

Outlaw Harley Davidson

Chapel Ridge - Lot 9-B & 9-DD

Lee's Summit, MO

PL2023-319

Preliminary Development Plan

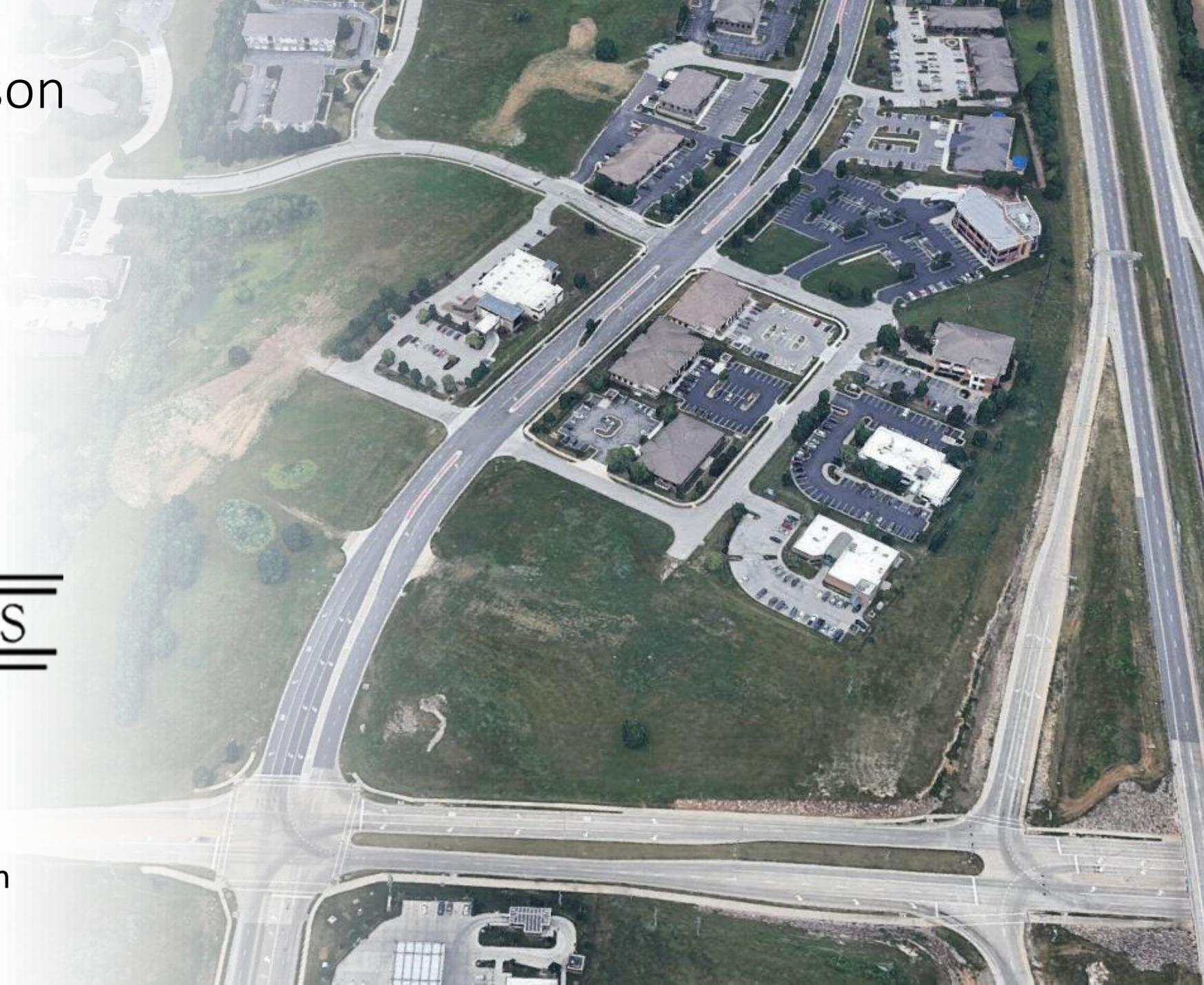
**OUTLAW
HARLEY-DAVIDSON**

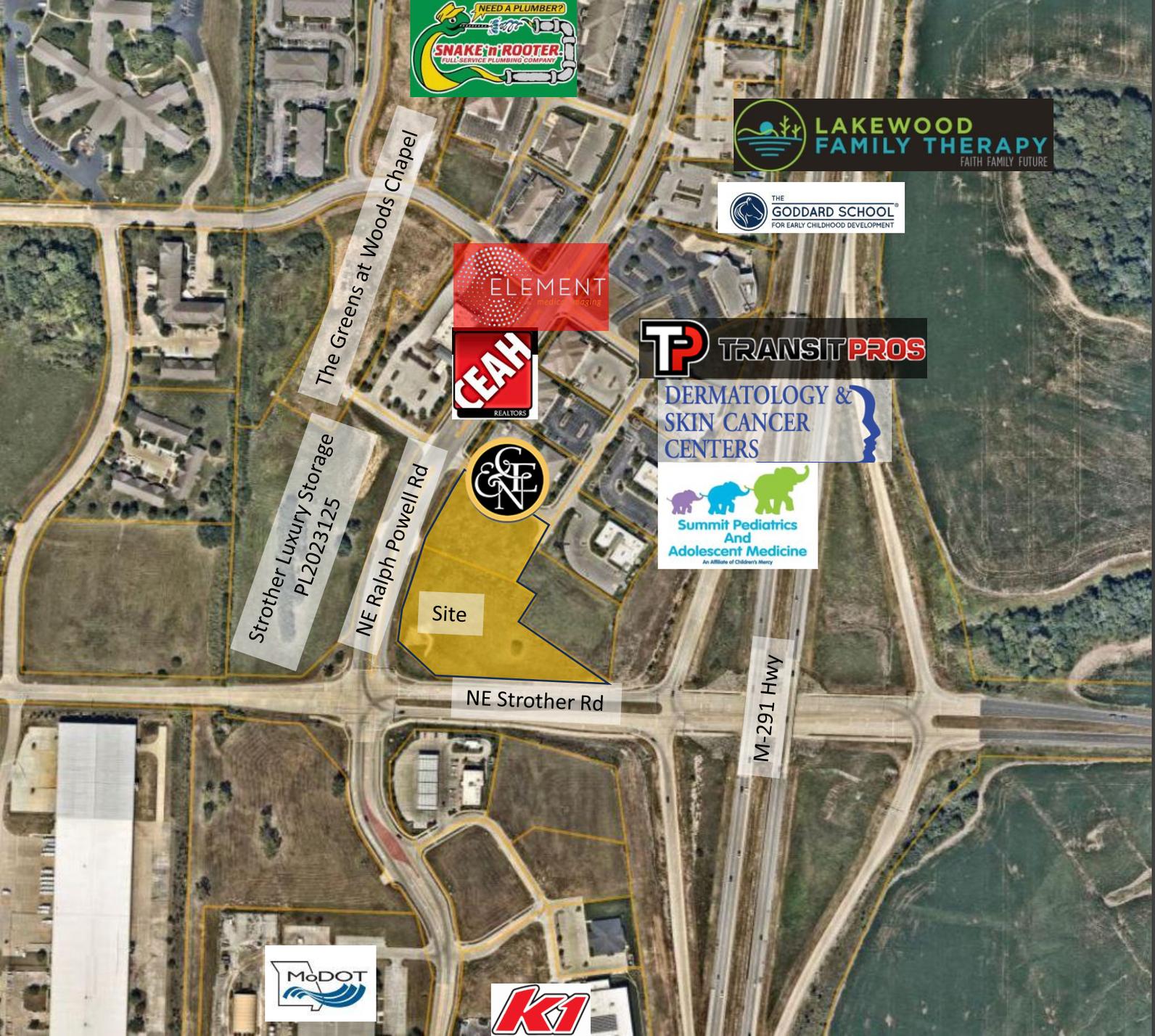


LEE'S SUMMIT, MISSOURI

Lee's Summit Planning Commission

February 27, 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

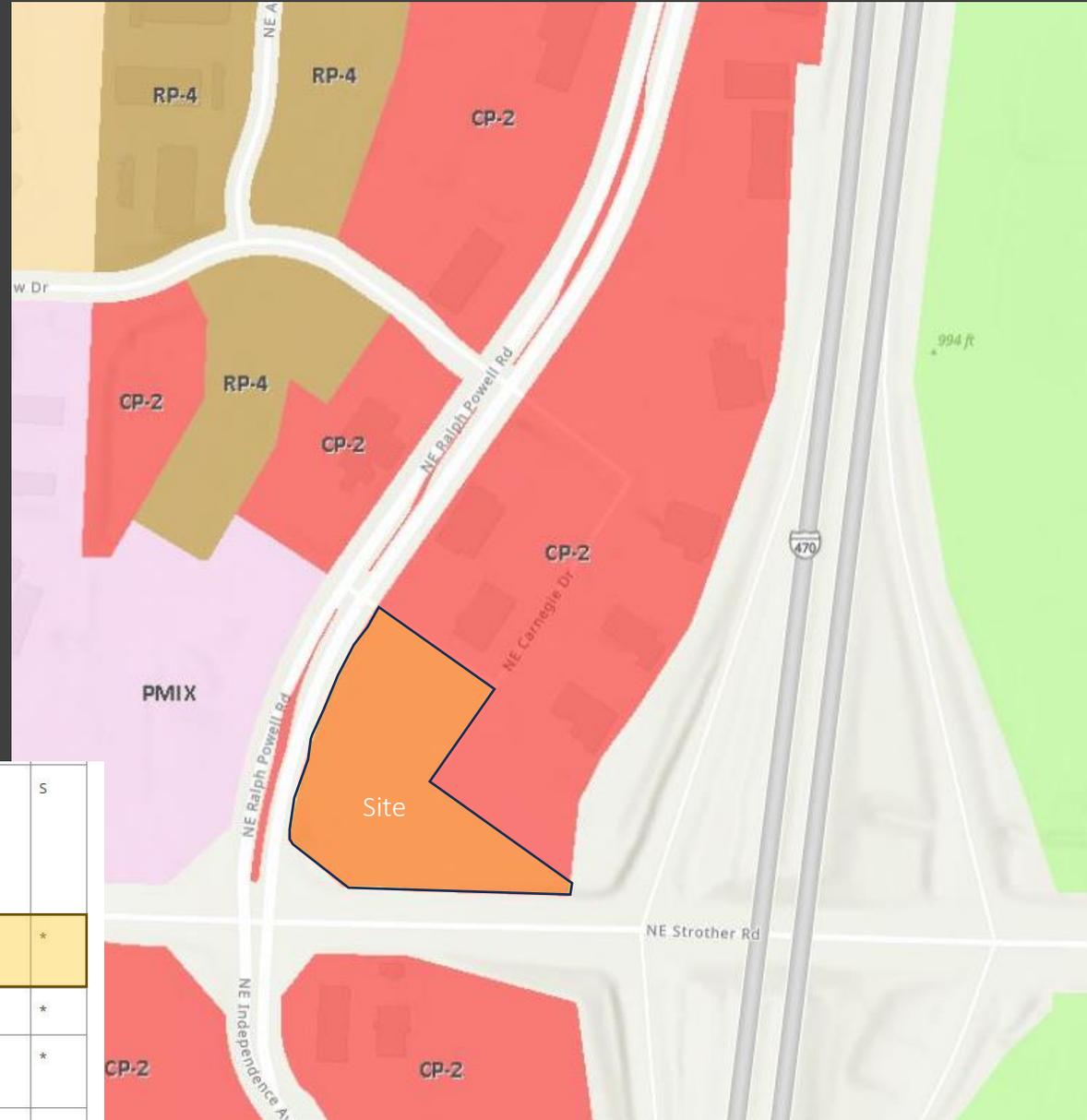
Current Zoning

CP-2

Sec. 4.190. - CP-2 Planned Community Commercial District.

A. Statement of intent and purpose. The CP-2 Community Commercial District is established to provide a location for a *full-range of retail and office development serving the general needs of the community*. The CP-2 District is not considered appropriate for heavier commercial uses that border on being more light industrial in nature, and thus more appropriate for the CS or PI District. The intent of the CP-2 District is to promote a streetscape that encourages buildings to be moved forward adjacent to the front yard setback line or adjacent to the required landscape improvements. This site design improves the benefits derived from the required landscaping and the overall image of the commercial corridor.

SUP Application PL2024-024 was unanimously recommended for approved February 22, 2024 by Planning Commission



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		*

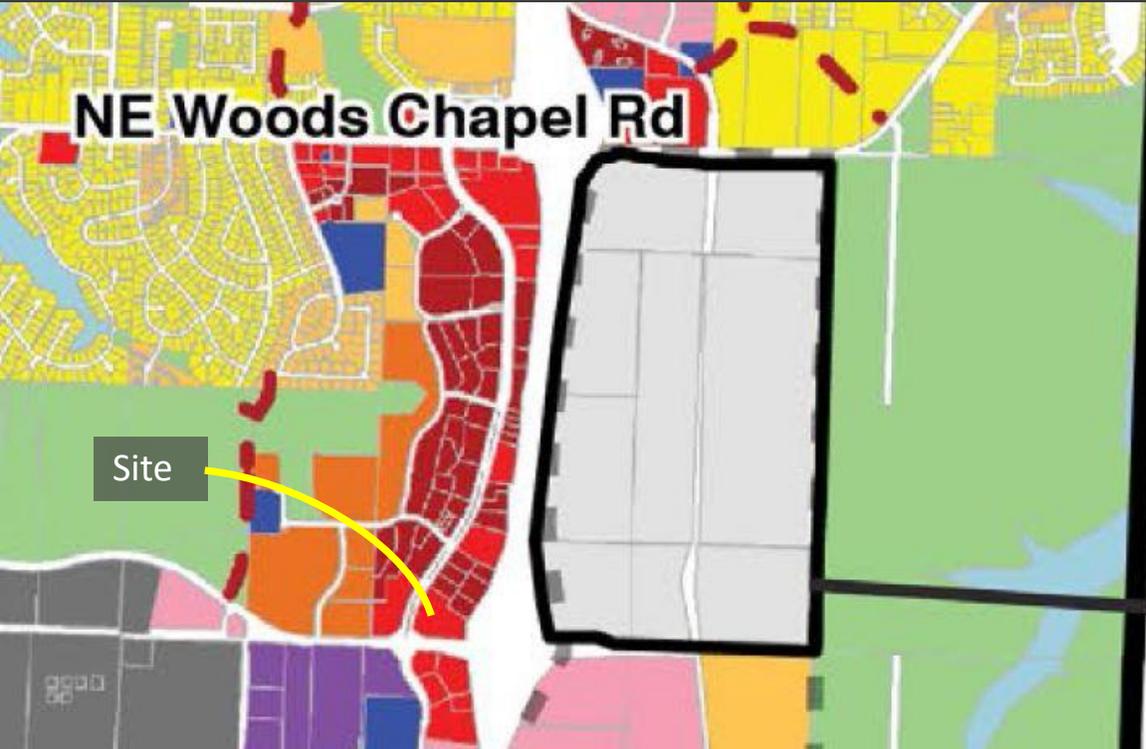
Comprehensive Plan

2021 IGNITE COMP PLAN

Future Land Use Categories

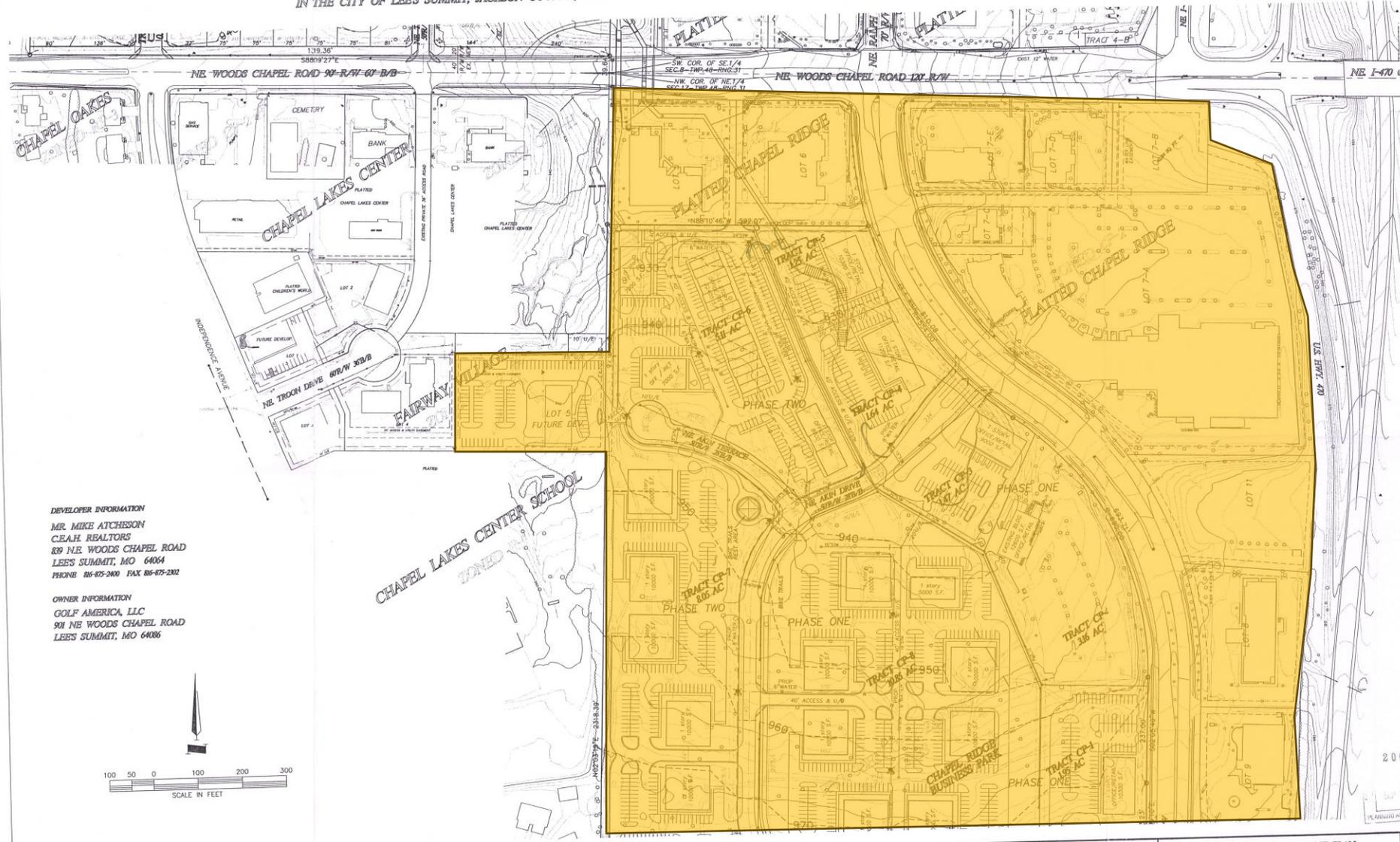
- Residential, Category 1
- Residential, Category 2
- Residential, Category 3
- Commercial
- Office
- Mixed Use
- Activity Centers
- Industrial
- Civic
- Airport
- Infrastructure
- Parks / Open Space
- Water Bodies

Property Reserve, Inc. (PRI)



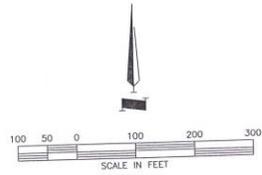
Woods Chapel Activity Center

PRELIMINARY DEVELOPMENT PLAN
CHAPEL RIDGE MIXED USE DEVELOPMENT
 IN THE CITY OF LEES SUMMIT, JACKSON COUNTY, MISSOURI



DEVELOPER INFORMATION
 MR. MIKE ATCHESON
 CEAH REALTORS
 839 N.E. WOODS CHAPEL ROAD
 LEES SUMMIT, MO 64064
 PHONE 816-875-2400 FAX 816-875-2302

OWNER INFORMATION
 GOLF AMERICA, LLC
 901 N.E. WOODS CHAPEL ROAD
 LEES SUMMIT, MO 64066



2005-277

LAYOUT NAME: PDPSPHT2
 PLOT SCALE: 1"=100 FEET
 REV. DRAFTER:
 DATE:
 XREF NAME:
 XREF BASE:
 DVIEW ROT: 0°
 LOCATION ON NETWORK:
 I:\2005-277\3110005\GOLFCRSE.DWG

No.	DATE	BY	REVISION

DATE: 7-29-05
 DESIGNED BY:
 DRAWN BY: WAS
 CHECKED BY:

E. T. ARCHER CORPORATION D.B.A.
ARCHER
TOTAL PROJECT MANAGEMENT
 CORPORATE OFFICE: 3741 NE. TROON DRIVE
 LEES SUMMIT, MO. 64064
 816-554-3019 • FAX 816-554-3061

- OTHER OFFICE LOCATIONS**
- 8340 WOODSON ROAD, SUITE 240, PRIME VILLAGE, MO 64026 • 816-875-4257 • FAX 816-347-1209
 - 187 E. SHAW, P.O. BOX 980, FURBERT, MO 65053 • 417-546-2218 • FAX 417-546-5224
 - 800 STANIS BUILDING, LOUISVILLE, KY 40202 • 502-581-8484 • FAX 502-581-1185
 - 5151 HIGHWAY 54, EDGEMOOR, MO 65040 • 636-349-3333 • FAX 636-348-8899
 - 225 S. OLIVE, SPRINGFIELD, MO 65802 • 417-865-4002 • FAX 417-865-4001
 - 1048 COLUMBIAN CLUB ROAD, ST. CHARLES, MO 63303 • 636-948-7000 • FAX 636-948-7571
 - 10461 HOLMES ROAD, SUITE 400, WANGSAS CITY, MO 64151 • 816-347-1208 • N. 816-347-1209

PRELIMINARY DEVELOPMENT PLAN
CHAPEL RIDGE MIXED USE DEVELOPMENT
IN LEES SUMMIT, MISSOURI
 FOR: MIKE ATCHESON
 CEAH REALTY
 LEES SUMMIT, MISSOURI

PROJECT NO.
 23110005
 DRAWING NO.
 2 of 4

**PRELIMINARY DEVELOPMENT PLAN
CHAPEL RIDGE MIXED USE DEVELOPMENT**

IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI

DEVELOPER INFORMATION
MR. MIKE ATCHESON
CREAH REALTORS
89 N.E. WOODS CHAPEL ROAD
LEES SUMMIT, MO 64064
PHONE 816-875-2400 FAX 816-875-2302

OWNER INFORMATION
GOLF AMERICA, LLC
501 NE WOODS CHAPEL ROAD
LEES SUMMIT, MO 64086

TRACT INFORMATION - TOTAL SITE OF 1422 ACRES APPROXIMATE

MINIMUM LOT REQUIREMENTS
THIS LAYOUT MEETS CURRENT MINIMUM STANDARDS FOR LOT AREAS, WIDTHS, DEPTHS, SETBACKS, AND DENSITY REQUIREMENTS FOR ALL TYPES OF PROPOSED ZONING.

APARTMENT SITE - TRACTS AP-1 THRU AP-5 THE COMMONS OF CHAPEL RIDGE

UNITS - 10 16 UNIT TOWNHOUSE STRUCTURES / 160 UNITS - RP-4 PROPOSED ZONING
UNITS - 23 10 UNIT TOWNHOUSE STRUCTURES / 230 UNITS - RP-4 PROPOSED ZONING
UNITS - 1 8 UNIT TOWNHOUSE STRUCTURE / 8 UNITS - RP-4 PROPOSED ZONING
TOTAL SITE AREA IN APARTMENT SITE = 37.56 ACRES DENSITY THIS LAYOUT = 10.54
PROPOSED MAXIMUM DENSITY = 12 UNITS PER ACRE (UD0)

OFFICE / COMMERCIAL SITE - TRACTS CP-1 THRU CP-4 AND LOT 67 CHAPEL RIDGE BUSINESS PARK

UNITS - 24 PROPOSED PAD SITES / 223,200 S.F. - CP-2 PROPOSED ZONING
TOTAL SITE AREA IN OFFICE SITES = 38.60 ACRES

VILLA SITE - LOTS 68 THRU 140 AND TRACTS R-A AND R-B THE VILLAS OF CHAPEL RIDGE

UNITS - 73 SINGLE FAMILY - RP-3 PROPOSED ZONING
TOTAL SITE AREA IN VILLAS = 34.91 ACRES

ESTATE LOTS SITE - LOTS 16 THRU 66 THE ESTATES OF CHAPEL RIDGE

UNITS - 50 SINGLE FAMILY UNITS - 1 PROPOSED POOL SITE - R-1 PROPOSED ZONING
TOTAL SITE AREA IN SINGLE FAMILY ESTATES = 20.94 ACRES

ESTATE TOWNHOUSE SITE - LOTS 1 THRU 15 AND TRACTS R-C AND R-D THE ESTATES OF CHAPEL RIDGE

UNITS - 15 TOWNHOUSE LOTS - 60 UNITS - RP-3 PROPOSED ZONING
TOTAL SITE AREA IN SINGLE FAMILY ESTATES = 10.26 ACRES

GENERAL NOTES

THIS PROPERTY IS NOT WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE.
THERE ARE NO ABANDONED GAS OR OIL WELLS ON THIS PROPERTY.
COMMON USE AND DETENTION AREAS TO BE MAINTAINED BY PROPERTY OWNERS ASSOCIATION OR ASSIGNS.
10 FEET BIKE TRAIL THROUGH COMMON USE AREAS TO BE BUILT IN FREE STYLE FORM, EXISTING CART PATHS TO BE INCORPORATED WHERE POSSIBLE.

LAYOUT NAME: POPSHT3
PLOT SCALE: 1"=100 FEET
REV. DRAFTER:
DATE:
XREF NAME:
XREF BASE:
DVIEW ROT: 0°
LOCATION ON NETWORK:
P:\PROJECT\23110005\GOLFCRSE.DWG

No.	DATE	BY	REVISION	DATE
1	8-19-05	IWAS	REVISED AS PER CITY COMMENTS OF 8-2-05	7-29-05
2				
3				
4				
5				

DESIGNED BY:
DRAWN BY:
CHECKED BY:

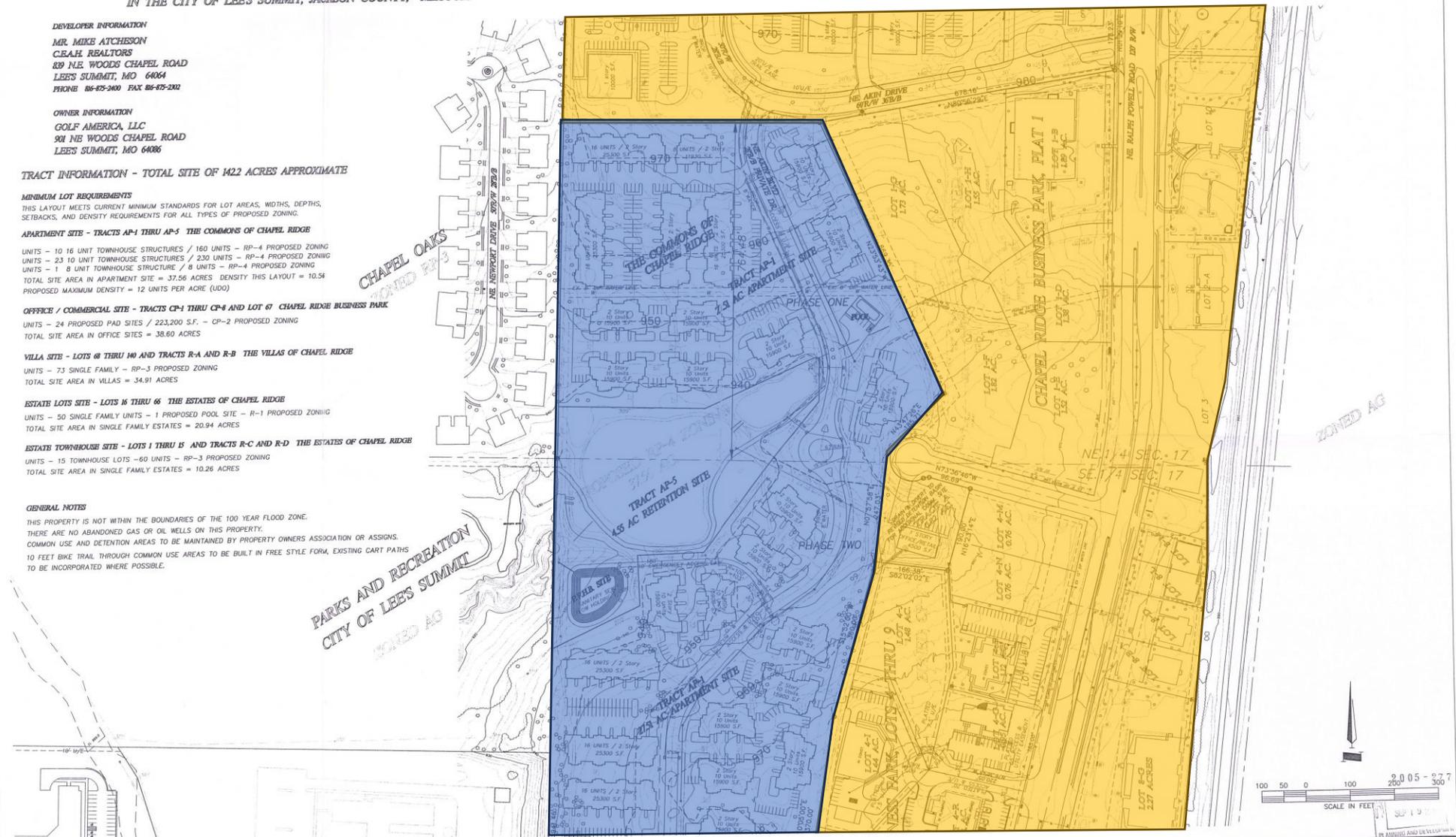
E. T. ARCHER CORPORATION D.B.A.
ARCHER
TOTAL PROJECT MANAGEMENT
CORPORATE OFFICE: 3741 NE TROON DRIVE
LEE'S SUMMIT, MO, 64064
816-554-3019 • FAX 816-554-3061

OTHER OFFICE LOCATIONS
• 8340 MESSER ROAD, SUITE 240, PRINCE GEORGES, VA 22009 • 913-882-8757 • FAX 913-361-1399
• 187 E. DAVIS, P.O. BOX 988, FORTSMO, MO 65053 • 417-548-3216 • FAX 417-548-5324
• 800 STANBIS BUILDING, LOUISVILLE, KY 40202 • 502-581-9484 • FAX 502-581-9485
• 5151 HIGHWAY 54, OSAGE BEACH, MO 65066 • 573-348-3322 • FAX 573-348-3499
• 255 SO. UNION, SPRINGFIELD, MO 65801 • 417-865-0883 • FAX 417-865-0825
• 1900 COUNTRY CLUB ROAD, ST. CHARLES, MO 63303 • 636-946-7000 • FAX 636-946-7511
• 10401 HOMES ROAD, SUITE 400, KANSAS CITY, MO 64151 • 816-347-1358 • FAX 816-341-1359

**PRELIMINARY DEVELOPMENT PLAN
CHAPEL RIDGE MIXED USE DEVELOPMENT
IN LEE'S SUMMIT, MISSOURI**

**FOR: MIKE ATCHESON
CREAH REALTY
LEE'S SUMMIT, MISSOURI**

PROJECT NO.
23110005
DRAWING NO.
3 of 4



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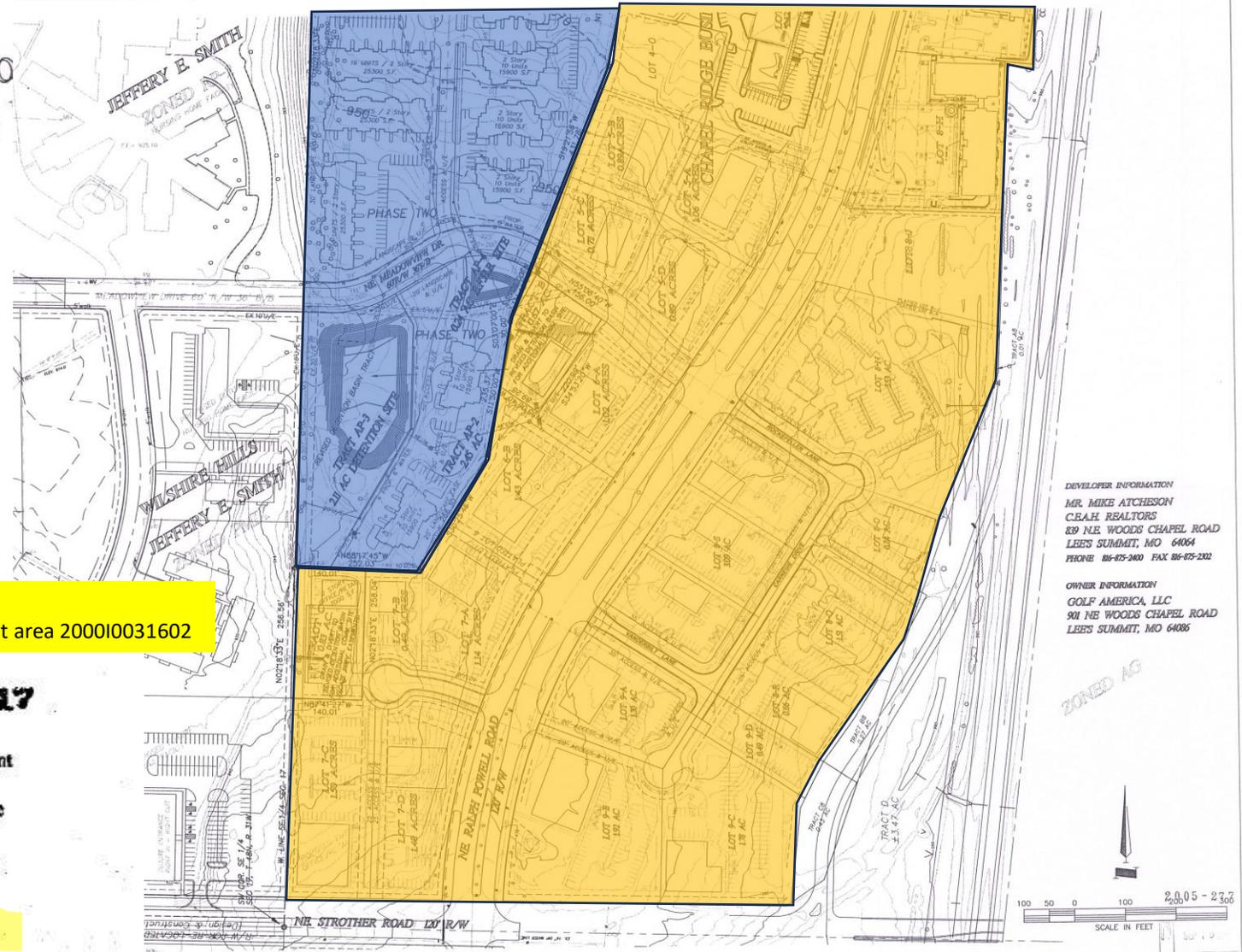
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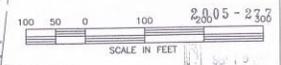
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**PRELIMINARY DEVELOPMENT PLAN
 MIXED USE DEVELOPMENT
 LEE'S SUMMIT, JACKSON COUNTY, MISSOURI**



DEVELOPER INFORMATION
 MR. MIKE ATCHESON
 CEAH REALTORS
 89 N.E. WOODS CHAPEL ROAD
 LEE'S SUMMIT, MO 64064
 PHONE 86-872-2400 FAX 86-872-232

OWNER INFORMATION
 GOLF AMERICA, LLC
 901 N.E. WOODS CHAPEL ROAD
 LEE'S SUMMIT, MO 64066



Declaration of Covenants, Conditions & Restrictions for Chapel Ridge
 -Recorded as 1998I0044075 and amended to add additional development area 2000I0031602

13213P 917

After such date as the Declarant, or assigns, is no longer the record Owner of ten percent (10%) or more of the Properties, the approval described in this covenant shall not be required unless, prior to the said date and effective thereon, a written instrument shall be executed by the then record Owners of a majority of the square footage of Lots in this subdivision and duly recorded appointing a representative, or representatives, who shall thereafter exercise the same powers previously exercised by said committee.

In approving or denying design and location of improvements and choice of businesses, the Declarant shall rely on the Development Criteria Handbook, as amended from time to time, and such handbook shall be presented to any potential buyer of any Lot within the Development. Requirements in the Development Criteria Handbook shall be modified as necessary to comply with applicable laws and ordinances of governmental entities and to foster the overall design concept of CHAPEL RIDGE Development while maintaining an inviting and effective business environment.

DATE: 7-29-05	E. T. ARCHER CORPORATION D.B.A. ARCHER TOTAL PROJECT MANAGEMENT CORPORATE OFFICE: 3741 NE. TROON DRIVE LEE'S SUMMIT, MO. 64064 816-554-3019 • FAX 816-554-3061	OTHER OFFICE LOCATIONS • 8340 WOODSON ROAD, SUITE 240, PRIME VILLAGE, KS 66208 • 913-882-8737 • FAX 816-341-1399 • 187 E. DAVIS, P.O. BOX 988, FORSTAL, MO 65053 • 417-548-2218 • FAX 417-548-5324 • 800 SONGS BUILDING, CANTONVILLE, MO 63021 • 314-381-1868 • FAX 314-381-1848 • 3115 HUNTER TRL, BRIDGE BRANCH, MO 63005 • 637-348-2222 • FAX 637-348-3499 • 205 SO. LAMAR, SPRINGFIELD, MO 65802 • 417-865-4083 • FAX 417-865-6085 • 1088 COUNTRY CLUB ROAD, ST. CHARLES, MO 63303 • 636-948-7020 • FAX 636-948-7571 • 10481 HOLMES ROAD, SUITE 400, WARDEN CITY, MO 64781 • 816-347-1338 • FAX 816-347-1339	PROJECT NO. 23110005
DESIGNED BY: DRAWN BY: CHECKED BY:			PRELIMINARY DEVELOPMENT PLAN CHAPEL RIDGE MIXED USE DEVELOPMENT IN LEE'S SUMMIT, MISSOURI

Chapel Ridge Development Profile

Customer Driven
Retail



Strother Luxury Garage
C-Store
Sonic
Commercial Center
Price Chopper

Professional Services



Law Office
Medical Office
Therapy
Dental

Service Based

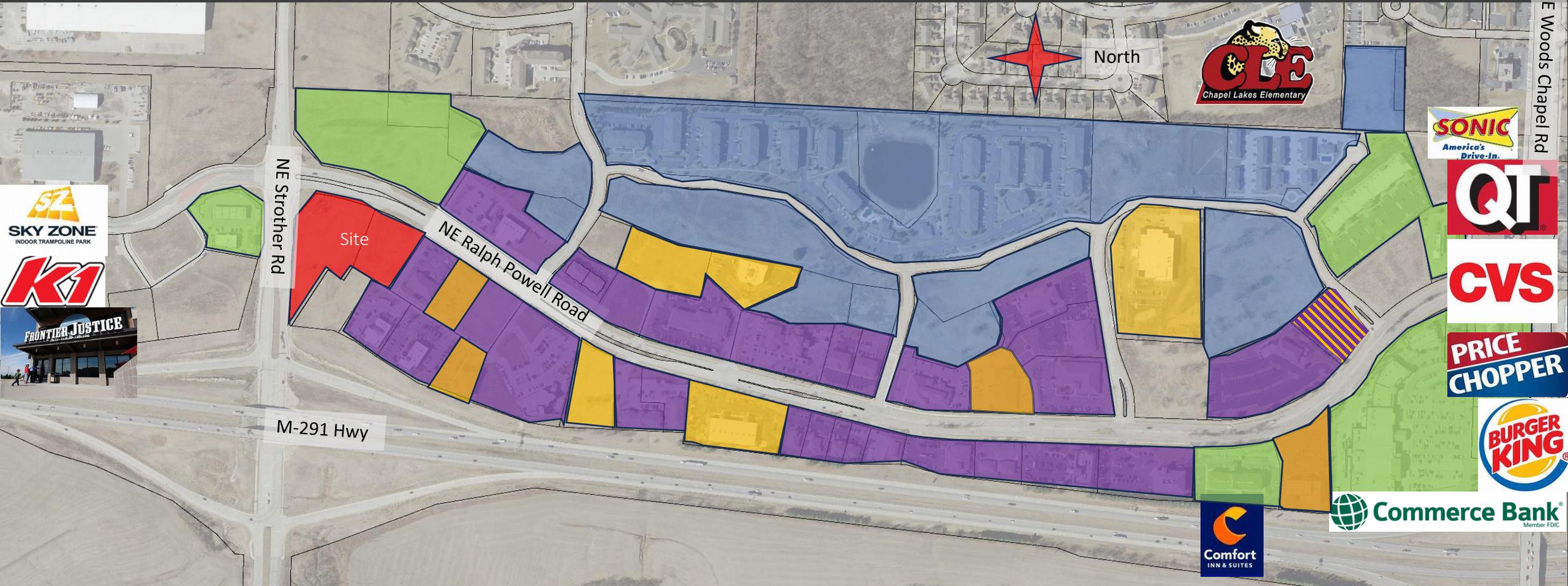


Goddard School
Ferguson Plumbing
Control System
Real Estate
Lending

Residential



Apartments
Townhomes





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





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

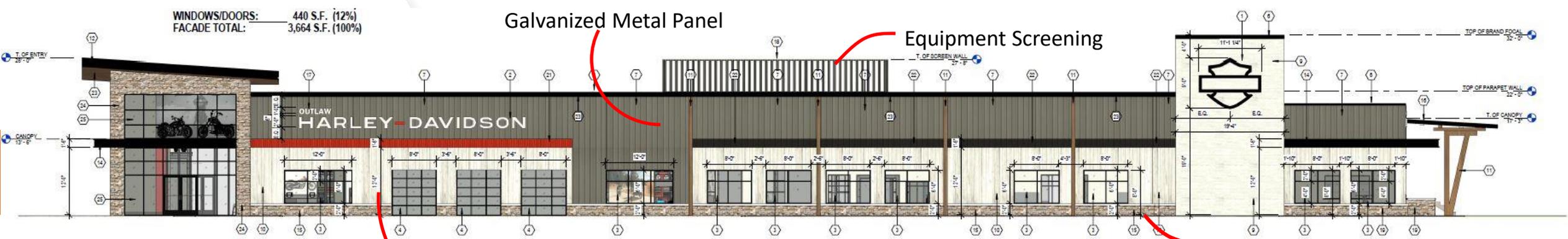
Bike Sales, Merchandise and Service

10,000 sf Outdoor Space

Hours of Operation

Saturdays 12:00 to 5:00

Seasonally



KEYED NOTES

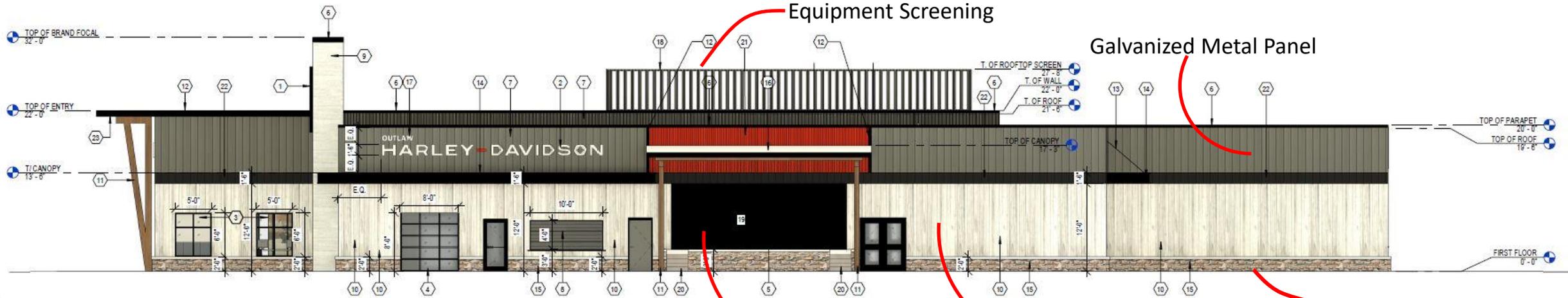
1	DIMENSIONAL ILLUMINATED OUTLINE BAR & SHIELD SIGN. PROVIDE POWER.
2	24"H ILLUMINATED HORIZON LOGO SIGN. PROVIDE POWER.
3	EXTERIOR WINDOW WITH BLACK ANODIZED FRAME AND 1" TEMPERED GLASS.
4	FULL GLASS OVERHEAD DOOR WITH BLACK ANODIZED FRAME & TEMPERED GLASS.
5	METAL OVERHEAD DOOR WITH BLACK FRAME AND PANELS.
6	BLACK GALVANIZED PARAPET CAP/COPING.
7	GALVANIZED METAL PANEL (DARK GRAY)
8	METAL ROLL-UP CONCESSION SERVING WINDOW (BLACK ANODIZED FRAME).
9	BRAND FOCAL; CLAD WITH CONCRETE LOOK FIBER CEMENT BOARD CLADDING (NICHIIHA OR EQUAL).
10	FAUX WOOD FIBER CEMENT BOARD CLADDING (CERACLAD OR EQUAL).
11	DECORATIVE COLUMN WITH FAUX WOOD FIBER CEMENT BOARD CLADDING (NICHIIHA OR EQUAL).
12	GALVANIZED METAL TRIM (BLACK).
13	CANOPY TIE BACK AND METAL PLATE (BLACK). REFER TO STRUCTURAL.
14	GALVANIZED METAL CANOPY (BLACK).
15	THIN STONE VENEER (COLORADO OR EQUAL) WITH PRECAST STONE CAP
16	STAGE CANOPY
17	ILLUMINATED DEALER DBA SIGN. PROVIDE POWER.
18	ROOFTOP SCREEN WALL. COORDINATE HEIGHT WITH MEP
19	STAGE (3'-0"H) WITH THIN STONE VENEER (COLORADO STONE OR EQUAL)
20	STAGE STAIRS (CONCRETE)
21	GALVANIZED METAL PANEL (ORANGE).
22	GALVANIZED METAL PANEL (BLACK).
23	UNDERSIDE OF ENTRY AND OVERHANGS TO HAVE CEDAR-LOOK FAUX WOOD FIBER CEMENT BOARD CLADDING.
24	THIN STONE VENEER (COLORADO STONE OR EQUAL).
25	STOREFRONT SYSTEM WITH BLACK ANODIZED FRAME AND 1" TEMPERED GLASS.
26	OUTLINE BAR & SHIELD DECAL ADHERED TO OVERHEAD DOOR.
27	ILLUMINATED SERVICE SIGN. PROVIDE POWER.
28	MONUMENT SIGN; REFER TO SIGNAGE DRAWINGS. PROVIDE POWER.

South View



South View





1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

METAL PANELS:	1,209 S.F. (32%)
FAUX FIBER CEMENT:	1,705 S.F. (46%)
THIN STONE VENEER:	310 S.F. (10%)
WINDOWS/DOORS:	440 S.F. (12%)
FACADE TOTAL:	3,664 S.F. (100%)



KEYED NOTES	
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Galvanized Metal Panel



4 WEST ELEVATION
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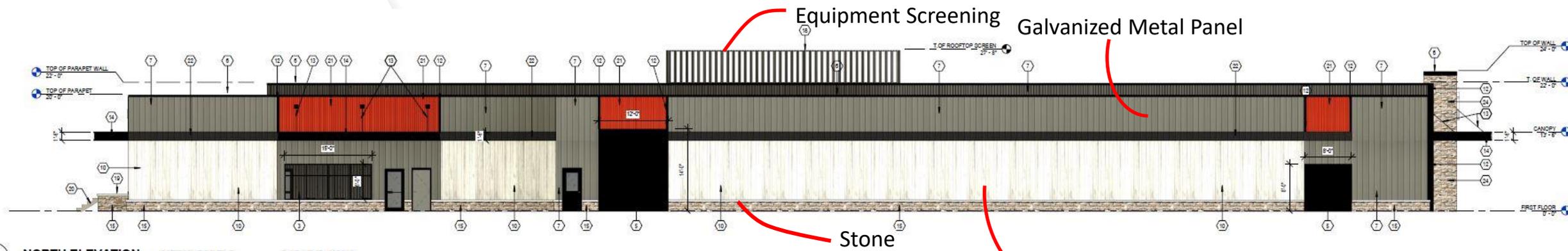
METAL PANELS:	1,445 S.F. (36%)
FAUX FIBER CEMENT:	1,510 S.F. (38%)
THIN STONE VENEER:	375 S.F. (10%)
WINDOWS/DOORS:	650 S.F. (16%)
FACADE TOTAL:	3,980 S.F. (100%)

Stone
 Faux Wood Fiber Cement Board
 Cladding

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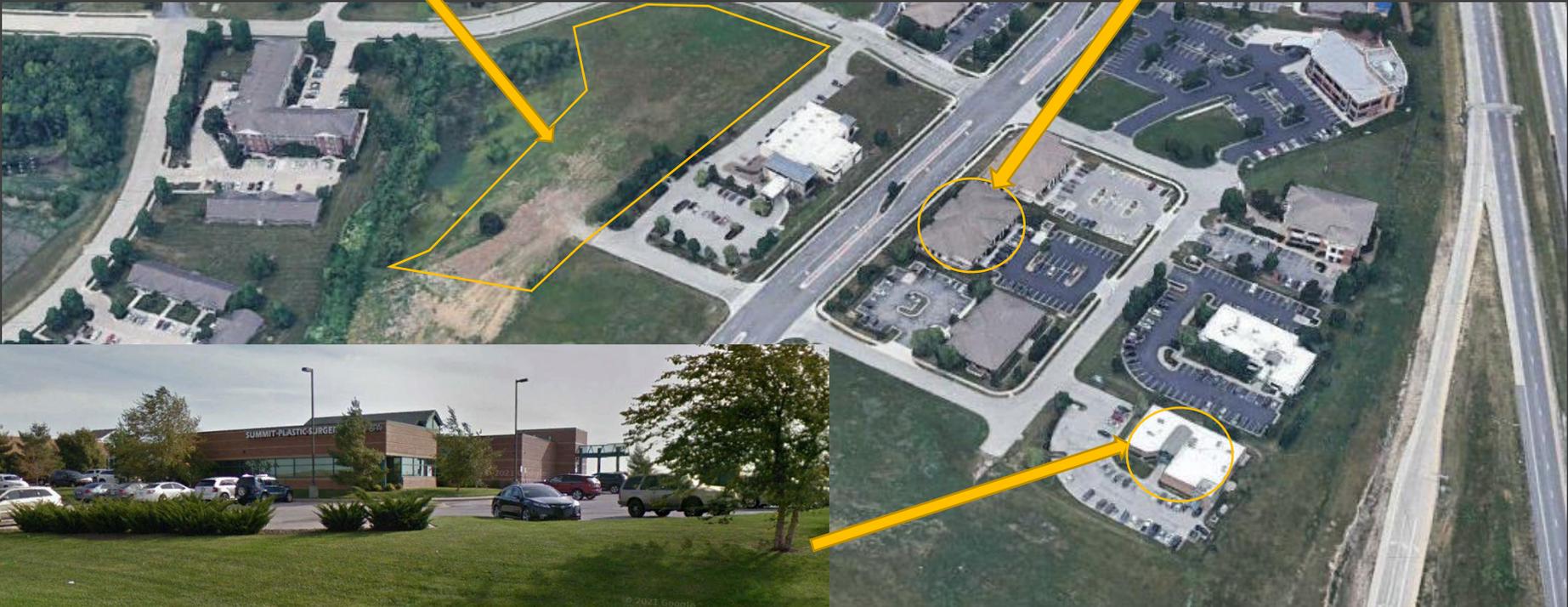
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

METAL PANELS:	2,154 S.F. (43%)
FAUX FIBER CEMENT:	1,560 S.F. (31%)
THIN STONE VENEER:	861 S.F. (17%)
WINDOWS/DOORS:	385 S.F. (9%)
FACADE TOTAL:	4,960 S.F. (100%)



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1	DIMENSIONAL ILLUMINATED OUTLINE BAR & SHIELD SIGN. PROVIDE POWER.
2	24"H ILLUMINATED HORIZON LOGO SIGN. PROVIDE POWER.
3	EXTERIOR WINDOW WITH BLACK ANODIZED FRAME AND 1" TEMPERED GLASS.
4	FULL GLASS OVERHEAD DOOR WITH BLACK ANODIZED FRAME & TEMPERED GLASS.
5	METAL OVERHEAD DOOR WITH BLACK FRAME AND PANELS.
6	BLACK GALVANIZED PARAPET CAP/COPING.
7	GALVANIZED METAL PANEL (DARK GRAY)
8	METAL ROLL-UP CONCESSION SERVING WINDOW (BLACK ANODIZED FRAME).
9	BRAND FOCAL; CLAD WITH CONCRETE LOOK FIBER CEMENT BOARD CLADDING (NICHIBA OR EQUAL).
10	FAUX WOOD FIBER CEMENT BOARD CLADDING (CERACLAD OR EQUAL).
11	DECORATIVE COLUMN WITH FAUX WOOD FIBER CEMENT BOARD CLADDING (NICHIBA OR EQUAL).
12	GALVANIZED METAL TRIM (BLACK).
13	CANOPY TIE BACK AND METAL PLATE (BLACK). REFER TO STRUCTURAL.
14	GALVANIZED METAL CANOPY (BLACK).
15	THIN STONE VENEER (COLORADO OR EQUAL) WITH PRECAST STONE CAP
16	STAGE CANOPY
17	ILLUMINATED DEALER DBA SIGN. PROVIDE POWER.
18	ROOFTOP SCREEN WALL. COORDINATE HEIGHT WITH MEP
19	STAGE (3'-0"H) WITH THIN STONE VENEER (COLORADO STONE OR EQUAL)
20	STAGE STAIRS (CONCRETE)
21	GALVANIZED METAL PANEL (ORANGE).
22	GALVANIZED METAL PANEL (BLACK).
23	UNDERSIDE OF ENTRY AND OVERHANGS TO HAVE CEDAR-LOOK FAUX WOOD FIBER CEMENT BOARD CLADDING.
24	THIN STONE VENEER (COLORADO STONE OR EQUAL).
25	STOREFRONT SYSTEM WITH BLACK ANODIZED FRAME AND 1" TEMPERED GLASS.
26	OUTLINE BAR & SHIELD DECAL ADHERED TO OVERHEAD DOOR.
27	ILLUMINATED SERVICE SIGN. PROVIDE POWER.
28	MONUMENT SIGN; REFER TO SIGNAGE DRAWINGS. PROVIDE POWER.

North View



North View



Community Meeting Summary:

December 19, 2023

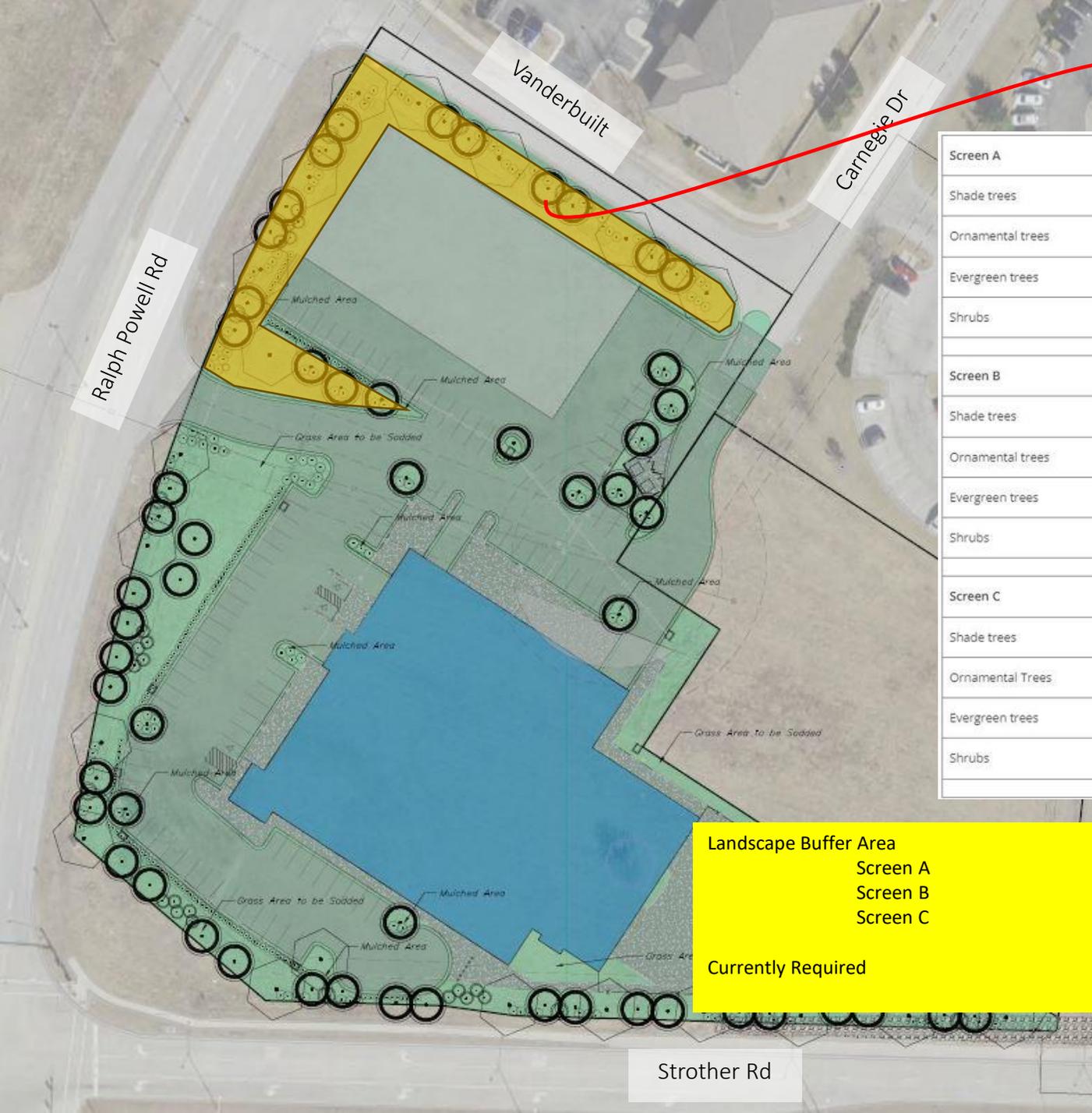
3170 NE Carnegie Dr, Suite 400

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



Added Buffer

Added Landscape and 30" Berm

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

Land Use	Code	AM Rate	PM Rate
Medical Office	720	3.10	3.93
Auto Sales (New)	840	1.86	2.42

Trip per 1,000 sf of Bldg

Est ADT 6,190 Northbound
NE Ralph Powell Rd

NE Strother Rd

ADT 2,331 Westbound

M-291 Hwy

ADT 3,067

RP IS470W TO STROTHER RD W (Year: 2022)

Name	Quantity
AADT	3067
AAWDT	3202
MOTORCYCLE VOLUME	2
PASSENGER CAR VOLUME	2262
PU/PANEL TRUCK VOLUME	657
BUS VOLUME	3
SINGLE UNIT TRUCK VOLUME	100
COMB SEMI TRAILER VOLUME	43
PEAK HOUR VOLUME AM	350
PEAK HOUR VOLUME PM	352

[Show Traffic Daily Volume](#)
Note: Volumes represent one direction only.
Select other direction to see opposing volumes.

ADT 40,938 Southbound

MO 291 S (Year: 2022)

Name	Quantity
AADT	40938
AAWDT	42740
MOTORCYCLE VOLUME	121
PASSENGER CAR VOLUME	30115
PU/PANEL TRUCK VOLUME	8309
BUS VOLUME	81
SINGLE UNIT TRUCK VOLUME	811
COMB SEMI TRAILER VOLUME	1502

[Show Traffic Daily Volume](#)
Note: Volumes represent one direction only.
Select other direction to see opposing volumes.

CST NE STROTHER RD W (Year: 2022)

Name	Quantity
AADT	2331
AAWDT	2471
MOTORCYCLE VOLUME	8
PASSENGER CAR VOLUME	1474
PU/PANEL TRUCK VOLUME	732
BUS VOLUME	2
SINGLE UNIT TRUCK VOLUME	93
COMB SEMI TRAILER VOLUME	22

[Show Traffic Daily Volume](#)
Note: Volumes represent one direction only.
Select other direction to see opposing volumes.

Building 1

Building Size	8,000 sf
Estimated AM Peak	24
Estimated PM Peak	31

Building 2

Building Size	7,500 sf
Estimated AM Peak	23
Estimated PM Peak	29

Building 3

Building Size	7,000 sf
Estimated AM Peak	21
Estimated PM Peak	27

Building 4

Building Size	8,500 sf
Estimated AM Peak	26
Estimated PM Peak	33

Building 5

Building Size	9,500 sf
Estimated AM Peak	29
Estimated PM Peak	37

Building 6

Building Size	9,500 sf
Estimated AM Peak	29
Estimated PM Peak	37

Total AM Peak	152
Total PM Peak	194

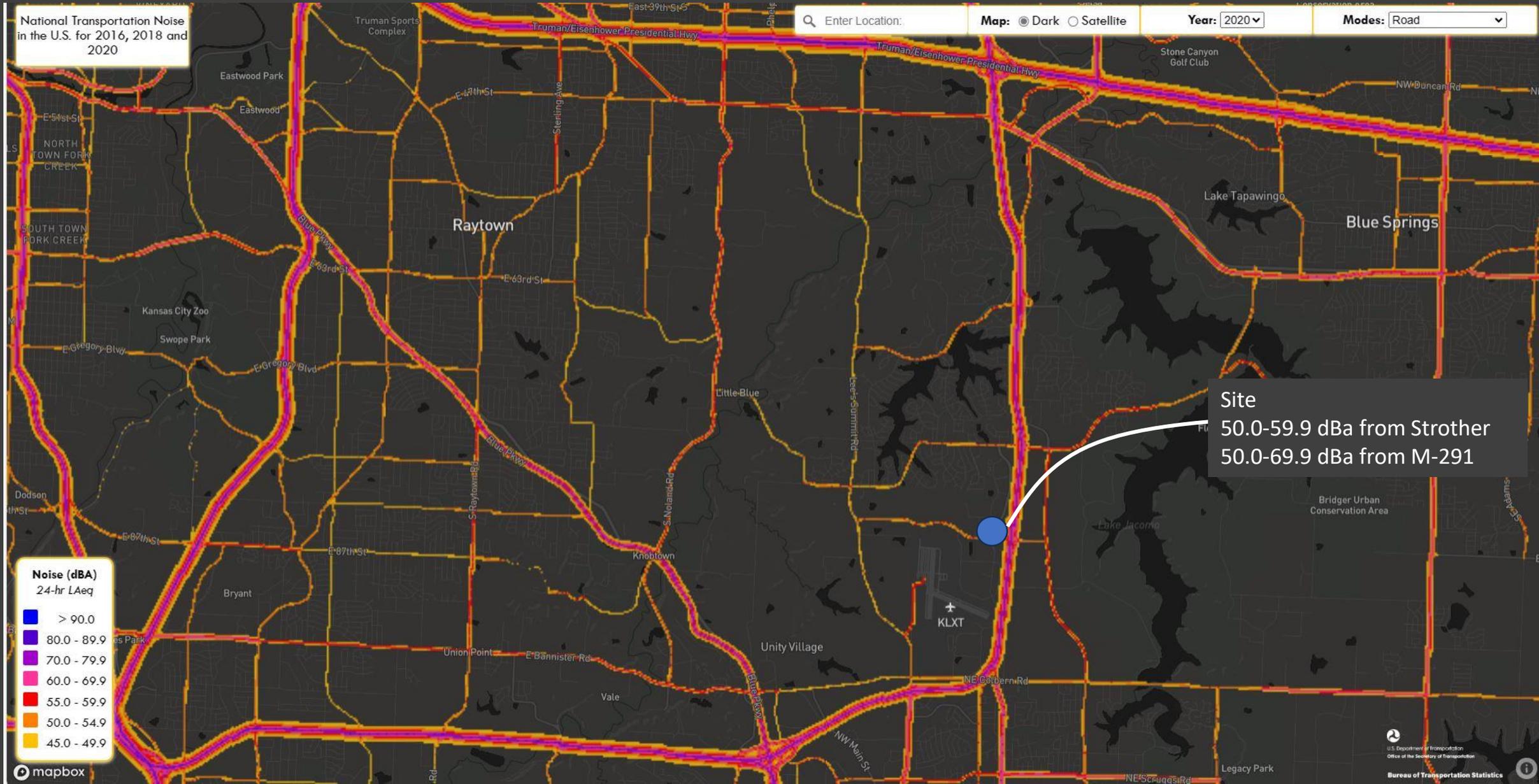
Proposed Outlaw Harley

AM Peak	63
PM Peak	82

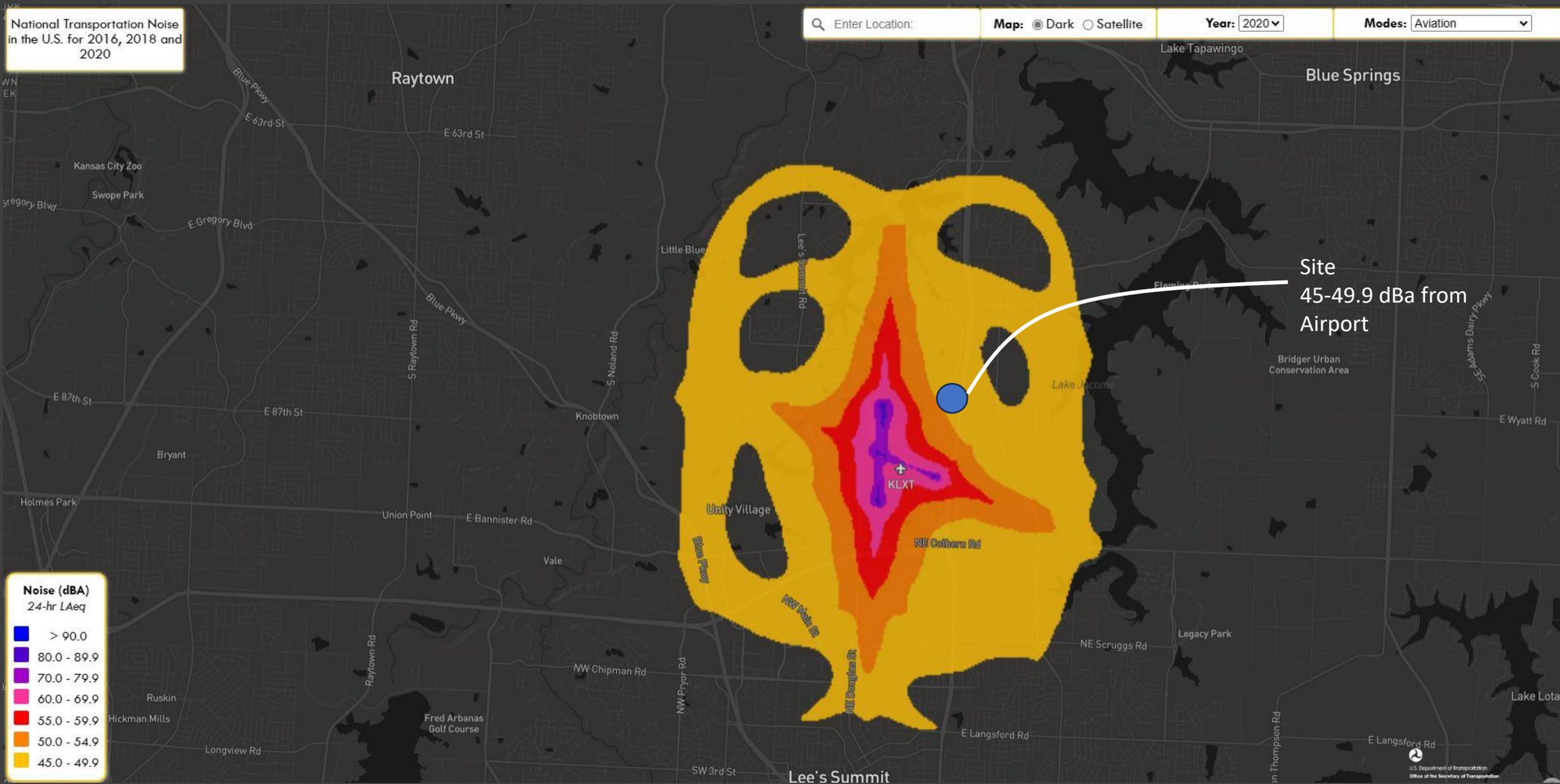
Comparable Office

AM Peak	105
PM Peak	134

National Transportation Noise Map, Road, USDOT



National Transportation Noise Map, Airport, USDOT



Site Noise Levels

Noise Attenuation Formula

$$SPL_2 = SPL_1 - 20 \log(R_1/R_2)$$

where:

- SPL_1 – Sound pressure level at point 1;
- SPL_2 – Sound pressure level at point 2;
- R_1 – Distance from the sound source to point 1; and
- R_2 – Distance from the sound source to point 2.

Worst Case Scenario Harley Davidson Motorcycle is 80dBA

-at 99.73 feet the dBA reading for the motorcycle would read 35 dBA

Service Bay Door at Northwest Corner of Proposed Outlaw Harley Davidson Building

-at 288.10 feet the dBA reading for the motorcycle would read 30 dBA



Site Ambient Noise
 Road Noise 50-69.9 dBA
 Airport Noise 45-49.9 dBA

LEVELS OF NOISE In decibels (dB)

PAINFUL & DANGEROUS		
Use hearing protection or avoid	140	<ul style="list-style-type: none"> • Fireworks • Gun shots • Custom car stereos (at full volume)
	130	<ul style="list-style-type: none"> • Jackhammers • Ambulances
UNCOMFORTABLE		
Dangerous over 30 seconds	120	<ul style="list-style-type: none"> • Jet planes (during take off)
VERY LOUD		
Dangerous over 30 minutes	110	<ul style="list-style-type: none"> • Concerts (any genre of music) • Car horns • Sporting events
	100	<ul style="list-style-type: none"> • Snowmobiles • MP3 players (at full volume)
	90	<ul style="list-style-type: none"> • Lawnmowers • Power tools • Blenders • Hair dryers
Over 85 dB for extended periods can cause permanent hearing loss.		
LOUD		
	80	<ul style="list-style-type: none"> • Alarm clocks
	70	<ul style="list-style-type: none"> • Traffic • Vacuums
MODERATE		
	60	<ul style="list-style-type: none"> • Normal conversation • Dishwashers
	50	<ul style="list-style-type: none"> • Moderate rainfall
SOFT		
	40	<ul style="list-style-type: none"> • Quiet library
	30	<ul style="list-style-type: none"> • Whisper
FAINT		
	20	<ul style="list-style-type: none"> • Leaves rustling

OCTOBER IS NATIONAL AUDIOLOGY AWARENESS MONTH AND NATIONAL PROTECT YOUR HEARING MONTH

Visit www.HowsYourHearing.org to learn more about audiology and hearing loss.

Think you may have a hearing loss? Click on the "Find an Audiologist" link of the Web site to locate and set up an appointment with an audiologist in your area to get your hearing tested.

City of Lee's Summit Code of Ordinances Chapter 17, Article IX

Sec. 17-256. - Sound levels by receiving land use.



A. No person shall operate or cause to be operated on private property any source of sound in such manner as to create a sound level which exceeds the limits set forth for the receiving land use category, as follows, when measured at or within the property boundary of the receiving land use:

Sound Levels by Receiving Land Use

EXPAND

Receiving land use category	Time	Sound level limit, dba
Residential uses, as defined by the UDO	7:00 a.m.—10:00 p.m.	55
(Residential, public space, open space or agricultural or institutional)	10:00 p.m.—7:00 a.m.	50
Commercial uses, as defined by the UDO	At all times	65
Industrial uses, as defined by the UDO	At all times	70

Sec. 17-257. - Motor vehicle maximum sound levels.



A. No person shall operate or cause to be operated a public or private motor vehicle or motorcycle on a public right-of-way at any time in such a manner that the sound emitted by the motor vehicle or motorcycle exceeds the level, as follows:

Motor Vehicle and Motorcycle Sound Limits

(Measured at 25 feet or 7.5 meters)

Sound level in dba

EXPAND

Vehicle Class	Speed Limit 35 MPH or less	Speed Limit over 35 MPH	Stationary run-up
All motor vehicles of GVWR or GCWR of 10,000 lbs. or more	92	96	94
Any motorcycle	90	94	90
Any other motor vehicle or any combination of vehicles towed by any motor vehicle	84	88	84

EPA Section on Noise for New Motorcycles

§ 205.166 Noise emission standards.

(a) Noise emission standards.

(1) Exhaust systems and exhaust system components that are designed and marketed for use on any Federally regulated street motorcycle of the following and subsequent model years must be designed and built so that when installed on any such motorcycle which is in compliance with the requirements of [subpart D of this part](#), they will not cause that motorcycle to produce noise emissions in excess of the levels indicated:

(i) Systems designed and marketed for use on street motorcycles other than those that meet the definition of [§ 205.151\(a\)\(2\)\(ii\)](#):

Expand Table 

Motorcycle model year	A-weighted noise level (dB)
(A) 1983	83
(B) 1986	80

EPA Section on Noise for New Vehicles

§ 205.52 Vehicle noise emission standards.

(a) **Low Speed Noise Emission Standard.** Vehicles which are manufactured after the following effective dates shall be designed, built and equipped so that they will not produce sound emissions in excess of the levels indicated.

Expand Table 

Effective date	Level
(i) January 1, 1979	83 dBA.
(ii) January 1, 1988	80 dBA.

Modification Request

Parking Lot Setback

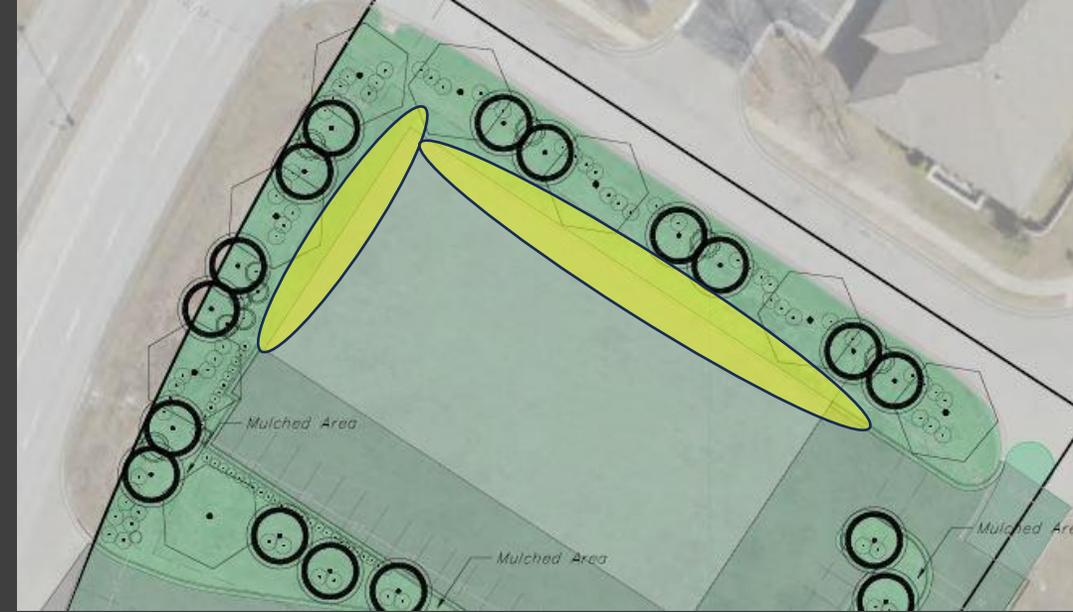
- Required 20 feet minimum setback from right-of-way
- Proposed 5.39' setback from south right-of-way line of Strother Road

Parking Lot Design

- Required curb and gutter for all parking areas
- Proposed ribbon curb around training area for rider safety

Architectural Characteristics

- Required Rooftop Mechanical Screening around entire building
- Propose to use individual unit bolt on screening
 - Similar request granted for
 - Tailormade Landing, Field House, PL2023-162
 - Coleman Equipment, PL2017-097
- Request use of architectural metal panels



Questions?
Thank you

**OUTLAW
HARLEY-DAVIDSON.**



LEE'S SUMMIT, MO