

2. UNIFIED DEVELOPMENT ORDINANCE AMENDMENT – Amendments to Chapters 18.110 and 18.360 of the Unified Development Ordinance pertaining to the Floodplain Zoning Ordinance

1. APPLICANT: The City of Overland Park is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of amendments to Chapters 18.110 and 18.360 of the Unified Development Ordinance pertaining to the Floodplain Zoning Ordinance.
3. ANALYSIS: Most changes within the proposed ordinance simply clarify issues, define terminology, or provide general housekeeping for requirements in the current Floodplain Zoning Ordinance. These changes are needed for two primary reasons:
 - 1) FEMA and subsequently the State of Kansas require that the city incorporate their newest model ordinance requirements into the city ordinance in order to continue to participate in the National Flood Insurance Program; which among other things allows area citizens to continue to purchase federal flood insurance.
 - 2) The city has recently entered the voluntary FEMA Community Rating System (CRS) program which provides for discounts on flood insurance. Based on what staff has done to date we expect a 10 percent discount. If the requested changes are adopted we would expect an additional 5 percent discount.

The proposed changes related to the discounts are:

- a. Protection of critical facilities, such as hospitals, fire & police stations, sanitary & water treatment facilities, to a 500-year storm event (0.2 percent storm). [Section 18.360.450 A. 7 g. (9) d.]
- b. That the cumulative value of improvements made over a five-year period for a given property located in the floodplain cannot exceed 50 percent of the value of the existing structure. Currently each improvement request is looked at separately. [Section 18.360.450 A. 7 g. (5)]

The other major changes are:

- c. Restricting plat requirements such that all residential property would need to be out of the 100-year floodplain. Currently only single-family residential property is listed under this requirement. [Section 18.360.450 A. 7 g. (5)]

UNIFIED DEVELOPMENT ORDINANCE AMENDMENT – Amendments to Chapters 18.110 and 18.360 of the Unified Development Ordinance pertaining to the Floodplain Zoning Ordinance - continued

- d. The Overland Park Fire Department (OPFD) has requested that new subdivisions be required to have at least one street entrance into the subdivision which is accessible during a 100-year storm event. A secondary entrance might be required based on OPFD concerns during review. [Section 18.360.450 A. 7 g. (6)]
4. STAFF RECOMMENDATION: Staff recommends amendments to Chapters 18.110 and 18.360 of the Unified Development Ordinance pertaining to the Floodplain Zoning Ordinance, as proposed.