**AGENDA REPORT**

**PLANNING AND ZONING COMMISSION MEETING**

**February 23, 2017**

**SUMMARY**

A request by the City of Columbia to amend Chapter 29, Section 22 of the City Code (Zoning Regulations) as it pertains to the floodplain overlay (F-1) district.

**DISCUSSION**

The City of Columbia participates in the National Flood Insurance Program (NFIP) and has adopted a floodplain management strategy and zoning district (the F-1 Overlay) to ensure compliance with the program’s guidelines. Participation within the program requires that the City of Columbia maintain an accurate listing of the applicable flood insurance rate map (FIRM) panels to which the regulations apply. To this end, the City has been notified that the FIRM panels applicable to the City will be changing effective April 19, 2017.

To ensure continued compliance with the NFIP, there are two required changes to the F-1 Overlay regulations that must be made. These amendments effect the paragraphs entitled “Methods Used to Analyze Flood Hazards” and “Lands to which the ordinance applies” found in Sections 29-22(a)(2)(c)(1) and 29-22(b)(1) of the Code, respectively. The “methods” paragraph has been revised in its entirety to reflect textual changes related to the new Flood Insurance Study provisions that become effective April 19, 2017.

The change to the “lands to which the ordinance applies” paragraph include replacement of FIRM panel numbers that have undergone changes since their original release in 2011. Three of the 2011 FIRM panels remain in the amended paragraph since they were not modified. Additional revisions to this paragraph are proposed which eliminate references to several flood zones (AE, AO, and AH) that are not applicable to the City of Columbia due to its geographic location.

Since the F-1 Overlay is considered a part of the City’s Zoning Ordinance, it is necessary that the Planning and Zoning Commission consider the proposed amendments like any other text change. However, given that the existing F-1 Overlay is being proposed to be incorporated into the Unified Development Code (UDC) and retitle FP-O (Floodplain Overlay) the attached ordinance language has also been incorporated into the Council public hearing draft of the UDC.

This action was recommended by the Law Department to reduce the need to amend the UDC immediately following Council’s approval of the new code. Should approval of the UDC be delayed, the Planning Commission’s action on the attached amendments could be processed as a text change to existing Chapter 29 and ensure the City’s continued compliance with the NFIP regulations.

**STAFF RECOMMENDATION**

Approval of the proposed text change to Section 29-22.

**SUPPORTING DOCUMENTS**

* Proposed Text Change.

Report prepared/approved by Patrick Zenner