

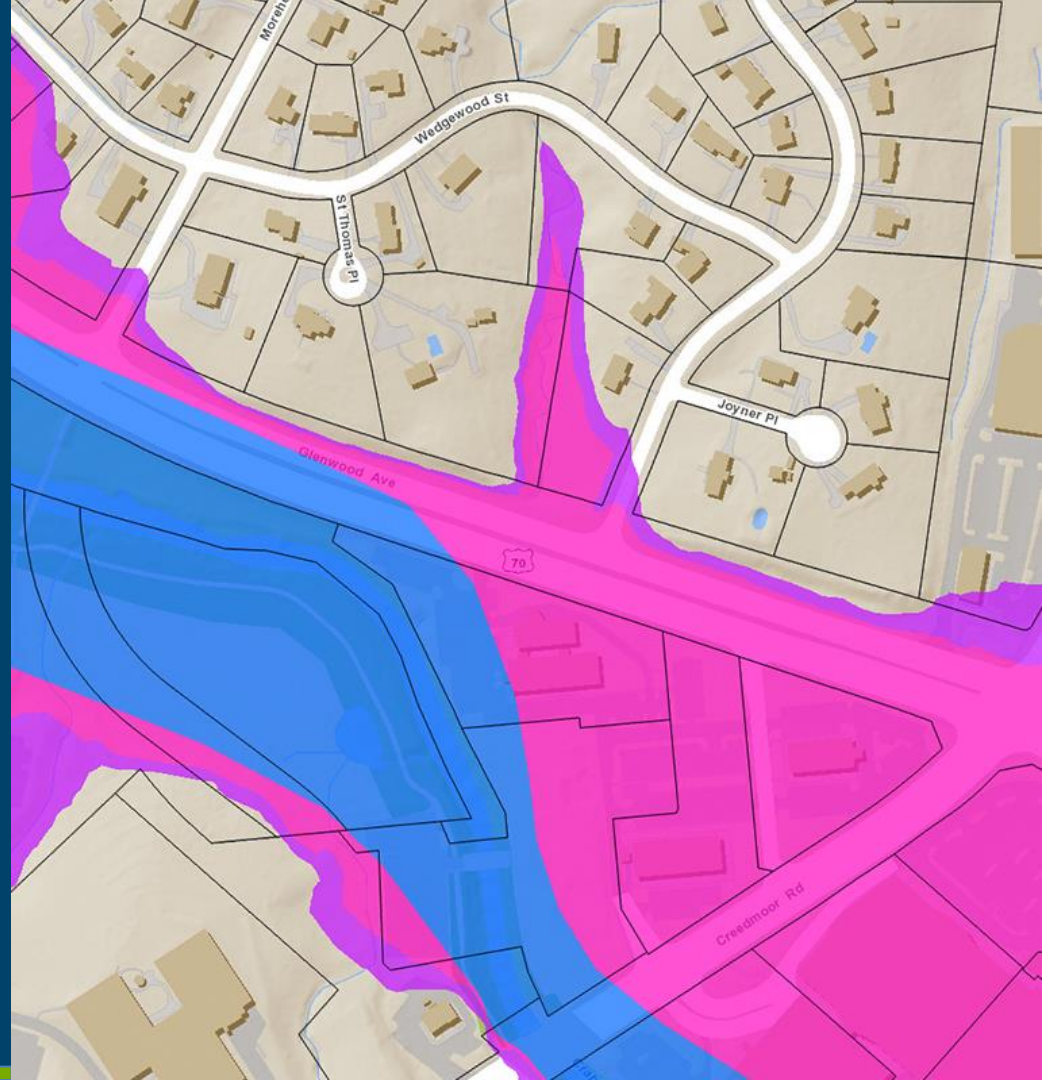
ENGINEERING SERVICES

# Floodplain Property Information

June 13 2019



Raleigh





# Vacant Developable Land in Floodplain

## Assumptions

- Within City Limits
- Has 'zero' for building value in Wake County database
- 90% or more of the property inundated by floodplain (some combination of floodway fringe and/or floodway)
- Properties inundated by 100% floodway were removed



# Vacant Developable Land in Floodplain

Category	Total Land Value	Total Assessed Value	Total Fringe Acreage	Total Floodway Acreage	Total Effective Acreage (Fringe & Floodway)	Total Parcel Acreage Calculated
COR	\$30,566,515	\$30,566,515	513	492	1,005	1,027
Wake County	\$5,684,911	\$5,684,911	62	96	158	171
State	\$27,444	\$27,444	0	0	0	0
HOA	\$1,251	\$1,251	222	140	361	375
Housing Authority	\$363,000	\$363,000	1	1	2	2
NCSU	\$0	\$0	0	0	0	0
Other & Private	\$22,485,205	\$22,485,205	210	229	439	449
Triangle Greenways Council	\$1,155,714	\$1,155,714	22	60	82	84
<b>ALL (sum of this table)</b>	<b>\$60,284,040</b>	<b>\$60,284,040</b>	<b>1,029</b>	<b>1,018</b>	<b>2,047</b>	<b>2,109</b>
.5 Acre Parcels (ALL)	\$5,326,253	\$5,326,253	27	8	35	35



# Community Rating System



*National Flood Insurance Program*  
Community Rating System



# Community Rating System

- Sub Program of National Flood Insurance Program
- Gives rate payers discounts for flood mitigation activities their communities are performing
- Lower rating = larger percentage discounts
- Communities activities are verified on a 5 year cycle with annual updates



Raleigh

# Community Rating System

How much discount property owners in your community can get

Rate Class	Discount for SFHA*	Discount for Non-SFHA**	Credit Points Required
1	45%	10%	4,500 +
2	40%	10%	4,000–4,499
3	35%	10%	3,500–3,999
4	30%	10%	3,500–3,499
5	25%	10%	3,000–2,999
6	20%	10%	2,500–2,499
7	15%	5%	1,500–1,999
8	10%	5%	1,000–1,499
9	5%	5%	500–999
10	0	0	0–499

\* Special Flood Hazard Area

\*\* Preferred Risk Policies are available only in B, C, and X Zones for properties that are shown to have a minimal risk of flood damage. The Preferred Risk Policy does not receive premium rate credits under the CRS because it already has a lower premium than other policies. Although they are in SFHAs, Zones AR and A99 are limited to a 5% discount. Premium reductions are subject to change.



# Raleigh Comprehensive Plan

**The 2030 Comprehensive Plan  
for the City of Raleigh**  
Volume I: Comprehensive Plan



# Comprehensive Plan References

## **Policy EP 4.2**

### **Floodplain Conservation**

Development should be directed away from the 100-year floodplain. (3, 5) See Text Box: Floodplains.





# Comprehensive Plan References

## **Policy EP 4.3**

### **Development in the Floodplain**

Pursue regulatory approaches that avoid the future expansion of the floodplain.

Floodplain development should not abridge the natural role of floodplains to absorb water, recharge the groundwater and avoid flooding downstream. (3, 5)



# Comprehensive Plan References

## **Policy EP 4.4**

### **Acquisition of Flood-Prone Land**

Pursue City acquisition of properties, easements and/or development rights located within the 100-year floodplain to protect and preserve sensitive natural areas. (1, 3, 5)



# Comprehensive Plan References

## **Action EP 4.4**

### **Floodplain Regulations**

Update City development regulations to ensure that any development and redevelopment in floodplain and flood fringe does not adversely affect the flood risks for other properties or communities as measured by increased flood stages, increased flood velocity, increased flows, or the increased potential for erosion and sedimentation, unless such impacts are mitigated in an equal or greater amount. Such regulations should provide exceptions for existing single family lots and developments with minor impacts. Such update shall include a stakeholder process, including but not limited to representatives from the environmental community, civil engineering, residential and commercial property owners and real estate development community.

# Discussion/Questions





# Commission Recommendations

- No new development would be allowed in the floodway fringe
- Change current 50% Substantial Building Value restriction to 30% of the building value over 5 years
- Use 2 vertical foot building restriction line for newly platted residential lots
- Maintain dry access to all habitable structures during the 100-year flood event for all new roadways
- Require local detailed flood studies for all unstudied streams draining 25 acres or more