

STAFF REPORT

ITEM: Floodplain Permit Application for construction of an in-ground swimming pool at 3121 Millbury Road.

APPLICANT: Pete and Patty Mills

ENGINEER: Joe Cardenas, P.E.

BACKGROUND

The applicants request approval of a floodplain permit for construction of a 14-foot by 28-foot in-ground swimming pool at 3121 Millbury Road. The proposed pool will be located approximately 5 feet from the rear wall of the residence and approximately 7 feet from the rear property line. The estimated project cost is \$50,000.

The property is located within the FEMA Special Flood Hazard Area associated with Woodcrest Creek on FIRM Panel 40027C0195J. The site is mapped as Zone AE, with a regulatory floodway located south of the proposed pool location. The Base Flood Elevation (BFE) at the project site is approximately 1133.2 feet.

The proposed pool will be constructed at approximately existing grade. Grading associated with construction will direct drainage south toward the Woodcrest Creek floodway, and all excavated material from construction of the pool will be removed from the floodplain. The application also specifies that electrical equipment associated with the pool will be elevated a minimum of two feet above the BFE, to an elevation of at least 1135.2 feet.

Proposed Development Characteristics

- 14' × 28' in-ground swimming pool

STAFF ANALYSIS

- The proposed development consists of construction of a 14-foot by 28-foot in-ground swimming pool within the regulatory floodplain associated with Woodcrest Creek
- The property is located within FEMA Zone AE. The proposed pool is located within the floodplain but outside of the regulatory floodway.
- The BFE at the project location is approximately 1133.2 feet. The pool is proposed to be constructed at approximately existing grade and will not be elevated through the placement of fill.
- All excavated soil and other spoil material generated by construction of the pool will be removed entirely from the regulatory floodplain. No permanent fill is proposed within the floodplain.
- Site grading will direct stormwater runoff south toward the Woodcrest Creek.
- All electrical equipment associated with the swimming pool will be located a minimum of two feet above the BFE, at or above elevation 1135.2 feet.

- The project engineer provided a signed and sealed No-Rise Certification stating that the proposed development will not create an increase in the 100-year flood elevation at published or unpublished cross sections in the vicinity of the proposed development.

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

Construction of the proposed swimming pool will require excavation within the regulatory floodplain. The application specifies that the pool will be constructed at approximately existing grade and that all excavated soil and spoil material will be removed entirely from the floodplain.

Because excavated material will not be placed elsewhere within the floodplain, the proposed development will not introduce permanent fill or reduce available floodplain storage.

(f)(3)(a)(8) – No-Rise Requirement

For development within a flood hazard area that is not designated as a regulatory floodway, the ordinance requires certification that the proposed work will result in an increase of no more than 0.05 feet in the Base Flood Elevation on adjacent property.

The project engineer provided a signed and sealed No-Rise Certification for the proposed development. The certification identifies the flooding source as Rock Creek; however, this tributary is locally known as Woodcrest Creek. The engineer certifies that the proposed development will not create an increase in the 100-year flood elevation.

The proposed pool will be constructed at approximately existing grade, all excavated material will be removed from the floodplain, and electrical equipment associated with the pool will be elevated a minimum of two feet above the BFE. Based on the information and engineering certification provided, the proposed improvements satisfy the applicable floodplain requirements of the ordinance.

RECOMMENDATION

Staff recommends approval of floodplain permit application #746.