

Legislation Details (With Text)

File #:	PC Reso 02-2019	Name:	
Type:	PC Resolution	Status:	Public Hearing
File created:	1/3/2019	In control:	Planning Commission
On agenda:	1/14/2019	Final action:	1/14/2019
Title:	A Resolution for a Floodplain Use by Special Exception for Modification of the Slaughterhouse Gulch Floodplain at the Northeast Corner of S. Delaware Street and W. Powers Avenue		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Staff Report, 2. Floodplain Terminology Reference Document, 3. OUTSIDE REFERRAL AGENCY MATRIX, 4. Draft PC Resolution 02-2019, 5. Application Materials, 6. Letter of Intent, 7. Neighborhood Outreach, 8. Site Plan and Report		

Date	Ver.	Action By	Action	Result
1/14/2019	1	Planning Commission	approved	Pass

Agenda Date: 01/14/19

Subject:

A Resolution for a Floodplain Use by Special Exception for Modification of the Slaughterhouse Gulch Floodplain at the Northeast Corner of S. Delaware Street and W. Powers Avenue

Presented By: Carolyn Roan, Water Resource Manager

REQUESTED COMMISSION ACTION:

The applicant requests a Floodplain Use by Special Exception to modify the Slaughterhouse Gulch floodplain delineation located at the intersection of S. Delaware Street and W. Powers Avenue by placing fill.

BACKGROUND:

The Slaughterhouse Gulch is a Federal Emergency Management Agency (FEMA) floodplain in the subject area, as depicted on the Flood Insurance Rate Map (FIRM) for Arapahoe County, Colorado. The 100-year floodplain is located in the streets and on residential properties, without a defined channel. A 60-inch storm sewer pipe conveys a portion of the floodwaters. Homes are located in the floodplain. The proposed grading activity will place fill to elevate the property in the northeast corner of S. Delaware Street and W. Powers Avenue above and out the floodplain. The project will require a Conditional Letter of Map Revision (CLOMR) from FEMA before construction, in addition to a Letter of Map Revision (LOMR) after construction is completed.

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 existing conditions and proposed 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. Floodplain Terminology Reference Document
3. Draft PC Resolution 02-2019
4. Outside Referral Agency Matrix
5. Application Materials
6. Letter of Intent
7. Neighborhood Outreach
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.

FISCAL IMPACTS:

Not applicable.

STAFF RECOMMENDATION:

Staff finds that, in compliance with Section 10-6 of the Littleton City Code, the proposed Floodplain Use by Special Exception for Modification of the Slaughterhouse Gulch at the northeast corner of S. Delaware Street and W. Powers Avenue meets the criteria for approval, with five conditions included in the proposed motion. Staff, therefore, recommends approval of PC Resolution 02-2019 with the stated conditions.

PROPOSED MOTION:

Motion to Approve and/if necessary, With Conditions

I move to approve PC Resolution 02-2019, approving the Floodplain Use by Special Exception for Modification of the Slaughterhouse Gulch Floodplain at the northeast corner of S. Delaware Street and W. Powers Avenue with the following condition(s):

1. The applicant must apply for and obtain approval for a Conditional Letter of Map Revision (CLOMR) from FEMA; and
2. Should the CLOMR be approved, and prior to construction of the fill, the applicant shall obtain a grading permit and floodplain development permit which includes final construction plans; and
3. The applicant shall prepare and record the final plat, with demonstrates compliance with the approved Use by Special Exception, and notations regarding construction of future buildings located within the existing floodplain; and
4. The applicant shall conduct an as-built survey and a Certificate of Compliance will be completed following construction of the fill; and
5. No building permits shall be issued for any lot encumbered by existing floodplain until such time as a Letter of Map Revision (LOMR) is approved and effective.

Motion to Continue to a Date Certain

I move to continue the public hearing on PC Resolution 02-2019 concerning the Floodplain Use by Special Exception for Modification of the Slaughterhouse Gulch Floodplain at the northeast corner of S. Delaware Street and W. Powers Avenue to _____ (insert date) in order to _____.

Motion to Deny

I move to deny PC Resolution 02-2019, concerning the Floodplain Use by Special Exception for Modification

of the Slaughterhouse Gulch Floodplain at the northeast corner of S. Delaware Street and W. Powers Avenue. 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.