

ITEM: This Floodplain Permit Application is for the demolition of structures, rehabilitation of lot, and dedication of 214 S. Lahoma to permanent floodplain storage.

BACKGROUND:

APPLICANT: City of Norman, Stormwater Division

ENGINEER: Brandon Brooks, P.E., CFM (City of Norman)

In June 2022, several homes along South Lahoma Avenue were flooded. 214 South Lahoma Avenue was one of the properties affected by this flooding. It was determined that the home located on this property met the threshold for a substantially damaged structure under the City Flood Hazard Ordinance. The Flood Hazard Ordinance calls for the substantially damaged property to be brought up to current building requirements in a flood hazard zone. These modifications would include raising the entire structure by approximately 4-5 feet in elevation, and would represent a significant cost to the property owner. After reviewing the requirements, the property owner approached the City about purchasing the property so that it could be dedicated to creating storage in the Imhoff Creek floodplain. City staff was able to verify with the FEMA Community Rating System (CRS) coordinator that this purchase, with development restrictions on the deed, would qualify for credits through this FEMA program that could potentially lower the City’s overall CRS rating. A lowering in the CRS rating would lower NFIP insurance rates for all citizens of Norman as well as potentially qualifying the City for additional grant funding opportunities.

This permit is for demolition of all structures at 214 S. Lahoma and removal of debris and other items. Following demolition, grading will occur to smooth the lot and generally grade toward the stream to facilitate drainage from the lot. Sidewalks and driveways will also be removed. The sidewalk along Lahoma will be repaired to fix uneven sections, cracks, etc. Once the driveway is removed, the curb line will be rebuilt so that it is continuous across the lot. Once all construction activities are completed, the lot will have sod or similar vegetation placed to stabilize the area. No new fill will be brought in besides the sod or similar vegetative cover, which will be installed at grade. No new structures will be built on this lot.

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). The BFE at this location is 1153’.

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.

A 745 square foot house will be removed along with approximately 480 square foot garage structure. In addition, small shrubs, volunteer trees, and top soil will likely be removed in the process of clearing debris. Sod or similar will be installed at grade. No net increase in fill will occur.

(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 certified that there will be no increase in the 100-year water surface elevation as a result of the project.

RECOMMENDATION: Staff recommends Floodplain Permit Application #697 be approved.

ACTION TAKEN: _____