



September 18th, 2025

Subject: Monument Sign Variance Proposal for QuikTrip #183 Remodel

Address: 1001 SW Blue Parkway, Lee's Summit MO 64063

Applicant: QuikTrip Corporation – Tara Limbach

To the City of Lee's Summit,

I am writing you on behalf of QuikTrip Corporation to submit a sign variance request for our rebuild at 1001 SW Blue Parkway, Lee's Summit MO 64063. The Monument Signs (2) we are proposing would require a 2' variance to code. Code allows a 12' tall sign comprised of 96 SF.

The reasoning for the 2' variance in height is to accommodate for another user of the excess lot to the far south. We have added a tenant panel that is 1' 10 ½" tall as well as a custom brick base to be cohesive with the brick on the building as well as the canopy columns. Any future user of this lot will have access to both monument signs for their use. This will eliminate the need for this user to have their own free standing monument sign.

We have submitted an elevation of the proposed sign as well as a site plan showing the 2 locations. The proposed signs have been shared with Utility Companies to ensure clearance from any and all power lines is sufficient. These utility companies have confirmed that our proposed signs are compliant with those clearances.

We are able to stay within the SF requirements of code so this variance request is the least amount needed varying from code in order to have a multi-tenant sign available and ready for any future user to the site.

QuikTrip will maintain these monument signs to the highest level. We are extremely excited to rebuild this QuikTrip and appreciate all the city has done thus far in working with our team to bring this project to life.

Sincerely,

Tara Limbach | Real Estate Project Manager

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