



Title 10, Chapter 6 Floodplain Regulations Ordinance Update

Study Session
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Why update?

- Code lacks an administrative floodplain permit; currently all proposals have hearings before Planning Commission
- Establish a Floodplain Overlay District
- Clarifications and updates



Administrative Process

- Efficiency
- Consistency: with City practice, and other jurisdictions
- Wide variety of floodplain projects; most are simple and quick to review
- Less burdensome and costly to individual property owners
- Clarity for developers/engineers

Floodplain Overlay District (FP-O)

- Increases awareness of floodplain locations for residents, developers, and staff
- Transparency, clarity
- Education - better informed residents
- Belongs on the zoning map because it presents additional building restrictions

Clarification and Update?

- Provide clarity on building restrictions and process
- Organization of code
- Update to more clearly match or exceed requirements of FEMA and State

Summary of proposed changes

- Administrative Process/Remove references to Planning Commission/Clarify
 - 10-6 Floodplain Regulations (throughout)
 - 2-9-1 Powers and Duties of Planning Commission
 - 10-1-7 Administration of Zoning Code
- Add Floodplain Overlay District to zoning districts
 - 10-1-2 Definitions
 - 10-2-26 Zone Districts
 - 10-3-1 Land Uses



Why have floodplain regulations?



Protect community from flood damages to life and property

Also:

- Required as a National Flood Insurance Program participating community. Allows residents to have flood insurance and city obtain funding in case of flood disaster declaration
- State of Colorado has separate regulations, required to adopt
- Contributes to City's CRS Class 5 rating (saves residents \$\$)

Littleton Floodplain Facts

- Includes FEMA floodplains and local floodplains designated by Mile High Flood District studies

- Littleton has 11 floodplains:

South Platte River

Big Dry Creek

Slaughterhouse Gulch

Littles Creek

Lee Gulch

Rangeview Gulch

Jackass Gulch

Dad Clark Gulch

Drainageway D

Three Lakes Tributary

South Jefferson County Drainage South

And 3 “bits” of floodplain in city limits:

Dutch Creek

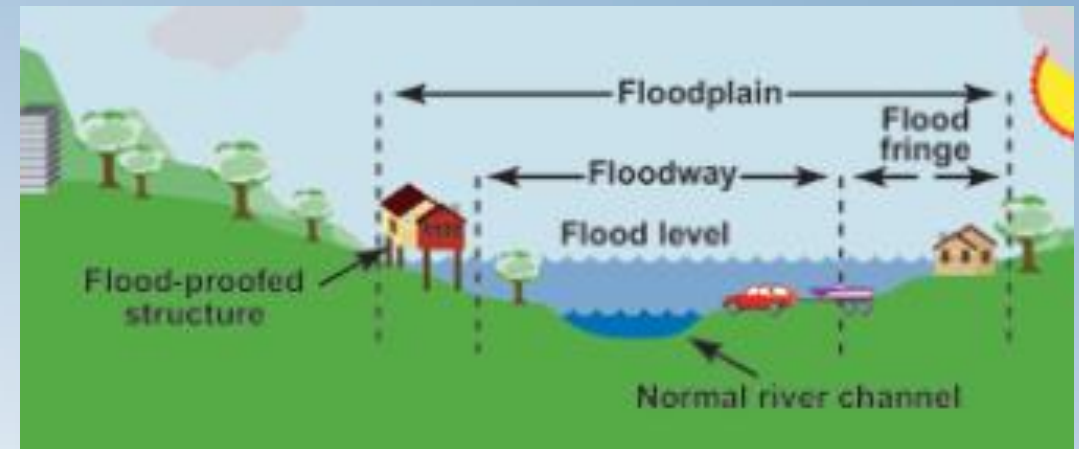
Coon Creek

South Jeffco Drainage North



What are the general floodplain restrictions?

- Work is prohibited in regulatory floodways
- New buildings in the floodplain must have lowest floor above the floodwater (residential) or flood-proofed
- Some buildings must have garages or storage areas on lowest level that are open to floodwater or have openings
- Fill is restricted in floodplain



Floodplain permits – why?

- All projects need to be evaluated to determine compliance
- Also to evaluate whether a change in a FEMA or other floodplain map is warranted
- All work in floodplain needs to be reviewed for potential impacts to surrounding properties or hazards to public
- Must demonstrate compliance with FEMA regulations to maintain NFIP community status

Criteria manual changes

- Include detailed engineering design requirements related to floodplain permit applications and attachments/studies needed.
- Explain complex requirements
- Consistency with surrounding jurisdictions

Questions?