

MEMO

To: Planning Commission

From: Adair Bright, AICP, Senior Planner

CC: File

Date: March 6, 2026

Re: Appl. #PL2025-249 – PRELIMINARY DEVELOPMENT PLAN – View High Sports Complex, 3301 NW Ashurst Dr.; Engineering Solutions, LLC, applicant

Background and Procedural History

Following the applicant's and staff's presentations during the Planning Commission public hearing held on November 13, 2025, the Planning Commission expressed concerns regarding the compatibility of the proposed inflatable dome with the existing residential neighborhood located to the east, specifically related to the size and scale of the structure. Based on these concerns, the Planning Commission recommended unanimous denial of the application.

The applicant subsequently elected to proceed to the City Council public hearing held on December 16, 2025. During that hearing, the concerns and discussion largely mirrored those expressed by the Planning Commission. Following discussion, the City Council remanded the application back to the Planning Commission to allow the applicant an opportunity to revise the proposal and for the Planning Commission to reconsider the revised plan.

The applicant has since submitted revisions to the proposal. The primary changes to the plan are summarized below and are discussed in further detail in this memorandum:

- Reduction of the dome structure height from 80 feet to 59 feet 11 inches, resulting in a calculated building height of 53.57 feet; and
- An increase in the quantity of coniferous tree plantings to provide enhanced year-round buffering and screening.

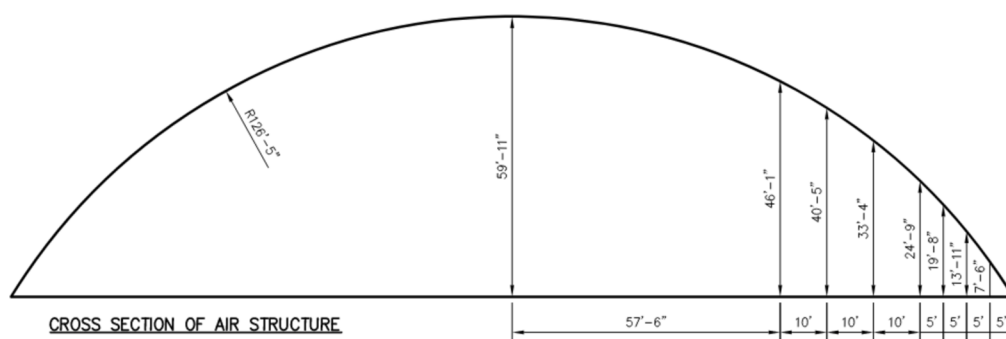


Figure 1 – Revised dome height (north and south elevation measurements)

Development Services Department

220 SE Green Street | Lee's Summit, MO 64063 | P: 816-969-1800 | cityofLS.net



Figure 2 – Revised landscaping plan showing additional coniferous trees (solid green circles)

Inflatable Dome Height

The revised Preliminary Development Plan proposes reducing the dome structure height from 80 feet to 59 feet 11 inches and includes additional coniferous tree plantings exceeding the requirements of the Unified Development Ordinance (UDO) to provide additional buffering and screening of the structure.

During the review of the original request for an 80-foot-tall dome structure, staff identified that the structure did not clearly fall within the UDO categories used to measure building height, as it does not correspond with a specified roof type defined in the ordinance.

Section 15.650 of the UDO defines building height as the vertical distance measured from the highest of the following:

- Street curb level;
- Established or mean street grade where a curb has not been constructed; or
- The average finished ground level adjoining the building where it is set back from the street line;

To the highest point of:

- The coping of a flat roof or the deck line of a mansard roof;
- The average height of the highest gable of a pitched or hipped roof; or
- The maximum height of any segment of a stepped or terraced building.

Following the City Council meeting, staff conducted additional review and determined that the most comparable roof type for the inflatable dome is a mansard roof, specifically a convex mansard roof configuration. Because the structure does not have a clear distinction between walls and roof, the entire structure is considered part of the roof for the purpose of measuring building height.

Based on the UDO definition and measurement methodology, the originally proposed structure had a calculated building height of 73.65 feet. The revised proposal results in a calculated building height of 53.57 feet. This measurement is taken from the street curb level, as it represents the highest point of reference for measuring building height under the ordinance.

Modification Request, Height

	Height
CP-2 District Standard	40' or 3 stories
Original Plan	80' structure height, 73.65' calculated building height
Revised Plan	59.92' structure height, 53.57' calculated building height

The original dome proposal included a request to modify the maximum height permitted within the CP-2 District. At that time, staff did not support the request because the proposed structure was 184% of the maximum height allowed within CP-2 and there were limited opportunities to mitigate the visual impact on adjacent residential properties. Staff's concern was not related to the type of structure proposed, but rather to the overall massing and height, which had the potential to adversely affect the residential character of the surrounding area.

The applicant is again requesting a modification to exceed the maximum height allowed within the CP-2 District; however, the requested modification is significantly reduced from the previous proposal. The revised plan includes a reduction in height of approximately 20 feet and the addition of coniferous tree plantings intended to increase the density of the existing tree mass that will remain on site. Based on these revisions, staff finds that the applicant has implemented reasonable measures to mitigate the proposed modification to the greatest extent practicable, and that the revised proposal is not anticipated to have a detrimental impact on the residential character of the surrounding neighborhoods.

With regard to compatibility, staff previously identified concerns that the height and form of the dome could appear visually out of place within the surrounding area. While the overall shape of the structure remains unchanged, the reduced height lessens its perceived scale. Additionally, the overall massing of the dome is comparable to other large structures, such as The Summit Church and the previously approved View High Sports Complex, in the vicinity. The applicant has also provided 3D renderings from multiple vantage points demonstrating the structure's height and visibility. Based on the submitted materials, staff finds that although the dome will be visible, it is not expected to appear substantially taller than the surrounding trees or nearby residential and non-residential structures when viewed from adjacent residential properties and therefore is not anticipated to create a significantly different visual profile.

Accordingly, staff finds that the revised proposal reasonably addresses the concerns identified in the previous submittal and that the requested height modification is compatible with the surrounding area, subject to the proposed landscaping and site design improvements.



Figure 4 – Looking west towards inflatable dome between 540 & 536 NW Edgewood Trail.

Staff has updated the recommended conditions of approval below in response to the revised plan.

Site Specific Conditions of Approval

1. Development shall be in accordance with the preliminary development plan with an upload date of February 19, 2026.
2. A modification shall be granted to UDO Sec. 6.050 to allow for the maximum building height of the dome to be 53.57' tall.
3. The inflatable dome shall not contain any signage.
4. All mechanical equipment associated with the dome shall be fully screened from view and located as far from any residential district and/or use as possible.
5. All conditions of the previously approved PDP (Appl. #2024-283) shall remain in full force and effect.

Standard Conditions of Approval

6. 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.
7. 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

Development Services Department

220 SE Green Street | Lee's Summit, MO 64063 | P: 816-969-1800 | cityofLS.net

plan. All public infrastructure must be substantially complete, prior to the issuance of any certificates of occupancy.