

City of Fayetteville Staff Review Form

2019-0693

Legistar File ID

11/19/2019

City Council Meeting Date - Agenda Item Only
N/A for Non-Agenda Item

Chris Brown

10/25/2019

ENGINEERING (621)

Submitted By

Submitted Date

Division / Department

Action Recommendation:

Approval of Flood Insurance Rate Map Revisions based on studies provided by a proposed project located near W 15th Street and S Razorback Road (West Branch) in accordance with Chapter 168, Flood Damage Prevention, of the Unified Development Code

Budget Impact:

Account Number		Fund	
Project Number		Project Title	
Budgeted Item?	Yes	Current Budget	\$ 0.00
		Funds Obligated	\$ -
		Current Balance	\$ 0.00
Does item have a cost?	No	Item Cost	
Budget Adjustment Attached?	NA	Budget Adjustment	
		Remaining Budget	\$ 0.00

V20180321

Purchase Order Number: _____

Previous Ordinance or Resolution # _____

Change Order Number: _____

Approval Date: _____

Original Contract Number: _____

Comments:



MEETING OF NOVEMBER 19, 2018

TO: Mayor and City Council

THRU: Don Marr, Chief of Staff
Garner Stoll, Development Services Director
Chris Brown, City Engineer

FROM: Alan Pugh, Staff Engineer

DATE: October 16, 2019

SUBJECT: Approval of Flood Insurance Rate Map Revisions based on studies provided by a proposed project located near W 15th Street and S Razorback Road (West Branch) in accordance with Chapter 168, Flood Damage Prevention, of the Unified Development Code.

RECOMMENDATION:

Approval of Flood Insurance Rate Map Revisions based on studies provided by a proposed project located near W 15th Street and S Razorback Road (West Branch) in accordance with Chapter 168, Flood Damage Prevention, of the Unified Development Code.

BACKGROUND:

Chapter 168, Flood Damage Prevention, of the Unified Development Code (UDC) regulates development within the Special Flood Hazard Area (SFHA). This regulation includes several provisions that limit the development in areas designated as Zone A due to the approximate nature of the flood zone. With the Zone A areas there is no detailed engineering study to determine the location of the floodway, and the floodplain is simply approximated using several different techniques by FEMA.

Chapter 168 does, however, allow for the applicant to perform a detailed flood study and provide that with the application process for review. If the City is in agreement, the ordinance also allows for this study to be adopted and treated as the regulatory SFHA within the area of concern. In these areas, this newly adopted floodplain based on a more detailed analysis is then treated as a Zone AE, base flood elevation determined. Specifically, this provision is found within Section 168.10, item (f) as noted below:

(f) In all areas designated as a Zone A on the FIRM where a detailed study has not been completed to specify the floodway and base flood elevations, no building or fill shall be located within a distance of two and one-half (2½) times the width of the stream measured from the top of the bank to the top of bank, or 25 feet on each side, whichever is greater.

(i) Provided, the applicant may choose if not required by other provisions of this chapter, to provide a detailed hydrologic and hydraulic study which delineates the floodway, one hundred

(100) year floodplain boundary, and base flood elevations. At such time a study is provided and adopted by ordinance, the applicant shall meet all requirements for areas designated with floodway, one hundred (100) year floodplain, and base flood elevations.

DISCUSSION:

The proposed detailed study provides additional technical information in determining the extent of the floodplain and floodway as required by the ordinance. While it has not been through the official FEMA review, it does represent the best available information to the community at this time and can be adopted as noted in Chapter 168 of the UDC. At such time that a revised FIRM from FEMA is adopted it would supersede the attached exhibits when they are adopted by the City.

With the referenced section of stream, the applicant has chosen to provide a detailed study at their expense in accordance with Chapter 168. This would allow them to utilize the more detailed information in the same way that others developing near already studied streams can utilize the requirements of the AE zone outlined in Chapter 168. As noted in Chapter 168, before this can be recognized it must be adopted by ordinance before the applicant can be issued a floodplain development permit and proceed with the proposed project. Given that, staff has worked with the applicant and reviewed the proposed flood study with exhibits.

The applicant will also provide evidence that they have notified any impacted property owners upstream or downstream of the proposed development. Those owners will be given the opportunity to voice their opinions on the proposed change by contacted staff or attending the public hearing.

BUDGET/STAFF IMPACT:

There is no budgetary impact except for the staff time spent in review of the proposed project and development of the ordinance information.

Attachments:

Proposed Flood Map Exhibits

EFFECTIVE LIMITS OF ZONE AE (1% ANNUAL CHANCE STORM)



PLAN SCALE

(IN FEET)
1 inch = 40 ft.

REVISIONS		
REV	DATE	DESCRIPTION

TOPOGRAPHIC
WORK MAP

DESIGNED BY: SZH	DRAWN BY: SZH
DATE: 10/14/2019	REVISION: REV 0
SCALE: AS SHOWN	JOB NUMBER: 192104

1

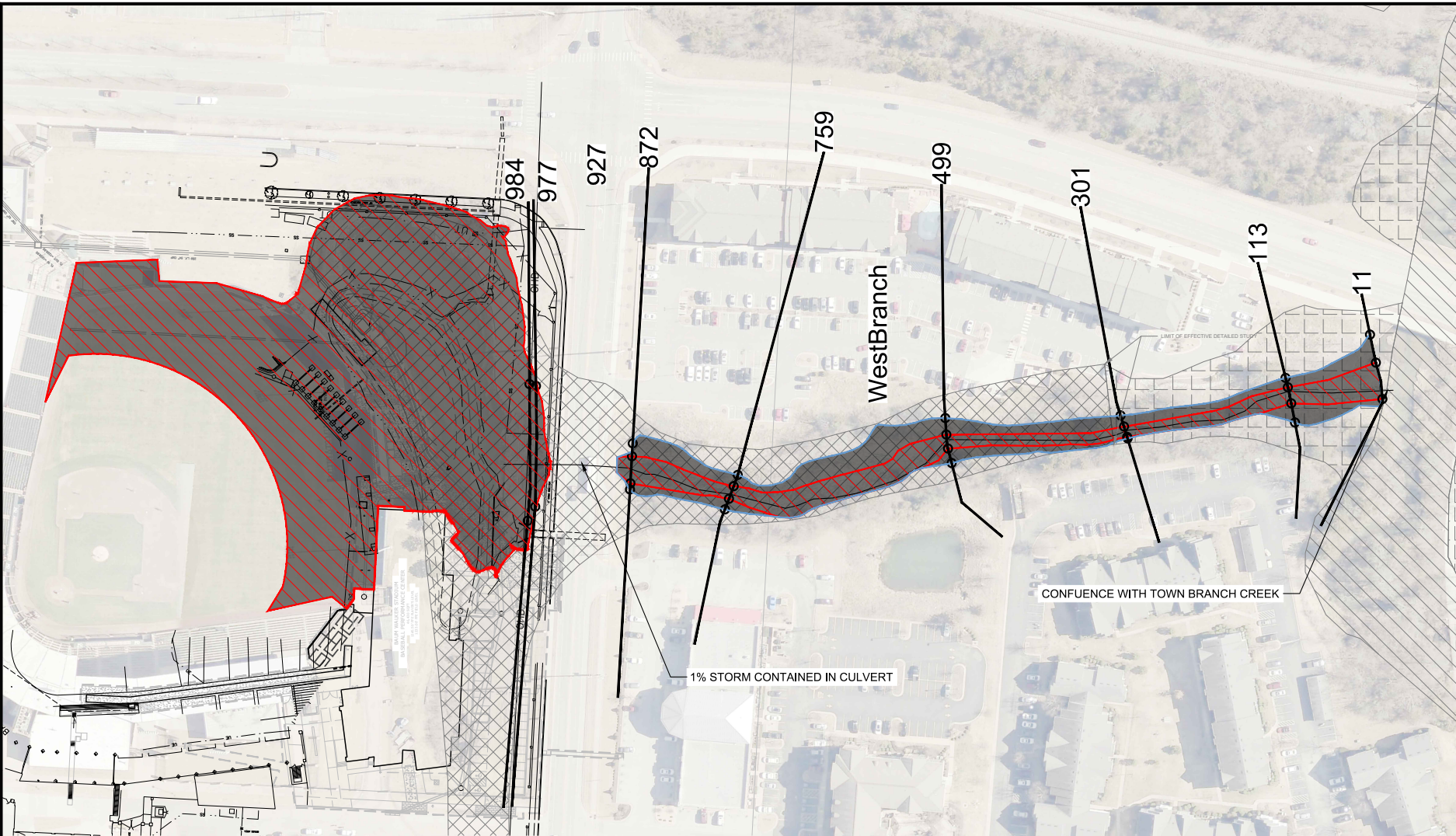
BAUM WALKER STADIUM
BASEBALL PERFORMANCE CENTER
1255 S RAZORBACK ROAD
FAYETTEVILLE, AR

811.
Know what's below.
Call before you dig.

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

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ENGINEERS, INC.
1810 N COLLEGE AVE
FAYETTEVILLE, ARKANSAS 72703
PH: (479) 443-2377
HTTP://WWW.MCE.US.COM



PLAN SCALE



EXISTING LEGEND



EFFECTIVE LIMITS OF REGULATORY FLOODWAY
EFFECTIVE LIMITS OF ZONE AE (1% ANNUAL CHANCE STORM)
EFFECTIVE LIMITS OF ZONE A

PROPOSED LEGEND



LIMITS OF REGULATORY FLOODWAY
LIMITS OF 1% ANNUAL CHANCE STORM (RFE)

REV	DATE	DESCRIPTION

TOPOGRAPHIC
WORK MAP

DESIGNED BY: SDH
CHECKED BY: SDH
DATE: 10/14/2019
SCALE: AS SHOWN
REVISED BY: SDH
REVISED: REV 0
JOB NUMBER: 1502104

BAUM WALKER STADIUM
BASEBALL PERFORMANCE CENTER
1255 S RAZORBACK ROAD
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