

June 19<sup>th</sup>, 2024

**Variance Request for Preliminary Development Plans QuikTrip 162R**

Address: 801 SE M-291 Hwy, Lee's Summit MO  
Applicant: QuikTrip Corporation - Tara Limbach

To the City of Lee's Summit,

QuikTrip Corporation is requesting 3 variances for our 291/50 Interchange location, store #0162R. Both requests are quite simple and will not adversely affect the public health, safety, order, convenience, or general welfare of the residents of Lee's Summit.

Code states that parking needs to be set back 20' from property line or ROW. On the Northwest corner, southwest corner, and the west edge of curb by the gas canopy the setback is not fully meeting this setback requirement. To be exact, the West side encroaches 5' on that setback requirement. The northwest corner encroaches 13.5' on the setback and southwest corner even less. There are no parking stalls by any of the setback areas mentioned. You can notice by looking at the plans that we supersede the setback requirement both on the northeast and southeast sides of the site. We have tried to shift our site plan to get this to work but without losing MPDS (gas pumps) and we cannot. With the volume this location does today and is expected to continue to, we need all 8 MPD's. Also, by allowing this variance, we aren't having to squeeze the site in, ultimately making it safer, wider drive aisles for customers to maneuver in and out easier.

Code states that you can have 3 building identification signs. With the back of our building facing 50 Highway, we would like to request 1 additional sign. Our plans currently show 4 signs. The front of our buildings are cohesive across city and state lines, with having our larger middle sign that spells out "QuikTrip" and 2 smaller ID signs on each side that state "QT" on them. By allowing this fourth sign, we can help safely alert our patrons driving west on 50 Hwy that we are there and allow them to exit.

The last variance we are requesting is for roll over curbs on the interior of our lots, as well as the access points. QuikTrip prefers to use roll over curbs on any radius inclined to be run over by a vehicle. This is meant to prevent repeated damage and repair to the curb and landscaping. With gas deliveries and warehouse deliveries daily these curbs help sustain the parking lots lifespan. The islands shown by the floating parks and also the ones around our buildings see a lot of traffic. Allowing roll over curbs on the entirety of where we have them proposed will help prevent the wear and tear of the parking lot areas and grass – maintaining a clean and desirable look.

Thank you for considering our request and being so great to work with. We, QuikTrip, have pride in being great neighbors and community partners. We look forward to bringing a newly remodeled, updated QuikTrip, to the great city of Lee's Summit, MO.

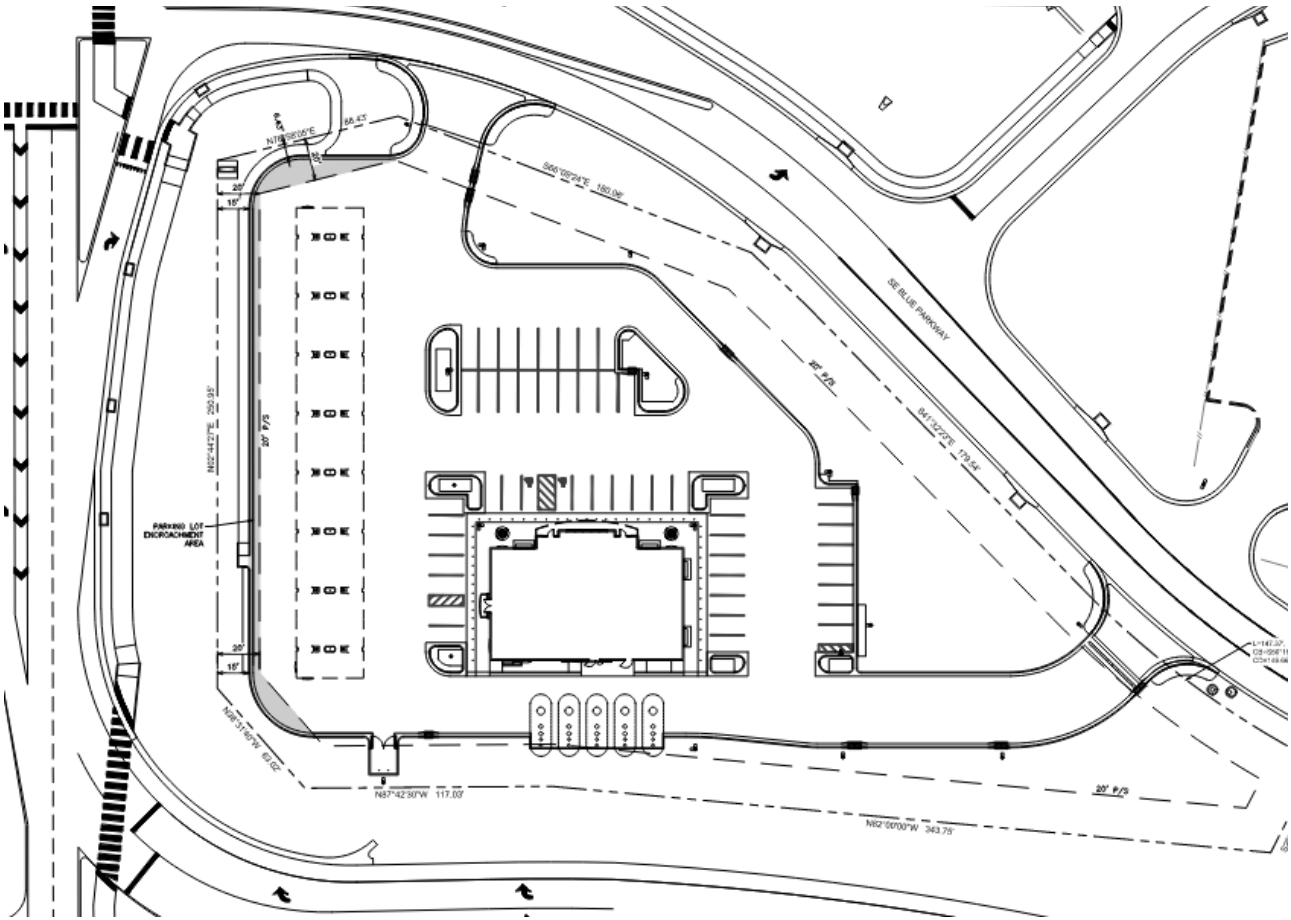
Sincerely,

**Tara Limbach** | Real Estate Project Manager  
**QuikTrip Corporation** | [tlimbach@quiktrip.com](mailto:tlimbach@quiktrip.com)  
O: 913-905-2070 | c: 816-729-1393 | f: 918-994-3558  
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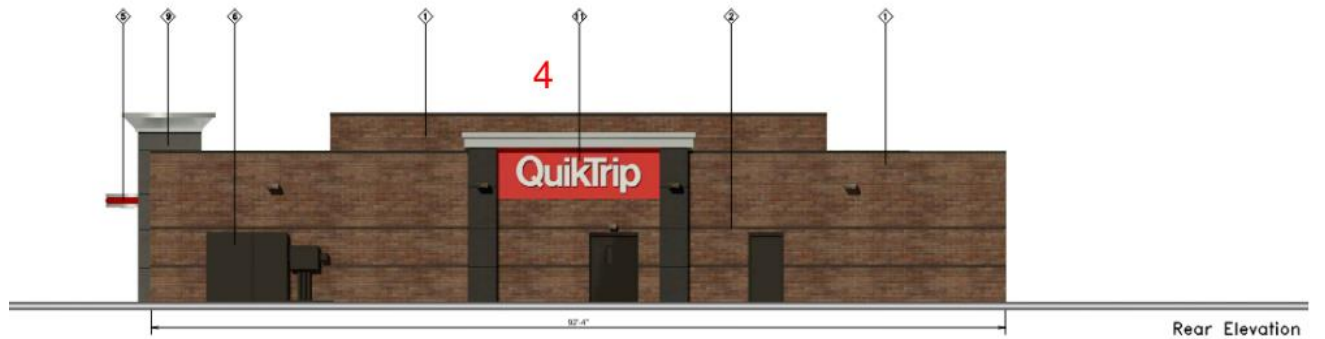


# Exhibits for Variance Requests:

20' Setback – Area where we don't meet setback is hatched below on the site plan.



Sign Variance to allow 1 extra building ID sign. The 4 signs are called out below.



Examples of Roll Over Curbs

