



FP-15-00042 A floodplain development permit for exterior storage and truck/trailer parking at 1010 E 11th Street. Submitted by Bartlett & West on behalf of 12th & Haskell Recycling Center, property owner of record.

ADMINISTRATIVE DETERMINATION: The Planning Director approves the above-described Local Floodplain Development Permit.

ASSOCIATED CASES

- **SUP-15-00019;** Special Use Permit for scrap and salvage operation in conjunction with Recycling Collection and Processing Center.

KEY POINTS

- When the business located to subject location in 2012, the property was not encumbered by the regulatory floodplain under the August 5, 2010 FEMA Flood Insurance Rate Maps (FIRMs). New maps, with an effective date proposed for September 2, 2015 will place the majority of the property in the regulatory floodplain.
- The applicant is proposing no changes to the existing structures, no new structures, and no new impervious surface in association with this floodplain development permit. This permit is to ensure that the existing exterior storage on the site, and the exterior storage associated with the business expansion is in compliance with the floodplain regulations.

DEVELOPMENT CODE CITATIONS TO CONSIDER

- This application is being reviewed under Article 12: Floodplain Management Regulations of the Development Code.

GENERAL INFORMATION Current Zoning and Land Use	IG (Industrial General) District; vacant property and an existing Scrap and Salvage Operation.
Surrounding Zoning and Land Use	<p>To the North IG (General Industrial) and GPI (General Public and Institutional) Districts; includes property owned by the City of Lawrence, Water Treatment Facility and existing railroad right-of-way.</p> <p>To the West IG (General Industrial) Industrial warehouse buildings and Allen Press buildings.</p> <p>To the South GPI (General Public and Institutional) District; includes property owned by the City of Lawrence, fueling station and sanitation department truck dispatch center, as well as miscellaneous industrial office buildings.</p>

	To the East GPI (General Public and Institutional) District; includes property owned by the City of Lawrence, Wood Recovery and Compost Facility.
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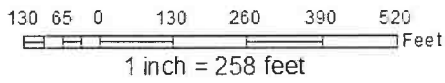
SITE SUMMARY	
Gross Area:	Existing Site: 5.83 acres Expanded Site: 1.202 acres Total Gross Site Area: 10.032 acres
Area Within Regulatory Floodplain:	Existing Site: 5.83 acres Expanded Site: .602 acres Total Area Within Regulatory Floodplain: 6.432 acres
Proposed Impervious Area within Regulatory Floodplain with this permit:	No changes proposed Existing impervious coverage 0.342 acres (5.3 %)
FIRM Panel	20045C0176E (Effective Date proposed for September 2, 2015)
FIRM Zone	Zone AE (Floodway Fringe)
Regulatory Flood Elevation of Property	825-826 M.S.L.

PROJECT DESCRIPTION AND STAFF ANALYSIS

This property is located on the north side of E 11th Street between Delaware Street, Brook Creek Park and the City of Lawrence Wastewater Treatment Plant property. The scrap and salvage operation currently exists in the western portion of the property and the owner will be expanding to the east. The total area is 10.032 acres. No new structures, remodeling of existing structures or addition of impervious surface is proposed. This floodplain permit is to endure that the existing exterior storage on the site, and the exterior storage associated with the expansion is in compliance with the floodplain regulations.

City Stormwater Engineer analysis; It should be noted that this parcel was not considered to be in the floodplain on the August 5, 2010 FEMA Floodplain Maps. Only recently with the Preliminary FEMA Flood Maps dated May 5, 2014 was this parcel designated as floodplain. The flooding in this area is caused by backwater from Burroughs Creek. Although floodplain encumbers the parcel it is ineffective flow. In other words, flood waters will rise and then fall, there isn't a vector or velocity component to them. The Base Flood Elevation is approximately 824.8 which translates into an average flood depth for the areas of operation of the parcel at approximately 18 inches.

1010 E. 11th – FEMA Flood Insurance Rate Maps effective date September. 2, 2015



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Date: 4/23/2015



Staff has worked with the applicant to ensure that the exterior storage on the site is in compliance with the floodplain regulations. The containment of open storage will be designed and built such that any standing water will be allowed to recede and will not allow storage material to become floating debris. In addition, the entire site is fenced with chain link fencing that will allow water to pass through, while containing any debris in the event of a flood to the applicant's site.

PLAN AND SPECIFICATIONS APPROVED THIS 23rd DAY OF APRIL, 2015.

Director of Planning 