

ITEM: Floodplain Permit application for proposed development of a sports complex, barn and residential structure on the east side of 60th Ave. NW, south of Indian Hills Rd.

BACKGROUND:

APPLICANT: Willy DeLeon

ENGINEER: Gary Keen, P.E.

This project is located on a 40 acre tract that the owner, upon approval of necessary permits, is wanting to subdivide into two 20 acre lots. The eastern most lot is for a proposed sports complex consisting of four standard soccer fields and one minor league field, a club house, parking lot, maintenance barn and fire protection water storage tank. The western lot would include the residential structure and shop building. In addition, drainage improvements, driveways, parking lots and other accessory structures are being proposed. The full engineer’s report is attached to this application detailing the specific design and calculations for the proposed project. If this application is approved by the committee, the applicant will be required to go through the Norman Rural Certificate of Survey process to subdivide the property.

STAFF ANALYSIS:

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

According to the latest DFIRM, portions of this project are located within the Ten Mile Flat Creek floodplain (Zone AE).

Applicable Ordinance Sections:	Subject Area:
36-533 (e)(2)(a).....	Fill restrictions in the floodplain
(e)(2)(e).....	Compensatory storage
(e)(3)(a)(1).....	Residential freeboard
(e)(3)(c).....	Nonresidential freeboard
(f)(3)(8)	No rise considerations

(e)(2)(a) and (e)(2)(e) Fill Restrictions in the Floodplain and Compensatory Storage – The use of fill is restricted in the floodplain unless compensatory storage is provided.

The project engineer has indicated in the Engineer’s Report, that all fill volumes will be taken from borrow areas within the adjacent areas of the floodplain as indicated in the attached plans. As indicated in the calculations, there will be significantly more borrow than fill in the floodplain, so a net increase in storage capacity will be achieved.

(e)(3)(a)(1) Residential Freeboard – Residential structures, including both site-built and manufactured homes, shall be constructed on fill so that the lowest floor including basement, ductwork, mechanical and electrical equipment including furnaces, water heaters, and air conditioners, etc. is at least two (2) feet above the base flood elevation. The fill shall be at a level no lower than one (1) foot above the base flood elevation for the particular area and shall extend at such elevation at least fifteen feet (15') beyond the limits of any structure or building erected including any attendant utility and sanitary facilities.

The project engineer and the plans indicate that all structures will be built at an elevation that is two feet above the BFE at each location.

(e)(3)(c) Nonresidential Freeboard - Nonresidential construction. New construction and substantial improvement of any commercial, industrial or other nonresidential structures shall be

constructed on fill as in subsection (e)(3)a of this section, including any attendant utility and sanitary facilities, shall be designed so that the lowest floor including basement, ductwork, mechanical and electrical equipment including furnaces, water heaters, and air conditioners ect. is elevated at least two feet above base flood elevation and the fill shall be at a level no lower than one foot above the base flood elevation for the particular area and shall extend at such elevation at least 15 feet beyond the limits of any structure or building erected thereon. A registered professional engineer shall submit a certification to the Director of Public Works that the standards of this chapter, as proposed in subsection (e)(1) and (2) of this section, are satisfied.

The project engineer and the plans indicate that all structures will be built at an elevation that is two feet above the BFE at each location.

(f)(3)(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.

The project engineer has indicated that a rise of no more than 0.05' on any adjacent property is expected as a result of this project and submitted a signed and seal No-Rise Certification Letter.

RECOMMENDATION: Staff recommends Floodplain Permit Application #695 be approved with the following conditions:

1. Elevation Certificates provided for all structures prior to final acceptance. Additionally, elevation of concrete pads for structures should be submitted to and confirmed by City Staff prior to vertical construction.
2. As-built surveys should be completed on compensatory storage areas prior to final acceptance.

ACTION TAKEN: _____