

DEVELOPMENT SERVICES

**Commercial Final Development Plan
Applicant's Letter**

Date: Wednesday, March 12, 2025

To:

Property Owner: QUIKTRIP CORPORATION

Email:

: Tara Limbach

Email: tlimbach@quiktrip.com

From: Daniel Fernandez, Project Manager

Re:

Application Number: PL2024312

Application Type: Commercial Final Development Plan

Application Name: Quik Trip Convenience Store

Location: 1005 SW BLUE PKWY, LEES SUMMIT, MO 64063

1001 SW BLUE PKWY, LEES SUMMIT, MO 64063

Electronic Plans for Resubmittal

All Planning application and development engineering plan resubmittals shall include an electronic copy of the documents as well as the required number of paper copies.

Electronic copies shall be provided in the following formats:

- Plats – All plats shall be provided in multi-page Portable Document Format (PDF).
- Engineered Civil Plans – All engineered civil plans shall be provided in multipage Portable Document Format (PDF).
- Architectural and other plan drawings – Architectural and other plan drawings, such as site electrical and landscaping, shall be provided in multi-page Portable Document Format (PDF).
- Studies – Studies, such as stormwater and traffic, shall be provided in Portable Document Format (PDF).

Please contact Staff with any questions or concerns.

Excise Tax

On April 1, 1998, an excise tax on new development for road construction went into effect. This tax is levied based on the type of development and trips generated. If you require additional information about this development cost, as well as other permit costs and related fees, please contact the Development Services Department at (816) 969-1200.

Review Status:

Required Corrections:

Planning Review

Hector Soto Jr.

Senior Planner

Corrections

1. PLATTING. The proposed new building and fuel canopy extend across the existing lot line separating Lots 1 and 2 of the Replat of QuikTrip Blue Parkway. No building permit for the proposed improvements may be issued until such time as a minor plat merging the two existing lots into a single lot is approved and then recorded with the County.

Pending

2. EASEMENTS. The proposed fueling station canopy encroaches into an existing 10' easement that is to be vacated under separate application. The final development plan cannot be approved or a building permit issued until such time as the impacted easement is vacated. No application to vacate said easement has been submitted to date.

Pending

Engineering Review

Gene Williams, P.E.

Senior Staff Engineer

Corrections

(816) 969-1223

Gene.Williams@cityofls.net

1. See previous applicant letter. I am still not seeing any detailed plan for the median removal and replacement, including the ADA-accessible ramps and routes through the median, pavement marking, etc. Correction required.

Intersection improvements moved to PIP.

2. Sheet C520: 1. F11 references a geotechnical report which still has not been submitted. Without the report, I cannot review pavement section. Submit the geotechnical report for review. 2. KCMMB asphaltic concrete and PCC concrete is required, and was not called-out on this sheet. This shall be required regardless of whether the geotechnical report recommends KCMMB mix or not. *Corrected. Final geo report emailed to Gene on 3/13/2025.*

3. Sheet C151: See previous applicant letter. Sanitary lateral lines shall be connected to City sanitary sewer with a wye, not a tee. Correction required. *Corrected*

4. Multiple Sheets: Refer to previous applicant letter. Wings are shown on the edges of ADA-accessible ramps despite our request to delete them and grade to the edge. Correction required. *Corrected*

5. Multiple Sheets: C550 is referenced as a detail for the median island described above. There are no details for the median island on Sheet C550. Correction required. *Intersection improvements moved to PIP.*

6. Informational Comment: A cost estimate is required prior to final approval. *This will be provided once plans are approved in case something changes.*

Fire Review

Jim Eden

Assistant Chief

Not Required

(816) 969-1303

Jim.Eden@cityofls.net

Traffic Review

Erin Ralovo

Senior Staff Engineer

Not Required

(816) 969-1800

Erin.Ravolo@cityofls.net

Building Codes Review

Joe Frogge

Plans Examiner

No Comments

(816) 969-1241

Joe.Frogge@cityofls.net