

**QuikTrip.**  
4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

Store # 06-0680 G4 Building Elevations		Address: 9415 Watson Road		City, State: Crestwood, MO	
Serial # 06-0680-GEN4	Scale: 1/8"=1'-0"	Issue Date: 05.08.25	Drawn By: JK	Rev/Notes:	

COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS  
QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDS	PASCIA
4	OSSIDO NERO	CROSSVILLE	EXTERIOR TILE
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60	ALLEN INDUSTRIES	SIGNAGE
9	IDB-56	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

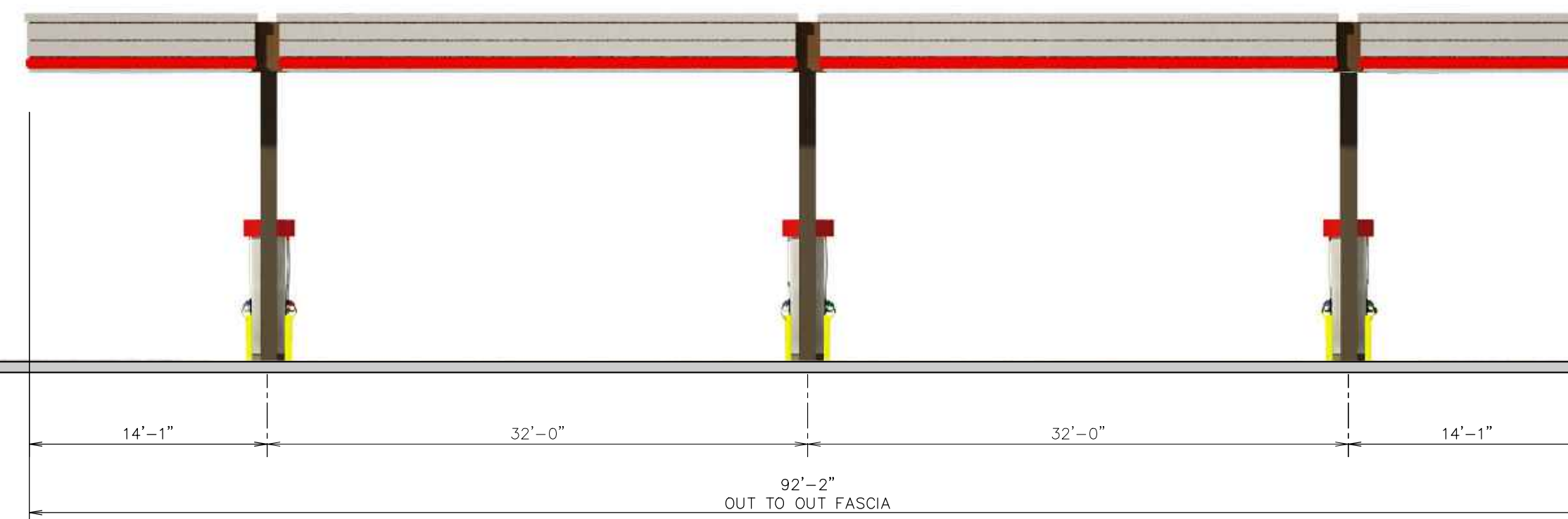




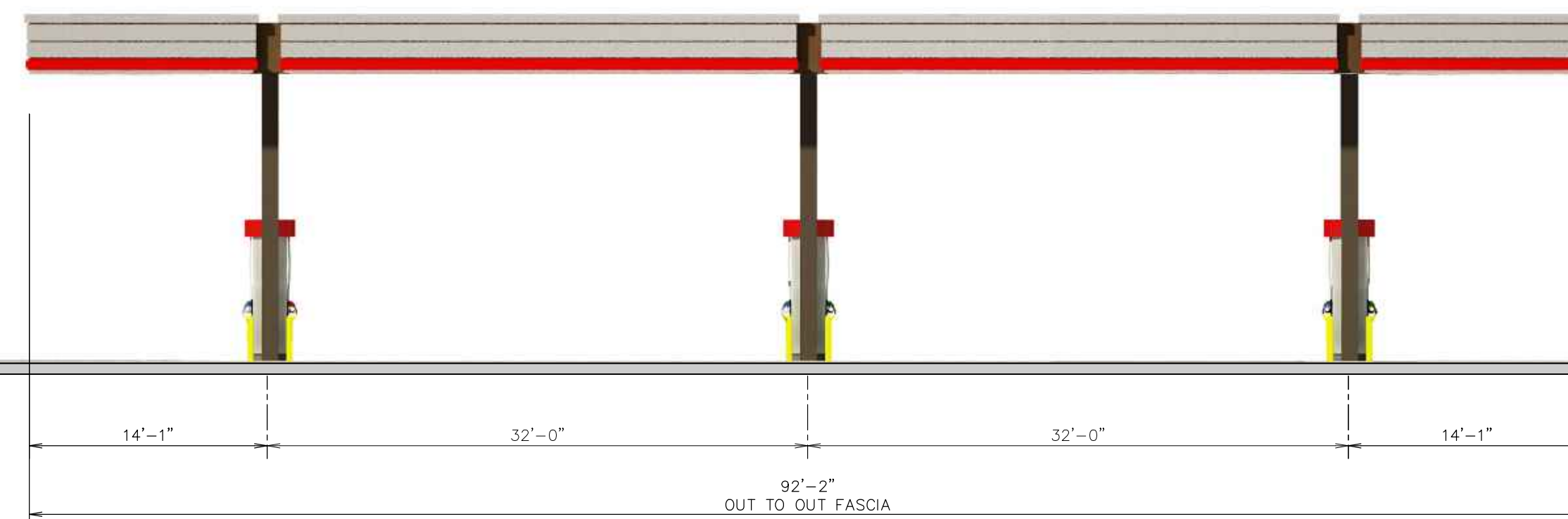








Front Elevation



Rear Elevation



Left Elevation

18'-6" Min. / 25'-6" Max.  
AFF Top of Canopy

---

15'-0" Min. Store Side Canopies/ 20'-0" Max.  
17'-0" Min. Store Front Canopies/ 22'-0" Max.  
AFF Bottom of Canopy



Right Elevation



# QuikTrip.

4705 South 129th East Ave.  
Tulsa, OK 74134-7008  
P.O. Box 3475  
Tulsa, OK 74101-3475  
(918) 615-7700

Store #	Store Name	Store Type	Store Address	Store City	Store State	Store Zip	Store Phone	Store Fax	Store Email	Store Website	Store Description	Store Status	Store Created	Store Updated
1	Store 1	Store Type	Store Address	Store City	Store State	Store Zip	Store Phone	Store Fax	Store Email	Store Website	Store Description	Store Status	Store Created	Store Updated
2	Store 2	Store Type	Store Address	Store City	Store State	Store Zip	Store Phone	Store Fax	Store Email	Store Website	Store Description	Store Status	Store Created	Store Updated
3	Store 3	Store Type	Store Address	Store City	Store State	Store Zip	Store Phone	Store Fax	Store Email	Store Website	Store Description	Store Status	Store Created	Store Updated
4	Store 4	Store Type	Store Address	Store City	Store State	Store Zip	Store Phone	Store Fax	Store Email	Store Website	Store Description	Store Status	Store Created	Store Updated
5	Store 5	Store Type	Store Address	Store City	Store State	Store Zip	Store Phone	Store Fax	Store Email	Store Website	Store Description	Store Status	Store Created	Store Updated
6	Store 6	Store Type	Store Address	Store City	Store State	Store Zip	Store Phone	Store Fax	Store Email	Store Website	Store Description	Store Status	Store Created	Store Updated
7	Store 7	Store Type	Store Address	Store City	Store State	Store Zip	Store Phone	Store Fax	Store Email	Store Website	Store Description	Store Status	Store Created	Store Updated
8	Store 8	Store Type	Store Address	Store City	Store State	Store Zip	Store Phone	Store Fax	Store Email	Store Website	Store Description	Store Status	Store Created	Store Updated
9	Store 9	Store Type	Store Address	Store City	Store State	Store Zip	Store Phone	Store Fax	Store Email	Store Website	Store Description	Store Status	Store Created	Store Updated
10	Store 10	Store Type	Store Address	Store City	Store State	Store Zip	Store Phone	Store Fax	Store Email	Store Website	Store Description	Store Status	Store Created	Store Updated

## Double Stack 6 Canopy Elevations

Serial #	Material	Quantity	Unit	Price	Total
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...
19	...	...	...	...	...
20	...	...	...	...	...
21	...	...	...	...	...
22	...	...	...	...	...
23	...	...	...	...	...
24	...	...	...	...	...
25	...	...	...	...	...
26	...	...	...	...	...
27	...	...	...	...	...
28	...	...	...	...	...
29	...	...	...	...	...
30	...	...	...	...	...
31	...	...	...	...	...
32	...	...	...	...	...
33	...	...	...	...	...
34	...	...	...	...	...
35	...	...	...	...	...
36	...	...	...	...	...
37	...	...	...	...	...
38	...	...	...	...	...
39	...	...	...	...	...
40	...	...	...	...	...
41	...	...	...	...	...
42	...	...	...	...	...
43	...	...	...	...	...
44	...	...	...	...	...
45	...	...	...	...	...
46	...	...	...	...	...
47	...	...	...	...	...
48	...	...	...	...	...
49	...	...	...	...	...
50	...	...	...	...	...
51	...	...	...	...	...
52	...	...	...	...	...
53	...	...	...	...	...
54	...	...	...	...	...
55	...	...	...	...	...
56	...	...	...	...	...
57	...	...	...	...	...
58	...	...	...	...	...
59	...	...	...	...	...
60	...	...	...	...	...
61	...	...	...	...	...
62	...	...	...	...	...
63	...	...	...	...	...
64	...	...	...	...	...
65	...	...	...	...	...
66	...	...	...	...	...
67	...	...	...	...	...
68	...	...	...	...	...
69	...	...	...	...	...
70	...	...	...	...	...
71	...	...	...	...	...
72	...	...	...	...	...
73	...	...	...	...	...
74	...	...	...	...	...
75	...	...	...	...	...
76	...	...	...	...	...
77	...	...	...	...	...
78	...	...	...	...	...
79	...	...	...	...	...
80	...	...	...	...	...
81	...	...	...	...	...
82	...	...	...	...	...
83	...	...	...	...	...
84	...	...	...	...	...
85	...	...	...	...	...
86	...	...	...	...	...
87	...	...	...	...	...
88	...	...	...	...	...
89	...	...	...	...	...
90	...	...	...	...	

#  
06-0680-G4

Scale:

Scale:  
 $1/8" = 1' - 0"$

Issue Date:

Address:

9415 Watson Road

Drawn By:

Rev/Notes:

City, State:

Crestwood, MO

[illegible]

TO: City of Crestwood, MO

FROM: QuikTrip Corporation  
Gwen Keen  
Real Estate Project Manager

DATE: August 4, 2025

RE: QuikTrip Store #680



For many years QuikTrip has enjoyed operating in the St. Louis Metro Area with over 70 locations. We are excited to have the opportunity to open a location in the City of Crestwood to serve the citizens and guests of Crestwood. With that in mind, QuikTrip is applying for the Final Development Plan for a new location at 9415 Waston Road.

QuikTrip corporation was established in 1958 in Tulsa, Oklahoma and is the current location of the corporate headquarters. QuikTrip operates over 1,000 stores nationwide. The company is privately held and there are no franchises. All the store operations are directed from the corporate office to maintain our brand of excellence through consistency in products, employee training and store designs.

It is QuikTrip's intention to build our new store design, a Generation 4 (GEN4) QuikTrip Store, at this site which is approximately 6,445 square feet and twenty feet in height. It has been developed through extensive feedback from our customers and employees. The size of the store has expanded in order to provide a better floor plan for customer circulation, expanded product selection and fresh food offerings. QuikTrip has fresh food delivered daily for our grab and go selections in the refrigerated coolers and the pastry cases. The full service counter called QT Kitchens allows our employees to prepare hot, fresh sandwiches, flatbreads, pizzas, pretzels, and breakfast items, as well as hot and cold beverages, smoothies, and ice cream novelties.

The exterior of the building has two doors for customer use, plus, a rear door and loading area for vendors delivering to the store. The parking lot has parking along the front and sides of the store allowing for better vehicle circulation and separation from customer and vehicle interaction.

All of our stores, including this site, will operate twenty-four hours, seven days a week, three hundred sixty-five days a year. Security at our stores is monitored on site, as well as, at our corporate office and encompasses all of the interior sales floor and exterior of the building.

QuikTrip looks forward to working with the City of Crestwood throughout the Planning and Zoning and permitting process to continue to invest in the St. Louis Metro area by bringing the new GEN4 store to this location.

Thank you for the time you have already devoted to this project and the time and effort in the future spent to bring this project to a reality. Please let me know if there are any comments, questions, or additional materials needed regarding our submission.

Gwen Keen  
Real Estate Project Manager  
QuikTrip Corporation



A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

- |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|
| A | B | C | D | E | F | G | H |
|---|---|---|---|---|---|---|---|

A B C D E F G

A B C D E F

A B C D E

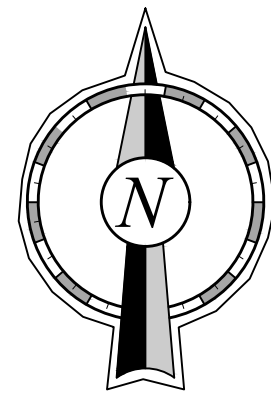
D C B A

C  
B  
A

B	_____	A
---	-------	---

## A

---



PROJECT CONTACT LIST:

UTILITY CONTACT LIST:

CHARTER/SPECTRUM  
(TELEPHONE/CABLE/INTERNET)  
815 CHARTER COMMONS  
TOWN & COUNTRY, MO 63017  
CONTACT: KERIN MILLER  
TEL: 636-262-0395  
KERIN.MILLER@CHARTER.COM

MINIMUM PARKING REQUIRED = 35 SPACES  
3.5 SPACES PER 1,000 SF OF FLOOR AREA PLUS 1 SPACE AT EACH  
FUEL DISPENSER  
(3.5 x 6,445 SF / 1,000 SF = 23 SPACES)  
(12 DISPENSERS = 12 SPACES)  
LOADING SPACES = NONE REQUIRED

MAXIMUM PARKING REQUIRED = 41 SPACES  
4.5 SPACES PER 1,000 SF OF FLOOR AREA PLUS 1 SPACE AT EACH  
FUEL DISPENSER  
(3.5 X 6,445 SF / 1,000 SF = 29 SPACES)  
(12 DISPENSERS = 12 SPACES)  
LOADING SPACES = NONE REQUIRED

PARKING PROPOSED = 50 SPACES  
(INCLUDES 1 STANDARD & 1 VAN ACCESSIBLE SPACE)



NO.	TITLE
SP1	COVER SHEET
1 OF 2	TOPOGRAPHIC SURVEY
2 OF 2	TOPOGRAPHIC SURVEY
SP3	DEMOLITION PLAN
SP4	SITE PLAN
SP5	GRADING PLAN
SP6	LANDSCAPING PLAN
C160	PHOTOMETRIC SITE PLAN

EXISTING ZONING:	PD-MXD (PLANNED DEVELOPMENT - MIXED USE)		
PROPOSED ZONING:	PD-C (PLANNED DEVELOPMENT - COMMERCIAL)		
PROPOSED USE:	CONVENIENCE/FOOD STORE W/ PETROLEUM SERVICES		
TOTAL SITE AREA:	89,846 SF (2.06 ACRES)		
BUILDING INFORMATION:	NEW 1-STORY BUILDING 6,445 SF		
BUILDING SETBACKS:	FRONT	30'	MIN. FROM WATSON RD.
	FRONT	30'	MIN. FROM WEST BOUNDARY
	SIDE	6'	MIN.
	REAR	50'	MIN.
BUFFER YARD:	REAR	15'	MIN.

MINIMUM PARKING REQUIRED = 35 SPACES  
3.5 SPACES PER 1,000 SF OF FLOOR AREA PLUS 1 SPACE AT EACH  
FUEL DISPENSER  
( $3.5 \times 6,445 \text{ SF} / 1,000 \text{ SF} = 23 \text{ SPACES}$ )  
(12 DISPENSERS = 12 SPACES)  
LOADING SPACES = NONE REQUIRED

MAXIMUM PARKING REQUIRED = 41 SPACES  
4.5 SPACES PER 1,000 SF OF FLOOR AREA PLUS 1 SPACE AT EACH  
FUEL DISPENSER  
(3.5 X 6,445 SF / 1,000 SF = 29 SPACES)  
(12 DISPENSERS = 12 SPACES)  
LOADING SPACES = NONE REQUIRED

PARKING PROPOSED = 50 SPACES  
(INCLUDES 1 STANDARD & 1 VAN ACCESSIBLE SPACE)



PROJECT NO.:R2385.28



CIVIL DESIGN, INC.  
WBE / DBE

5220 Oakland Ave.  
St. Louis, MO 63110  
(314) 863-5570

Missouri State Certificate of  
Authority #2002006804

**QuikTrip No. 0680**  
9507 WATSON ROAD  
CRESTWOOD, MISSOURI



© COPYRIGHT QUIKTRIP CORPORATION 201  
ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN

PROTOTYPE: P-122 (05/15/2025)

DIVISION:

DESIGNED BY:

DRAWN BY:

REVIEWED BY

[illegible]

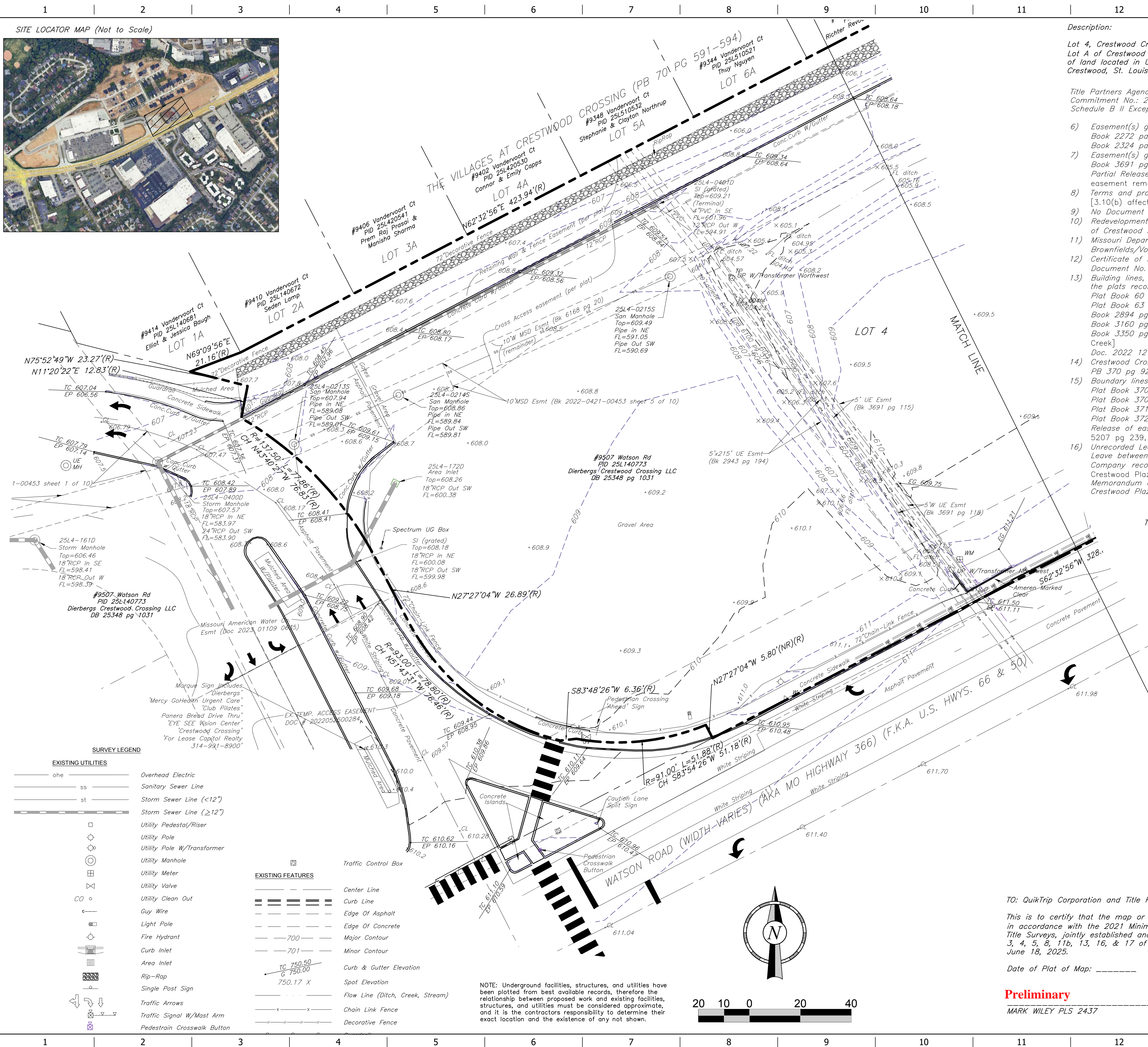
SHEET TITLE:

COVER SHEET

SHEET NUMBER

SP1





Lot 4, Crestwood Crossing Plat Two, an unrecorded subdivision, being part of Adjusted Lot 4 of Crestwood Crossing Boundary Adjustment Plat (PB 370 pg 560) and two tracts of land located in United States Survey 1936, Township 44 North, Range 6 East, City of Crestwood, St. Louis County, Missouri

- Easement(s) granted to for sewers according to instrument recorded in Book 2272 page 20 [unplatable as described]*  
*Book 2324 page 324. [unplatable as described]*
- 7) *Easement(s) granted to Union Electric Company according to instrument recorded in Book 3691 pg 115 [as shown per PB 370 pg 560-561]*  
*Partial Release Bk 6154 pg 415 [releases part of Bk 3691 pg 115, the rest of the easement remains]*
- 8) *Terms and provisions of the Redevelopment Agreement recorded in Book 25348 pg 1046 [3.10(b) affects property, nothing to plot]*
- 9) *No Document listed or provided*
- 10) *Redevelopment Agreement by and between Crestwood Missouri Partners, LLC and the City of Crestwood Missouri recorded in Book 22684 pg 218 [not provided]*
- 11) *Missouri Department of Natural Resources Certificate of Completion for the Brownfields/Voluntary Cleanup Program recorded in Book 23294 pg 993. [not provided]*
- 12) *Certificate of Substantial Completion recorded November 9, 2023 as Document No. 2023 1109 00519 [not provided]*
- 13) *Building lines, easements, conditions and restrictions and powers of trustees according to the plats recorded in*  
*Plat Book 60 pg 19 [does not apply]*  
*Plat Book 63 pg 20 [does not apply]*  
*Book 2894 pg 464 [does not apply to anything Southeast of Gravois Creek]*  
*Book 3160 pg 632 [does not apply Watson Industrial Park is North of Gravois Creek]*  
*Book 3350 pg 348 [does not apply Greenview Terrace is NW of a tributary of Gravois Creek]*  
*Doc. 2022 1219 0611 [does not apply, pertains to The Villages at Crestwood Crossing]*
- 14) *Crestwood Crossing Phase 1 Development Plat*  
*PB 370 pg 92 [affects, 5'side yard as shown, however plat has been adjusted]*
- 15) *Boundary lines and Easements*  
*Plat Book 370 pg 36 [not provided]*  
*Plat Book 370 pg 560 [not provided]*  
*Plat Book 371 pg 332 [not provided]*  
*Plat Book 372 pg 16 [applies, nothing to plot]*  
*Release of easements Doc. 2025 0501 00303 [Partial Release of Laclede Gas Esmt DB 5207 pg 239, not shown]*
- 16) *Unrecorded Lease Agreement – Memorandum of Amendments to and Restatement of Leave between Crestwood Plaza Shopping Center LLC and The May Department Stores Company recorded August 25, 1997 in Book 11267 pg 2456 [no longer applies, Crestwood Plaza Shopping Center building demolished in 2017 and no longer exists]*  
*Memorandum of First Amendment to and Restatement of Lease by and between WEA Crestwood Plaza LLC and May Department stores Company Bk 12927 pg 1143.*

- Table A ALTA/NSPS Items
- 1) No corners were set until the plat is recorded by others.
- 2) Addresses of adjoining property owners are as shown.
- 3) Property lies in Zone "X", area of minimal flood hazard according to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Community Panel No. 29189C0317K effective February 4, 2015
- 4) Gross Land Area as shown
- 5) Horizontal and Vertical Datum derived from GPS observations using GEIOD G18US.
- 8) Substantial feature are as shown.
- 11b) Evidence of underground utilities existing or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv) as determined by (b) markings coordinated by the surveyor pursuant to a private utility locate request thru Missouri 811  
Note to the client, insurer and lender— With regard to Table A, item11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- 13) Names of adjoining owners, are shown.
- 16) There is evidence of recent earth moving work and building demolition. There are no building additions observed in the process of conducting the fieldwork.
- 17) There was no evidence of changes in street right of way lines. There was no information made available to the surveyor by the controlling jurisdiction. There is evidence of street and sidewalk construction and repairs that were observed in the process of conducting the fieldwork.

*This is to certify that the map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 11b, 13, 16, & 17 of Table A thereof. The fieldwork was completed on June 18, 2025.*

## Preliminary

MARK WILEY PLS 2437

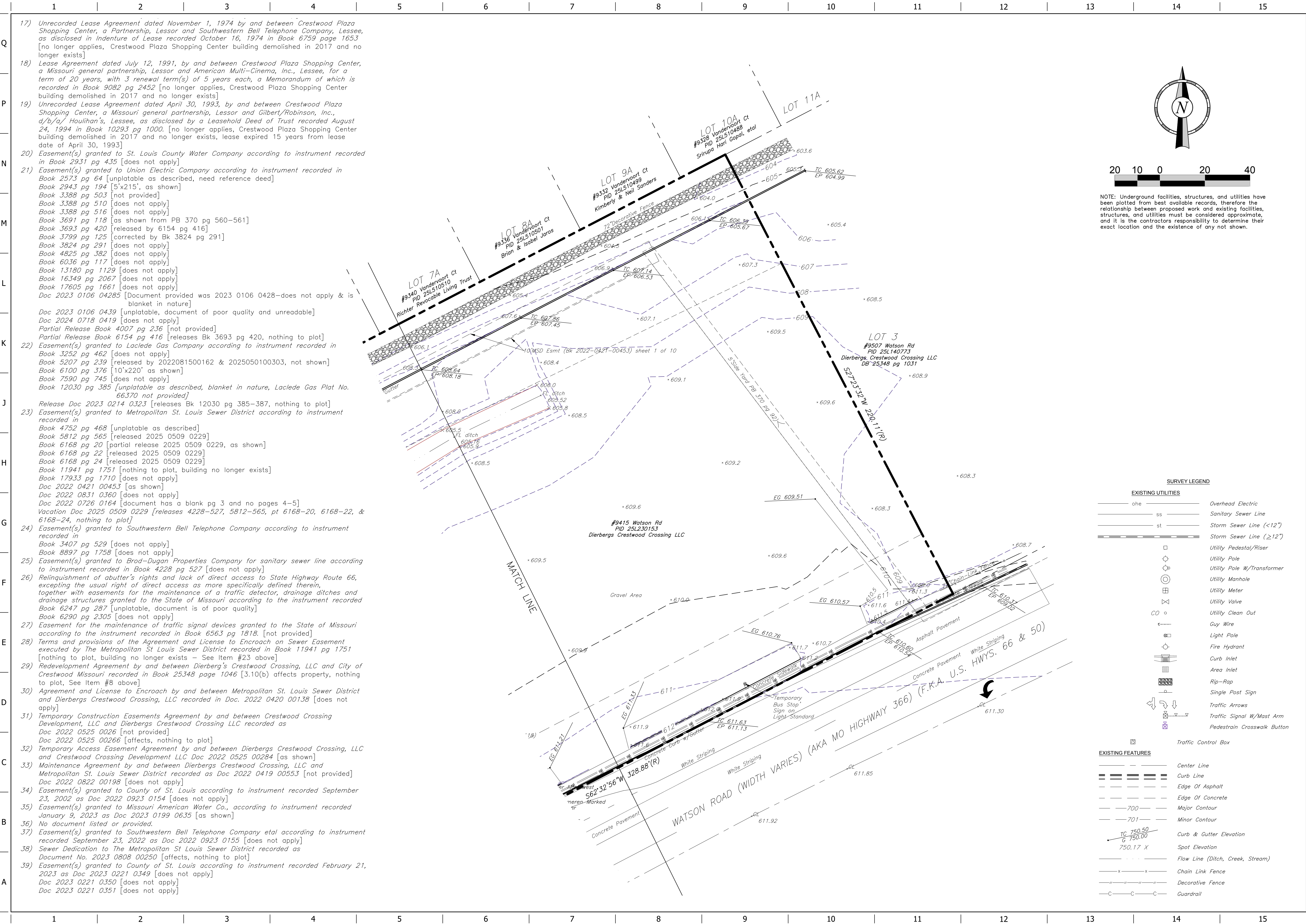
QuikTrip No. #680  
9415 WATSON ROAD  
ST LOUIS, MISSOURI 63126

ORIGINAL ISSUE DATE: 05/20/2005

TOPOGRAPHIC SURVEY

1 OF 2





**Preliminary**

PROJECT NO.: 250709

**TWM**

CONSULTING ENGINEERING  
GEOSPATIAL SERVICES  
THOUVENOT, WADE  
& MOERCHEN, INC.

ST. LOUIS OFFICE  
3701 S. LINDBERGH BLVD. STE 100  
ST. LOUIS, MISSOURI  
63127  
PHONE: 314-241-6300  
WWW.TWM-INC.COM  
Missouri Land Surveying Corp. 000346

**QuikTrip No. #680**

9415 WATSON ROAD  
ST LOUIS, MISSOURI 63126

**QT**

© COPYRIGHT QUIKTRIP CORPORATION 2011.  
ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:  
DIVISION:  
VERSION:  
DESIGNED BY:  
DRAWN BY: MAG  
REVIEWED BY: MWW

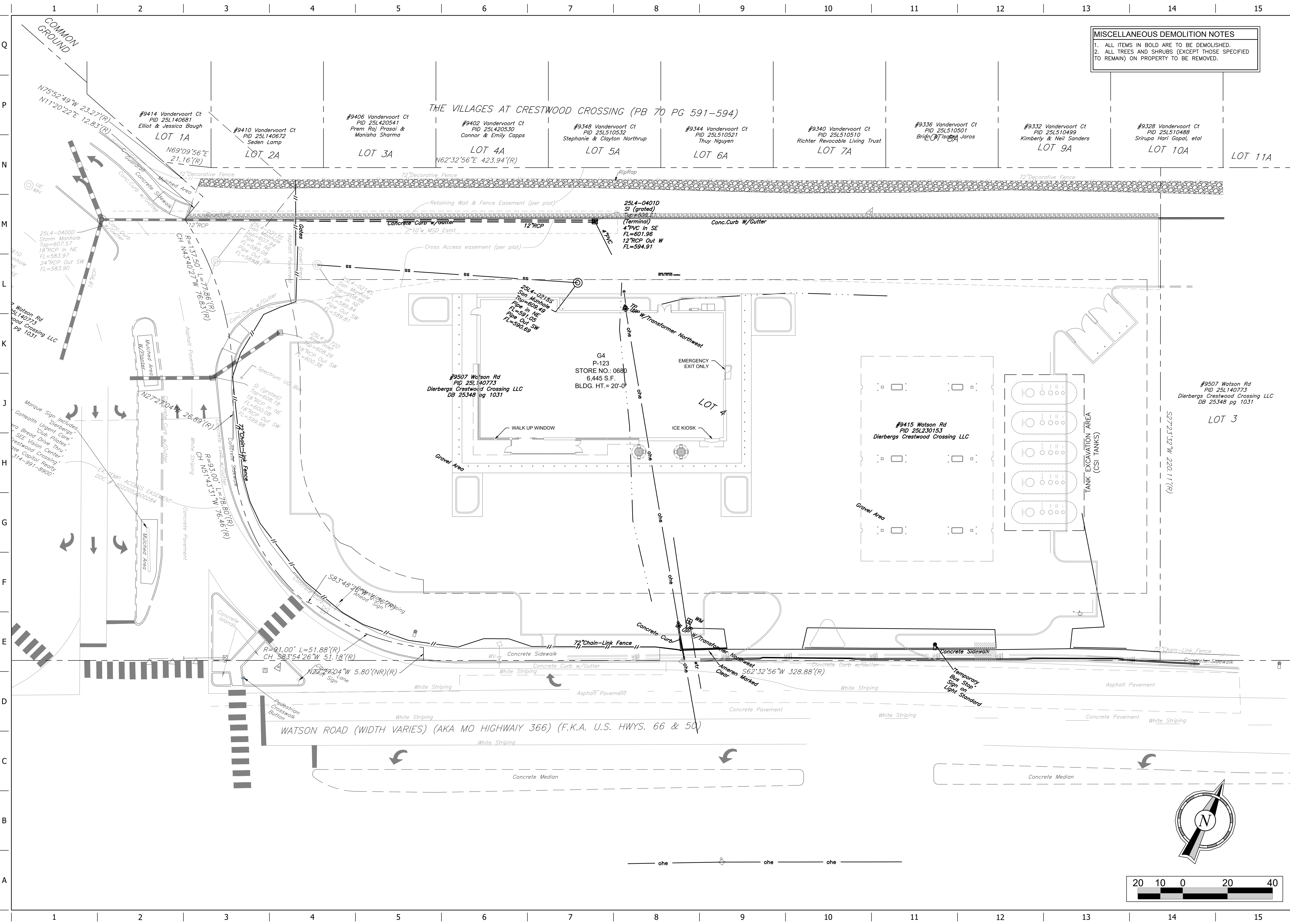
REV. DATE DESCRIPTION

ORIGINAL ISSUE DATE: 05/30/2025

SHEET TITLE:  
TOPOGRAPHIC SURVEY

SHEET NUMBER:  
2 OF 2





MISCELLANEOUS DEMOLITION NOTES

1. ALL ITEMS IN BOLD ARE TO BE DEMOLISHED.

2. ALL TREES AND SHRUBS (EXCEPT THOSE SPECIFIED TO REMAIN) ON PROPERTY TO BE REMOVED.



PROJECT NO.: R2385.28



CIVIL DESIGN, INC.  
WBE | DBE  
5220 Oakland Ave.  
St. Louis, MO 63110  
(314) 863-5570  
Missouri State Certificate of  
Authority #2002006804

QuikTrip No. 0680  
9507 WATSON ROAD  
CRESTWOOD, MISSOURI



©. COPYRIGHT QUIKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-122 (05/15/2025)  
DIVISION:  
VERSION: 001  
DESIGNED BY:  
DRAWN BY:  
REVIEWED BY:

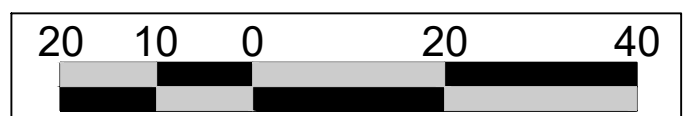
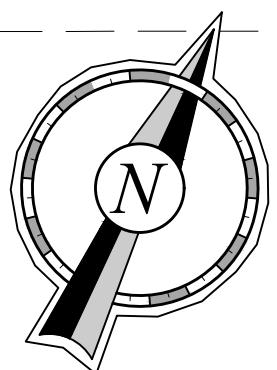
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

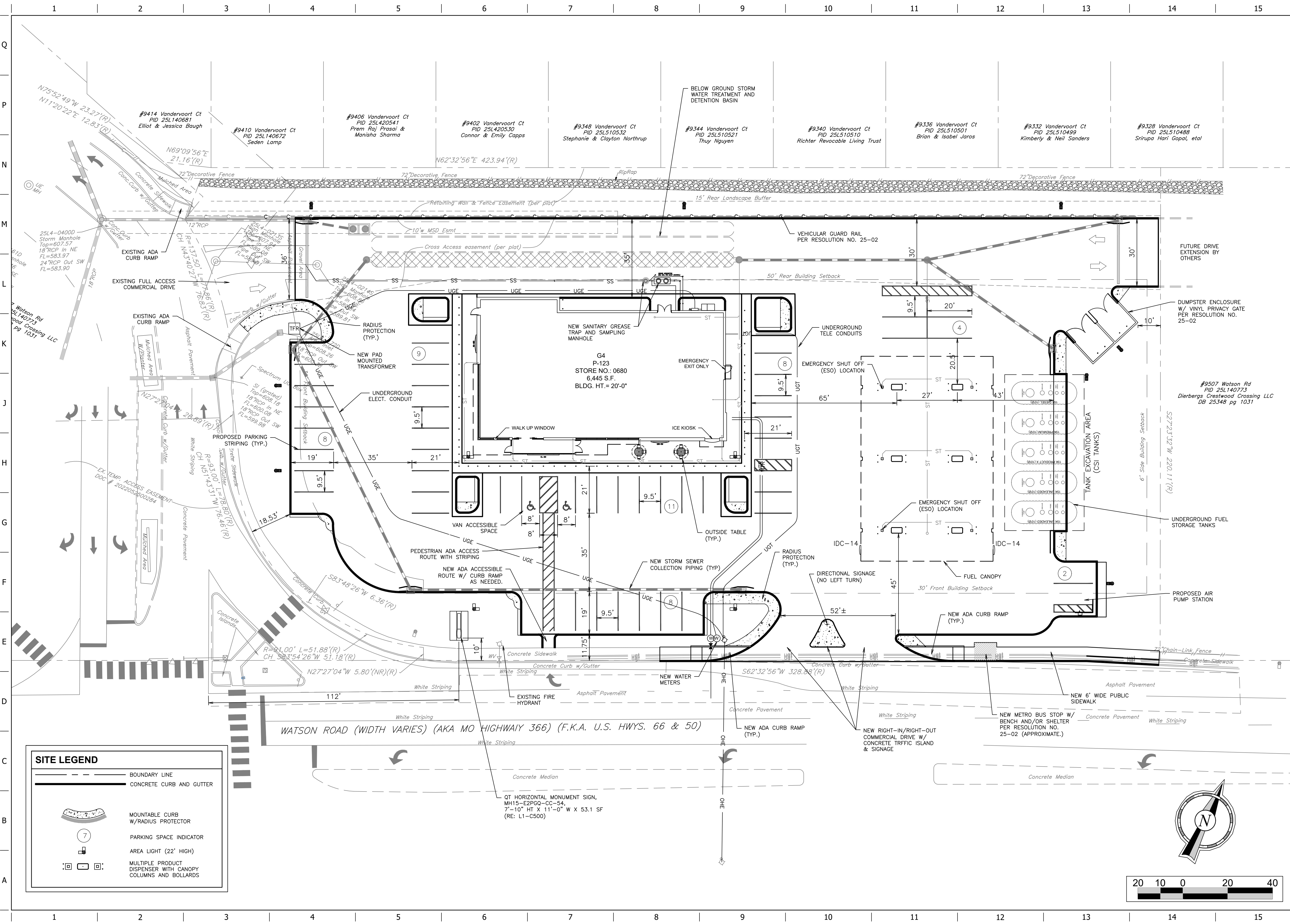
SHEET TITLE:  
DEMOLITION PLAN (PRELIM)

SHEET NUMBER:

SP3







STATE OF MISSOURI

NATHAN JACOB COWAN

REGISTERED PROFESSIONAL ENGINEER

NO. 2006022092

08/25/2025

PROJECT NO.: R2385.28

CDI

CIVIL DESIGN, INC.

WBE | DBE

5220 Oakland Ave.  
St. Louis, MO 63110  
(314) 863-5570  
Missouri State Certificate of Authority #2002006804

QuikTrip No. 0680

9507 WATSON ROAD  
CRESTWOOD, MISSOURI

QT

© COPYRIGHT QUIKTRIP CORPORATION 2011  
ANY UNAUTHORIZED USE, REPRODUCTION,  
PUBLICATION, DISTRIBUTION, OR SALE IN  
WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-122 (05/15/2025)

DIVISION:

VERSION: 001

DESIGNED BY:

DRAWN BY:

REVIEWED BY:

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:

SITE (PRELIM)

SHEET NUMBER:

SP4









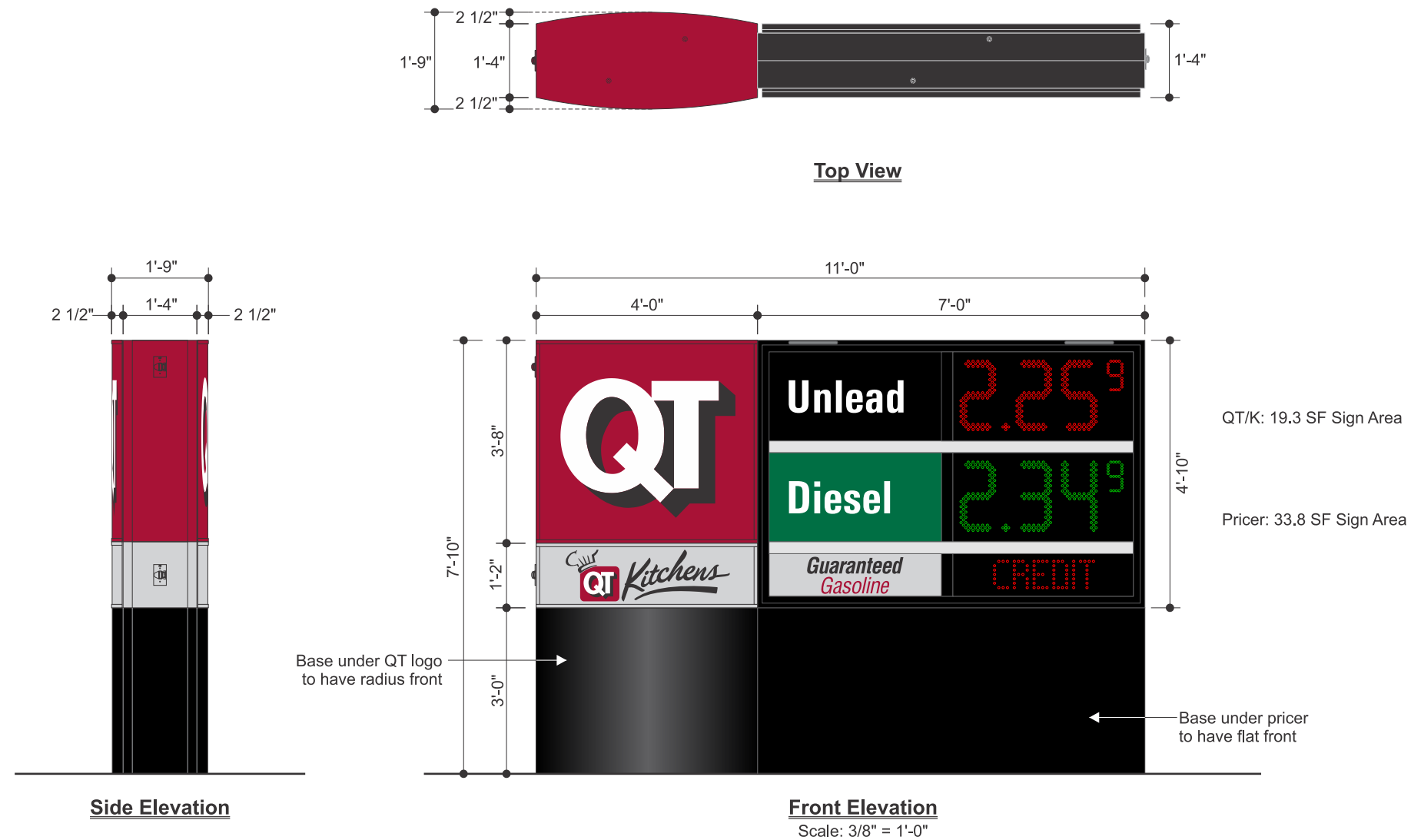















 <b>Allen Industries</b> <small>FILE NUMBER: E212503</small>	<div style="display: flex; align-items: center;"> <div style="border: 1px solid black; border-radius: 50%; padding: 5px; text-align: center; width: 40px; height: 40px;">             Listed  <b>MET</b>              E212503           </div> <div style="margin-left: 10px;">             Electric Sign Complies with  <b>UL48</b>  <b>CSA C22.2 No.207</b> </div> </div>	
<p>THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF <b>ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE</b> AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</p>		
<div style="display: flex; justify-content: flex-end; align-items: center; padding-right: 20px;">  </div>		



March 27, 2025

Mr. Jonathan Haley  
Real Estate Project Manager  
QuikTrip Corporation  
13500 Riverport Drive, Suite 175  
Maryland Heights, Missouri 63043

RE: Parking Needs Study – Proposed QuikTrip #680  
Watson Road at Crestwood Crossing Drive  
Crestwood, Missouri  
CBB Job No. 031-2025-1

Dear Mr. Haley:

As requested, CBB has completed a parking needs study pertaining to the proposed QuikTrip convenience store #680 in Crestwood, Missouri. The development site is located in the northeast quadrant of Watson Road (Missouri Route 366) and Crestwood Crossing Drive.

The proposed QuikTrip store site plan illustrates a 6,262 gross square-foot (GSF) convenience store with six fuel pumps (twelve passenger-vehicle fueling positions) and 50 marked parking stalls.

The purpose of this study was to address the number of parking spaces needed to adequately serve the users of the proposed QuikTrip, calculate the minimum and maximum parking spaces per the City of Crestwood Code, and recommend an appropriate number of parking stalls for the QuikTrip site. No traffic impact or site access issues were considered.

#### City of Crestwood Code Requirements

The City of Crestwood Code includes a Schedule of Required Parking and Loading Spaces in Section 26-29 of Article VI Access and Parking on their official website. Minimum and maximum numbers are provided for various land uses with the intent to provide adequate parking for each use while not creating too much surplus parking. The Code allows the Board of Aldermen to approve an increase up to 10% over the stated maximums without a variance through an Alternative Parking Plan granted by the Planning, Zoning and Architectural Review Commission. The Code indicates that anything under one-half space should be rounded down, and anything one-half or higher space should be rounded up.





Based on the size of the retail store and the various offerings within it, CBB reviewed the proposed QuikTrip using two different land use designations provided in the City of Crestwood Code: “Gasoline Station” and “Food markets, grocery stores, and convenience stores over 5,000 square feet in floor area”. It should be noted that the City of Crestwood Code appears to closely resemble the St. Louis County Code in many aspects, and the “Food Market” land use type has been applied by the County quite often to local area QuikTrip projects.

The minimum number of stalls for Gasoline Station is 1.0 located at each fuel dispenser, plus 3.5 per 1,000 GFA of retail use, or 34 spaces. The maximum number of stalls for Gasoline Station is 1.0 located at each fuel dispenser, plus 4.5 per 1,000 GFA of retail use, or 40 spaces. The 110% percent Alternative Parking Plan limit would be 44 spaces.

The minimum number of stalls for Food Market is 5.0 per 1,000 GFA of retail use, or 31 spaces. The maximum number of stalls for Food Market is 7.0 per 1,000 GFA of retail use, or 44 spaces. The 110% percent Alternative Parking Plan limit would be 48 spaces.

#### Proposed QuikTrip Site

As noted above, the proposed site plan provides 50 marked parking stalls with 48 standard stalls and 2 accessible stalls. The proposed 50 marked stalls well exceed the minimum parking requirements of 31 or 34 stalls. The proposed 48 regular stalls matches 110% percent Alternative Parking Plan limit of 48 spaces assuming “Food Market” land use. It should be noted that accessible stalls do not count in the County’s maximum calculation, but we did not see any such language in the City of Crestwood’s Code.

#### Actual Parking Needs

Based on security video footage for another similar site provided by QuikTrip (from a pre-COVID date), CBB completed a parking turnover evaluation for the existing store. The initial number of patrons on the site at the beginning of the counts was used along with entering and exiting trips to determine a maximum accumulation of parked vehicles. The video from a typical AM Peak Period (6:00 – 9:00 a.m.) and PM Peak Period (3:00 – 6:00 p.m.) was counted in five-minute intervals to record inbound and outbound vehicles. The initial count was combined with the five-minute intervals to find a maximum accumulation on the site.

For the AM Peak Period, the maximum accumulation of vehicles on the site was 45 from 8:15 to 8:20 a.m. For the PM Peak Period, the maximum accumulation was 56 vehicles on site from 4:20 to 4:25 p.m.





The proposed QuikTrip use is unique in the fact that some of the vehicles that access the site park in the parking stalls only, some stand at the vehicle fueling positions under the canopy while fueling only, and some do both – moving their vehicle between their fueling and store activities on site. Based on site observations and review of the videos, we estimated 14 vehicles parked at the pump only during the AM peak count and 16 vehicles parked at the pump only during the PM peak count. Thus, the current maximum number of vehicles attempting to park on the site in marked parking stalls was calculated to be 31 vehicles during the AM peak count and 40 vehicles during the PM peak count.

Furthermore, with high-turnover uses such as convenience stores and auto fueling businesses, some surplus parking is beneficial to ease turnover and limit unnecessary circulation searching for an empty marked parking stall. Industry standards typically recommend 5-15% surplus for commercial uses. Due to the expected high turnover for this particular site, we believe that a surplus rate of up to 20% would be reasonable. A 20% surplus was calculated to be 7 vehicles during the AM peak count and 8 during the PM peak count. It should be noted that the two accessible spaces are reserved for specific users and therefore should be added to the maximum number so that they are always available to those persons that need them.

The total recommended parking number for the QuikTrip store is 48 regular stalls plus the 2 accessible stalls, or a total of 50 marked parking stalls based on the PM peak counts from a similar site. The parking data is summarized on the table below.

Parking Data and Calculations		
Element	AM Peak Period	PM Peak Period
Peak Accumulation of Vehicles on Sampled Existing Site	45	56
Vehicles Standing at Fueling Pumps	- 14	- 16
Vehicles Attempting to Park in Stalls	31	40
Surplus Parking Stalls for Circulation (20%)	+ 7	+ 8
Reserved Accessible Stalls	+ 2	+ 2
<b>Recommended Number of Stalls Total</b>	<b>40</b>	<b>50</b>
City Code 110% of Maximum Marked Stalls on Site = 48 Food Market / 44 Gasoline Station	48 / 44	48 / 44
Number of Additional Regular Stalls Recommended	0	2 - 6





### Summary of Findings

The proposed QuikTrip convenience store on the northeast corner of Watson Road and Crestwood Crossing Drive in Crestwood, Missouri is proposed to include 50 parking stalls, 48 standard stalls and 2 accessible stalls. Anecdotally from QuikTrip leadership, the typical stores need approximately 50 to 55 total marked parking stalls to allow convenient and safe use of the sites based on their expected level of activity.

Site counts (pre-COVID) at a similar store indicate a maximum number of 56 vehicles on site during the PM peak period.

Accounting for vehicles standing at the pumps and surplus parking for the circulation and searching on-site, CBB calculates an appropriate number of marked parking stalls for the proposed site to be 48 standard stalls plus 2 reserved accessible, for a total of 50 stalls on the site.

The City code has a minimum requirement of 31 parking stalls for Gasoline Station and 34 stalls for Food Market which the proposed site plan currently meets. More importantly, the recommended appropriate number of standard stalls, 48, is the same as the City Code's 110% of the maximum level for Food Market of 48 stalls. Based on our research and evaluations, CBB supports the proposed 50 total parking stalls on the site.

We trust that this parking needs study adequately describes the forecasted conditions that would be expected at the proposed QuikTrip on Watson Road at Crestwood Crossing Drive in Crestwood, Missouri. If additional information is desired, please contact me at 314-308-6547 or [Lcannon@cbbtraffic.com](mailto:Lcannon@cbbtraffic.com).

Sincerely,

Lee Cannon, P.E., PTOE  
Principal – Traffic