

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

***Variance Request for Preliminary Development Plans QuikTrip 183R***

Address: 11001 SW Blue Parkway, Lee's Summit MO 64063

Applicant: QuikTrip Corporation - Tara Limbach

To the City of Lee's Summit,

QuikTrip Corporation is requesting 2 variances for our 3<sup>rd</sup> street location, store #183R. The two requests are similar to those requested for store 162R and are quite simple.

The first variance request is for the required setback. Code states that parking needs to be set back 20' from property line or ROW. The area our proposed setback does not meet the city code is on the eastern edge of our site off of Blue Parkway. A variance from the 20' parking lot set back is requested due to the proposed curb/pavement matching the existing curb/pavement. Please also note, proposed parking has been reduced along the north side of the property to minimize pavement in the parking lot setback as much as possible." 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. The biggest difference from old style QuikTrip's to new style is the thought and execution of safer parking lots for those shopping with us.

The second 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.

We appreciate you considering our variance requests and look forward to hearing the city's decision. Thank you for continuing to be a great city to work with and making me proud to be a citizen of Lee's Summit.

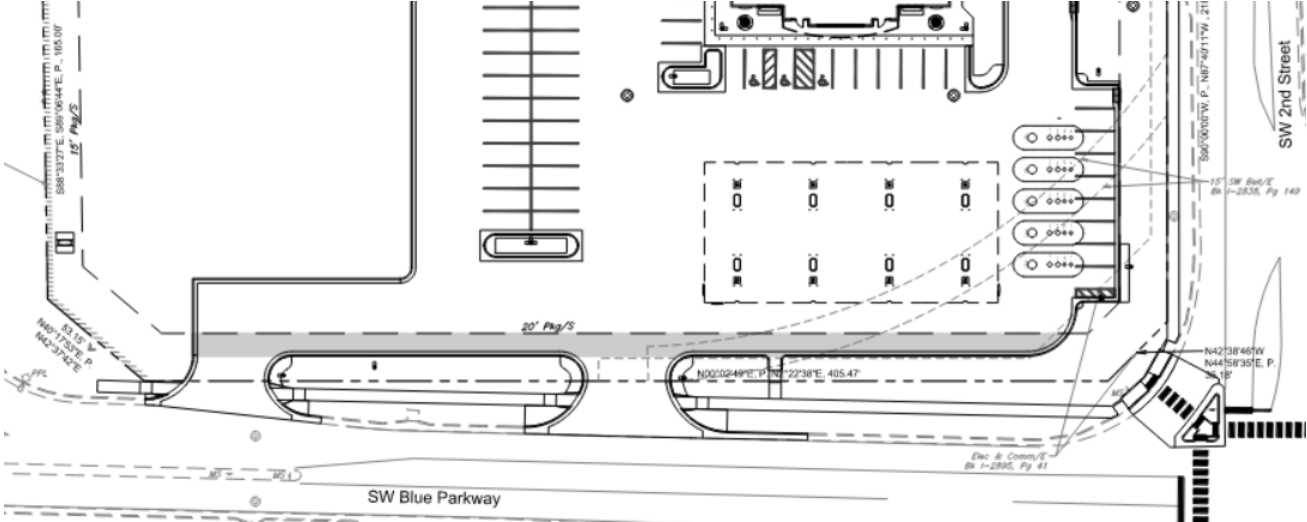
Sincerely,

**Tara Limbach** | Real Estate Project Manager  
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**Exhibits for Variance Requests:**

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



Examples of Roll Over Curbs

