



## **COUNCIL STAFF REPORT**

### **Revisions to Floodplain Ordinance and Map**

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**FROM:** Dan Olson, City Planner

**DATE:** July 15, 2016

**TO:** Anne Norris, City Manager (for July 19 meeting)

**SUBJECT:** Consider initiating a zoning ordinance text amendment revising the Floodplain Overlay District

#### **A. BACKGROUND**

At the July 12, 2016 Council Work Session the Council heard a presentation on the proposed text amendments to the City's floodplain ordinance and maps. Now, the Council is being asked to direct the Planning Commission to hold a public hearing on these proposed text amendments.

The city's floodplain ordinance and maps were last updated in 2004. In May 2016 the Federal Emergency Management Agency (FEMA) sent a letter to all cities in Hennepin County stating that they have updated the floodplain maps within the county and are now requiring cities to update their local ordinance and map by November 4, 2016. Communities that fail to adopt an update by November 4 will lose their ability to participate in the National Flood Insurance Program (NFIP) which allows residents to purchase flood insurance.

FEMA has delegated responsibility to the Minnesota Department of Natural Resources (DNR) to prepare an updated model ordinance and work with the cities to adopt their respective local update. The new ordinance would not be dramatically different from the city's existing ordinance, with most of the changes relating to definitions of terms. The city may not significantly deviate from or customize the model ordinance but city staff is working with the DNR to tailor this ordinance to Crystal as much as possible.

More significant are the changes to the FEMA floodplain map which would result in 261 Crystal parcels being impacted by the floodplain in whole or in part. This is 73 fewer than the 334 parcels shown in the current map. The net reduction of 73 parcels is due to the following:

- 77 parcels will no longer be impacted by the floodplain. Staff will inform the affected property owners of this change after the update is adopted. All but one of these parcels are located in the central area of the city shown on the attached maps.

- 4 parcels not previously impacted would now be partially within the floodplain:
  - 6920 42<sup>nd</sup> Avenue North (existing townhome)
  - 6900 42<sup>nd</sup> Avenue North (existing townhome)
  - 6700 41<sup>st</sup> Avenue North (existing single family home)
  - 3932 Douglas Drive North (vacant single family lot)

All four of these parcels are located in the central area of the city shown on the attached maps. Staff will complete a detailed elevation review to determine if any of these parcels' buildings or building sites would be within the floodplain, then directly contact the owners before the Planning Commission holds the public hearing to consider the proposed ordinance and map.

The proposed schedule for adopting a new ordinance is as follows:

Aug. 8	Planning Commission holds public hearing
Aug. 16	Council considers first reading of ordinance and map
Sep. 6	Council considers second reading and adoption
Sep. 15	Summary of ordinance published
Oct. 15	Effective date of ordinance and map

**B. REQUESTED ACTION**

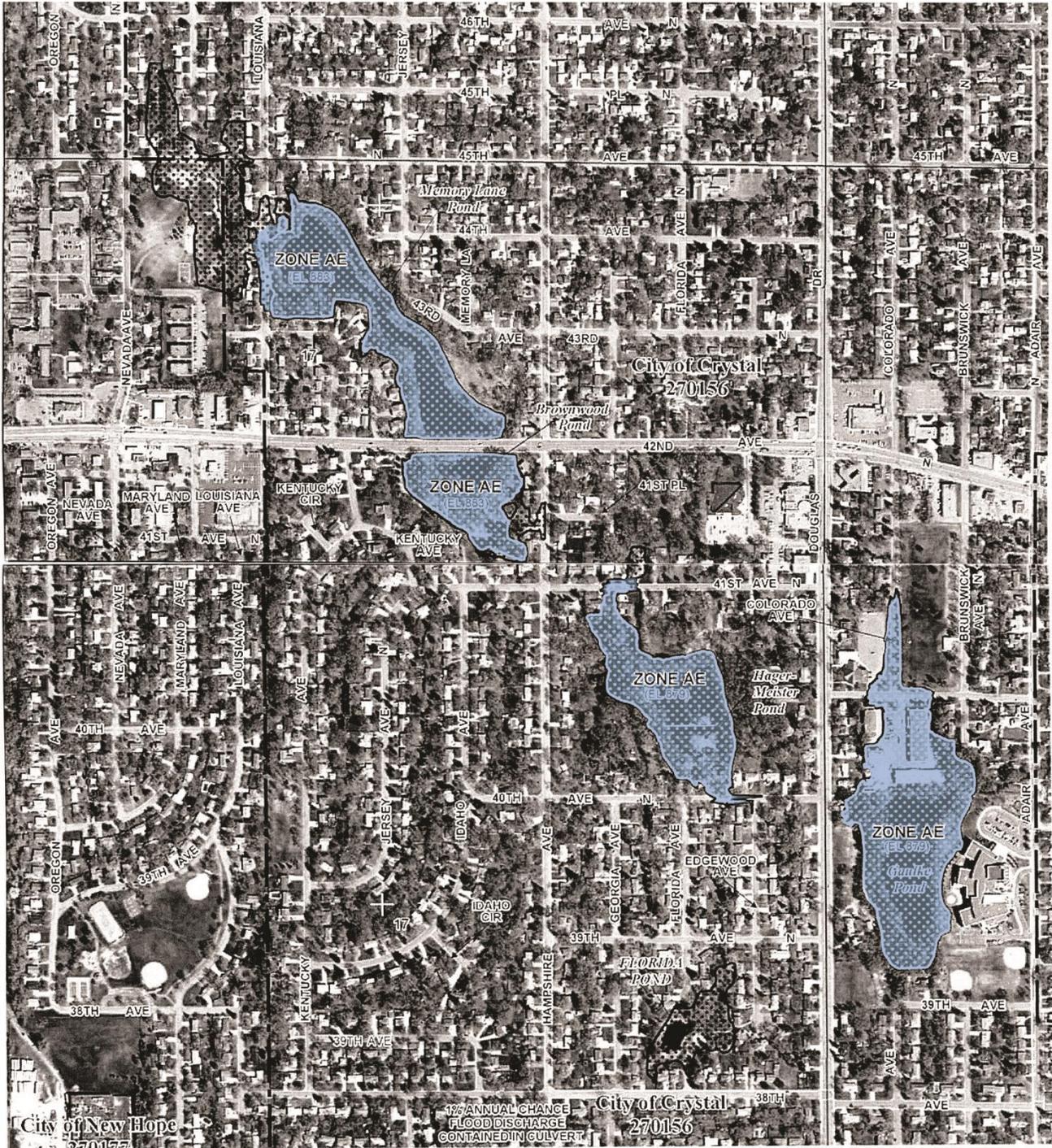
Direct the Planning Commission to hold a public hearing initiating a zoning ordinance text amendment to revise the Floodplain Overlay District.

**Attachments:**

- A. Proposed FEMA floodplain map (central area of city)
- B. Detailed map showing existing and proposed floodplain (entire city)
- C. Detailed map showing existing and proposed floodplain (central area of city)

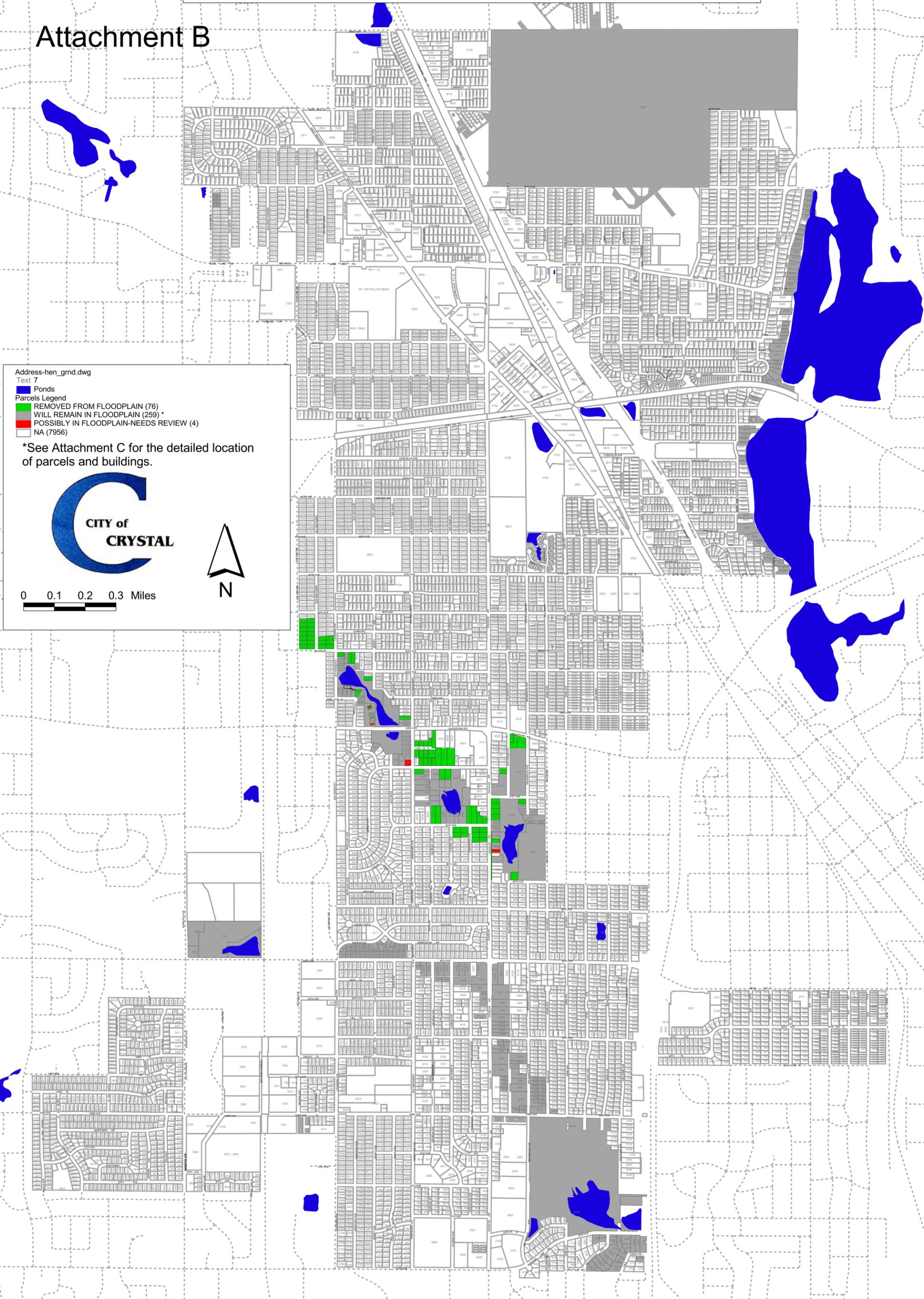
Attachment A

Proposed FEMA Floodplain Map – Central Area of Crystal



# Comparison of Existing and Proposed Floodplain Maps

## Attachment B



Address-hen\_grnd.dwg

Text 7

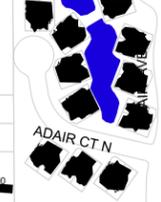
- Parcels Legend
- Blue Ponds
  - Green REMOVED FROM FLOODPLAIN (76)
  - Grey WILL REMAIN IN FLOODPLAIN (259) \*
  - Red POSSIBLY IN FLOODPLAIN-NEEDS REVIEW (4)
  - White NA (7956)

\*See Attachment C for the detailed location of parcels and buildings.

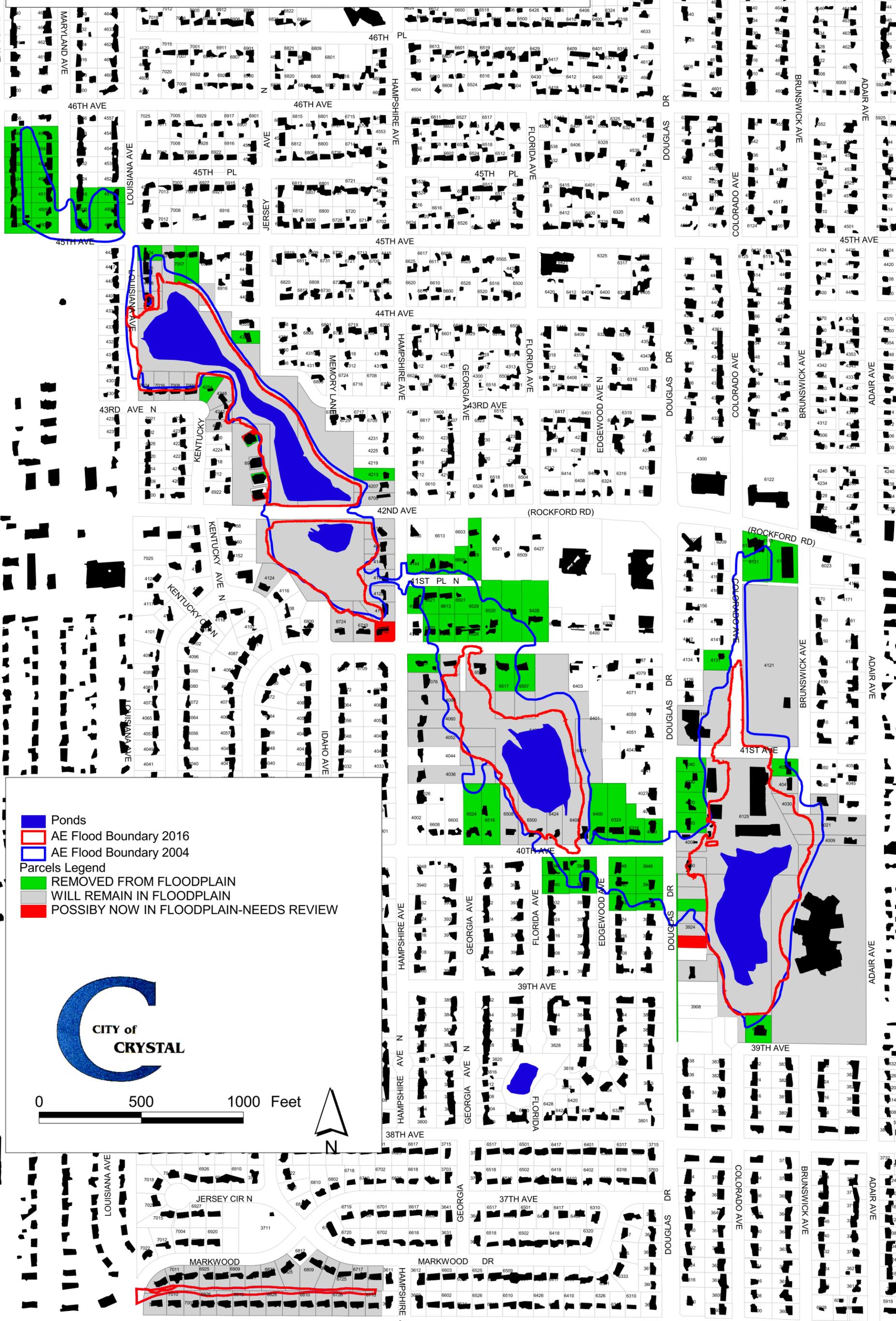


0 0.1 0.2 0.3 Miles





# Comparison of Existing and Proposed Floodplain Maps



■ Ponds  
 AE Flood Boundary 2016  
 AE Flood Boundary 2004  
**Parcels Legend**  
 REMOVED FROM FLOODPLAIN  
 WILL REMAIN IN FLOODPLAIN  
 POSSIBLY NOW IN FLOODPLAIN-NEEDS REVIEW



0 500 1000 Feet

