



QUIKTRIP PRELIMINARY DEVELOPMENT PLAN

PL2024 - 134
CITY COUNCIL

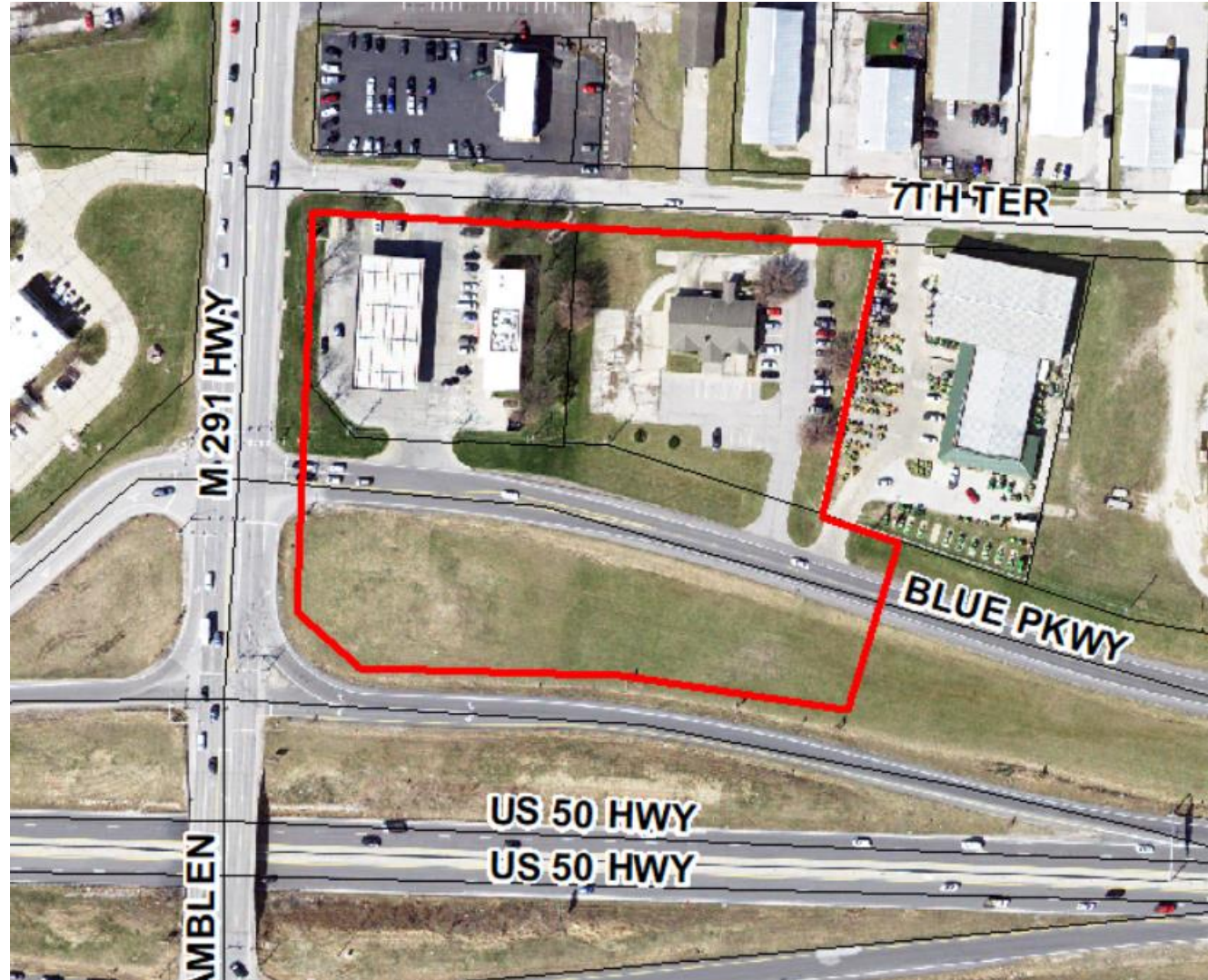
AUGUST 20, 2024



Applicant's Request

Approval of a Preliminary Development Plan for redevelopment of an existing QuikTrip and vacant commercial site with a new QuikTrip.

Proposed development includes two modification requests.



Area/Zoning Map

801 SE M-291 Hwy

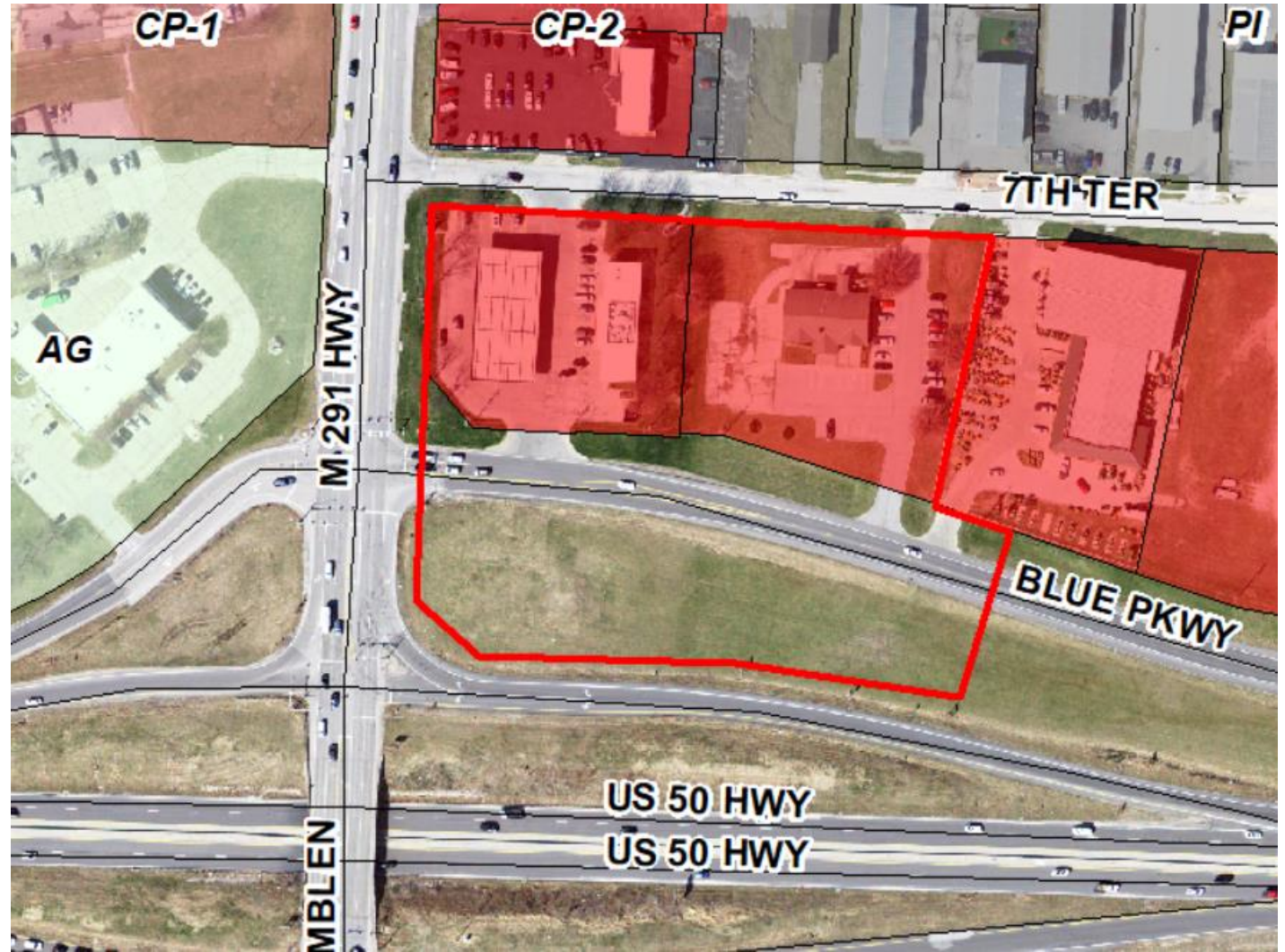
CP-2 Zoning District

West – Agricultural/Commercial

South – US 50 Hwy

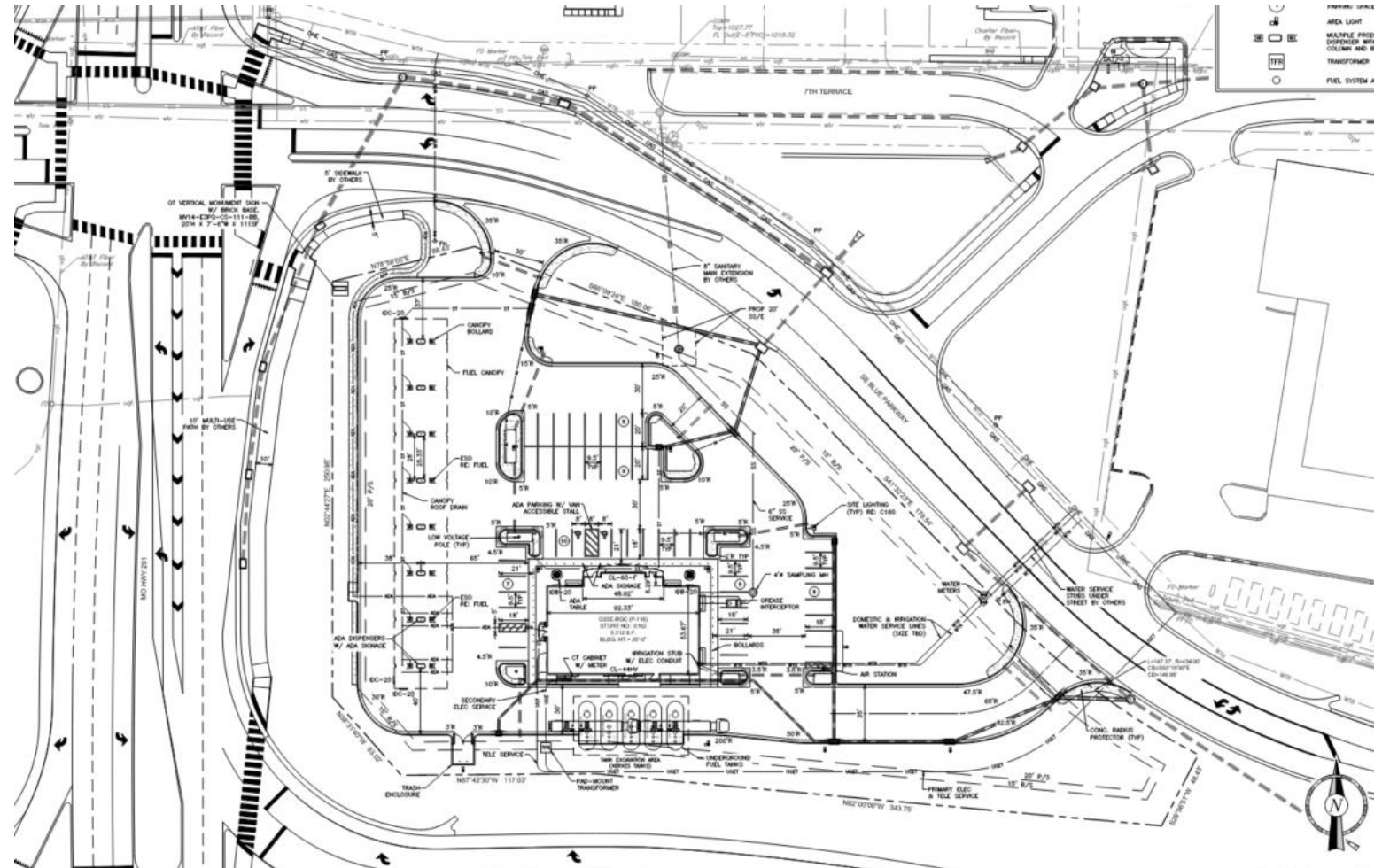
East – Commercial

North – Commercial/Industrial

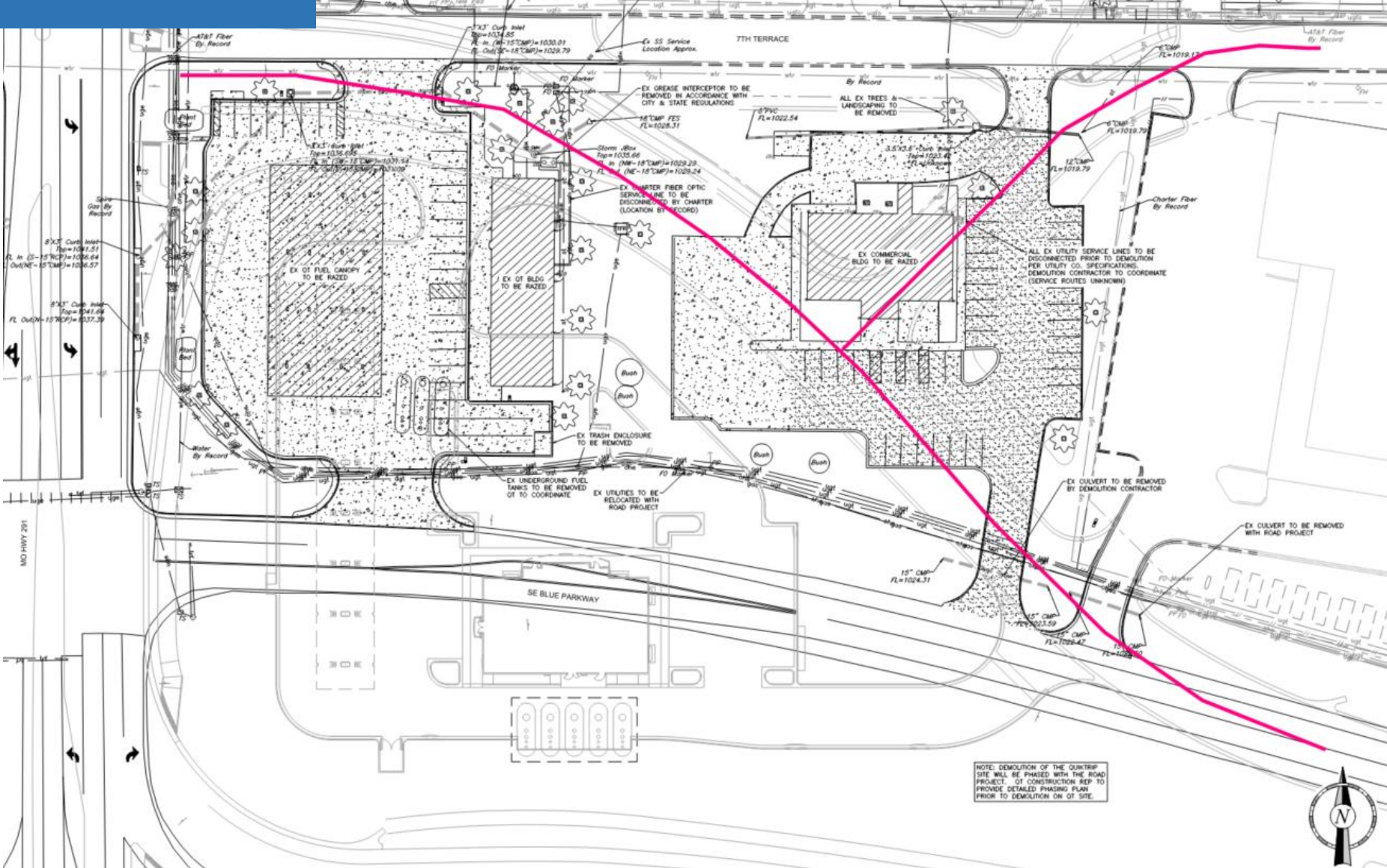


Project Information

Specification	Proposed
# of Buildings	1
# of Stories	1
Building Height	20'
Floor Area Ratio	0.05
Building Size	5,312 sq. ft.
Parking	50 (27 req.)
Land Coverage	65.3% Impervious



Project Information



Application Information

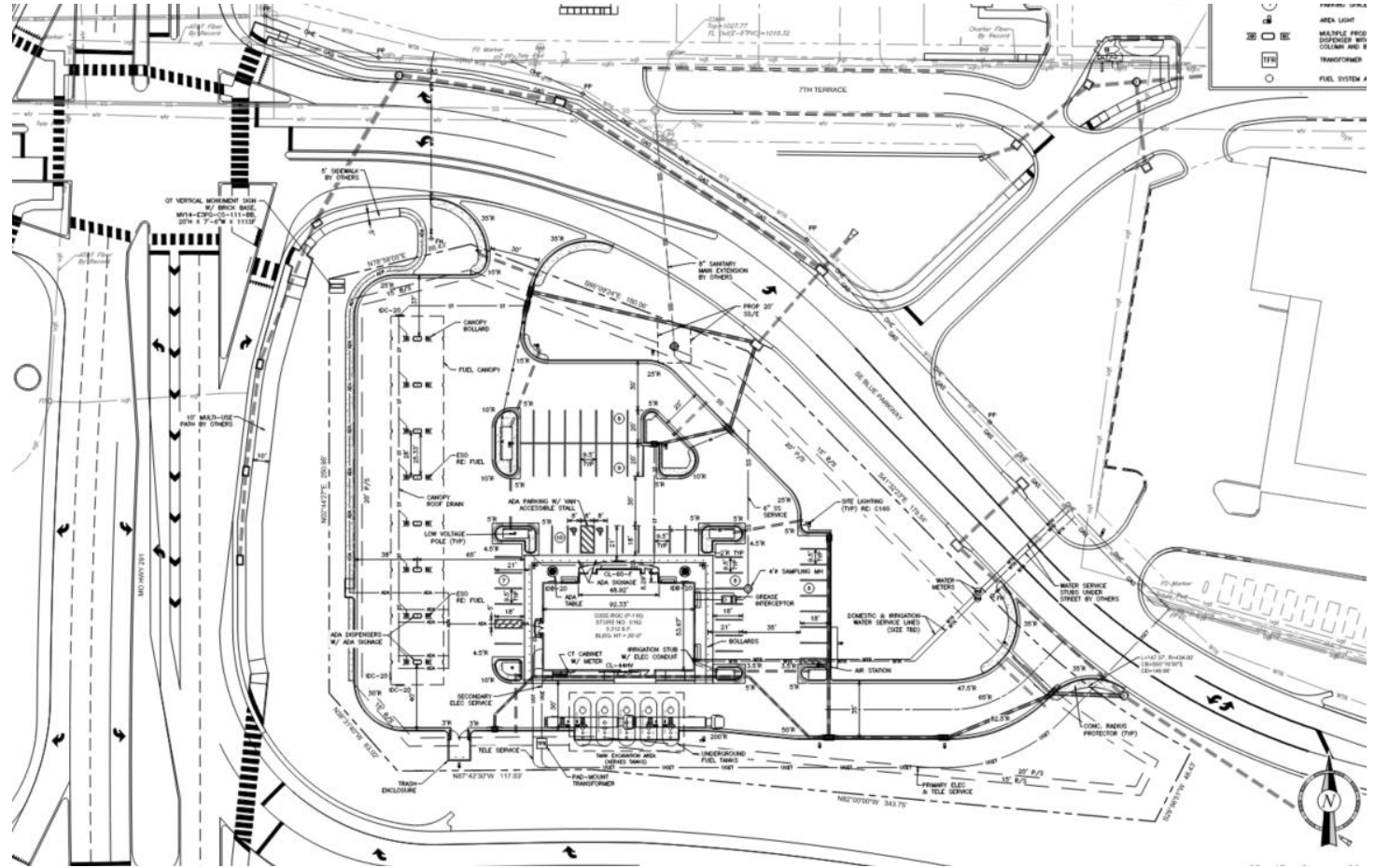
Neighborhood meeting held on June 18, 2024

Three (3) members of the public attended the meeting, who discussed site layout, access, modifications, signage and construction timeline. No objects to the project were expressed.

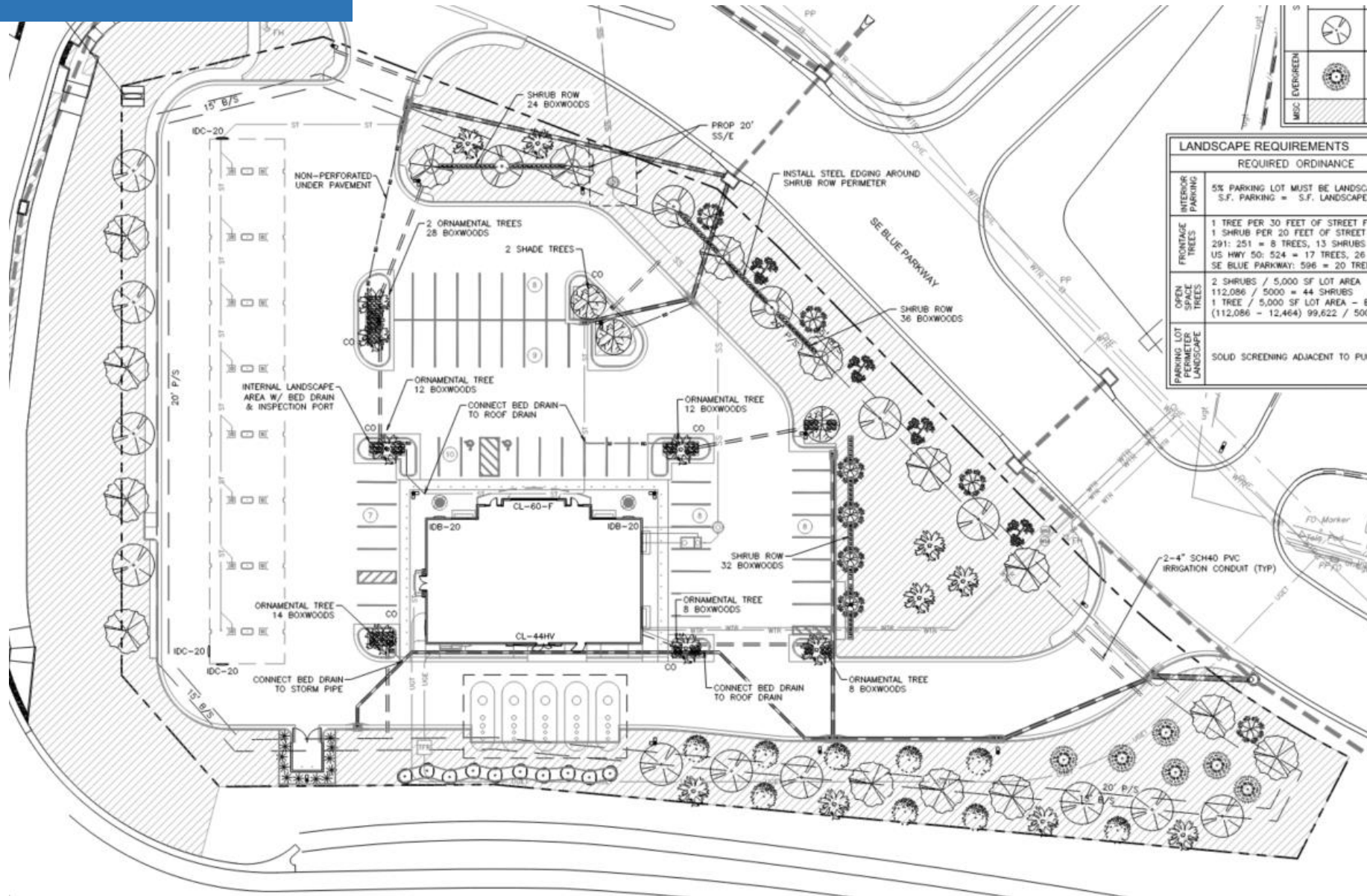
Staff has received no comments from the public regarding this application.

Modifications are being requested for:

- Parking setback
- Curbing



Application Information



Application Information

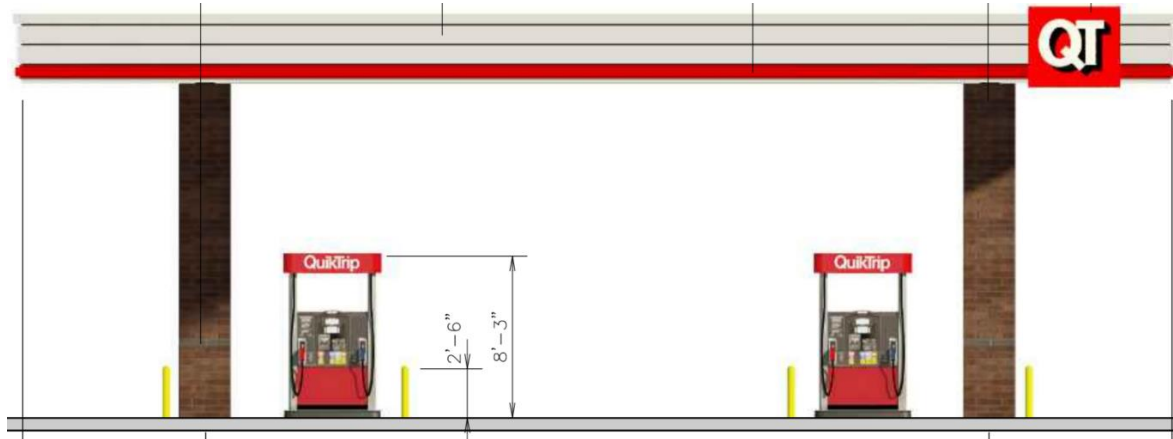


Elevations



#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOBOND	FASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN - WILLIAMS	METAL/PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	STO	A100G EIFS
10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

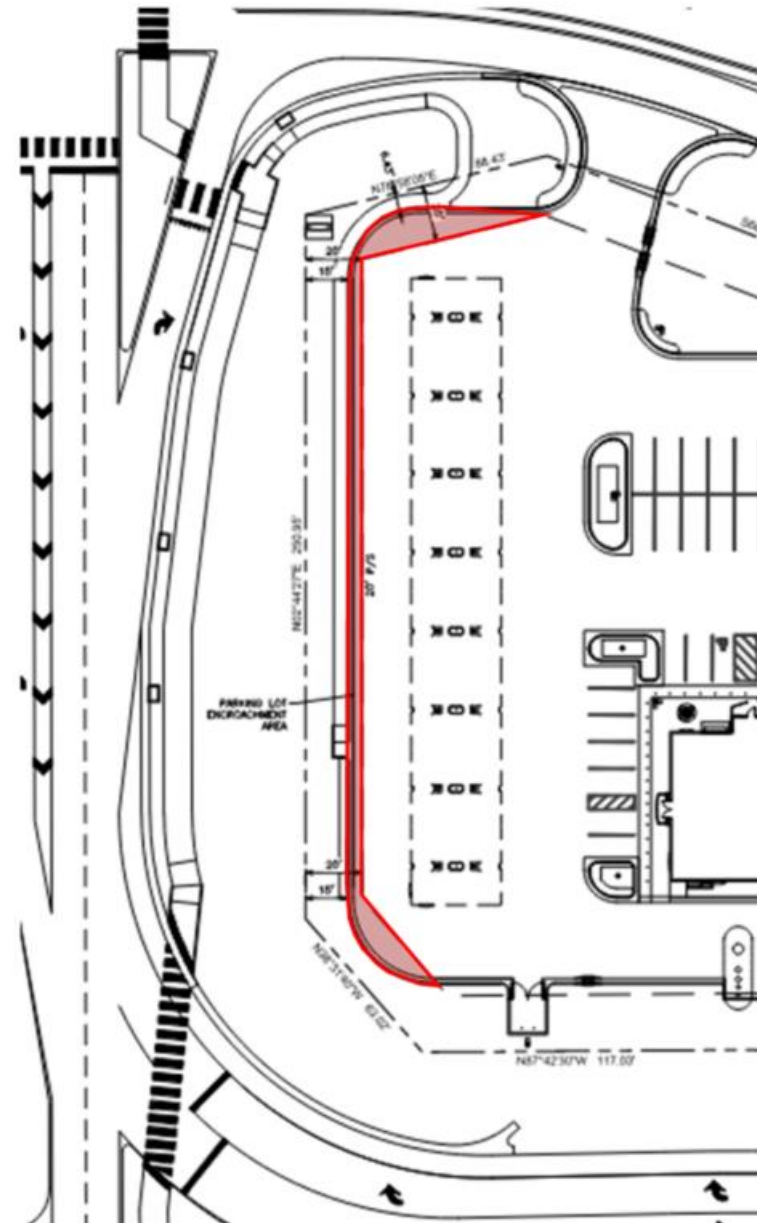
Elevations



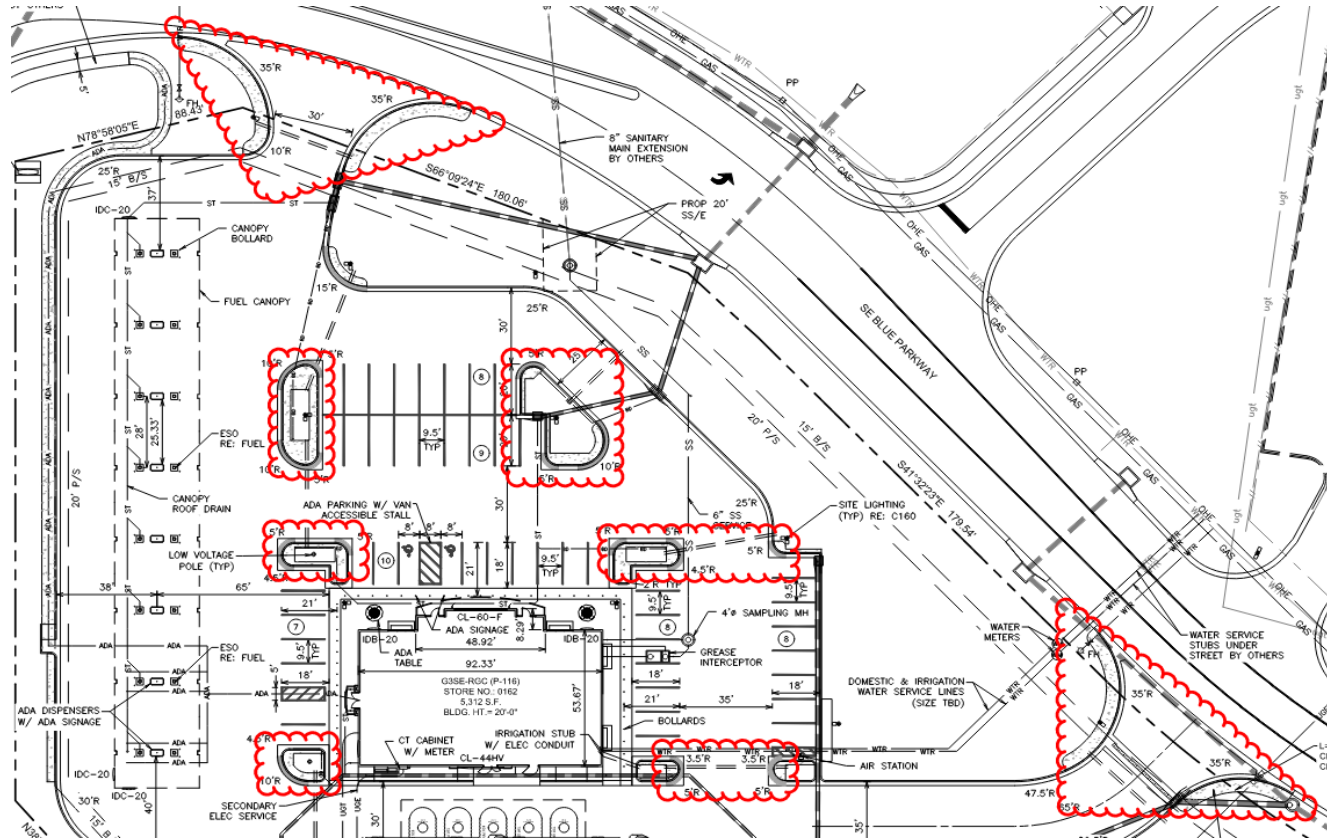
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOBOND	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	SHERWIN – WILLIAMS	METAL/PAINT
4	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
7	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK

Modification

- Required - Min. 20' parking lot setback from ROW
- Proposed – 6' parking lot setback from SE Blue Pkwy and 15' parking lot setback from M-291 Hwy



Modification



- Required – Straight-back curbing around parking lot boundaries and landscape islands
- Proposed – Roll-back/mountable curbing at select locations

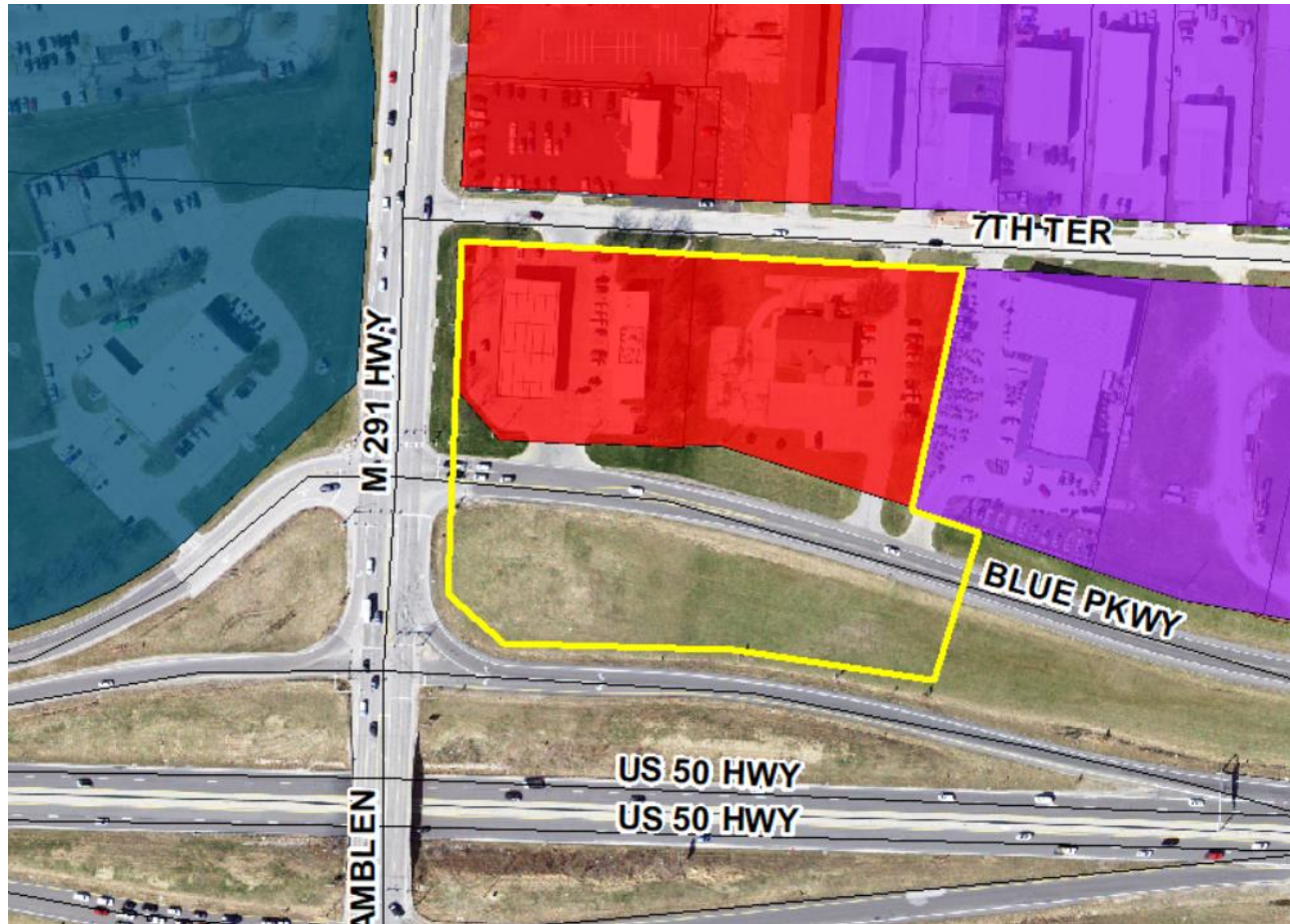
Signage



- Required – 3 wall signs, unless otherwise approved
- Proposed – 4 wall signs

	Copy	Letter Height	Sign Area (10% max.)
Wall Sign #1	QuikTrip (N elev.)	3'-3"	59.4 sq. ft. (3.6%)
Wall Sign #2	QT logo (N elev.)	2'-8"	19.5 sq. ft. (1.2%)
Wall Sign #3	QT logo (N elev.)	2'-8"	19.5 sq. ft. (1.2%)
Wall Sign #4	QuikTrip (S elev.)	3'	55 sq. ft. (3.6%)

Staff Analysis



- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies

Recommendation

1. Development shall be in accordance with the preliminary development plan received July 8, 2024.
2. A modification to the minimum 20' parking lot setback requirement from the public right-of-way shall be granted, to allow a 6' parking lot setback along the SE Blue Pkwy right-of-way and a 15' parking lot setback along the M-291 Hwy right-of-way as depicted on the preliminary development plan received July 8, 2024.
3. A modification to the requirement for straight-back (CG-1) curbing along all parking lot and driveway boundaries shall be granted, to allow roll-back (CG-2) curbing at the three driveway entrances and the ends of landscape areas abutting parking lot drive aisles as depicted on the preliminary development plan received July 8, 2024.
4. Four (4) total attached wall signs shall be approved for the convenience store building as shown on the preliminary development plan, received July 8, 2024.
5. An ordinance for the subject preliminary development plan (PDP) application shall not be second read for approval until such time as the Memorandum of Understanding (MOU) between the applicant and the City of Lee's Summit related to the US 50 Hwy/M-291 Hwy interchange improvements is executed. **(added by the Planning Commission)**



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