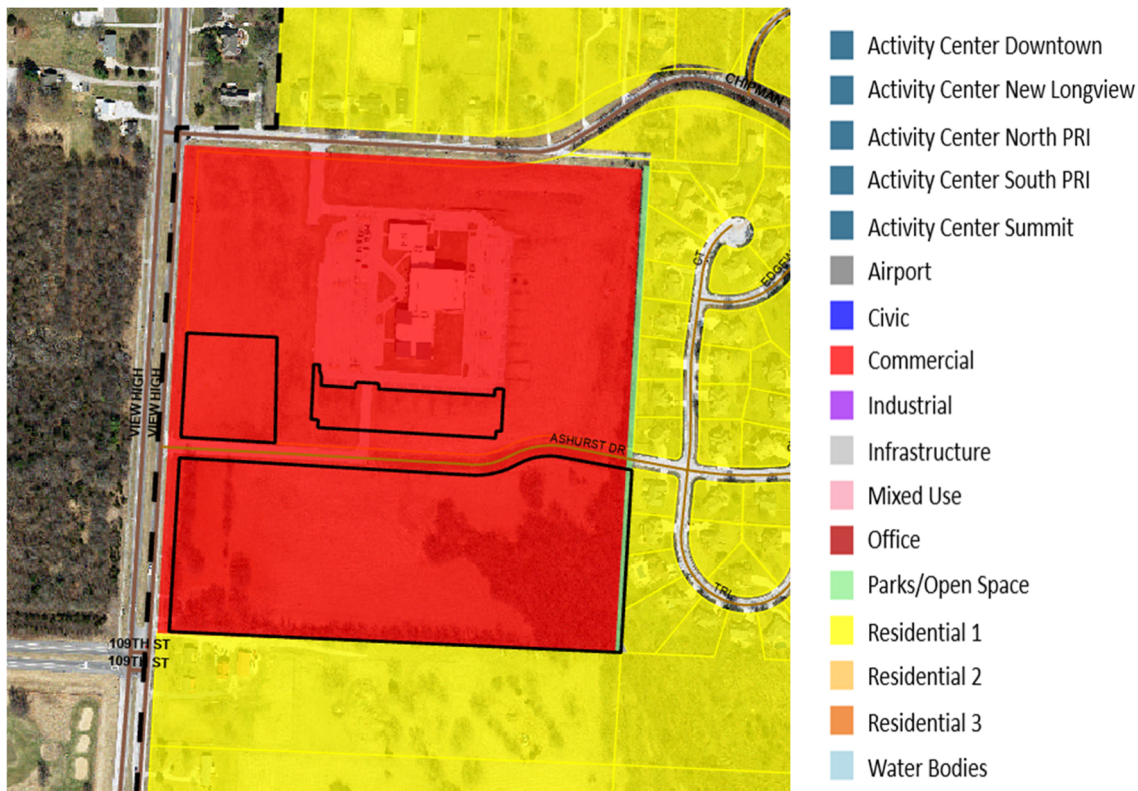


Figure 3 – Future Land Use Map & Legend

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 proposed 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.

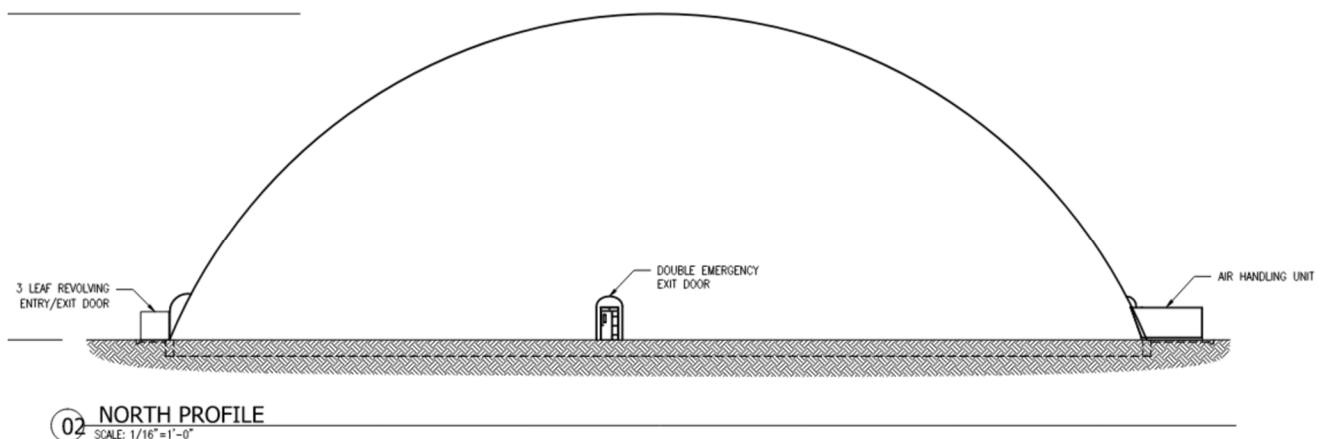


Figure 4 – North elevation (front entrance) facing NW Ashurst Dr.

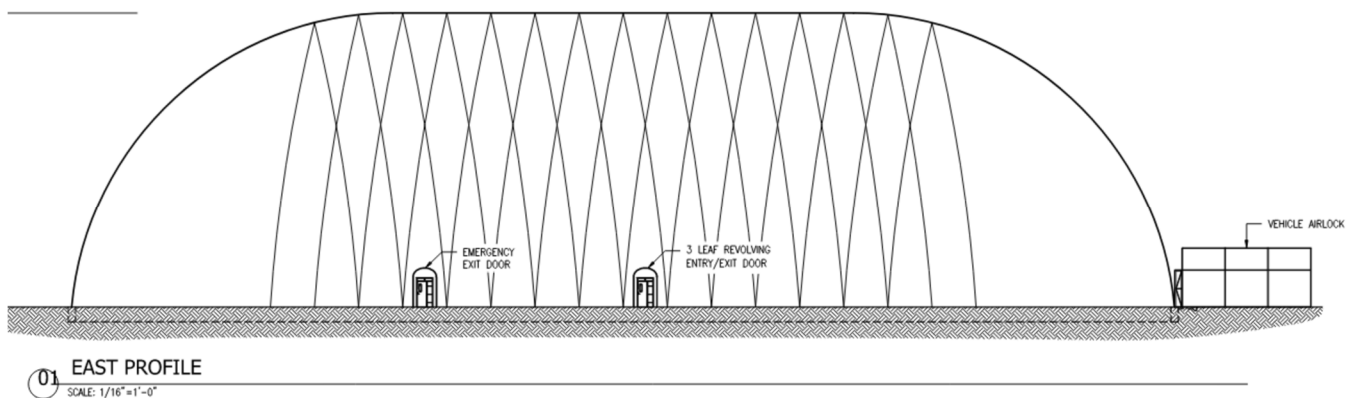


Figure 5 - East elevation facing single-family residential

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.

Time Period

The applicant requests the SUP be granted for a 20-year time period. Since this is an unfamiliar structure, staff recommends approval of the SUP for five (5) years from the date of approval.

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

Standard Conditions of Approval

4. 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.