



**LEE'S SUMMIT**  
MISSOURI  
Development Services Department

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## Development Services Staff Report

<b>File Number</b>	PL2025-073
<b>File Name</b>	VACATION OF EASEMENT
<b>Applicant</b>	QuikTrip Corporation
<b>Property Address</b>	1001 SW Blue Pkwy
<b>Planning Commission Date</b>	June 12, 2025
<b>Heard by</b>	Planning Commission and City Council
<b>Analyst</b>	Hector Soto, Jr., AICP, Senior Planner

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### Public Notification

Pre-application held: N/A  
Neighborhood meeting conducted: N/A  
Newspaper notification published on: N/A  
Radius notices mailed to properties within 300 feet on: N/A  
Site posted notice on: N/A

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### Attachments

Easement Exhibit and Legal Descriptions, uploaded May 6, 2025  
Location Map

## 1. Project Data and Facts

Project Data	
Applicant/Status	QuikTrip Corporation / Applicant & Property Owner
Applicant's Representative	Tara Limbach
Location of Property	1001 SW Blue Pkwy
Size of Property	2.63 acres (114,748 sq. ft.)
Zoning	CP-2 (Planned Community Commercial)
Comprehensive Plan Designation	Activity Center - Downtown
Procedure	<p>The Planning Commission makes a recommendation to the City Council on the vacation of easement. The City Council takes final action on the vacation of easement in the form of an ordinance.</p> <p><b>Duration of Validity:</b> Approval of the vacation of easement does not expire unless stated in the approval.</p>

Current Land Use	
<p>The subject 2.63 acres is the site of an existing QuikTrip (south building) and the former site of a car wash (north building) that was recently demolished for the purpose of constructing a new QuikTrip building on the north side of the site. The existing QuikTrip building on the south side of the site will be demolished upon completion of the replacement building on the north side of the site.</p>	

### Description of Applicant's Request

The applicant requests that the City vacate three (3) utility easements in association with the redevelopment of the existing 2.63-acre site with a new QuikTrip Generation 2 building to replace the existing QuikTrip on the site. More specifically, the requested easements to be vacated with this application are identified as follows on the vacation of easement exhibit: 1) "Easement 1" – a 15' general utility easement along the south project boundary; 2) "Easement 2" – a 16' water line easement along the west project boundary; and 3) "Easement 3" – a 10' general utility easement bisecting and traversing the site from east to west. Redevelopment of the subject site will include the abandonment and realignment of existing sanitary sewer and water lines that render the three (3) subject easements as unneeded and therefore will no longer serve a public purpose. New easements to serve the redevelopment site will be dedicated via plat.

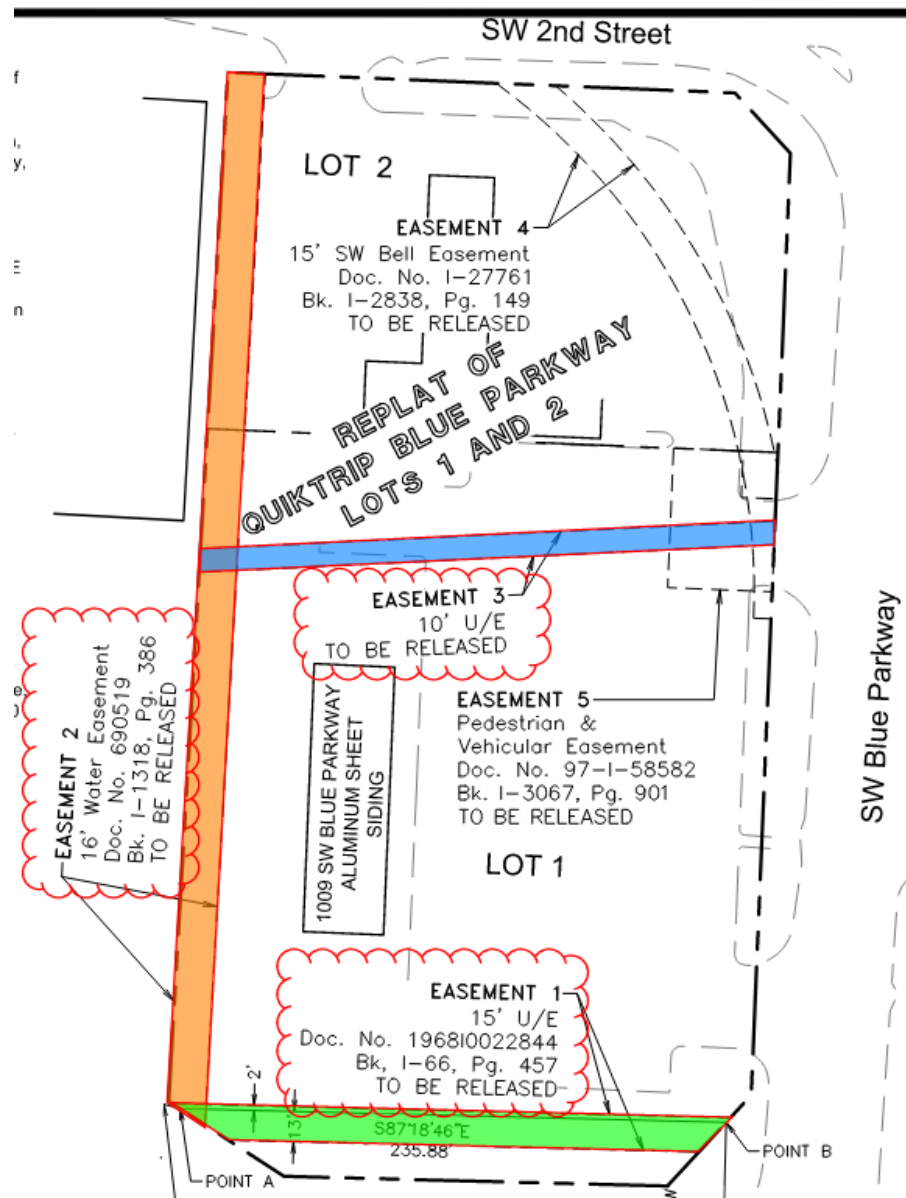


Figure 1 - Easements to be vacated: Easement 1 in green; Easement 2 in orange; and Easement 3 in blue.

## 2. Land Use

### Description and Character of Surrounding Area

The subject site is located at the northeast corner of the intersection of US 50 Hwy and SW 3<sup>rd</sup> St, which is the western gateway of the SW 3<sup>rd</sup> St corridor that leads to the city's Central Business District. The area to the east and southeast of the site is characterized by commercial development. The SW Blue Pkwy/SW 2<sup>nd</sup> St corridor that borders the subject site along the north serves as a transition point between commercial development to the south and a mix of single-family, two-family and four-family residential to the north.

### Adjacent Land Uses and Zoning

<b>North (across SW Blue Pkwy/SW 2<sup>nd</sup> St):</b>	Single-family residential / R-1 (Single-family Residential); Two-family residential / RP-4 (Planned Apartment Residential); and Four-family residential / RP-3 (Planned Residential Mixed Use)
<b>South:</b>	SW 3 <sup>rd</sup> St and US-50 Hwy
<b>East (across SW Blue Pkwy):</b>	Commercial / CP-2 (Planned Community Commercial)
<b>West:</b>	Commercial / CP-2 and PI (Planned Industrial)

### Site Characteristics

The site is bordered by SW Blue Pkwy/SW 2<sup>nd</sup> St, SW Blue Pkwy and SW 3<sup>rd</sup> St to the north, east and south, respectively. Access to the site is provided by a total of three (3) driveways. One (1) driveway provides access from SW Blue Pkwy to the north. Two (2) driveways provide access from SW Blue Pkwy to the east.

Topographically, the project site generally slopes from south to north.

### Special Considerations

N/A

## 3. Unified Development Ordinance (UDO)

Section	Description
2.480, 2.490	Vacation of Easement

### Unified Development Ordinance (UDO)

The vacation of easement is requested to clear the property of unneeded encumbrances resulting from the abandonment and realignment of public utility infrastructure as part of the site's redevelopment. City policy supports the vacation of utility easements that are unused.

## 4. Comprehensive Plan

Focus Areas	Goals, Objectives & Policies
Facilities and Infrastructure	<p>Objective: Maintain high-quality service levels for existing and future customers.</p> <p>Objective: Maintain high-quality infrastructure that supports and entices quality growth.</p>

### Comprehensive Plan

The proposed vacation of easement does not compromise the ability to implement and/or achieve any policies, goals or objectives outlined in the Ignite! Comprehensive Plan. The subject three (3) easements will not house any public utility lines. New easements will be dedicated on the subject property as needed to accommodate new and realigned public utility lines to serve the re-developed site.

## 5. Analysis

### Background and History

- 1957 – The 16' water and sewer easement identified as Easement 2 on the subject application was dedicated to the City of Lee's Summit by Instrument #1957-I-0690519.
- September 10, 1968 – The 15' utility easement identified as Easement 1 on the subject application was dedicated to the City of Lee's Summit by Instrument #1968-I-0022844.
- April 9, 1996 – The City Council approved the final plat (Appl. #) titled *QuikTrip Blue Parkway* by Ordinance No. 4264. The plat was recorded by the Jackson County Recorder of Deeds Office by Instrument #1957-I-0690519. The 10' general utility easement identified as Easement 3 on the subject application was dedicated to the City of Lee's Summit by this plat.
- September 3, 2024 – The City Council approved a preliminary development plan (Appl. #PL2024-135) for the redevelopment of the subject site with a new QuikTrip.

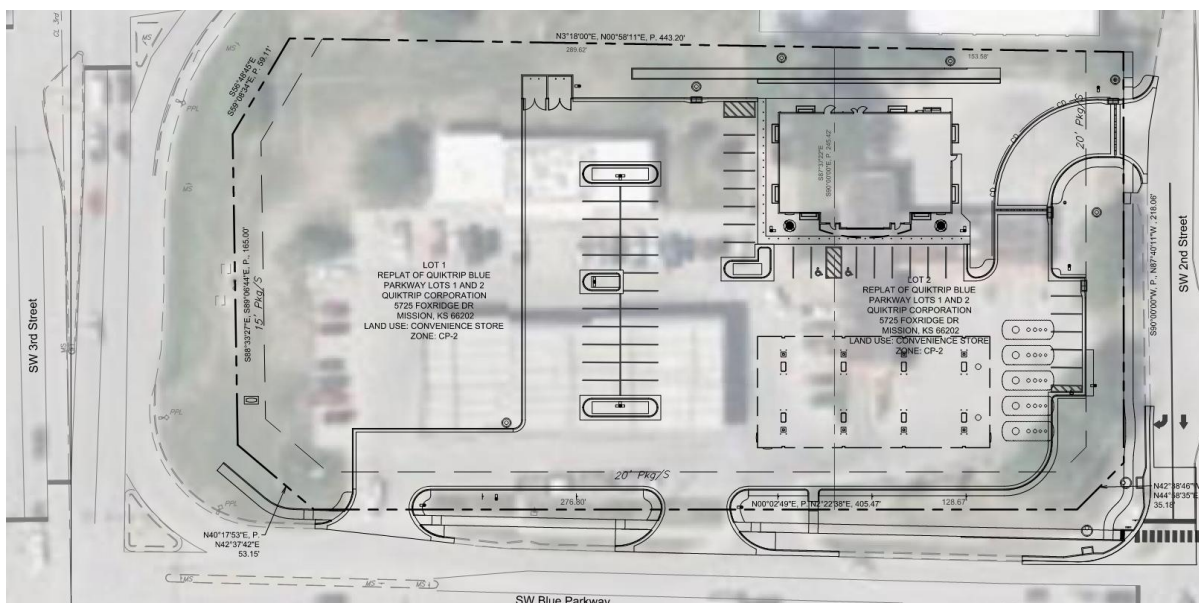


Figure 2 - Approved redevelopment plan (plan north to the right).

**Compatibility**

The request to vacate the subject easement is consistent with the City's practice of managing its inventory of easements by eliminating easements in whole or in part that do not serve a public purpose. The subject easements will no longer contain any public utility lines and therefore will cease to serve a public purpose.

**Adverse Impacts**

The proposed vacation of easement application will not negatively impact the use or aesthetics of any neighboring property, nor does it negatively impact the health, safety and welfare of the public.

**Public Services**

Easement 1 currently houses a sanitary sewer line and a water line. The service line providing water to the existing QuikTrip building connects to the water line located within Easement 1. Both the existing sanitary sewer line and existing water line located within Easement 1 will be abandoned and/or removed as part of the site redevelopment. The new QuikTrip building will be located at the north end of the subject site. Water service for the new building will be provided by the existing water line located on the north side of SW Blue Pkwy to the north.

Easement 2 currently houses a sanitary sewer line, an abandoned water line and an active water line. The service line providing sanitary sewer to the existing QuikTrip building connects to the sanitary sewer line located within Easement 2. The existing sanitary sewer line and existing water lines located within Easement 2 will be abandoned and/or removed as part of the site redevelopment. Sanitary sewer service for the new building will be provided by the new/realigned sanitary sewer line that will replace the existing sanitary sewer line currently located within Easement 3.

Easement 3 currently houses a sanitary sewer line. The existing sanitary sewer line located within Easement 3 will be abandoned and/or removed as part of the site redevelopment due to its location conflicting with the location of the new fuel pump station canopy. A new/realigned sanitary sewer line will be constructed along the south side of the new building and canopy area. Sanitary sewer service for the new building will be provided by the new/realigned sanitary sewer line.

No objection to the requested vacation was expressed by the private utility companies or the City's Public Works and Water Utilities Departments.

**Recommendation**

With the conditions of approval below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

## **6. Recommended Conditions of Approval**

**Site Specific**

1. The vacation of Easements 1 and 2 shall not become effective until such time as the existing public utility lines contained therein are abandoned and/or removed.
2. The vacation of Easement 3 shall not become effective until such time as the City accepts the realigned sanitary sewer line replacing the existing sanitary sewer line contained therein.

**Standard Conditions of Approval**

3. The ordinance approving the vacation of easement shall be recorded with the Jackson County Recorder of Deeds office and a copy of the recorded document shall be returned to the Development Services Department for the City's records.