

ITEM: Floodplain Permit application for the proposed excavation of material from the Little River floodplain for the development of Flint Hills Section 2.

BACKGROUND:

APPLICANT: IH Development

ENGINEER: SMC Consulting Engineers, P.C.

The applicant is constructing Section 2 of the Flint Hills Addition located approximately at Tecumseh Rd. and 12th Ave. NW. The location of the development is entirely outside of the regulatory floodplain, but they are requesting to excavate approximately 14,880 CY of material from the floodplain adjacent, as shown on attached plans, for fill to use for the adjacent development. The plans indicate that the area will be graded with an approximate 5' wide ditch being left to facilitate drainage from the area towards the Little River to prevent ponding.

STAFF ANALYSIS:

Site located in Little River Basin or its Tributaries? yes ☒ no ☐

According to the DFIRM, excavation area will be entirely in the Little River floodplain Zone AE. The BFE at the planned residential location is approximately 1124.0'.

Applicable Ordinance Sections:

36-533 (e)2(a)
(e)2(e)
(f)3(a)8

Subject Area:

Fill Restrictions in the Floodplain
Compensatory storage
No Rise Considerations

(e)2(a) and (e)2(e) - Fill Restrictions in the Floodplain and Compensatory Storage – The use of fill in the floodplain is restricted. However, the placement of fill is allowed to elevate structures if compensatory storage is provided.

The applicant's engineer has indicated that approximately 14,880 CY of material will be removed from the floodplain. There is no proposed development or fill being brought into the floodplain.

5(a)(viii) 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 must be provided. For proposed development within a regulatory floodway, certification of no increase in the BFE is required.

The engineer has certified that the project will not cause a rise of more than 0.05 feet to the BFE which meets this ordinance requirement.

RECOMMENDATION: Staff recommends that Floodplain Permit Application #699 be approved.

ACTION TAKEN: _____