



DEPARTMENT OF ADMINISTRATION

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MEMORANDUM NO. 1717

TO: Planning, Zoning, and Architectural Review Commission
Alderman Kennedy

DATE: March 11, 2019

SUBJECT: Temporary Grading Permit Petition: 1 Crestwood Plaza

The City of Crestwood has received a petition from Crestwood Missouri Partners, in the care of Walpert Properties, to obtain a temporary grading permit for 1 Crestwood Plaza (Crestwood Plaza Redevelopment). The permit would allow the petitioner to relocate approximately 40,000 square yards of off-site fill to the southwestern section of the redevelopment area. Plans show the fill would then be graded from west to east; with elevations being highest (627') along the retaining wall bordering Sappington Road. Fill would also be used to bring grades within 1-foot of Watson Road's existing elevation in some locations.

No specific mechanism within the City's Zoning Code allows for a grading permit to be approved without the approval of a site plan. However, the Board of Aldermen may be able to permit temporary grading plans after receiving a recommendation from the Planning, Zoning, and Architectural Review Commission. Staff has recommended several conditions should the Commission support approval of the temporary grading plan. The petitioner will be required to amend the existing SWPPP (Storm Water Pollution Prevention Plan) at the site prior to beginning work, as well as certifying the sourced fill as 'clean fill.'

RECOMMENDED ACTION

The City Planner recommends the Commission discuss the issue. Should the Commission vote to recommend approval of the temporary grading plan to the Board of Aldermen, it should also attach the recommended conditions of approval.