

of the development until the fall of 2018, and understands that construction of the required detention facility, applicable compensatory floodplain storage grading, preparation and receipt of the LOMR-F, and re-platting of the Commercial Crossings plat to show the revised floodplain boundary would be performed by them. A floodplain development permit will be issued closer to time of construction which will cover the necessary floodplain management code and criteria requirements necessary for the project. No building permits will be issued on any platted lots until conditions of the floodplain development permit are met.

Variances to Broken Arrow floodplain codes more stringent than FEMA minimum standards can have potential negative impacts on the Broken Arrow Community Rating System (CRS) rating, but would not in this particular case. The Broken Arrow Municipal Authority, serving as the Floodplain Appeals Board, is asked to review the facts of the case and make a ruling on whether a variance is approved or denied. The Authority may attach conditions to variances also. Staff recommends approval of the variance request.

Cost: **None**

Prepared By: **Jeff Bigby, P.E., CFM, Floodplain Administrator**

Reviewed By: **Engineering & Construction Department**
Development Services Department
Assistant City Manager - Operations
Legal Department

Approved By: **Michael L. Spurgeon, City Manager**

Attachments: **Variance Request Letter, Draft Final Plat Copy, Current Effective Floodplain Boundary Map**

Recommendation: Approve the variance request