



Community and Economic Development Committee

February 11, 2026

Floodplain Overlay District Updates

Sue Pyles, P.E.

Development Engineering Manager

Floodplain Overlay District

- The Floodplain Overlay District is UDO Article 5 Division II.
- A floodplain management ordinance is required to participate in the National Flood Insurance Program (NFIP), which is managed by FEMA.
- The purpose is to reduce risk and flood damage to properties by establishing consistent floodplain development standards and offer federally-backed floodplain insurance to property owners, renters, and business owners.

Floodplain Overlay District



Responsible floodplain management minimizes risks while maximizing benefits to the community.



Ordinance Update

Let's review the entire ordinance to:

- Codify existing practice
- Provide greater clarity
- Ordinance housekeeping
- Typos and grammar

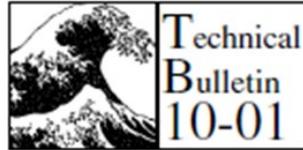


Codify Existing Practice

Added design analyses to reduce the risk of flooding to structures built on fill near mapped Special Flood Hazard Areas:

- Analysis to be in accordance with FEMA's technical bulletin TB-10.
- This will locate the structure far enough away horizontally to reduce the flood risk when built on fill.

Codify Existing Practice



Ensuring That Structures Built on Fill In or Near Special Flood Hazard Areas Are Reasonably Safe From Flooding

in accordance with the
National Flood Insurance Program

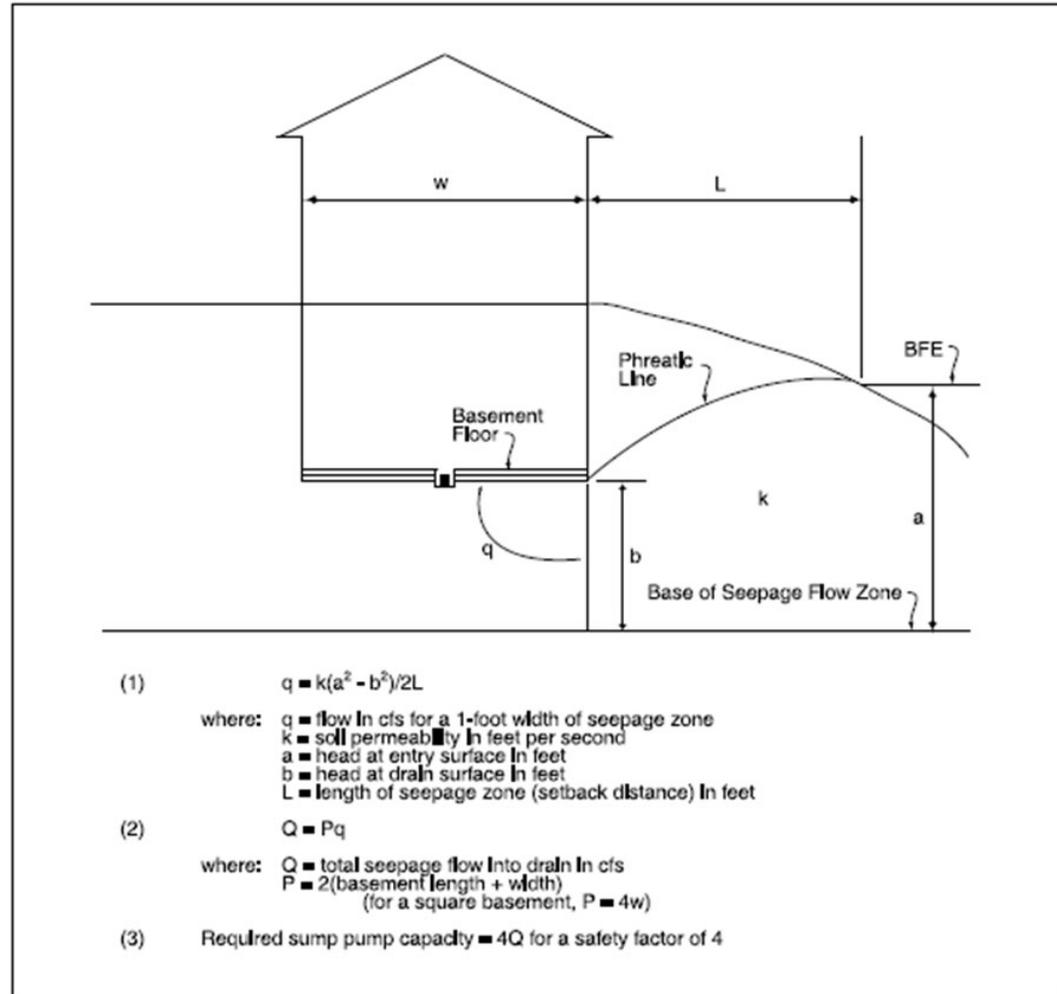
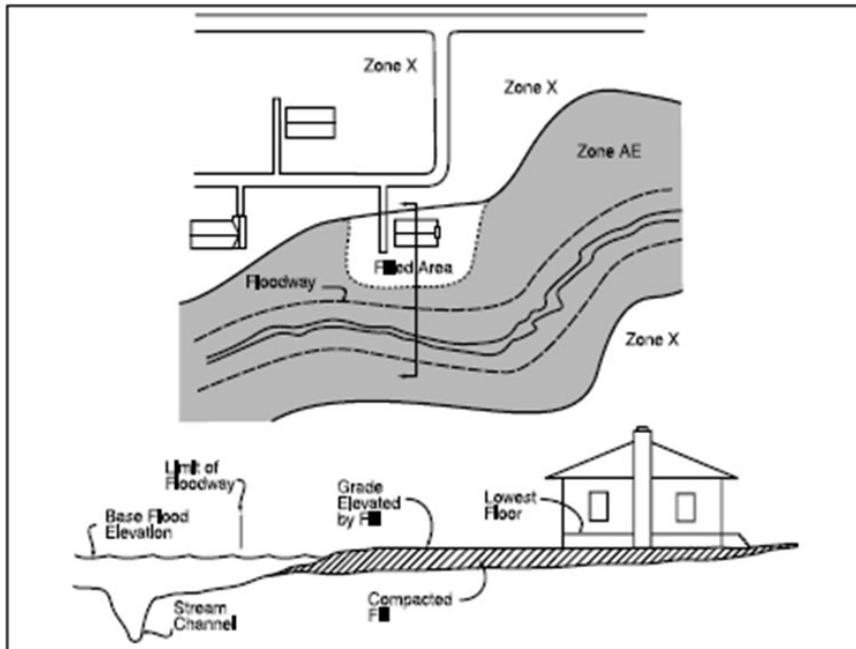


Figure 11 Method for calculation of seepage flow.

Codify Existing Practice

Added additional requirements when working in a Special Flood Hazard Area (SFHA):

- Fill placed in the regulatory floodway fringe will require a No Rise Certificate.
- Fill placed in the regulatory floodway will require a Letter of Map Revision.

Codify Existing Practice

Added an additional “Duty and Responsibility” for the Floodplain Administrator:

Allows the Floodplain Administrator to require higher standards than FEMA as deemed necessary. This is in alignment with typical requirement hierarchy.

Clarification Request from FEMA:

- FEMA requires elevations be shown to the nearest hundredth, while the current ordinance does not specify that level of precision.
- Revised “...two feet above...” to “...at least two feet (2.00’) above...”
- This ensures that anything meeting City requirements will also meet FEMA requirements and it provides clearer guidance for anyone working in the Lee’s Summit floodplain.

Provide Clarity

Revise a definition to be consistent with FEMA and SEMA definitions:

“Area of special flood hazard” has been revised to “Area of special flood hazard, also known as Special Flood Hazard Area (SFHA)”.

Provide Clarity

Update definitions to match other City requirements and practices for consistency:

Revised the time periods in the “Repetitive Loss” and “Substantial Improvement” definitions from 10 years to 5 years to better align with City practices.

Provide Clarity

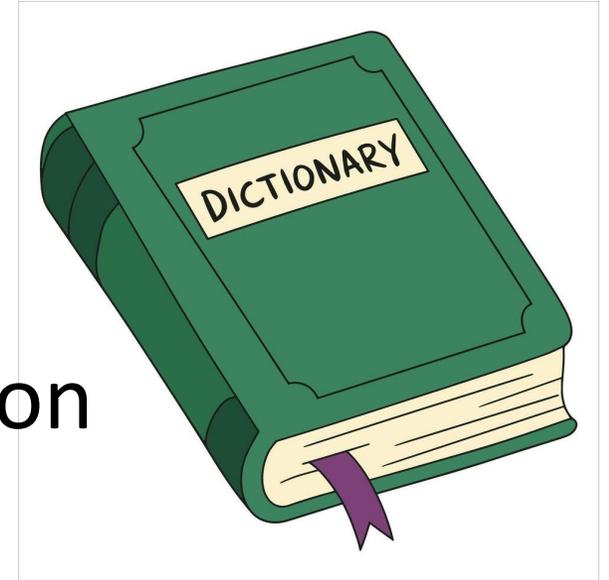
Update references to “City Engineer”:

Revised “City Engineer” to “Floodplain Administrator” to better align with the commonly used title for this role.

Provide Clarity

Definitions:

- Added “Compensatory Storage” definition
- Added “Fill” definition
- Added “No Rise” definition to match FEMA



This aligns the language with Community Rating System (CRS) language for consistency.



Recommendation

- Direct staff to begin preparation of an ordinance that reflects working drafts of redline UDO text prepared by Public Works and Development Engineering.
- Present to Planning Commission for recommendation in March 2026.
- Present to City Council for consideration in May 2026.



Community and Economic Development Committee

February 11, 2026

Floodplain Overlay District Updates

Sue Pyles, P.E.

Development Engineering Manager