

Outlaw Harley Davidson

Chapel Ridge - Lot 9-B & 9-DD

Lee's Summit, MO

PL2024-024

Special Use Permit

**OUTLAW
HARLEY-DAVIDSON**

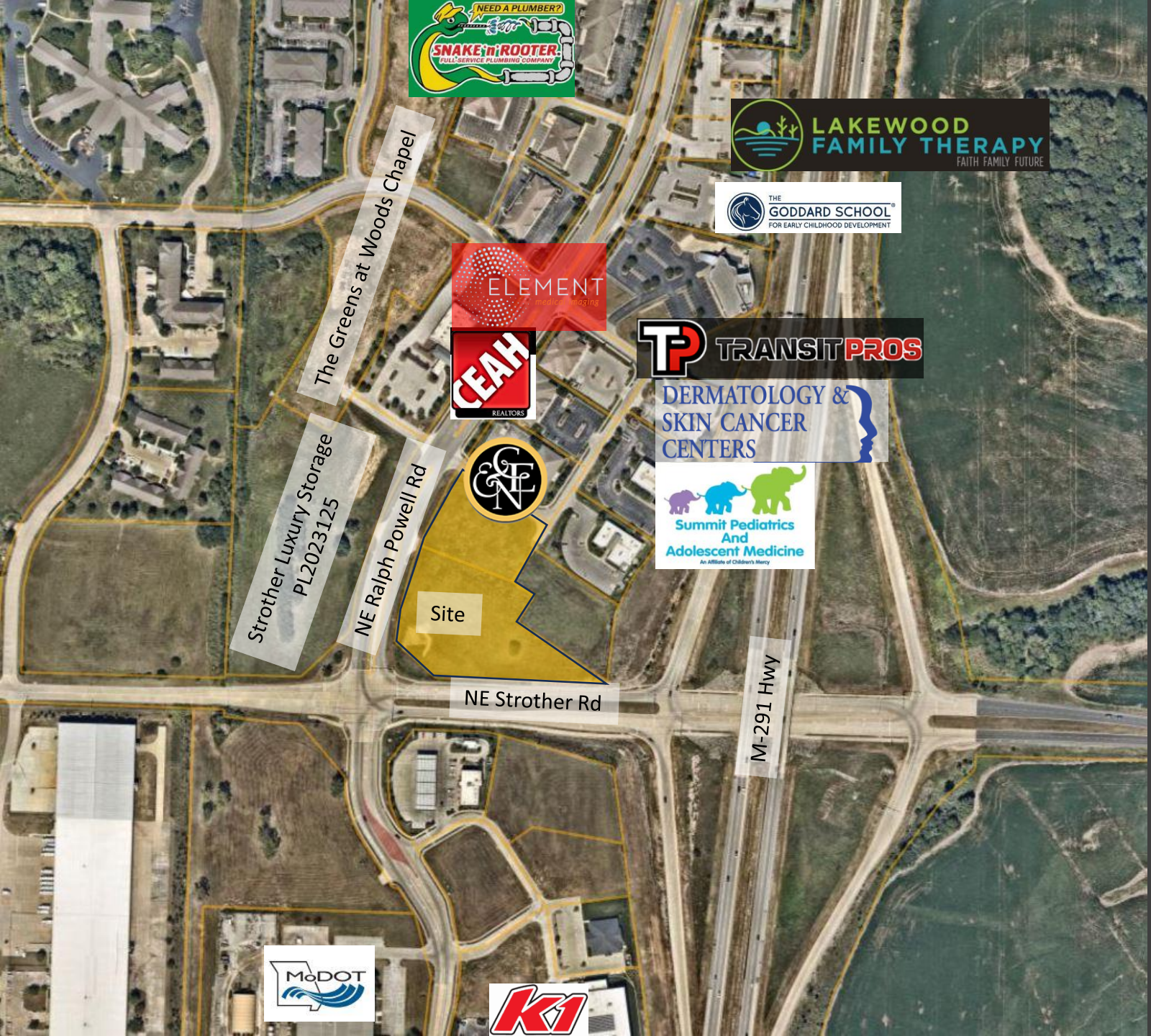


LEE'S SUMMIT, MISSOURI

Lee's Summit Planning Commission

February 22, 2024





Project Location

3100 & 3130 NE Carnegie Dr
Lee's Summit, MO

Approximately 3.80 acres generally
located at the Northeast corner of NE
Strother Road and NE Ralph Powell Rd.

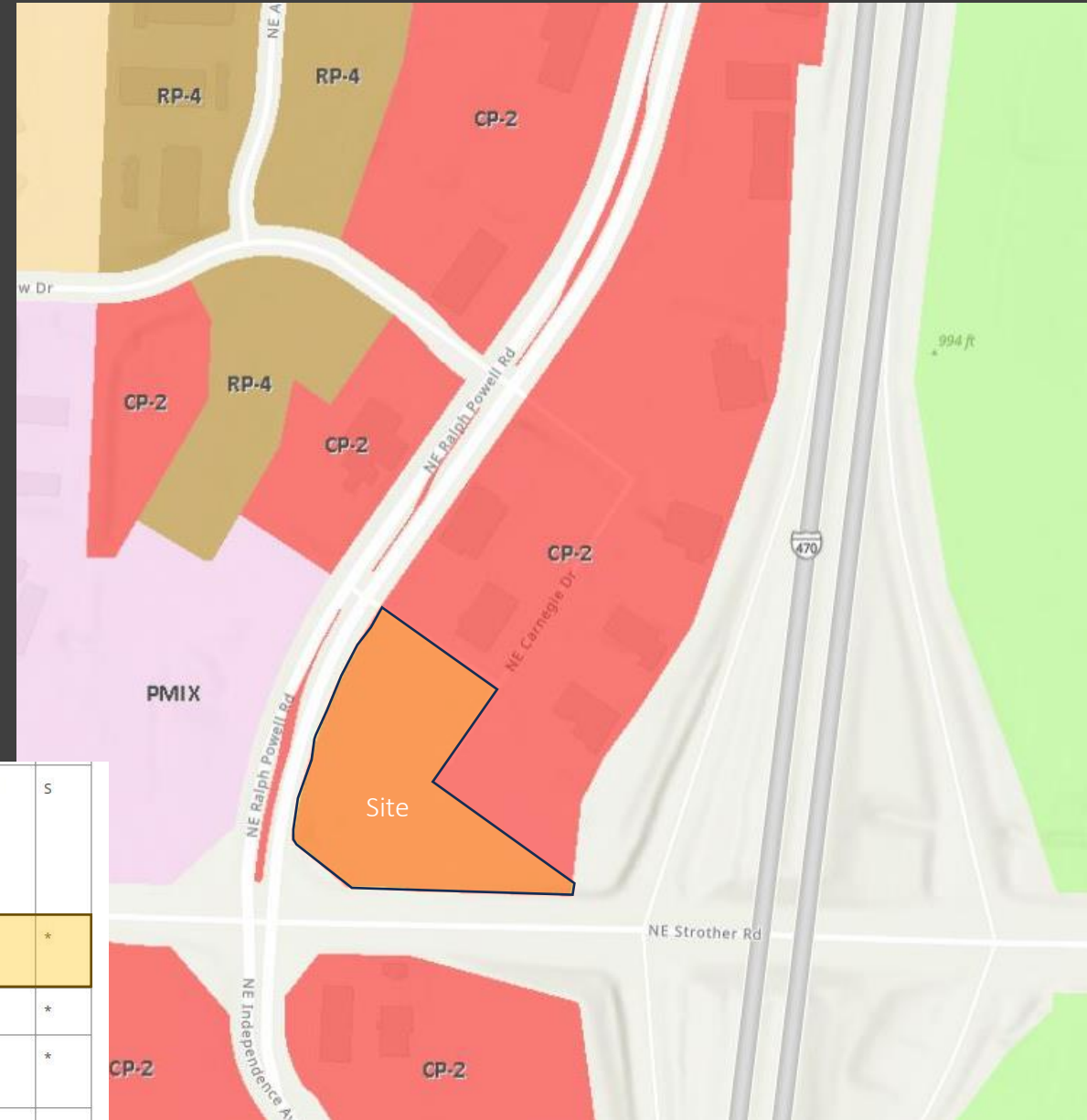
Zoning Map

Current Zoning

CP-2

CP-2 Planned Community Commercial District.

Requesting Special Use Permit to allow for Outdoor Display



Any Other Type of Marijuana-Related Facility or Business Licensed or Certified by the Department of Health and Senior Services, or its Successor, Under Article XIV of the Missouri Constitution												S		S	S	S	S
Motorcycle Sales, Rental or Service (No Outdoor Display)												P		P	P		*
Musical Instrument Store									P		P	P	P				*
Outdoor Gun Club, Skeet or Trap Shoot or Archery Range	S														S		*

Project Summary

- **34,000 sf Building**
 - Sales and Service Center
- **91 Parking Spaces**
- **Training Area**
- **3.80 Acre Site**
- **Other Locations**
 - Worth Harley Davidson (KCMO)
 - Outlaw Harley Davidson (BSMO)
- **Estimated**
 - \$15 Million Annual Revenue
 - \$10 Million Construction Budget





Added Buffer

Added Landscape and 30" Berm

Ride Training Center

Rider Classes are Saturday and Sunday 9am to 3pm
-6 to 10 Riders per class
-small engine / lighter bike

34,000 sf Sales and Service Center

Hours of Operation

Tuesday – Friday 10:00 am to 7:00 pm
Saturday – Sunday 9:00 am to 6:00 pm

Bike Sales, Merchandise and Service

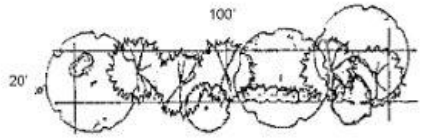
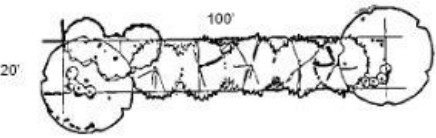
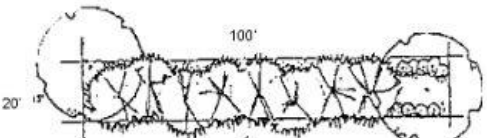
10,000 sf Outdoor Space

Hours of Operation

Saturday & Sunday 12:00 to 5:00
Seasonally

North View



Screen A		
Shade trees	1/500 sq. ft.	
Ornamental trees	1/750 sq. ft.	
Evergreen trees	1/300 sq. ft.	
Shrubs	1/200 sq. ft.	
Screen B		
Shade trees	1/1,000 sq. ft.	
Ornamental trees	1/500 sq. ft.	
Evergreen trees	1/300 sq. ft.	
Shrubs	1/200 sq. ft.	
Screen C		
Shade trees	1/750 sq. ft.	
Ornamental Trees	0 sq. ft.	
Evergreen trees	1/200 sq. ft.	
Shrubs	1/200 sq. ft.	

Landscape Buffer Area

(10,340 sf Buffer Area)

Screen A

21 Shade Trees, 14 Ornamental Trees, 35 Evergreen Trees, 52 Shrubs

(70 Trees/52 Shrubs)

Screen B

11 Shade Trees, 21 Ornamental Trees, 35 Evergreen Trees, 52 Shrubs

(67 Trees / 52 Shrubs)

Screen C

14 Shade Trees, 0 Ornamental Trees, 52 Evergreen Trees, 52 Shrubs

(66 Trees / 52 Shrubs)

Currently Required

28 Trees and 38 Shrubs on Vanderbilt

14 Trees and 38 Shrubs on Ralph Powell

Community Meeting Summary:

December 19, 2023

3170 NE Carnegie Dr, Suite 400

Attendees

Representatives from 3 of the surrounding businesses

Comments

- -Neighbors are of the opinion that the area is a medical and law office area. Based on that would like the proposed project to move somewhere else
- -Concerns over traffic and timing of use / events
- -Ask if this project would participate in the overall maintenance that all other property owners participate in
- -When you organize rides how does that work and what days
- -Requested additional landscaping on the north side of the lot

Questions?
Thank you

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