



LEE'S SUMMIT
MISSOURI
Development Services Department

Development Services Staff Report

File Number	PL2025-233
File Name	SIGN APPLICATION – QuikTrip
Applicant	QuikTrip Corporation
Property Address	1001 SW Blue Parkway
Planning Commission Date Heard by	October 9th, 2025 Planning Commission
Analyst	Pierce Pulliam, Planning Intern

Public Notification

Pre-application held: N/A
Neighborhood meeting conducted: N/A
Newspaper notification published on: N/A
Radius notices mailed to properties within 300 feet on: N/A
Site posted notice on: N/A

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Attachments

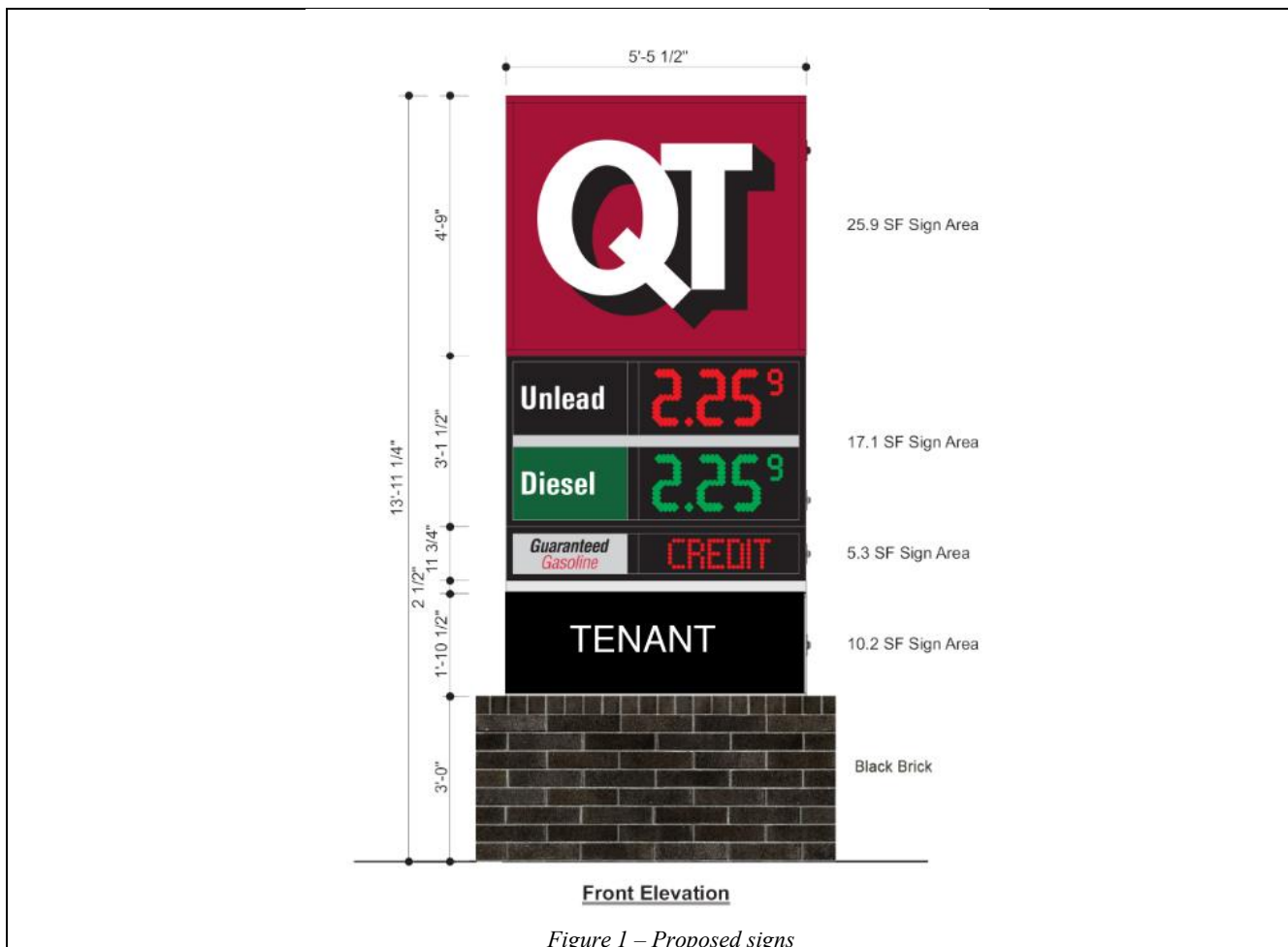
QuikTrip Sign Plan, uploaded September 2, 2025 – 1 page
QuikTrip Site Plan, uploaded September 2, 2025 – 1 page
QuikTrip Modification Request Summary, uploaded September 18, 2025 – 1 page
Location Map

1. Project Data and Facts

Project Data	
Applicant/Status	QuikTrip
Applicant's Representative	Tara Limbach
Property Owner / Project Developer	QuikTrip Corporation
Location of Property	1001 SW Blue Parkway
Size of Property	2.63 acres (114,748.19 sq. ft.)
Zoning	CP-2 (Planned Community Commercial District)
Comprehensive Plan Designation	Activity Center Downtown
Procedure	<p>The Planning Commission takes final action on the sign application.</p> <p>Duration of Validity: There is no expiration for approval of a sign application.</p>

Current Land Use
The current land use on the subject property is a QuikTrip convenience store/ gas station. The recently approved building will be on the north side of the site, and the southern side will remain as open green space until a development is proposed.

Description of Applicant's Request
The request is for Planning Commission approval of two (2) monument signs. One of the signs is proposed to be located on the northeast corner of the site and the other on the southeast corner with the intent to provide visibility toward SW 3 rd Street, SW Blue Pkwy, and SW 2 nd Street. The signs would exceed the maximum allowable height and size standards for the CP-2 district.



2. Land Use

Description and Character of Surrounding Area

The subject site is located at the northeast corner of the intersection of US 50 Hwy and SW 3rd St, which is the western gateway of the SW 3rd St corridor that leads to the city's Central Business District. The area to the east and southeast of the site is characterized by commercial development. The SW Blue Pkwy/SW 2nd St corridor that borders the subject site along the north serves as a transition point between commercial development to the south and a mix of single-family, two-family and four-family residential to the north.

Adjacent Land Uses and Zoning

North (across SW Blue Pkwy/SW 2ns ST):	Single-family residential / R-1 (Single-family Residential); Two-family residential / RP-4 (Planned Apartment Residential); and Four-family residential / RP-3 (Planned Residential Mixed Use)
South:	SW 3 rd St and US 50 Hwy

East (across SW Blue Pkwy):	Commercial & Office / CP-2(Planned Community Commercial)
West:	Commercial/ CP-2 and PI (Planned Industrial)

Site Characteristics

The subject property is being developed with a convenience store/gas station. The property is currently accessed via SW Blue Pkwy on the north and east. Once development is complete, there will be three access points, two to the east and one to the north.

Special Considerations

There are no special or unique site conditions to consider.

3. Project Proposal

Refer to QuikTrip's Sign Plan attachment for all renderings of proposed signs.

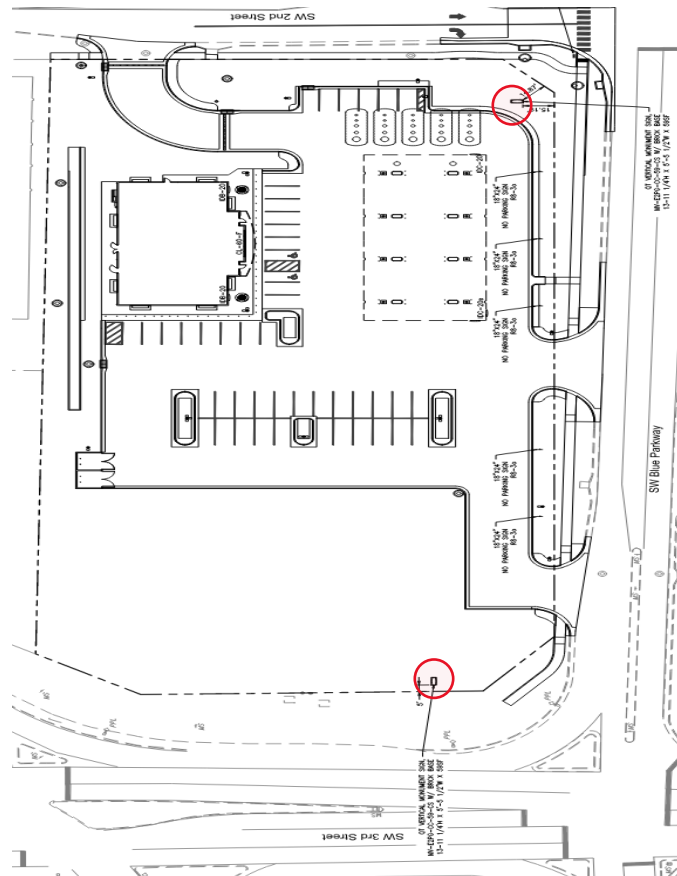


Figure 2 – Proposed sign locations

Monument Sign Standards

	Copy & Location	Number of Signs	Sign Area	Sign Height	Lighting
UDO Standards (CP-2)	--	1 per building per street frontage; maximum of 2 per lot	72 sq. ft. sign face; and 96 sq. ft. overall structure area	12'	External indirect; Halo; Internal
Proposed Monument Sign	"QT" and various other information	2	58.5 sq. ft. sign face; and 78 sq. ft. overall structure area	13'11.25"	External indirect; and Internal

4. Unified Development Ordinance (UDO)

Section	Description
9.150, 9.160, 9.210, 9.260	Signs

Unified Development Ordinance

The UDO grants the Planning Commission the authority to consider and approve signs that cannot be approved administratively because they exceed the allowable number, height or size standards under UDO Section 9.260, Table 9-1.

5. Analysis

Background and History

- January 22, 1996 – The Planning Commission approved the preliminary plat (Appl. #1995-226) for *QuikTrip Blue Parkway*.
- February 6, 1996 – The City Council approved a special use permit (SUP) and final development plan (Appl. #1995-048) to allow the operation of a QuikTrip filling station for a period of 20 years (to expire on February 6, 2016) on property located at 1001 SW Blue Pkwy by Ordinance No. 4235. Upon the UDO going into effect on November 1, 2001, automotive convenience stores became a use permitted by right and no longer required an SUP for their operation.
- April 9, 1996 – The City Council approved the final plat (Appl. #1995-229) for *QuikTrip Blue Parkway* by Ordinance No. 4264.

- May 29, 1996 – Staff administratively approved the final development plan (Appl. #1995-093) for construction of QuikTrip.
- April 15, 1997 – The City Council approved the final development plan (Appl. #1997-125) for Squeaky Clean Car Wash on property located at 1005 SW Blue Pkwy.
- August 14, 1997 – Staff administratively approved the minor plat (Appl. #1997-287) for *Replat of QuikTrip Blue Parkway, Lots 1 and 2*.
- September 5, 2024 – The Planning Committee approved the preliminary plat (Appl. #2024-135) for *QuikTrip Blue Parkway*
- October 16, 2024 - Staff approved a demolition plan (Appl. #2024-5467) for *QuikTrip Blue Parkway*
- May 20, 2025 - Staff administratively approved a final development plan (Appl. #2024-312) for *QuikTrip Blue Parkway*.
- July 22, 2025 - Staff administratively approved a minor plat (Appl. #2025-099) for *QuikTrip Blue Parkway*
- July 24, 2025 - City Council approved a vacation of easement (Appl. #2025-073) for *QuikTrip Blue Parkway*
- *September 3, 2024- City Council approved a preliminary development plan (Appl. #PL2024-135) for QuikTrip Blue Parkway*
- August 14, 2025- A building permit (Appl. #2024-6275) was approved for *QuikTrip Blue Parkway*

Compatibility

Due to the location of the site the proposed signs would be crucial in displaying information to the major roadways the site intersects. The size of the signs would assist with identification. Previous similar sign plans for QuikTrip have also been approved throughout the city.

The subject sign is most comparable to the previously approved sign located at the 800 SE M-291 Hwy Quick Trip location. This previously approved sign had a total height of 13' 3", a sign face area of 56 sq. ft. and an overall structure area of 78 sq. ft.

Recommendation

The proposed monument signs maintain similar dimensional characteristics as previously approved oversized signage for other QuikTrip's through the community and staff believes the size and scale of the proposed replacement sign to be appropriate given size and scale of the site. Staff recommends approval of the monument sign as presented. With the conditions of approval below, the application meets the requirements of the UDO.

6. Recommended Conditions of Approval

Site Specific

1. A total of two (2) monument signs, each with a height of 13'11.25", a sign face of 58.5 sq. ft. and overall

structure area of 78 sq. ft. as depicted on the sign plan with an upload date of September 2, 2025, shall be allowed on the subject property.

Standard Conditions of Approval

2. Sign permits shall be obtained prior to installation of any signs through the Development Services Department. All signs proposed must comply with the sign requirements as outlined in the sign section of the Unified Development Ordinance.