

ITEM: This Floodplain Permit Application is for grading, sidewalk repair and curb repair for a lot in the Imhoff Creek floodplain.

BACKGROUND:

APPLICANT: City of Norman Public Works Department
BUILDER: Public Works Stormwater Maintenance Division
ENGINEER: Brandon Brooks, P.E., CFM

218 S. Lahoma Ave., until recently, had an original single story, masonry house that was constructed in 1930 on Lot 7 Block 2 of the Eagleton Addition. The entire property including the house is in the floodplain/floodway of Imhoff Creek in an area of repetitive flooding. The previous owner of the lot, Mr. Cox, was utilizing this structure as a rental property. In June of 2022, the property was flooded and 6-8 inches of water inundated the structure. Mr. Cox reached out to the City shortly after this event to determine what his options were with regards to obtaining a floodplain permit for repairs. It was determined that significant enough damage had occurred to the structure to trigger the City’s Flood Hazard Ordinance rules concerning substantial damage/improvements and that the entire structure would need to be elevated to two feet above the BFE as well as other improvements made to meet all the requirements of the ordinance. After some consideration, Mr. Cox reached out to City staff to inquire about potentially selling the property to the City to dedicate the lot for permanent floodplain storage rather than make the repairs and improvements to the property. He cited concerns related to not only the cost benefit of the repairs, but the safety of any potential future tenants since he recognized the significant flood risk in this area. Negotiations began with the City and Mr. Cox at the end of 2022 into early 2023 for the sale of the property. Once an agreement was reached, City Council approved contract (K-2223-150) for purchase of the lot in April of 2023. Closing on the property occurred on August 14, 2023 and the City has taken possession of 218 S. Lahoma.

Included in the terms of the sale of the lot to the City, Mr. Cox received all necessary permits and had the house demolished and all materials removed from the site, including the existing damaged sidewalk and the concrete driveway. The demolition process left a depression in the lot where the house had been located as well as gaps in the sidewalk and curb. This floodplain permit application would grant City Stormwater Maintenance staff authority to replace missing sidewalk along the front of the lot with an ADA compliant sidewalk as well as install a concrete curb to connect existing gap in the curb line along the west side of S. Lahoma Avenue along the front of this property. In addition, grading will occur to bring fill from a cut area on the west side of the property near Imhoff Creek to the eastern side of the lot to fill in the recess where the structure was removed. Grading will be performed to also create a negative gradient from east to west across the lot to facilitate the flow of flood waters towards Imhoff Creek and away from neighboring properties and the roadway. Following repair and grading work, the sod will be installed on any bare areas. City staff will continue to maintain the site after completion of the work as well, including mowing and clean up after storm events. No new fill will be brought into the site to complete the grading or removing the recess.

STAFF ANALYSIS:

Site located in Little River Basin or its Tributaries? yes__ no✓

According to the latest FIRM, the site of the proposed work is located in the Imhoff Creek floodplain (Zone AE). At the proposed site, the BFE is 1153.0 ft.

Applicable Ordinance Sections:	Subject Area:
36-533	(e)2(a).....Fill restrictions
	(e)2(e).....Compensatory storage
	(f)3(a)(8).....No rise considerations

(e)2(a) and (e)2(e) Fill Restrictions in the Floodplain and Compensatory Storage – Fill is restricted because storage capacity is removed from floodplains, natural drainage patterns are adversely altered, and erosion problems can develop. Compensatory storage must be provided within the general location of any storage that is displaced by fill or other development activity and must serve the equivalent hydrologic function as the portion which is displaced with respect to the area and elevation of the floodplain.

No fill will be brought into the floodplain satisfying ordinance requirements.

(f)3(a)(8) No Rise Considerations – For proposed development within any flood hazard area (except for those designated as regulatory floodways), certification that a rise of no more than 0.05 ft. will occur in the BFE on any adjacent property as a result of the proposed work is required. For proposed development within a designated regulatory floodway, certification that no increase in the BFE on any adjacent property as a result of the proposed work is required.

The project engineer has indicated that since no fill will be brought into the floodplain as a result of this work and installation of the sidewalk and curb is to replace what was removed during demolition, there will be no rise in the BFE satisfying the ordinance requirements.

RECOMMENDATION: Staff recommends Floodplain Permit Application #679 be approved.

ACTION TAKEN: _____