MINOR SITE PLAN
SUBMITTAL REQUIREMENTS

The site plan application and materials must be submitted in both print and electronic formats, on disc. If you are unable to provide the application materials in electronic format, please contact the Planning Office at 785-832-3150.

• Provide a space (minimum 2” x 3”) generally in the lower right corner of the plans for an approval block for the final plans. Staff will insert the approval block when the plans have been approved and all conditions of approval have been met.

A Minor Site Plan may be submitted for a development proposal which meets the following criteria in Section 20-1305 of the Development Code:
1. The property must have an approved site plan on file which accurately reflects the existing site conditions.
2. The proposal is a change in use to a less intense use or, does not meet the criteria for a standard or major site plan listed in Section 20-1305(b)(2) and (3).

A pre-submittal meeting is required at least 7 days prior to the submittal of the site plan application. At the meeting Planning Staff will assist the applicant in determining if a red-line revision may be submitted for the proposed change and if any of the following items are required:

R N/A
☐ ☑ 1. Downstream Sanitary Sewer Analysis (DSSA) or letter listing the proposed changes, if any, to the sanitary sewer facilities.
☐ ☑ 2. A Drainage Study, or a letter indicating the amount of change, if any, in the impervious surface on the property.
☐ ☑ 3. Any other items which may be required with the site plan submittal.

Planning Staff will review the site plan application and make a determination of completeness within 5 working days of the application submittal date.
SITE PLAN APPLICATION
For Minor Development Projects
Submit in both print and electronic formats, on disc

OWNER INFORMATION
Name(s) QuikTrip Corporation
Contact Caitlynn Helsper
Address 5725 Foxridge Drive
City Mission State KS ZIP 66202
Phone (913) 905-2054 Fax (918) 994-3558
E-mail chelsper@quiktrip.com Mobile/Pager (816) 807-1514

APPLICANT/AGENT INFORMATION
Contact Same as Owner
Company
Address
City State ZIP
Phone (__) Fax (____)
E-mail Mobile/Pager (___)

PROPERTY INFORMATION
Legal Description (may be attached) Lot 1, QuikTrip Store No. 0268, a subdivision in the City of Lawrence, Douglas County, Kansas in the NW 1/4, S36, T12N, R19E.
Address of Property 900 Iowa, Lawrence, Kansas 66044
Description of Existing Improvements or Structures Convenience Store with fuel canopy & former Scooters coffee shop.

<table>
<thead>
<tr>
<th>Existing Zoning CS</th>
<th>Existing Land Use Convenience Store w/ Fuel</th>
<th>Proposed Land Use Convenience Store w/ Fuel</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total site area 67,777 SF</td>
<td>Current Appraised Value</td>
<td>Existing Building Footprint 4,977 SF</td>
</tr>
<tr>
<td># of Buildings 2 Ex</td>
<td>Estimated Cost of Construction</td>
<td>Proposed Building Footprint Ex 4,977 SF</td>
</tr>
<tr>
<td>Pavement Coverage</td>
<td></td>
<td>54,012 SF (79.7%)</td>
</tr>
</tbody>
</table>

Are you also submitting any of the following applications?
- Building Permit
- Subdivision Plat
- Special Use Permit
- Zoning Change
- Variance
- Other (specify) Demolition Permit

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Description of Project:

Property Address: 900 Iowa Street

Detailed Description of Proposed Project:  
(Attach additional sheets if necessary)

Demolition of former Scooters coffee shop and adjacent ADA parking stall/aisle and construction of two regular parking stalls.

Reason for Request:  
(Attach additional sheets if necessary)

Scooters lease expired and they have closed down.
SIGNATURE

I/We, the undersigned am/are the (owner(s)), (duly authorized agent), (Circle One) of the aforementioned property. By execution of my/our signature, I/we do hereby officially apply for site plan approval as indicated above.

Signature(s) ___________________________ Date 5/22/23

____________________________________ Date ______________

____________________________________ Date ______________

Note: If signing by agent submit Owner Authorization Form

STAFF USE ONLY

Application No. _______________________________

Date Received _______________________________

Fee $ _______________________________

Date Fee Paid _______________________________

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3/19/2013
OWNER AUTHORIZATION

I/WE ________________________, hereby referred to as the “Undersigned”, being of lawful age, do hereby on this ________ day of __________, 20 __, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

   See “Exhibit A, Legal Description” attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize ______________________ (Herein referred to as “Applicant”), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding ______________________ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.

3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

_________________________________________        ________________
Owner                                               Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this ________ day of __________, 20 __, by ____________________________

My Commission Expires: ____________________________

Notary Public
Determination of Completeness, Accuracy, and Sufficiency

I have reviewed the site plan application submitted by:

Name: ___________________________ Date: __________

Application No. ___________________________

Based upon the submitted information, I find the application to be:

☐ Complete (based upon the items reviewed)

☐ Incomplete, inaccurate, or insufficient (circle) for the following reasons:
  ☐ The application or plan contains one or more significant inaccuracies or omissions that hinder timely or competent evaluation of the plan's/application's compliance with Development Code standards.

  ☐ The application contains multiple minor inaccuracies or omissions that hinder timely or competent evaluation of the plan's/application's compliance with Development Code standards.

  ☐ The application or plan cannot be approved without a variance or some other change or modification that the decision-making body for that application or plan does not have the authority to make.

☐ Other

__________________________________________

__________________________________________

__________________________________________

__________________________________________

__________________________________________

Planner ___________________________ Date __________

Determination of Completeness Page 6 of 6 Site Plan Application 3/19/2013