

ITEM: This Floodplain Permit Application is for the proposed remodel of the commercial building located at 1035 36th Ave. NW.

BACKGROUND:

APPLICANT: Mark Krittenbrink

ENGINEER: Hollis Allen, Jr., P.E.

The applicant is requesting a floodplain permit to renovate a commercial building at 1035 36th Ave. NW in the Brookhaven Creek floodplain. All of the renovations will occur internal to the structure with the exception of a short section of curbing to be removed from the outside of the structure to accommodate new windows. The cost of the renovations are estimated at \$280,376.98 and the value of the structure per the provided appraisal from the applicant and the value of the land determined from the County Assessor website is about \$712,536, making the cost of renovations approximately 39% of the total value of the structure and below the 50% threshold for substantial improvement determination. The applicant has also provided information that indicates the finished floor elevation is already greater than the base flood elevation (BFE).

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 Canadian River Floodplain (Zone AE). At the proposed site, the BFE is 1154.3'.

Applicable Ordinance Sections:

Subject Area:

36-533	(e)2(a).....	Fill restrictions
	(e)2(e).....	Compensatory storage
	(f)(3)(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.

The applicant has indicated that renovations are occurring primarily to the interior of the structure, with the exception of a removal of a small section of curb along one edge and no fill will be brought into the floodplain as a result of this work, therefore no compensatory storage is required.

(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 submitted a No Rise statement and floodplain analysis report indicating that this project will not cause a rise in the BFE at this location, meeting the ordinance requirements.

Cumulative Substantial Improvement calculations will be maintained for a period of 10 years from application date per City Flood Hazard Ordinance.

RECOMMENDATION: Staff recommends Floodplain Permit Application #732 be approved.

ACTION TAKEN: _____