PERMIT NO. 739 DATE: 4/6/2026

STAFF REPORT

ITEM: Floodplain Permit Application to create a construction borrow pit near 7138 West Indian Hills Road.

APPLICANT: James Houchin
ENGINEER: Chris Duncan, P.E.

BACKGROUND

The proposed project consists of excavation activities to construct a borrow pit and associated temporary construction road located south of Indian Hills Road and west of S. Western Avenue within the Ten Mile Flat Creek floodplain. The borrow pit is approximately 2 acres in size and is proposed to be excavated to a depth of approximately 10 to 12 feet.

Excavated material from the site will be utilized offsite for a nearby roadway project. No fill material will be placed within the floodplain, and no berming or stockpiling of material is proposed. The construction road will be created by clearing vegetation and removing topsoil to form a compacted soil surface using on-site materials only.

Upon completion of excavation, the borrow pit will remain as a pond with side slopes graded and stabilized. No permanent structures are proposed as part of this application.

STAFF ANALYSIS

The project is located within the Ten Mile Flat Creek floodplain (Zone AE). The proposed work consists entirely of excavation below existing grade, with no placement of fill or obstruction of flow.

Because the project does not increase ground elevations or reduce floodplain storage, there is no anticipated impact to floodplain conveyance or Base Flood Elevation (BFE). The excavation of the borrow pit effectively increases available flood storage within the floodplain.

The temporary construction road will be constructed at existing grade using native soils and will not include imported materials or raised embankments. As such, it will not impede flood flows.

APPLICABLE ORDINANCE SECTIONS (36-533)

- (e)(2)(a) - Fill restrictions in the floodplain
- (e)(2)(e) - Compensatory storage
- (f)(3)(8) - No-rise considerations

DETAILED ORDINANCE ANALYSIS

(e)(2)(a) and (e)(2)(e) - Fill Restrictions and Compensatory Storage

No fill is proposed within the floodplain. The project consists solely of excavation activities, which increase flood storage capacity. Therefore, no compensatory storage is required.

(f)(3)(8) – No-Rise Requirement

A No-Rise Certification has been provided by a licensed professional engineer stating that the proposed excavation will not result in any increase in water surface elevations. Because no fill or raised grades are proposed, hydraulic modeling was not required to demonstrate compliance.

RECOMMENDATION

Staff recommends approval of floodplain permit application #739.

ACTION TAKEN:

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