

Item 9.2 – Proposed Amendment to Chapter 26 – Flood Damage Prevention Ordinance

Town Council

July 17, 2025

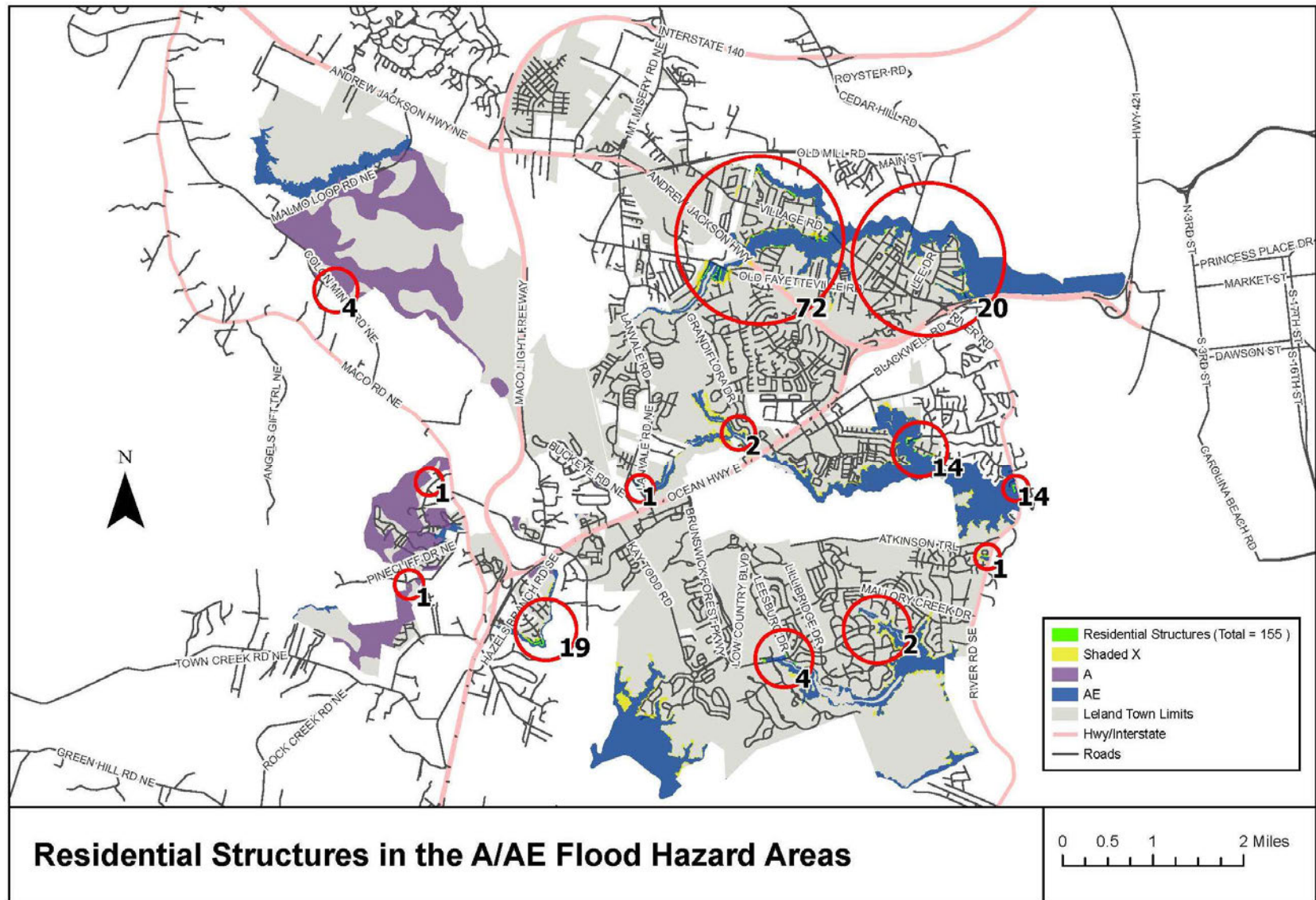
Ben Andrea, AICP

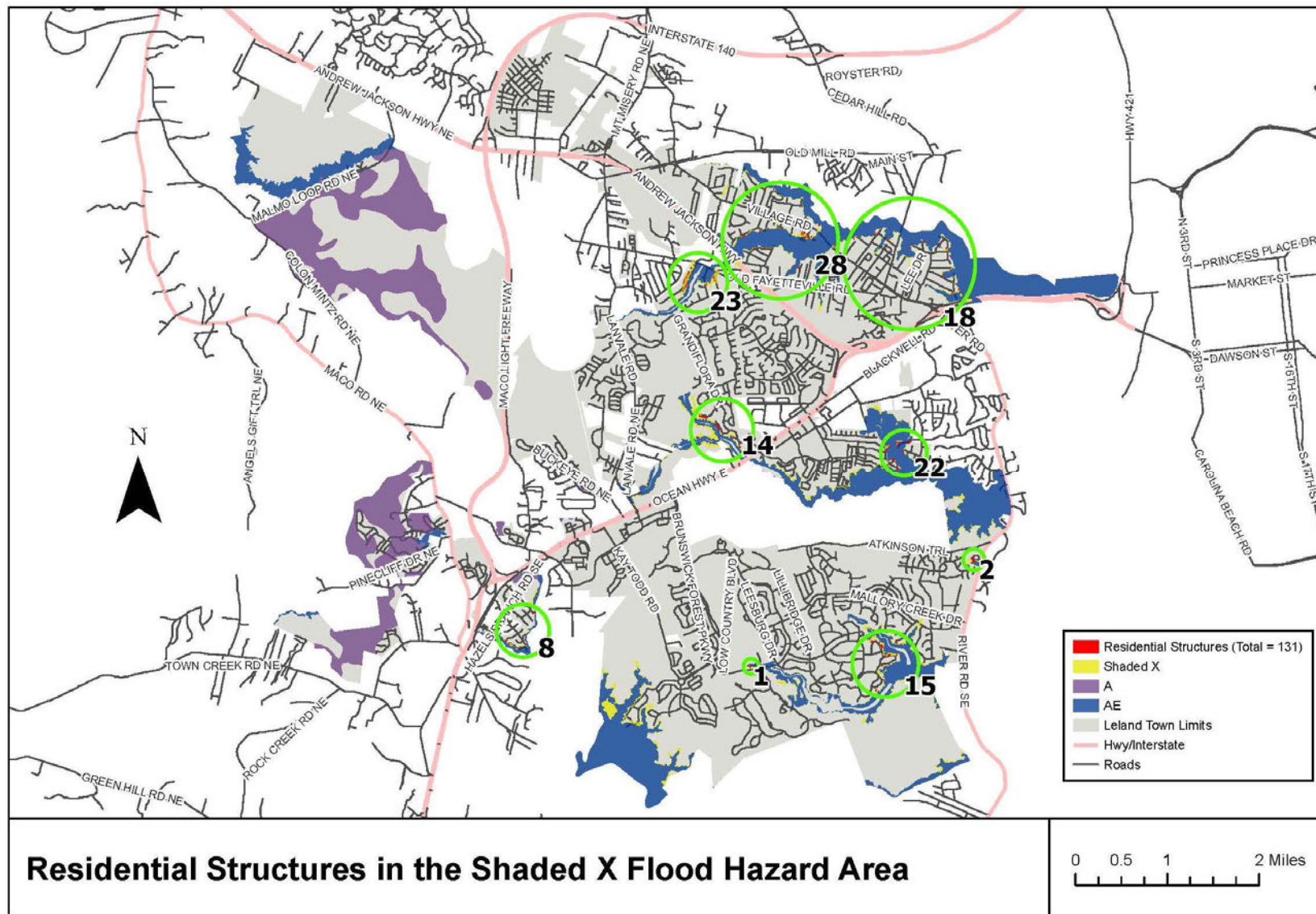
Planning and Inspections Director

Process

- Initiated by Town Council
- November 2024 Presentation to Town Council
- February 2025 Presentation to Town Council
- April 2025 Presentation to Planning Board







Overview of Changes

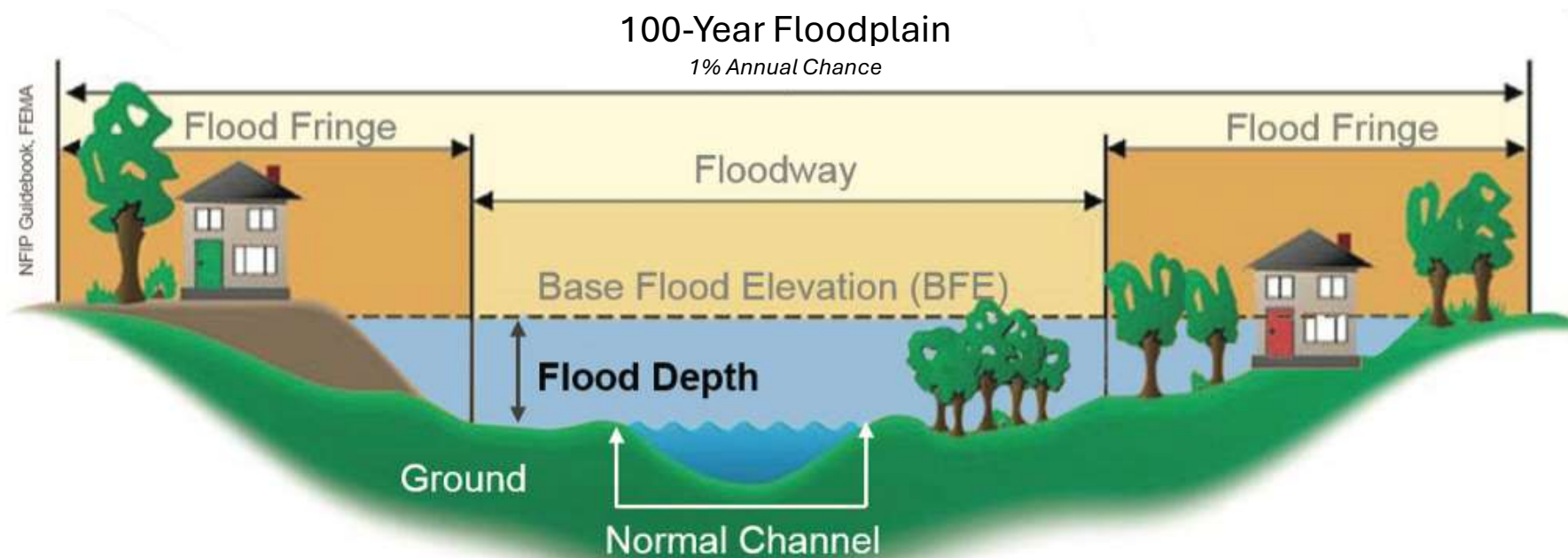
- Expands Applicability of FDPO to 500-Year Hazard Areas
- Increases Freeboard from 2' to 4'
- Limits Fill
- Limits Density to two du/a in 100- and 500-Year Hazard Areas



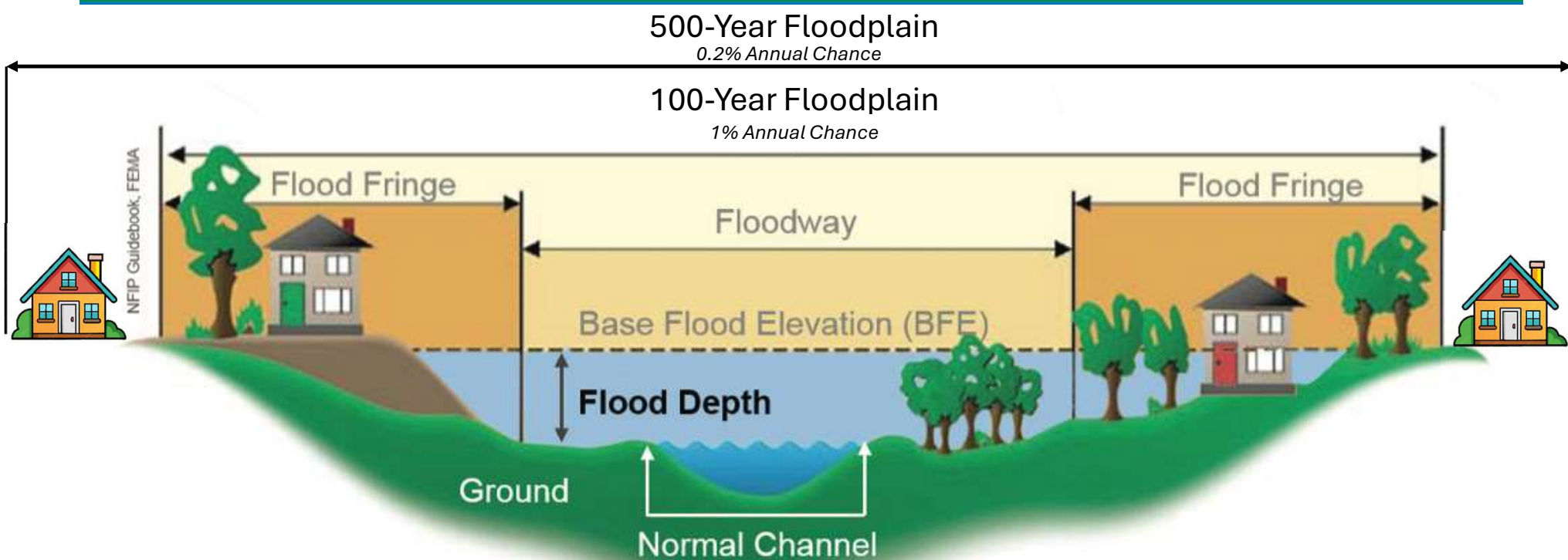
Expanded FDPO Applicability

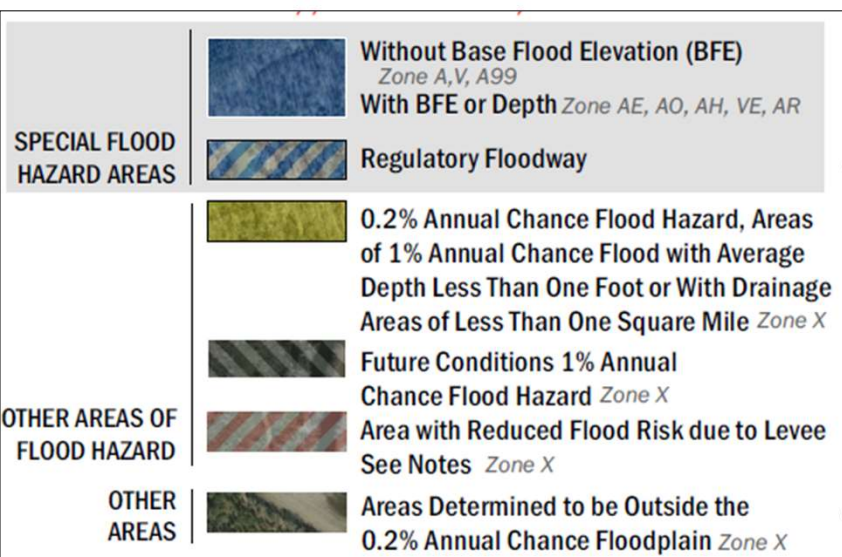


Current FDPO Applicability



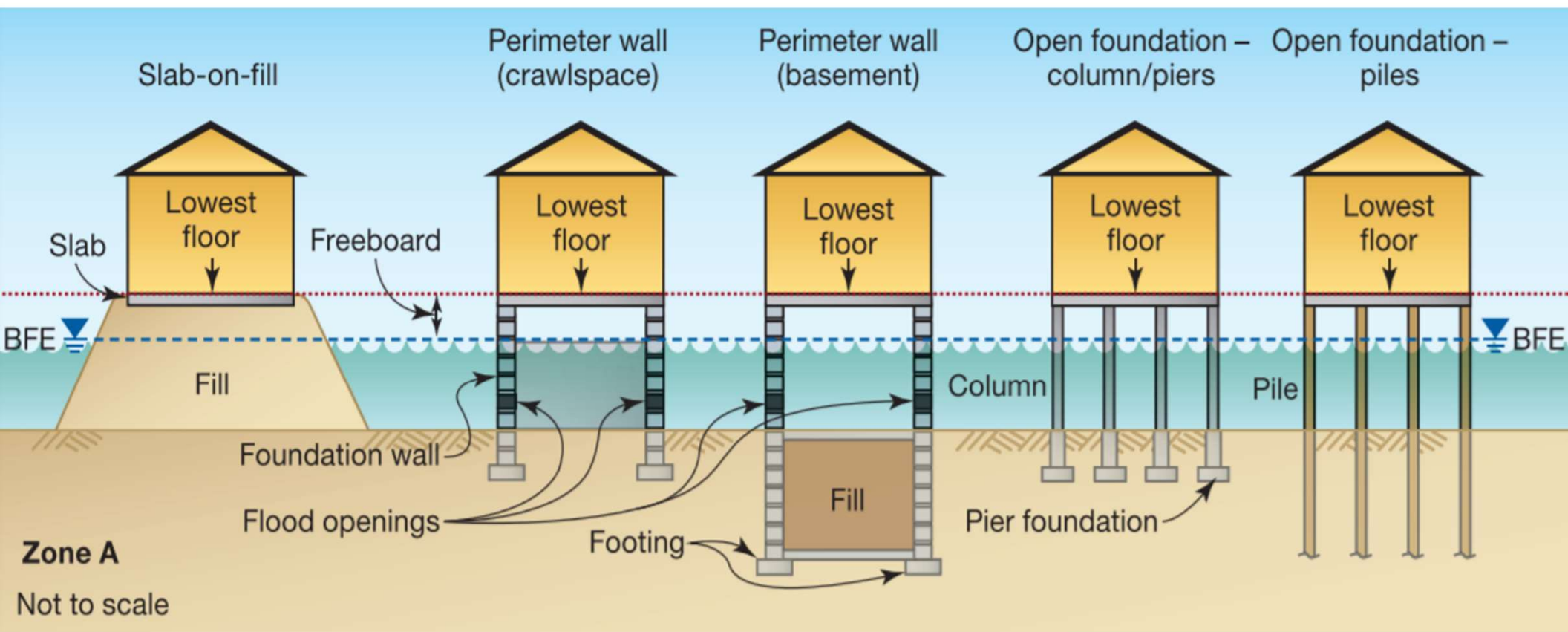
Expanded FDPO Applicability

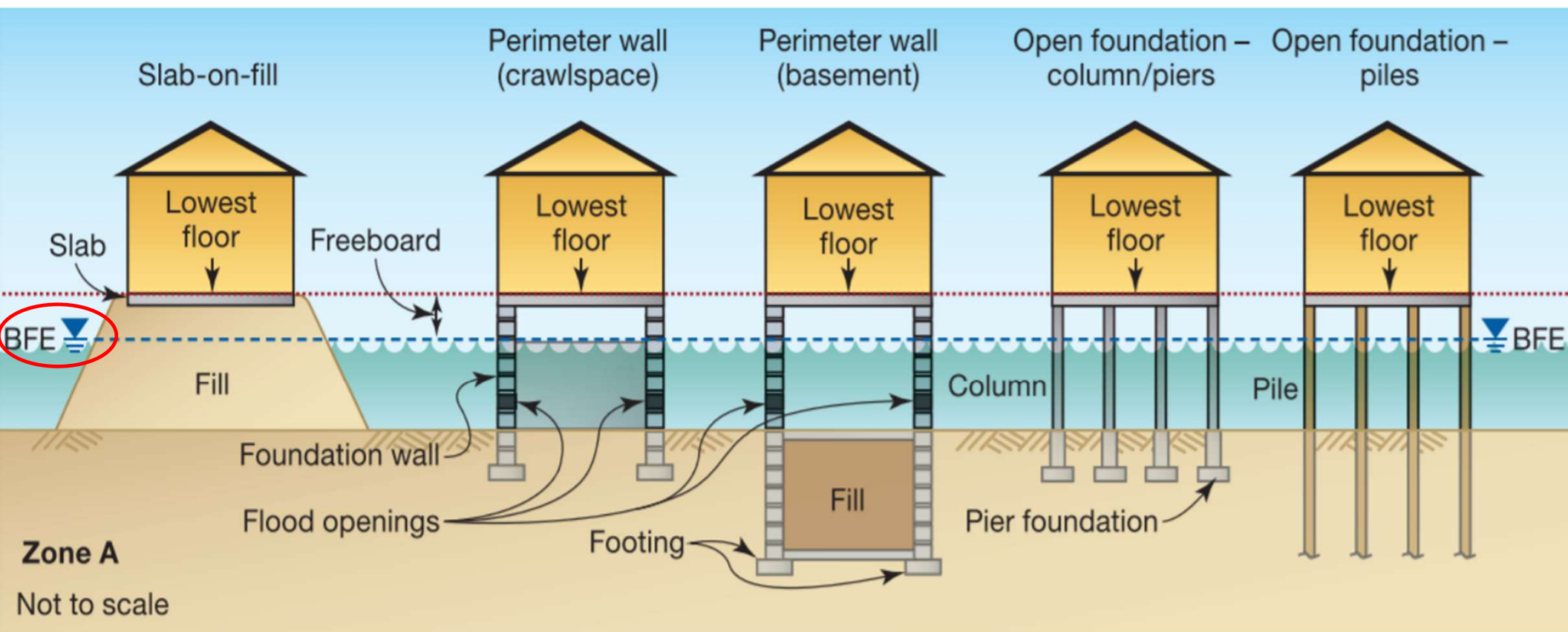


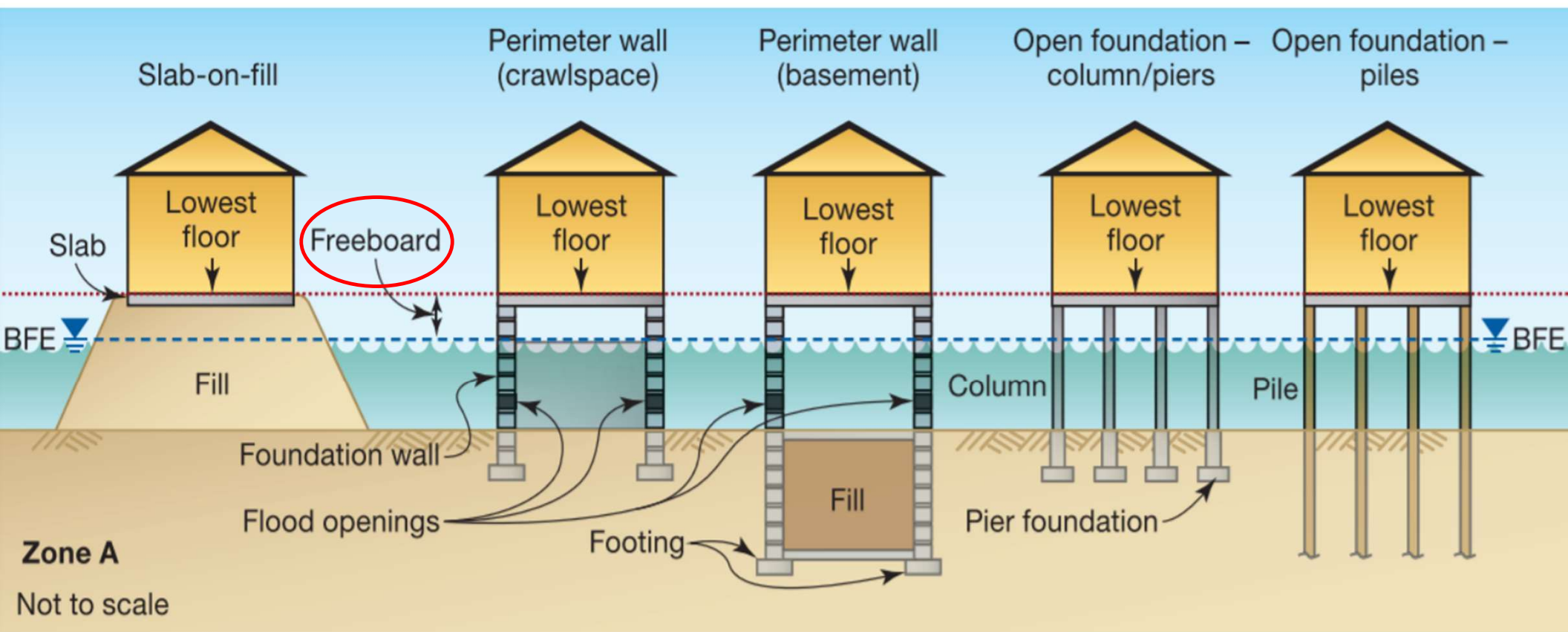


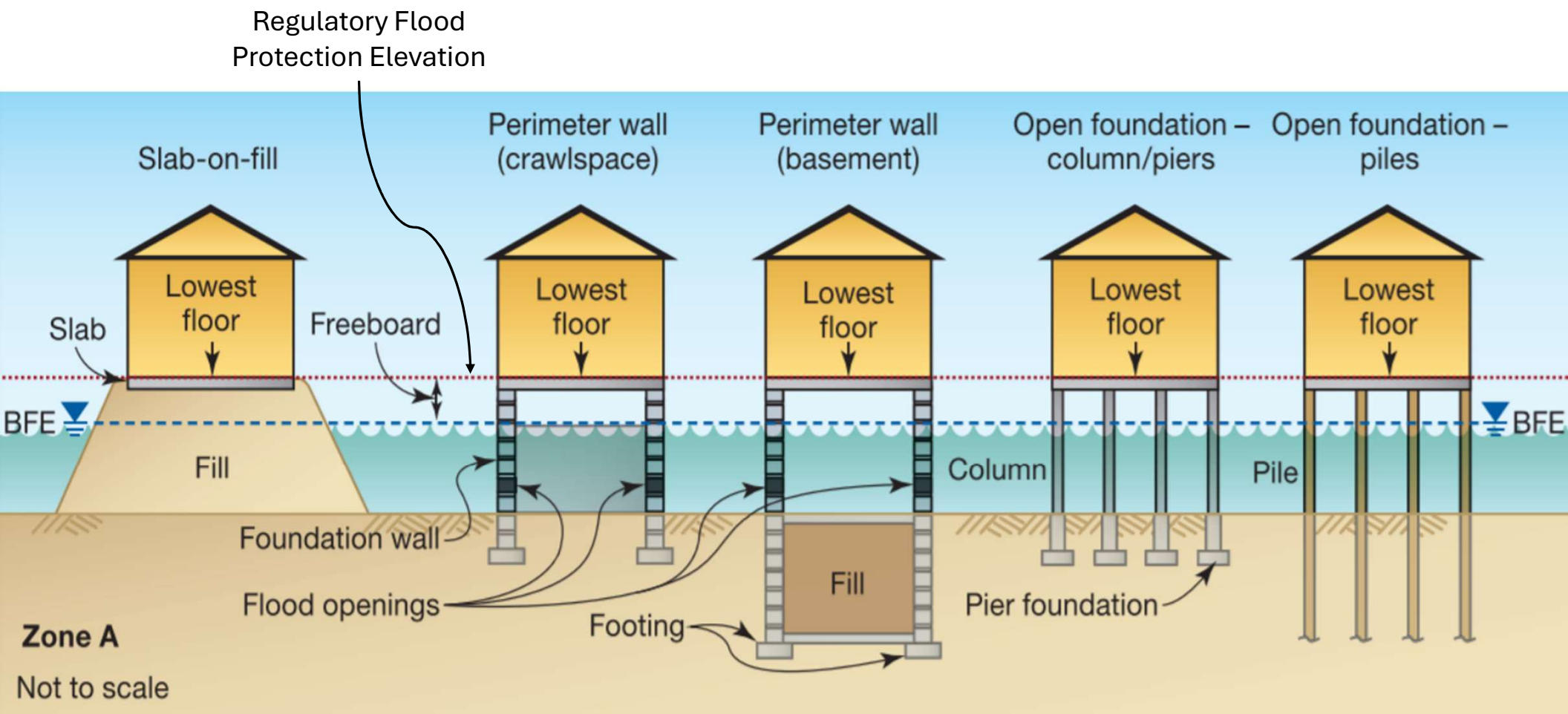
Increased Freeboard Requirement











Limit Fill



Limit Fill

(17) Fill is prohibited in the special flood hazard areas and Shaded X zones, except for the following instances:

- a. Flood control and stormwater management structures;
- b. Road improvements and repair;
- c. Utility easements/rights-of-way; and
- d. Public improvements or public structures for bridging the floodway

(18) Conditional letters of map amendment based on fill (CLOMR-F) or letters of map revision based on fill (LOMR-F) are not permitted, unless fill was permitted on or before July 17, 2025.

Limit Density



Limit Density

(14) All residential development proposals shall have no more than two dwelling units per acre within special flood hazard areas and Shaded X zones.





Project Site = 100 Acres

Zoning = R-6 (7 du/a)

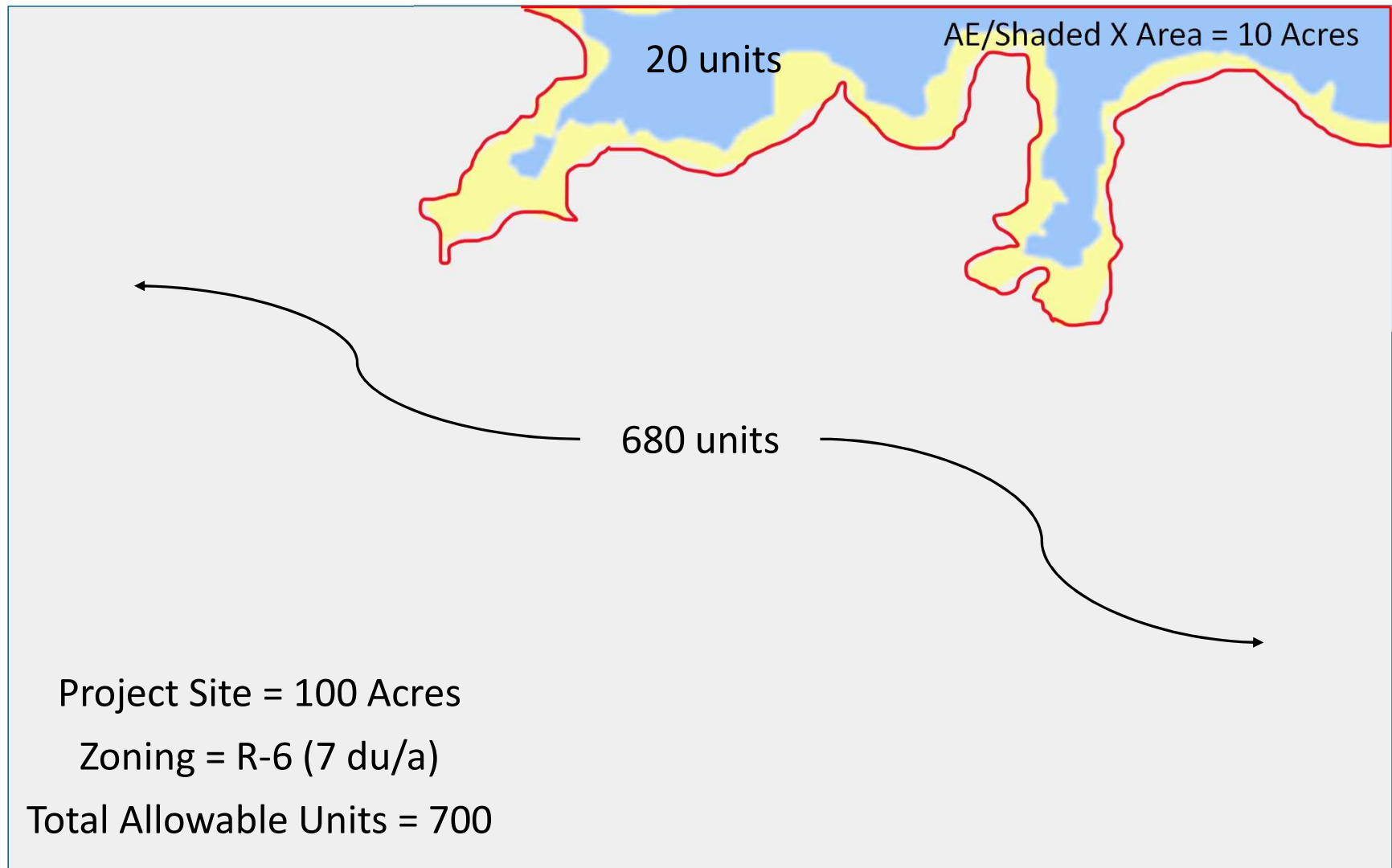
Total Allowable Units = 700



Project Site = 100 Acres

Zoning = R-6 (7 du/a)

Total Allowable Units = 700



Leland 2045

planning for generations

HIGHLY VALUED AND PROTECTED NATURAL AND CULTURAL RESOURCES

VISION STATEMENT



Leland's natural resources are fundamental to our lifestyle, economy, well-being, and resilience. Protecting and maintaining its health and ecological function are a primary objective within planning for growth.

STRATEGIES

RESILIENT GROWTH MANAGEMENT PLANNING

- Coordinate enhanced flooding resiliency strategies, planning, design, and engineering standards across all codes, plans and policies.
- Create policies to limit growth or reduce impact of development in 100-year and 500-year flood plains.

Leland 2045

planning for generations

LIVABLE, DIVERSE, AND CONNECTED NEIGHBORHOODS THAT ACCOMMODATE GROWTH

VISION STATEMENT



Leland's neighborhoods and communities promote connectivity, sense of place, character, and quality of life. This is done by providing walkable and bikeable places for living, working, shopping, recreation, and interacting for diverse age groups, income levels, and abilities.

STRATEGIES

INTEGRATE FLOOD RISK MITIGATION EFFORTS INTO CODES AND ORDINANCES

- Consider designating areas of environmental importance, such as the floodplain, as areas that have unique development standards that protect the natural environment they are within or adjacent to.

Leland 2045

planning for generations

INFRASTRUCTURE THAT SUPPORTS COMMUNITY LIFE

VISION STATEMENT



Leland plans and provides for efficient, cost-effective, and environmentally friendly infrastructure service, walking and biking, safe and complete streets, and opportunities for potential future transit connectivity.

STRATEGIES

STORMWATER AND WATER QUALITY

- In areas of new development occurring in flood zones, marshy, intertidal or otherwise low-lying areas, eliminate, or substantially reduce, the placement of fill or other structures that decrease the infiltration and absorption performance of these areas.

Growing our future. Nourishing our roots.

2030 Strategic Plan



Resilient, High-Quality Infrastructure and Environment

The Town of Leland is committed to enhancing mobility, interconnectivity, and walkability by improving road conditions, expanding sidewalks, and increasing multi-use pathways. We aim to provide resilient stormwater management and a flood risk mitigation system to safeguard residents and businesses. Additionally, we are dedicated to protecting and enhancing the Town's natural environment by preserving green spaces, open areas, water access, and conservation lands for the enjoyment of current and future generations.

Goal 2.2 Limit risks to health, safety, and property through stormwater management and flood mitigation

- **Objective 2.2.2:** Limit development in areas with designated flood risk

Strategic Initiative: Create an ordinance to reduce development within the floodplain

Planning Board Action

At their June 24, 2025 meeting, Planning Board voted 6-0 to recommend Council adopt the update to the FDPO, finding it:

1. Consistent with the Leland 2045 principles and strategies of the goals of highly valued and protected natural and cultural resources, livable, diverse, and connected neighborhoods that accommodate growth, and infrastructure that supports community life; and
2. Reasonable and in the public interest as it supports to prevent loss of life, loss of public and private property, and maintains the functions of the natural floodplain.

Public Comment
(Support)

Public Comment (Opposition)

Staff Recommendation

Staff recommends approval and suggests the following motion:

Motion to adopt Ordinance ORD-25-007 amending the Flood Damage Prevention Ordinance, affirming the Planning Board's statements that the amendment is consistent with the Town's adopted plans and reasonable and in the public interest.

Council Deliberation

Options:

- A. Motion to adopt (Recommended by staff)
- B. Motion to deny
- C. Motion to postpone
- D. Motion to remand back to Planning Board



Town of
Leland

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