

STAFF REPORT

ITEM: Floodplain Permit Application for demolition and removal of the existing Andrews Park Building, including removal of the existing foundation and restoration of the site within the Lower Imhoff Creek floodplain.

APPLICANT: City of Norman Parks and Recreation Department

ENGINEER: City of Norman Public Works Department – Brandon Brooks, P.E., CFM

BACKGROUND

The applicant requests approval of a floodplain permit to demolish and remove the existing Andrews Park Building located between the playground and splash pad within Andrews Park at approximately 201 W. Daws Street. The project includes demolition of the existing structure, removal of the building foundation, grading the site to match surrounding elevations, and establishment of sod upon completion. The estimated project cost is approximately \$10,000.

STAFF ANALYSIS

- The subject property is located within the mapped Lower Imhoff Creek regulatory floodplain.
- The proposed project consists solely of demolition and removal of the existing building and foundation followed by restoration of the site to surrounding grade. No new structures, fill placement, or floodplain encroachments are proposed.
- Following removal of the existing foundation, the site will be graded to match surrounding elevations and stabilized with sod. The project will restore the disturbed area without altering the stream channel, stream banks, or existing drainage patterns.
- A Public Works Staff Engineer provided a No-Rise Certification stating that removal of the existing foundation will create additional floodplain storage, all construction debris will be removed from the project site, and the project will not result in any increase in the Base Flood Elevation.

Proposed Development Characteristics

- Demolition and removal of existing park building
- Removal of existing concrete foundation
- Site grading to surrounding elevations
- Sod establishment for site stabilization

- No new structures
- No fill placement
- No alteration of stream channel or banks
- Increased floodplain storage volume

APPLICABLE ORDINANCE SECTIONS (36-533)

(e)(2)(a) – Floodplain Modification and Fill Restrictions

(e)(2)(e) – Compensatory Storage

(f)(3)(a)(8) – No-Rise Condition Requirements

DETAILED ORDINANCE ANALYSIS

(e)(2)(a) and (e)(2)(e) – Floodplain Fill Restrictions and Compensatory Storage

The proposed project consists of demolition and removal of an existing building and foundation followed by restoration of the site to surrounding grade. No fill placement is proposed. Removal of the existing foundation will increase available floodplain storage volume, and all construction debris will be removed from the project site. Because the project increases rather than decreases floodplain storage, compensatory storage is not required.

(e)(7) – General Standards for New Construction and Substantial Improvements

The proposed fencing is located within the regulatory floodway. The applicant has demonstrated that the proposed development will not adversely affect flood conveyance capacity or increase flood elevations. The fencing consists of open barbed-wire strands supported by posts and is generally aligned parallel to anticipated flood flows. No fill, buildings, or other significant encroachments are proposed within the floodway.

(f)(3)(a)(8) – No-Rise Requirement

Engineer provided a No-Rise Certification.

RECOMMENDATION

Staff recommends approval of floodplain permit application #745.