

DEVELOPMENT SERVICES

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

Date: Monday, March 31, 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. *Tara plans to order this check soon and deliver to city with sidewalk fee as well.*

Review Status:

Required Corrections:

Planning Review	Hector Soto Jr. (816) 969-1238	Senior Planner Hector.Soto@cityofls.net	Approved with Conditions
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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.

McClure is working on the plat.

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.

McClure & QuikTrip are working on the easement vacation application.

Engineering Review	Gene Williams, P.E. (816) 969-1223	Senior Staff Engineer Gene.Williams@cityofls.net	Corrections
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1. The geotechnical report dated Dec. 14, 2024 states on page 13 "...our analysis did not include evaluating minimum pavement sections." It is for this reason the pavement sections listed in the geotechnical report cannot be considered equivalent to the standard design shown in the Unified Development Ordinance (UDO). It is recommended the applicant use the standard pavement section listed in the UDO. If a geotechnical analysis is used in lieu of this standard pavement design, specific parameters shall be used in the preparation of the report. These parameters are shown in the pdf document uploaded to "Documents and Images" on Mar. 27, 2025, and should be used in the preparation of a pavement design that meets or exceeds that which is shown in the standard UDO design.

City pavement sections have been added to the plans.

2. Itemized cost estimate (signed and sealed by a design professional registered in the State of Missouri) shall be required for all sitework. In lieu of a signed and sealed cost estimate, an executed contract with line items shall be acceptable. *A cost estimate will be provided upon plan approval.*

Fire Review	Jim Eden (816) 969-1303	Assistant Chief Jim.Eden@cityofls.net	Approved with Conditions
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1. All issues pertaining to life safety and property protection from the hazards of fire, explosion or dangerous conditions in new and existing buildings, structures and premises, and to the safety to fire fighters and emergency responders during emergency operations, shall be in accordance with the 2012 International Fire Code.

City code has adopted the 2018 IFC which was used for the design.

2. IFC 105.6.20 - A Hazardous materials permit is required for the using, dispensing, transporting, handling, and/or storing of extremely hazardous substances. "Extremely Hazardous Substances (EHS) Facilities" are defined as facilities subject to the provisions of Superfund Amendments and Reauthorization Act of 1986 (SARA TITLE III), Section 302, for storing, dispensing, using, or handling of listed chemicals in excess of their threshold planning quantities (TPQ). See amended Section 5001.4 of the 2012 International Fire Code.

Please clarify when this permit application needs to be filled out?

Traffic Review	Erin Ralovo (816) 969-1800	Senior Staff Engineer Erin.Ravolo@cityofls.net	Corrections
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1. Payment in lue of will be required for the sidewalk along 3rd Street. This can be paid when replatted if planned or with the approval of these plans.

Tara submitted sidewalk plan to Dan - waiting for amount to cut a check.

2. The crosswalks along 2nd and Blue need to be reviesed per staff discussion in the Zoom meeting.

Intersection improvements have been added to the public improvement plans.

Building Codes Review Joe Frogge
(816) 969-1241

Plans Examiner
Joe.Frogge@cityofls.net

Not Required
