



Date: January 9th, 2025

To: Andrea Morgan, AICP, Planner II

From: Tara Limbach, QuikTrip Corporation Real Estate
5725 Foxridge Drive, Mission KS 66202
tlimbach@quiktrip.com | Office: 913-905-2070

RE: Responses to City Comments
PR24-0023 Preliminary Development Plan for QuikTrip #256

Waiver 1 – UDO 18.34.030.D

Requires that the minimum landscaped open space ratio of the site is 25% of the site area.

The proposed QuikTrip site at 119th and 117th, the current Red Lobster site is a great location for us. The current site provides 23.1% pervious area. Our initial meetings with the city of Olathe, they requested we widen the drive to the western cross access from 25' to 30' to make that intersection safer. They also requested we widen the west drive aisle from 25' to 30' to allow for trucks with trailers more room to park. QuikTrip was happy to fulfill these requests by the city and ultimately want the safest parking lots for both pedestrians and vehicles. QuikTrip is proposing to match what the current site user had of 23.1% pervious surfaces by adding extra ornamental trees on the 119th frontage, enlarging the parking lot islands around the 4 corners of the building and removing the front parking stalls to provide more green space. QuikTrip appreciates the city's willingness to be creative and work with us to achieve this requirement in the best way for our business offering. We look forward to bringing another QuikTrip to Olathe and appreciate the support by staff in this waiver.



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Waiver 2 – UDO 18.15.020.G7

Requires that the minimum requirement of clear glass is 25% on all primary facades.

The proposed QuikTrip site at 119th and 117th has both 119th and 117th as frontages. Our 119th frontage meets the requirement of 25% clear glass. The east façade, or one facing 117th street we are short the 25%. The reason QuikTrip does not want the glass on that side to be clear is both safety and privacy related. The restrooms for the men are on that East Façade as well as safety/security cabinets for QuikTrip employees only to get to. Unfortunately, the layout of the interior of the store with coolers, storage closets and restrooms, it doesn't work well with clear glass. The front clear glass will have a nice view to our sales floor, checkstand and kitchen for customers. QuikTrip appreciates the city's consideration of the overall safety and privacy of our customers that will shop at this location and support this waiver request to not meet the 25% on the east façade only.