

Docket Item #3  
INITIATION OF TEXT AMENDMENT  
#2004-0004-I

Planning Commission Meeting  
April 6, 2004

**CASE:** INITIATION OF TEXT AMENDMENT  
FLOODPLAIN REGULATIONS

**ISSUE:** Consideration of initiation of a text amendment to the Zoning Ordinance to update the City's floodplain regulations.

**STAFF:** Department of Planning and Zoning  
Department of Transportation and Environmental Services

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INITIATION OF TEXT AMENDMENT #2004-0004-I  
FLOODPLAIN REGULATIONS

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission, pursuant to the attached motion, initiate a text amendment to the Zoning Ordinance, in order to update the floodplain regulations, finding that the consideration of such a text amendment is consistent with the public necessity, convenience, general welfare and good zoning practice.

INITIATION OF TEXT AMENDMENT #2004-0004-I  
FLOODPLAIN REGULATIONS

DISCUSSION

Background

The City's floodplain regulations are included in the Zoning Ordinance, at Section 6-300. Providing information about floodplain zones within the City and the requirements for building and other activities in floodplain areas, the regulations create added protection for persons and property within areas of the City prone to flooding.

The City participates in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP) which allows the residents of Alexandria to purchase flood insurance. As a part of its regular review of municipal ordinances for municipalities who participate in the NFIP, FEMA as well as relevant state agencies have required changes to the City's regulations to bring it up to date. The amendments provide clarity but not substantive change to the regulations. Staff intends to bring those changes forward for adoption as a text amendment.

Recommendation

Staff recommends that the Commission initiate a text amendment on its own motion to update the City's floodplain regulations, because consideration of changes is consistent with the public necessity, convenience, general welfare and good zoning practice.

Staff: Eileen Fogarty, Director, Planning and Zoning;  
Barbara Ross, Deputy Director, Planning and Zoning;  
Emily Baker, Deputy Director, Transportation and Environmental Services;  
Allen Martin, Chief, Surveys, Transportation and Environmental Services.

INITIATION OF TEXT AMENDMENT #2004-0004-I  
FLOODPLAIN REGULATIONS

INITIATION MOTION

*Whereas the Alexandria Planning Commission may initiate the amendment of the Alexandria Zoning Ordinance whenever it determines that the public necessity, convenience, general welfare or good zoning practice requires an amendment; and*

*Whereas the current provisions of the Alexandria Zoning Ordinance regarding floodplain regulations have not been updated since 1992; and*

*Whereas, consistent with requirements and review by the Federal Emergency Management Agent, as well as State agencies, the City has been directed to update its regulations as part of the City's participation in the National Flood Insurance Program.*

*Now, therefore, I move that the Alexandria Planning Commission find that the public necessity, convenience, general welfare or good zoning practice requires consideration of Text Amendment No.2004-02, Floodplain Regulations, to update the regulations consistent with FEMA and state regulations.*

*I further move that the Alexandria Planning Commission initiate such text amendment.*