

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: ZONING ORDINANCE TEXT AMENDMENT, Amend Section 56
entitled Flood Damage Prevention District to bring into Compliance with
National Flood Insurance Program Standards (City Plan Director).

REPORT:1479-01

ADVICE: Approval

BACKGROUND

Before the Board is a proposed Amendment to Section 56 of the New Haven Zoning Ordinance which incorporates references to new Flood Insurance Rate Maps (FIRMs) and a revised Flood Study into the Ordinance. On January 8, 2013, the Federal Emergency Management Agency (FEMA) issued a final letter of determination regarding modified flood hazard determinations (FHDs) for the City of New Haven which required that municipalities adopt revised floodplain management regulations within six months, prior to July 8, 2013. As a condition of continued eligibility in the National Flood Insurance Program (NFIP), the City is required to adopt or show evidence of adoption of revised floodplain regulations that meet the NFIP standards. Included in the revised regulations is a reference to the 11 new FIRMs and to 4 FIRMs still in effect from December 17, 2010. Also referenced is a revised Flood Insurance Study (FIS) for New Haven County dated July 8, 2013.

Per the City Charter Sections 183 and 184 the Board of Aldermen with the advice of the City Plan Commission is responsible for making amendments to the Zoning Ordinance text and maps. In Zoning Ordinance Section 64 the Commission and its staff are responsible for the continuous review of effectiveness and appropriateness of the Zoning Ordinance and to recommend changes as they see fit. Section 56 was originally adopted in 1980 when the Board of Aldermen added a Flood Damage Prevention District, and was amended in 1998 and 2010 when additional changes were required by FEMA.

PLANNING CONSIDERATIONS

Changes proposed to Section 56 are primarily to make reference to the Flood Map numbers and to the revised Flood Study. Other minor changes are clarifications to existing language in the Ordinance. Concurrently before the Board of Aldermen is a companion piece, an Amendment to Title IV of the Code of Ordinances, the Flood Damage Prevention Ordinance which is covered in CPC Report 1479-02.

Public Hearing: At the May 28, 2013 public hearing, Planner Joy Ford presented the Amendment to the Commission, noting it was the enabling local legislation for management of activity within the floodplain.

ADVICE

The Commission finds the Amendment in the best interest of the citizens of the City of New Haven, and recommends approval of the proposed Amendment and the companion Ordinance Amendment before July 8, 2013 in order to maintain New Haven's eligibility in the National Flood Insurance Program.

ADOPTED: May 28, 2013
Edward Mattison
Chair

ATTEST:


Karyn M. Gilvarg, AIA
Executive Director