



June 21, 2016

City of Lee's Summit, Missouri
Request for Modification
QuikTrip Store 208R

To whom it may concern:

This letter intends to serve as a formal request for modification for the items identified by city staff as not meeting the UDO of Lee's Summit, MO in regards to the proposed rebuild of QuikTrip Store 208. The existing store is located at 800 NE Woods Chapel Road. The existing building is a custom-style generation II QuikTrip. The fuel offer currently features 8 pumps, which equates to 16 fueling positions. As QuikTrip looks to the future, we intend to reinvest in all of our existing Generation II model stores. In most cases, these stores are over capacity and no longer represent the QuikTrip's movement towards food sales. This store has been chosen to be rebuilt into a new Generation III model store. The fuel offer is proposed to be comprised of 10 pumps, which equates to 20 fueling positions.

The first item that was identified to be nonconforming is the height and style of the light poles on a commercial property which abuts residential property. Per section 7.250.D.1, light poles on commercial properties which abut residential zoning shall be no higher than 15' within the first 100' of the shared property line. We are requesting modification to allow 20' light poles throughout the entire site. Our first reason for this modification is security. Our security plan only works with proper lighting. Having 20' light poles allows for the correct amount of light on the site as well as the ability to hang cameras at the appropriate height. Additionally, this ordinance is intended for properties that abut residential. While our property abuts residential, our site does not. We have a private road that runs to the neighboring Burger King, which separates us from the residential zoning. This area is heavily screened today with trees and an opaque fence, so the impacts of having 20' light pole will not be felt by any adjoining residential properties. The style of light heads that we are proposing also do not meet the ordinance. We are requesting to use lights with multiple heads as opposed to single heads. This is also a security feature and will have no impact on the residential property due to the screening that currently exists. Additionally, this will mean that we have fewer light poles.

The second item is the lighting level under the fuel canopy. QuikTrip is a 24 hour business, so lighting is extremely important. Reducing the light levels to 30 ft candles under the canopy does not guarantee that we are providing the safest offer possible. Additionally, our cameras will not be able to accurately capture all activity under the canopy with reduced lighting levels. This was recently approved at QuikTrip Store 191 in Lee's Summit.

The third is the use of Polypro Mesh for RTU screening and trash enclosure gates. This material is extremely durable and lightweight. Since it is lightweight, it makes the trash enclosure gates safer for employees. Metal versions of these gates can pick up a considerable amount of speed on windy days, which leads to employee injuries. The proposed material allows wind to pass through, eliminating the risk of injury to employees. Additionally, QuikTrip has an entire facility support team that will replace the mesh if it becomes damaged or worn. This was recently approved at QuikTrip Store 191 in Lee's Summit.

The fourth item that we are requesting a modification for is to eliminate the automatic door locks. We go far above and beyond in many other areas regarding store security. All employees are given ID badges as well as emergency pagers. When an employee activates the pager, the security desk (in Tulsa, OK) will immediately be informed and watch the situation. The employees at the security desk are trained to call the police/EMT's/fire department as necessary. Additionally, the automatic door locks are impractical for our use as this may prolong a dangerous situation.

The final item to be addressed with this letter is the landscape plan. There are three items that we are addressing here: impervious area coverage, open space, and the size/number of landscaping islands. The ordinance(s) was(were) likely not written with redevelopment on site in mind. We have provided the maximum amount of landscaping that we can without sacrificing the overall functionality and feasibility of this redevelopment. We have provided landscaping islands in all feasible areas and as much open space as grades will allow.

On behalf of QuikTrip, I am very excited to move forward with this project. It is always exciting to reinvest in the various communities in which we have stores. We look forward to producing a quality product for the citizens of Lee's Summit, MO and continuing to be proud and responsible corporate citizens.

Respectfully submitted,



Andrew Smith
QuikTrip Corporation
Real Estate Project Manager