

Recommendation

Alta Vista Subdivision was platted in 1927 long before the potential flooding hazard of Dry Creek was identified in any formal manner. The existing house is very old and small. Replacement of this house with a much better wooden frame house will greatly benefit the owner. Low depths and velocities of water flow through this area create a low risk situation. Because the new structure will be elevated above potential flood water depths damage to the house is unlikely.

Staff recommends that a floodplain variance be issued to allow replacement of the house on lot 1 of Alta Vista Subdivision, Fourth Filing, which lies within the F.I.A. designated floodway of Dry Creek.

1. The danger that materials may be swept onto other lands to the injury of others.
 - This is questionable, Residential lots should not have any significant amount of "materials" due to their use.
2. The danger to life and property due to flooding or erosion damage.
 - Velocities are minimal and so are depths. The addition of this unit or even an extra unit should not significantly change the existing conditions.
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
 - The finished floor is 18" above the 100-year base flood elevation and a waterproofing sealant has been applied to the foundation walls to stop potential seepage.
4. The importance of the service provided by the proposed facility to the community.
 - This does not apply to residential units.
5. The availability of alternate locations for the proposed use which was not subject to flood or erosion damage.
 - No other sites are available.
6. The compatibility of the proposed use with existing and anticipated development.
 - Very compatible because of existing residential lots in Alta Vista.
7. The relationship of the proposed use to the Comprehensive Plan and floodplain management program of that area.
 - The proposed use for this lot is what was anticipated in the Dry Creek Studies prepared by Gingery Associates and FEMA. Although additional structures are requested, the Alta Vista subdivision is being cleaned up with the removal of trees, brush, excess or unrepairable buildings.
8. The safety of access to the property in times of flood for ordinary and emergency vehicles.
 - Property would have access because of low depths and low velocities. Depth # Lemay = 0.30', depth # Alta Vista Street = 1.0' and depth # Martinez Street = 0.5'
9. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site.
 - Expected height of water: 1/2 to 1 1/2'

Velocity: 1.6 fps

Duration: Approximately 3.2 hours.

Rate of rise: Approximately 1/2' per hour

Wave action: Minimal

Floodplain Variance for 1017 Main St. (Lot 1, Alta Vista Subdivision,
Fourth Filing)

Situation

Presently there is a very small home on Lot 1 which is deteriorating. The owners of the existing house are building a new home south of the existing one and plan to remove the old structure. The Tijerina's are requesting a variance of Chapter 52 of the Fort Collins Code to allow replacement of the house with a new wooden frame house within the floodway of Dry Creek. (See attached map.)

Essential Factors and Considerations

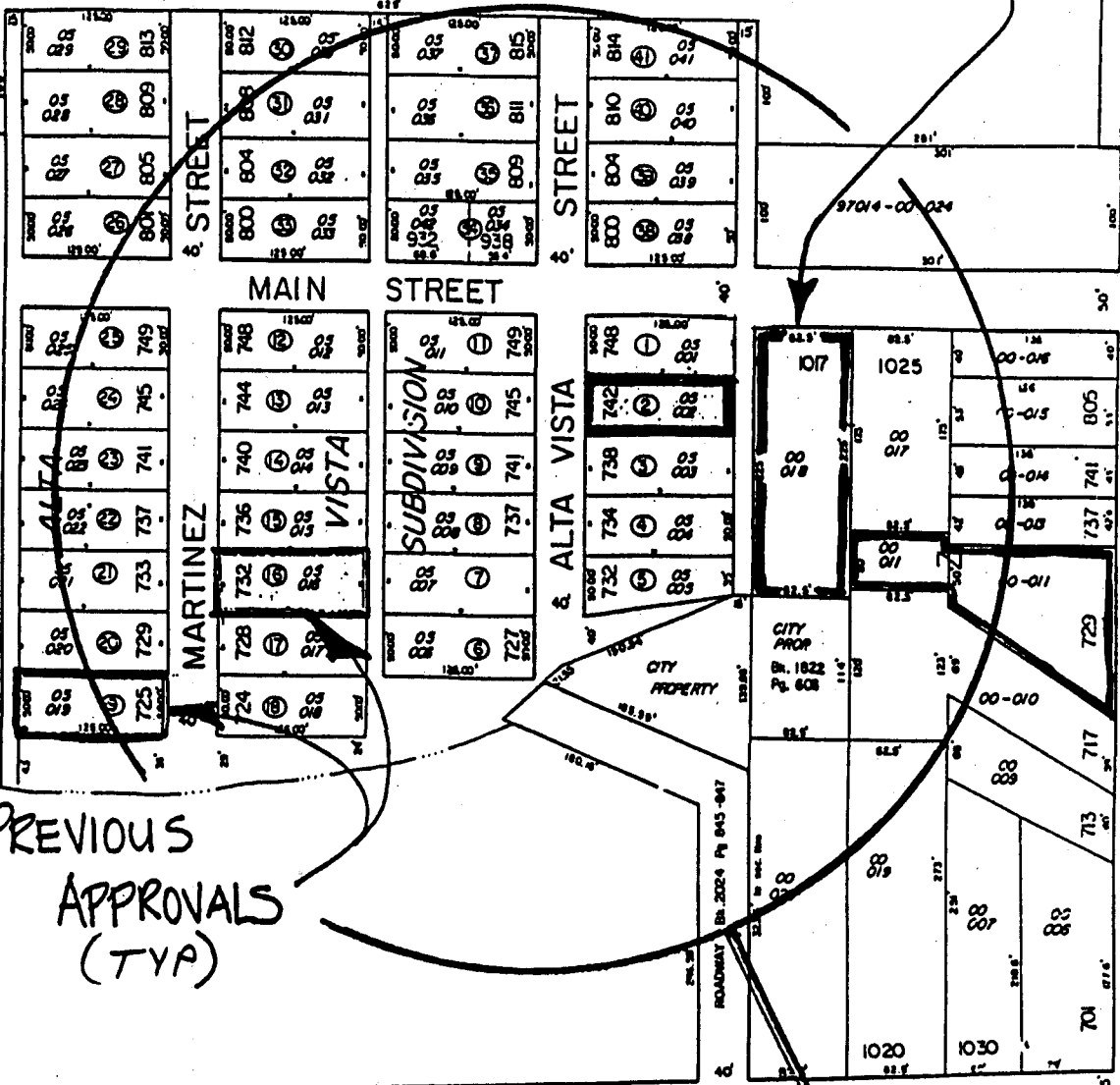
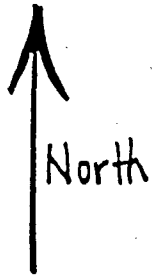
Because the house is located within the floodway of Dry Creek, a floodplain variance is required. Floodplain information at Alta Vista Subdivision is shown below. The finished floor elevation of the new house will be set 18" above the base flood water elevation to insure no damage will occur to the structure.

100 year peak flow	1,950 c.f.s.
Base flood elevation	4,950.4
Water velocity	1.6 f.p.s.
Ground elevation	4950.0
Finished floor elevation	4951.9

Future planning for the Dry Creek floodplain includes a diversion channel upstream of College Avenue designed for the 100 year flows, and a diversion channel north of the Alta Vista Subdivision. At that time this lot will be removed from both the floodway and floodplain of Dry Creek.

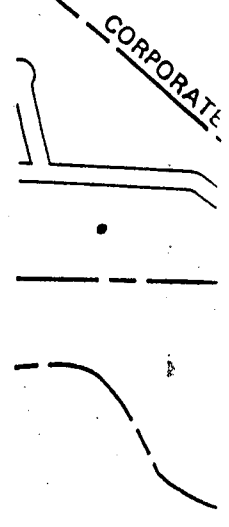
Chapter 52 of the City Code identifies various considerations to be addressed before acting on a floodplain variance. The items on the following two pages address these concerns.

THIS VARIANCE REQUEST



PREVIOUS APPROVALS (TYP)

Larimer County AREA NOT INCL



E. VINE DRIVE

