

Legislation Details (With Text)

File #:	PC Reso 28-2018	Name:	
Type:	PC Resolution	Status:	Public Hearing
File created:	9/26/2018	In control:	Planning Commission
On agenda:	10/8/2018	Final action:	
Title:	A Resolution for a Floodplain Use by Special Exception for Modification of the Rangeview Gulch Floodplain at 6705 S. Santa Fe Drive		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Staff Report, 2. Code and criteria reference links, 3. Floodplain Terminology Reference Document, 4. PC Resolution 28-2018, 5. Outside Referral Agency Matrix, 6. Application, 7. Letter of Intent, 8. Site Plan and Report		

Date	Ver.	Action By	Action	Result
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Agenda Date: October 8, 2018

Subject:

A Resolution for a Floodplain Use by Special Exception for Modification of the Rangeview Gulch Floodplain at 6705 S. Santa Fe Drive

Presented By: Carolyn Roan, Water Resource Manager

PROPOSED PROJECT:

The Rangeview Gulch 100-year floodplain flows east to west across the property at 6705 S. Santa Fe Drive in a wide shallow path without a defined channel. This floodplain is not delineated or regulated by the Federal Emergency Management Agency (FEMA), but has been delineated by Urban Drainage and Flood Control District. The applicant proposes to place fill in a corner of the property in order to elevate the ground above the floodplain.

STAFF ANALYSIS:

Staff finds that the application meets the requirements of Littleton Municipal Code Title 10, Chapter 6 (floodplain regulations). Staff has evaluated the hydraulic model prepared by the applicant and found it to be representative of the proposed fill activity, and the impacts on the floodplain caused by the fill activity. The project will not increase risk to public health, safety, and general welfare, and will minimize public and private losses due to flooding.

Please reference the following attachments regarding this application:

1. Staff Report
2. Code and Criteria Reference Links
3. Floodplain Terminology Reference Document
4. Draft PC Resolution 28-2018

5. Outside Referral Agency Matrix
6. Application
7. Letter of Intent
8. Site Plan and Report

OPTIONS/ALTERNATIVES:

The planning commission may take the following actions on the application: approve; approve with conditions; continue to a date certain; and deny. A sample motion is provided for each option.

STAFF RECOMMENDATION:

Staff finds that, in compliance with Section 10-6 of the Littleton Municipal Code, the proposed Floodplain Use by Special Exception for Modification of the Rangeview Gulch floodplain at 6705 S. Santa Fe Drive meets the criteria for approval, with conditions included in the proposed motion. Staff, therefore, recommends approval of PC Resolution 28-2018 with the stated conditions.

PROPOSED MOTION:

Motion to approve with Conditions

I move to approve PC Resolution 28-2018 concerning the Floodplain Use by Special Exception for Modification of the Rangeview Gulch Floodplain at 6705 S. Santa Fe Drive, with the following condition(s):

1. Prior to construction of the fill, the applicant shall obtain a grading permit which includes final construction plans; and
2. The applicant shall prepare and record the final plat, with demonstrates compliance with the approved Use by Special Exception and the floodplain contained in a tract, and notations regarding future buildings located within the existing floodplain; and
3. The applicant shall conduct an as-built survey and a Certificate of Compliance will be completed following construction of the fill; and
4. No building permits shall be issued for any lot encumbered by existing floodplain until such time the FHAD update has been completed by UDFCD.

Motion to Continue to a Date Certain

I move to continue the public hearing on PC Resolution 28-2018 concerning the Floodplain Use by Special Exception for modification of the Rangeview Gulch Floodplain at 6705 S. Santa Fe Drive to (insert date) in order to .

Motion to Deny

I move to deny PC Resolution 28-2018 concerning the Floodplain Use by Special Exception for modification of the Rangeview Gulch floodplain at 6705 S Santa Fe Drive. The foregoing denial is based on the findings that the proposed work:

Note Identify criterion or criteria not met and adjust motion accordingly:

- 1.
- 2.