

**Docket #8**

**CD-CPC-2024-00068**

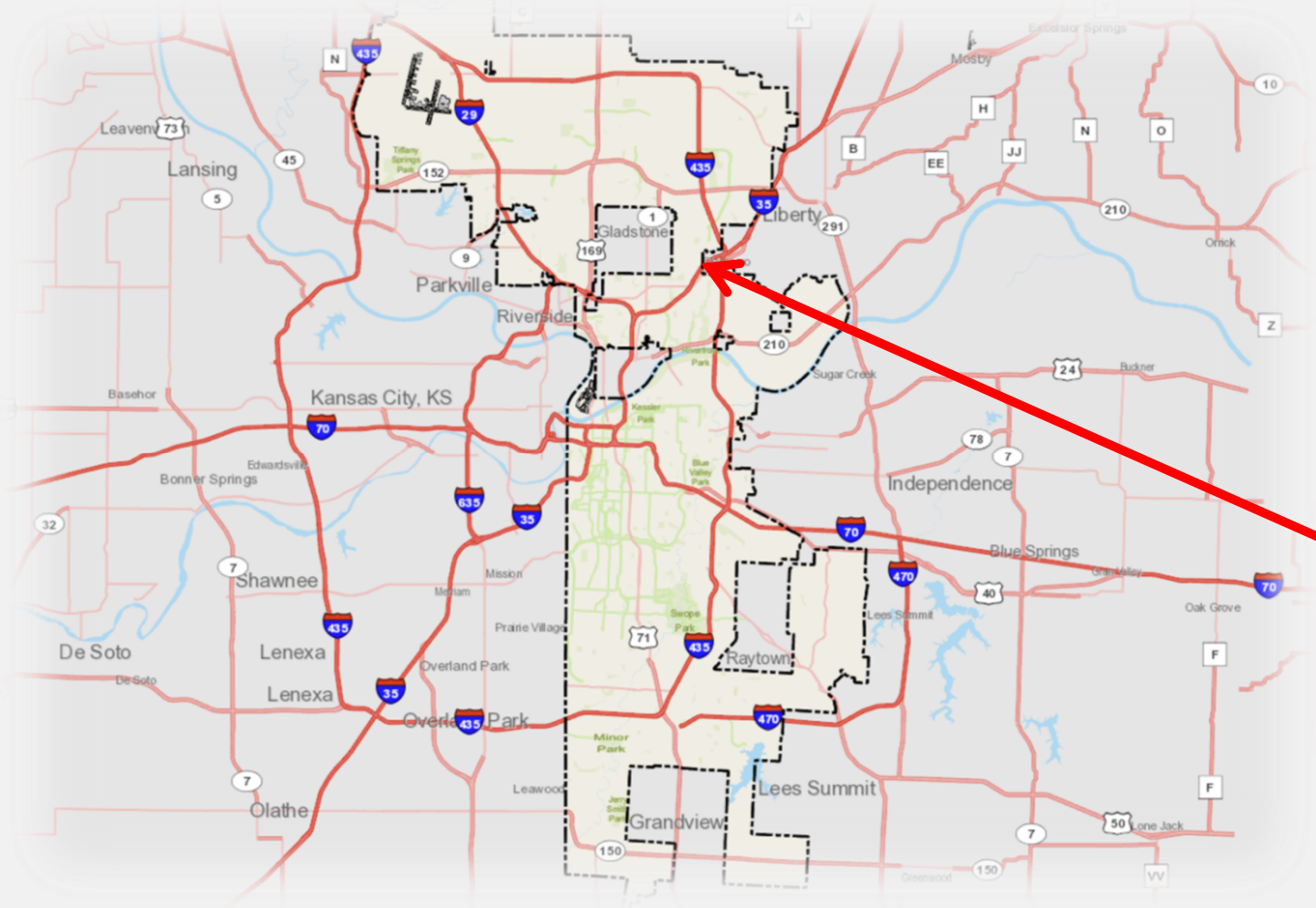
# **Development Plan – Non-Residential**

Oak Ridge Practice Field  
5870 NE Oak Ridge Road

7-3-2024

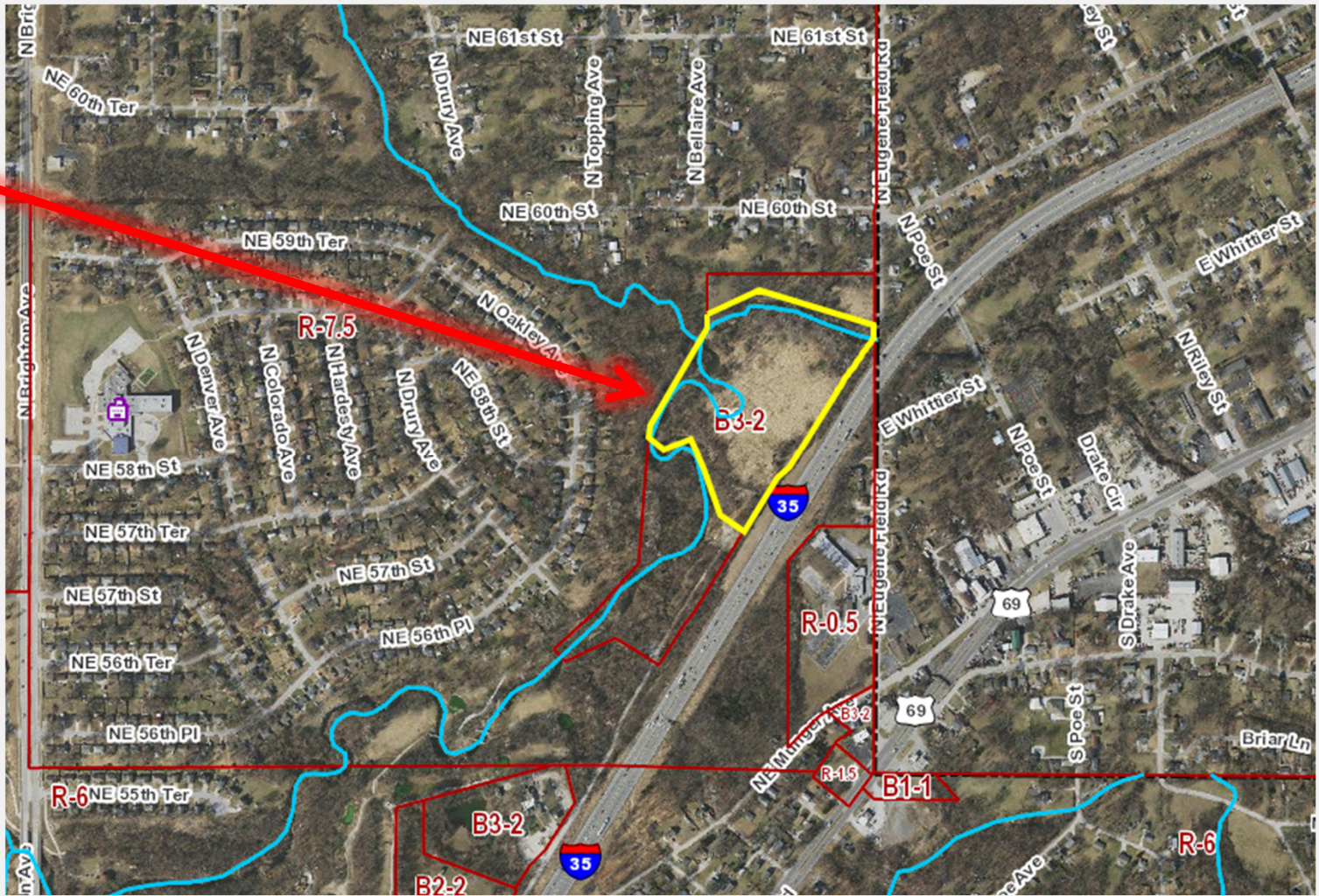
City Plan Commission





**Site**

Site





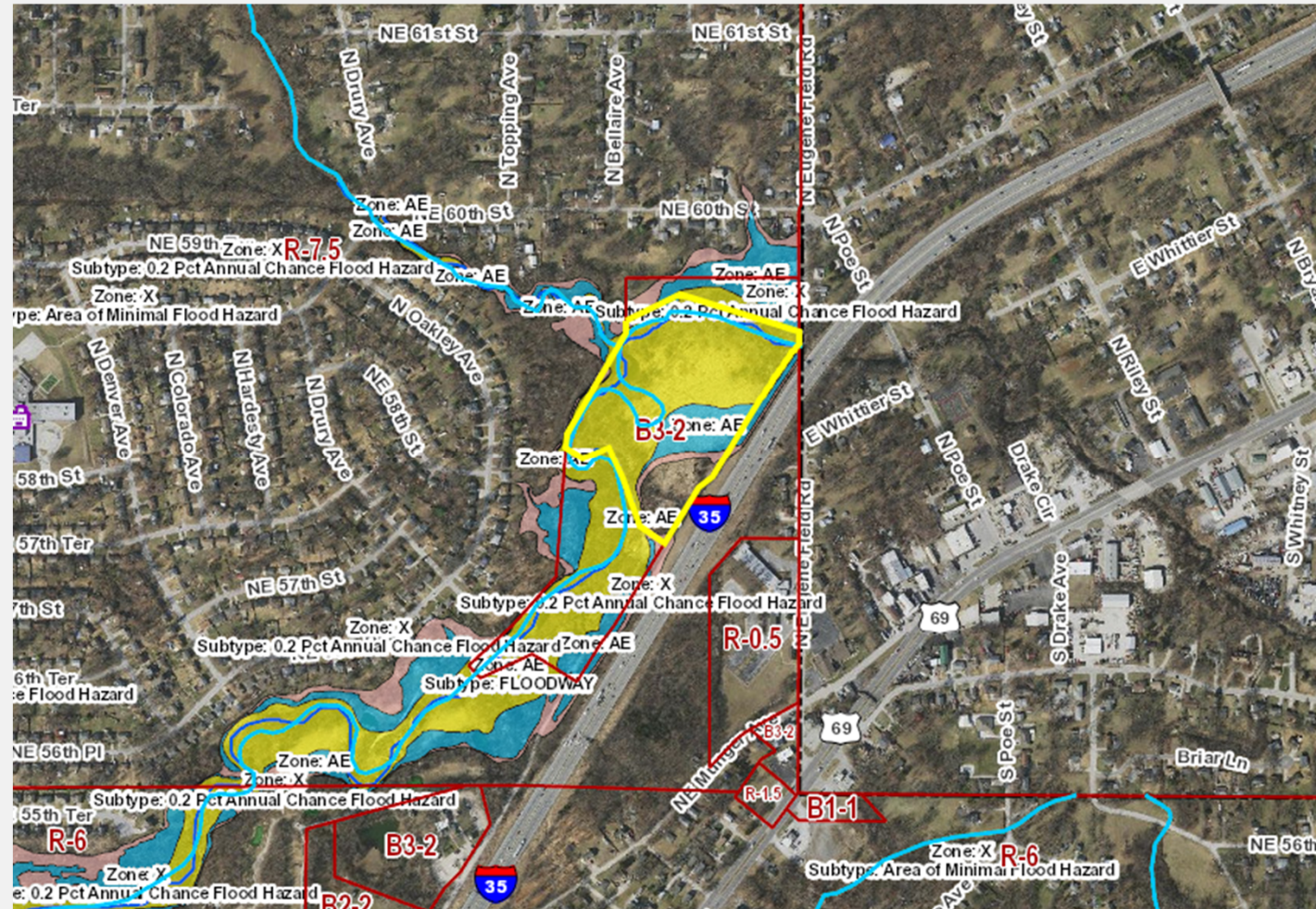
**View looking west from Interstate 35**



**View looking north from NE Oak Ridge Road**

FEMA Flood Zones

- Floodplain
- FEMA FIRM Panel
- FEMA 100-yr Regulatory BFE (Base Flood Elevation)
- FEMA 100-yr Regulatory Flood Elevation
- FEMA stream lines
- FEMA Floodplain
  - 0.2% Annual Chance Flood Hazard
  - Zone A
  - Zone AE
  - Zone AE & Floodway
  - Zone AH
  - Zone AO
  - Zone X - Protected by Levee
  - Zone X - Minimal Flood Hazard
  - Area Not Included in Study



**Flood Zones**

- **Two Phases**
- **Phase I – recreation field**
- **Phase II – Indoor Training Facility  
(24,000 sq. ft.)**
- **Built for private athletic club**
  - **No lights**
  - **No bleachers**
- **Project plan required for phase II**



6. The following corrections shall be resolved prior to ordinance request:

Ensure that the storm water detention basin is not located within the floodway or 100 year floodplain.

Show how the proposed building will be served by sanitary sewer. Show the sanitary service line on the utility plans.

Show and label location and size of existing and proposed public water mains and private service lines and fire hydrants on utility plan.

Verify base flood elevation identified on plan as 870.00.

Evaluate the location for planned storm water detention basin relative to floodplain.

## Corrections



# Staff Recommendation

**Case No. CD-CPC-2024-00068**

Development Plan – Non-Residential

- **Approval with Conditions**

## ***ADD TREE PRESERVATION AFFIDAVIT CONDITION***

**\*The developer shall submit an affidavit, completed by an ISA certified arborist, an SAF certified forester, a professional engineer, or a landscape architect licensed in the State of Missouri, verifying that all trees preserved and all trees planted to meet mitigation required of the approved plan, whichever is applicable, has been installed or preserved in accordance with the plan and is healthy prior to Certificate of Occupancy.**