

MEMO

To: Planning Commission
From: Adair Bright, AICP, Senior Planner
CC: File
Date: March 6, 2026
Re: Appl. #PL2025-241 – Special Use Permit – View High Sports Complex, 3301 NW Ashurst Dr.;
Engineering Solutions, LLC, applicant

Following the applicant's and staff's presentations during the Planning Commission public hearing held on November 13, 2025, the Planning Commission primarily expressed concerns about the compatibility of the proposed inflatable dome with the existing residential to the east due to the size and scale of the dome. The Planning Commission then recommended unanimous denial of the application. The applicant chose to proceed to the City Council public hearing held on December 16, 2025, where the concerns and discussions echoed that of the Planning Commission. The City Council remanded the application back to the Planning Commission for revisions and subsequent reconsideration of the revised plan.

The changes to the Special Use Permit are as follows and further detailed in the body of the subject memo:

- The applicant has amended the requested timeframe for the dome's seasonal installation, modifying the period during which the dome may be erected from October 31–March 1 to November 25–March 25 annually.

Allowable Installation Timeframe

The applicant is requesting to amend the allowable installation timeframe to November 25 through March 25 on an annual basis. Given that the duration the dome would be installed is still approximately 17-weeks long, staff is amenable to the proposed timeframe.

With the timeframe clearly stated and included as a condition of approval, staff will have the appropriate enforcement mechanisms consistent with those applied to other Special Use Permits. In the event the conditions of the SUP are not adhered to, staff have established procedures available to address compliance concerns, which may include revocation of the permit if warranted.

Duration of Approval

The applicant is still requesting the SUP be approved 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. The 5-year

approval would allow for review of how the structure is aging and if additional conditions regarding maintenance should be added.

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

Site Specific Conditions of Approval

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 November 25-March 25 annually. Outside of 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.

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.