

ITEM: Floodplain Permit application is for the remodeling of the house located at 216 S. Lahoma Avenue in the Imhoff Creek floodplain.

BACKGROUND:

APPLICANT: Glenn Burnett

ENGINEER: Earl "Gary" Keen, P.E.

The original single story, masonry house was constructed in 1930 on Lot 6 Block 2 of the Eagleton Addition and is in good condition. The entire property including the house is in the floodplain/floodway of Imhoff Creek in an area of repetitive flooding.

The applicant's intent is to remodel and improve the structure and use it as student housing. The house currently does not comply with the floodplain ordinance since the lowest floor is approximately 3.2 feet below the Base Flood Elevation. The applicant intends to leave the house at its present elevation; therefore the substantial improvement section of the floodplain ordinance applies which restricts the value of the improvements to a maximum of 50% of the current value of the structure.

Most of the work will take place inside the main structure and will include moving walls to make room for a second bathroom. Other work will include extending wastewater drains and water supply lines to serve the new bathroom. The existing electrical breaker box is outdated and will be replaced. The footprint of the house will not be increased. Work outside the main structure consists of removing the existing storage building and repair of fences.

A licensed appraiser was used to perform a detailed evaluation of the structure. The appraiser determined the value of the structure to be \$80,000. The allowed maximum value of the improvements is \$40,000 according to the floodplain ordinance. The applicant obtained a detailed quote for the proposed improvements in the amount of \$29,442.50. The existing shed will be removed which will increase conveyance across the property. The estimated cost of removing and disposing of the shed is \$1,000. The existing chain link fence is full of debris and leaning. The applicant intends to replace the damaged metal posts and remove the debris which will also increase conveyance. The cost of the fence work is estimated to be \$500. The cost of the shed removal and fence work does not count towards the \$40,000 allowed for the house improvements.

It is the applicant's engineer's opinion that the proposed modifications will comply with the floodplain ordinance. However, it is important to clarify that the BFE is approximately 3.2 feet above the floor of the house and the proposed modifications will not reduce the flood risk. In addition, the ground on this property may be flooded to a depth exceeding 4 feet. The depth of water will be adequate to damage vehicles located thereon and may even cause vehicles to float and/or be transported downstream.

STAFF ANALYSIS:

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

According to the latest DFIRM, the entire property is located within the Imhoff Creek floodplain/floodway (Zone AE). The entire property is located within one of the City of Norman's repetitive loss areas. These repetitive loss areas are locations where properties have experienced multiple flood events over time.

Applicable Ordinance Sections:

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

Subject Area:

Substantial Improvement
Fill restrictions in the floodplain
Compensatory storage
No rise considerations

(c) Substantial Improvement – Any reconstruction, rehabilitation, addition, or other improvement of the structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement, must meet the current floodplain ordinance requirements. This proposed project meets the Substantial Improvement section.

(e)(2)(a) and (e)(2)(e) Fill Restrictions in the Floodplain and Compensatory Storage – The use of fill is restricted in the floodplain. No fill will be brought into the floodplain for this project, therefore no compensatory storage is required. In addition, an existing shed will be removed from the floodplain creating a small amount of additional floodplain storage.

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 is required. The project engineer has certified that the project will not cause a rise in the BFE, which meets the ordinance requirements.

RECOMMENDATION: Staff recommends Floodplain Permit Application #672 be approved.

ACTION TAKEN: _____