



ZA 22-07: Flood District Amendment to the UDO

Planning & Building Department Staff Report

May 16, 2022

Plan Commission, Public Hearing

Bill Peeples, Planning Director

A. PETITION NUMBER	ZA 22-07: Flood District Amendment to the UDO
B. APPLICANT	William Peeples, AICP c/o Town of Avon
C. LOCATION	Floodplains within the Corporate Limits of the Town
D. PARCEL SIZE	N/A
E. LAND USE & ZONING	N/A
F. ACTION REQUESTED	Requests approval of a Zoning Amendment to amend the appropriate Floodplain Regulations contained within Chapter 2, Chapter 9 and Chapter 10 of the UDO.
G. HISTORY	ZA 97-02, Turner Trace Rezoning; MAP (P) 2007-08: Turner Trace
H. STAFF COMMENTS	<p>This is a request for amendments to Chapter 2, Chapter 9, and Chapter 10 of the recently adopted Unified Development Ordinance to incorporate required changes to the Floodplain Regulations.</p> <p>The Town participates in the National Flood Insurance Program (NFIP) which allows citizens who own property in designated floodplains to maintain insurance for flood-related damage. One of the stipulation of the Town's participation in the Program is the active management of development in the floodplains to minimize loss dues to flooding. The State of Indiana maintains a Model Flood Damage Prevention Ordinance that communities that participate in the NFIP must adopt. This model ordinance is updated from time-to-time and forwarded to the communities for adoption, typically when the Flood</p>



	<p>Insurance Rate Maps are updated.</p> <p>On March 15, Indiana Department of Natural Resources forwarded the newest draft of the Model ordinance to the Town for adoption. This draft was forwarded to our consultant for formatting into our UDO. This resulted in the proposed changes to the aforementioned chapters of the current Ordinance.</p> <p>The text of these changes were forwarded to the Plan Commission via e-mail by the Planning Director on May 17, 2022.</p> <p>Staff would request that these changes be forwarded to the Town Council with a favorable recommendation at your earliest opportunity.</p>
I. RECOMMENDATION	Staff recommends that the Plan Commission forward these amendments to the Town Council with a favorable recommendation.