

MEMO

To: City Council

From: Adair Bright., AICP, Senior Planner

CC: File

Date: March 24, 2026

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

Following the applicant's and staff's presentations during the public hearing on March 12, the Planning Commission engaged in discussion regarding several aspects of the request, including the proposed modification to the maximum height permitted within the district. During this discussion, Commissioner Touzinsky expressed concern regarding the requested height modification, specifically related to how the City would verify the final height of the dome once it has been constructed. The Commissioner noted that, given the nature of an inflatable structure, confirming compliance with the approved height could present challenges without a clear method for verification.

In response to this concern, the Planning Commission voted to add a condition to the recommended denial of the Preliminary Development Plan requiring the applicant to submit a report prepared by an independent third party certifying the as-built height of the dome prior to the issuance of a certificate of occupancy.

Recommendations

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. 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. ***(added by the Planning Commission)***
6. All conditions of the previously approved PDP (Appl. #2024-283) shall remain in full force and effect.