

ORDINANCE NO. O-1617-38

Item No. 5

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**ITEM:** AN ORDINANCE OF THE CITY OF NORMAN, OKLAHOMA AMENDING SECTION 429.1(3)(a) TO INCLUDE MAP REVISIONS INCLUDED IN LETTER OF MAP REVISION CASE NO. 16-06-2604P; AND PROVIDING FOR THE SEVERABILITY THEREOF.

**REQUEST SUMMARY:**

This is a request to amend Chapter 22 of the City Code (Zoning Ordinance) to amend the floodplain map based on a Letter of Map Revision issued by FEMA.

**BACKGROUND:**

In 2014, the Floodplain Permit Committee approved a proposal impacting the floodplain in central Norman near the University of Oklahoma. The proposal involved razing an existing apartment complex and constructing new student housing facilities ("University House Norman Project"). The existing structures predated the floodplain ordinance and a number of buildings were in the floodplain and floodway. The new project proposed to remove structures from the floodway and floodplain, add 1.3 acre feet of floodplain storage through channel bank excavation and placement, and construct new apartments outside of the floodway and floodplain.

The Applicant submitted an application to FEMA for a Conditional Letter of Map Revision (CLOMR) based on proposed modifications to the property. Once FEMA approved the CLOMR, the Applicant moved forward with the proposed modifications. Once the modifications were complete, the Applicant applied for a Letter of Map Revision (LOMR). A Letter of Map Revision effectively amends the floodplain map.

**DISCUSSION:**

Staff has received formal notification that FEMA has determined that a revision to the flood hazards depicted in the Flood Insurance Study and the National Flood Insurance Program map, and adopted by City ordinance, is warranted. FEMA has approved this revision to the map effective May 31, 2017. Ordinance No. O-1617-38 amends the floodplain map referenced in the City's floodplain ordinance to incorporate the LOMR granted by FEMA for the University House Norman Project.

**STAFF RECOMMENDATION:**

Staff recommends adoption of Ordinance No. O-1617-38.