



## PLAN COMMISSION STAFF REPORT

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**ITEM NO:** 2

**APPLICATION NO.** LEGP 0001818-2022

**MEETING DATE:** October 24, 2022

**SUBJECT:** Text Amendments

**PETITIONER(S):** Staff

**SUMMARY:** Text amendments to definitions, variances, and FH (Flood Hazard) as they relate to floodplain regulation to comply with updates to the State Model Floodplain Ordinance.

**RECOMMENDATION:** Forward with a favorable recommendation

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## **Planning Terms**

**Amend or Amendment** – Any repeal, modification, or addition to a regulation; any new regulation; any change in the number, shape, boundary, or area of a district, or any repeal or abolition of any map, part thereof, or addition thereto.

## **Procedure**

The petition was filed for a public hearing at the October 24, 2022 Plan Commission meeting. Prior to the Plan Commission meeting a legal notice is published in the newspapers. The proposed amendments are discussed at a Plan Commission meeting where a public hearing is held. The Plan Commission hears the Staff presentation and any individuals in the audience wishing to speak for or against the proposed amendments. The Plan Commission votes on a recommendation to the Common Council for adoption, denial, no recommendation, or amends the proposal. At two separate Council meetings the proposed ordinance is discussed, and final decision is made by the Council as to adoption, denial, or modification of said ordinance.

## **Correspondence**

None

## **Summary**

The last update to the regulations regarding single family residential driveways was completed in 2014. The 2014 changes were done in conjunction with the a set of new floodplain maps. This update is being done to adopt changes to the Indiana Model Floodplain Ordinance that is prepared by the Indiana Department of Natural Resources Division of Water. Those changes are done to ensure that communities in Indiana were compliant with the most recent NFIP (National Flood Insurance Program) and could continue to advance in the CRS (Community Rating System). Most of the changes proposed are a strengthening of existing language, and the reordering of the regulations.

## **Attachments**

Exhibit 1 – Proposed Article 2, Article 4, Article 8, and Article 15, and Appendix B amendment to floodplain management regulations

## **History**

The regulations related to floodplain management were last updated in 2014.

## **Recommendation**

Staff supports the updated standards as they reflect current requests and clarify existing regulations.

## **Motions**

1. Motion to forward this petition with a favorable recommendation to the City Council for adoption of the Unified Development Ordinance updates as presented and per submitted application LEGP 000181-2022.
2. Motion to continue application LEGP 000181-2022 until the (date) meeting.