

## **BILL NO.**

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AN ORDINANCE APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR VIEW HIGH SPORTS COMPLEX ON LAND LOCATED AT 3301 NW ASHURST DRIVE, ALL IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 33, THE UNIFIED DEVELOPMENT ORDINANCE, OF THE CODE OF ORDINANCES FOR THE CITY OF LEE'S SUMMIT, MISSOURI.

WHEREAS, Application #PL2025-249 submitted by Engineering Solutions, LLC., requesting approval of a preliminary development plan on land located at 3301 NW Ashurst Drive was referred to the Planning Commission to hold a public hearing; and

WHEREAS, the Unified Development Ordinance provides for the approval of a preliminary development plan by the City following public hearings by the Planning Commission and City Council; and

WHEREAS, after due public notice in the manner prescribed by law, the Planning Commission held a public hearing for the consideration of the preliminary development plan on November 13, 2025, and rendered a report to the City Council recommending that the preliminary development plan 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 preliminary development plan 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 preliminary development plan on March 12, 2026, and rendered a report to the City Council recommending that the preliminary development plan 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 preliminary development plan 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 preliminary development plan is hereby approved 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. Development shall be in accordance with the preliminary development plan with an upload date of February 19, 2025.
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.

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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. A report shall be prepared and submitted by an independent third party certifying the as-built height of the dome prior to the issuance of a Certificate of Occupancy.
6. All conditions of the previously approved PDP (Appl. #2024-283) shall remain in full force and effect.

SECTION 3. Development shall be in accordance with the preliminary development plan revision with an upload date of February 19, 2026, appended hereto as Attachment A.

SECTION 4. 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 5. 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 6. 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:

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City Clerk *Trisha Fowler Arcuri*

APPROVED by the Mayor of said city this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

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Mayor William A. Baird

ATTEST:

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City Clerk *Trisha Fowler Arcuri*

APPROVED AS TO FORM:

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City Attorney *Brian Head*