

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION PRELIMINARY PLAT – SUNRIDGE WEST

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 1997), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 1997), the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt a Subdivision Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374 (Reissue 1997); and,

WHEREAS, said Subdivision Regulation requires the County Board to approve applications for a preliminary plat; and

WHEREAS, the applicant, EBD Holdings LLC has applied for approval of a preliminary plat of a subdivision to be known as Sunridge West on the following described property, to wit:

Part of Tax Lot 2 and part of Tax Lot 12A, all located in the NE ¼ of Section 17,
T14N, R11E of the 6th PM in Sarpy County, NE.

WHEREAS, Rebecca Horner, Planning Director has reviewed the application for a preliminary plat of a subdivision to be known as Sunridge West for compliance with the Subdivision Regulation; and

WHEREAS, the Planning Director has made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Director report and the aerial map of the subject property; and

WHEREAS, Exhibit B is attached hereto and incorporated by reference and includes a copy of the preliminary plat of the subdivision to be known as Sunridge West.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF

COMMISSIONERS THAT this County Board makes the following findings of fact:

- I. A public hearing regarding the approval of the preliminary plat was held on November 19, 2008 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.
- II. A public hearing regarding the approval of the preliminary plat was held by this County Board.
- III. Notice of each of the public hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing.
- IV. Rebecca Horner, Planning Director has recommended approval of the preliminary plat.
- V. The proposed preliminary plat of a subdivision to be known as Sunridge West is in conformity with the Zoning Regulation, the Subdivision Regulation and the Sarpy County Comprehensive Plan;

BE IT FURTHER RESOLVED THAT the preliminary plat of a subdivision to be known as Sunridge West, as described in the attached Exhibit B is hereby approved.

Dated this 5th day of May 2009.

Moved by Rich Jansen seconded by Tom Richards, that
the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

<u>Ray J. H.</u>	<u>none</u>	<u>none</u>
<u>Rich Jansen</u>	_____	_____
<u>Tom Jones</u>	_____	_____
<u>Tom Richards</u>	_____	_____
<u>Patrick J. Thomas</u>	_____	_____

ABSTAIN:

none



Debra J. Houghtaling
County Clerk

Approved as to form:

Mark R. [Signature]
County Attorney

Sarpy County Board of Commissioners Report
April 14, 2009

Subject	Type	By
Change of Zone from RG-35 to RD-50 PTD Preliminary Plat for Sunridge West described as Part of Tax Lot 2 and part of Tax Lot 12A, all located in the NE ¼ of Section 17, T14N, R11E of the 6 th PM in Sarpy County, NE.	Resolution and public hearing	Rebecca Horner, Planning Director

This is a request for approval of a change of zone from RG-35 to RD-50 Planned Townhouse Development and a preliminary plat at approximately 184th and Harrison for 64 townhouse lots, 25 single family lots and three outlots.

- Change of Zone
 - The Comprehensive Development Structure Plan indicates this area as Urban Residential. RD-50 is in conformance with the Urban Residential designation.
 - This is a request to change the zoning from RG-35, General Residential to RD-50, Two-Family Residential with a Planned Townhouse Development overlay.
 - The Planned Townhouse Development provides for innovations in the platting of lots and sublots and in the siting of buildings.
 - The overall density meets the RD-50 requirements.
 - The project includes a park which is centrally located in the development.

- Preliminary Plat
 - The proposed plat includes 64 townhouse lots, 25 single family lots and three outlots. Outlot A is reserved for a park and is located near the center of the plat. Outlots B and C are reserved for drainage.
 - The proposed plat provides additional right of way dedication along Harrison Street as well as good street connectivity within the plat to the west and south of the project area for adjacent future development.
 - The plat needed to address the storm water management regulations prior to scheduling to the County Board. The Natural Resources District is satisfied with the resubmitted storm water management documents and has no objections to the request.
 - Sidewalks will be provided along both sides of all streets and along the south side of Harrison Street.
 - The plat meets the minimum design standards outlined in the Subdivision Regulations.
 - The development proposes to take access to Emiline Street which adjoins Harrison Street. The County Surveyor did not indicate any traffic issues with the proposed request.

- Subdivision Agreement
 - A subdivision agreement is required and will be provided to the applicant for review.

- Planning Commission Action
 - On October 29, 2008, The Planning Commission made a motion to amend the agenda and table the item to November 19, 2008. The Planning Commission voted unanimously (7-0) on November 19, 2008

- *Bliss moved, seconded by Gonzalez to recommend approval of Change of Zone from RG-35 to RD-50-PTD contingent upon the comments provided by the Planning Director. Ballot: Bliss, Gonzalez, Gross, Krebs, Torczon, Wees, and Whitfield. Nays – none. Abstain – none. Absent – Dunbar, Fenster, Marquardt and Wear.*
Motion Carried
- *Krebs moved, seconded by Gross to recommend approval of the Preliminary Plat for Sunridge West contingent upon resolution of staff comments prior to scheduling to County Board as it meets the zoning and subdivision regulations of Sarpy County. Ballot: Bliss, Gonzalez, Gross, Krebs, Torczon, Wees, and Whitfield. Nays – none. Abstain – none. Absent – Dunbar, Fenster, Marquardt and Wear.* **Motion Carried**

- Recommendation Change of Zone
 - The zoning request is in conformance with the Comprehensive Plan and the site plan for the planned townhouse development overlay addresses the minimum standards outlined in the Zoning Regulations.
 - For the above stated reasons, I recommend approval to the change of zone from RG-35 to RD-50 with a Planned Townhouse Development overlay as shown in the attached site plan on the preliminary plat.

- Recommendation Preliminary Plat

- The preliminary plat addresses the minimum design standards required in the Subdivision Regulations.
- The request is in conformance with the Zoning Regulations and Comprehensive Plan.
- For the above stated reasons, I recommend approval to the preliminary plat.

Respectfully submitted by:

Rebecca Horner, Planning Director



Sunridge West
Change of Zone and Preliminary Plat

1 inch = 300 feet



Additional Information

SARPY COUNTY BOARD OF COMMISSIONERS

MARCH 24, 2009

PRELIMINARY PLAT

EBD HOLDINGS

SUNRIDGE WEST

**SARPY COUNTY
PLANNING COMMISSION
STAFF REPORT
OCTOBER 29, 2008 AGENDA
CHANGE OF ZONE FROM RG-35 TO RD-50 PTD
PRELIMINARY PLAT SUNRIDGE WEST
CZ- PP-08-0050**

I. GENERAL INFORMATION

A. APPLICANT:

EBD Holdings, LLC
1125 S. 103rd Street
Omaha, NE 68124

B. PROPERTY OWNER:

EBD Holdings, LLC

C. LOCATION:

184th and Harrison Street

D. LEGAL DESCRIPTION:

Part of Tax Lot 2 and Tax Lot 12A all located in the NE ¼ of Section 17,
Township 14N, Range 11E of the 6th prime meridian, Sarpy County, NE.

E. REQUESTED ACTION:

- To approve a change of zone from RG-35 to RD-50 PTD.
- To approve a preliminary plat for 95 lots to be known as Sunridge West.

F. EXISTING ZONING AND LAND USE:

Undeveloped, AG, Agricultural.

G. SIZE OF SITE:

14.5 acres, more or less.

II. BACKGROUND INFORMATION

A. COMPREHENSIVE PLAN SPECIFICATIONS:

The Comprehensive Plan shows the area as Urban Residential. (Figure 5.1)

The neighborhood unit organizes urban density that relates to residential areas, neighborhood parks and schools, and commercial or multi-use centers. (Page 79)

"A civic heart of the neighborhood, including a neighborhood park of at least ten acres and a potential school site. Diagrammatically, the civic heart is located as close to the center of the neighborhood as possible, although topography, development design and land availability may cause its location to vary". (Page 79)

Harrison Street is classified as a Rural Major Collector in the 2003 Functional Road Classification (Figure 6.1). Harrison Street is presently a two lane road.

B. EXISTING CONDITION OF SITE: Undeveloped.

C. GENERAL VICINITY AND LAND USE:

Single Family Residential, Omaha zoning to the north.
Undeveloped, zoned RG-35 to the south.
Townhouses, zoned RD-50 to the east.
Undeveloped, zoned RG-35 and AG to the west.

D. RELEVANT CASE HISTORY:

Sunridge preliminary plat to the east was approved in 2003.

E. APPLICABLE REGULATIONS:

Zoning Regulations, Subdivision Regulations and Comprehensive Plan.

III. ANALYSIS AND DEVELOPMENT ALTERNATIVES

STAFF COMMENTS:

A. REQUEST: This is a request to approve a change of zone and preliminary plat for single family and townhouse dwellings.

B. LAND USE/COMPREHENSIVE PLAN: The Comprehensive Plan indicates the area as Urban Residential. The requested zoning will extend the existing land use pattern from the east and combine single family dwellings on the western edge of the plat.

C. GENERAL:

1. Change of Zone:

- a. The proposed zoning is RD-50-PTD, Residential district. The RD-50 district provides for "single and two family residential developments in areas with adequate public facilities and supporting uses near population centers" (Page 31, zoning regulations) With a Planned Townhouse Development overlay.
- b. The lots range in area from 3,500 square feet to approximately 7,000. The minimum lot area for RD-50 is 5,000 square feet, however the Planned Townhouse Development overlay allows the developer flexibility provided that the overall area averages 5,000 square feet per lot. The average lot area is approximately 6,500 square feet.

2. Preliminary Plat:

- a. This is a request for 95 single family and townhouse dwellings in a planned townhouse development. The Planned Townhouse Development is an overlay created "to be appended to a residential zone so as to provide for innovations in the platting of lots and sublots, and in the siting of buildings" (page 65, Zoning Regulations).

- b. The plat proposes to include both lots and sublots. Sublots are lots to be used for a "single townhouse unit" (Page 5, Subdivision Regulations). All land not platted into sublots shall be held by a condominium association, home owner's association, or other entity responsible for care and maintenance. (page 65, Zoning Regulations).
- c. Before approving a planned townhouse development the Planning Commission and County Board must make the following findings:

The proposed modification as to the siting of buildings and platting of sublots:

- i. Will be in the public interest;
 - ii. The request is in harmony with the purposes of this regulation;
 - iii. Will not adversely affect nearby properties;
 - iv. That no building will be closer to any boundary lot line than permitted in the primary zone;
 - v. That the overall density of the development does not exceed that permitted in the primary zone; and
 - vi. That an amount of open space equivalent to that specified in the primary zone will be provided.
- d. The overall density is in conformance with the RD-50 district; however the plat does not designate any community open space. The owners of the sublots will not be able to take advantage of any of the offset density provided in the single family lots. The plat needs to include some type of community recreation component through a park site.
 - e. In order to verify that the above required findings are met, additional information must be provided with the plat as indicated in the following comments:
 - f. Section 29.6.1 of the Subdivision Regulations requires that a detailed site plan be included. Presently the center block shows 39 sublots. This would leave one townhouse unit without a necessary subplot for connection. Townhouse is defined as "a building that has single family dwelling units erected in a row as a single building on adjoining sublots, each unit having an outdoor entrance and being separated from the adjoining unit or units by a party wall or walls" (page 180, Zoning Regulations). A detailed site plan, as required, will allow verification that all sublots will be used for a single townhouse unit. This will also allow staff to verify that Sublots 12 and 13 have enough space for the required setbacks and are not too encumbered by the 20 foot wide storm sewer and drainage way easement that runs along the property line of both lots.
 - g. The plat indicates additional right of way dedication along Harrison Street.
 - h. Street names need to be revised as recommended by the street naming professional in the County GIS Department.
 - i. Direct vehicular access to Harrison Street is restricted.
 - j. Sidewalks need to be shown along both sides of all streets including Harrison Street or noted on the plat. Sidewalks shall be a minimum of 4' in width.

- k. The utility plan notes sanitary and storm sewer but does not address water or fire hydrant locations. The plat needs to be revised to show hydrant spacing to meet minimum requirements of the fire district.
- l. The eastern block length is longer than the maximum 800 feet, however the existing block length in the abutting block to the east prevents additional road and pedestrian connectivity.
- m. The plat does not provide a road connection to the west. A connection must be provided to ensure the proper connectivity to future development to the west. Additionally, the westernmost block is shown longer than the maximum 800 foot length and must be shortened. The road connection to the west will shorten the block length within the minimum design standards as required by the Subdivision Regulations.
- n. Setbacks are to be shown or noted on the plat. In cases where lots may have multiple frontages, setbacks need to be shown on the drawing.
- o. A landscape plan was not provided and is required.
- p. Street profiles and a description of proposed curbs, gutters, street surfacing and street substructure information are required for review.
- q. A County Board approval block must be included on the drawing for signature by the chairperson.

3. General

- a. Comments have not been received by the Natural Resources District and revisions may be necessary.
- b. A subdivision agreement is required prior to scheduling to County Board.

IV. RECOMMENDATION: Recommend approval to the change of zone from RG-35 to RD-50-PTD.

Recommend approval to the preliminary plat for Sunridge West provided that staff comments are resolved prior to scheduling to the County Board.

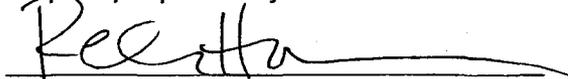
V. COPIES OF REPORT TO:

Applicant
Public upon request

VI. ATTACHMENTS:

Application
Site Plan
Aerial

Report prepared by:



Rebecca Horner, Planning Director

SARPY COUNTY Planning and Building Department

Application for Zoning and/or Platting

INSTRUCTIONS: Please see detailed instructions on completing this form.

<p>APPLICATION FOR: (Pursuant to Section _____ of the Sarpy County Zoning Ordinances and/or Section _____ of the Subdivision Regulations)</p> <p><input checked="" type="checkbox"/> Change of Zone from <u>RG-35 & AG to RD-50-PTD</u></p> <p><input type="checkbox"/> Preliminary Plat: _____</p> <p><input type="checkbox"/> Final Plat: _____</p> <p><input type="checkbox"/> Other: _____</p> <hr/> <p>Legal Description (describe property to wit):</p> <p>PART OF T.L.2., A TAX LOT IN THE NE 1/4 OF SEC.17 AND ALSO PART OF T.L. 12A, A TAX LOT IN SAID NE 1/4 OF SEC.17, ALL IN T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NE.</p>	<p>Property Owner or Business Name:</p> <p><u>EBD HOLDINGS, LLC</u></p> <p>Address: <u>1125 S. 103RD STREET</u></p> <p>City, St, Zip: <u>OMAHA, NE 68124</u></p> <p>Phone: _____</p> <hr/> <p>Developer's Name:</p> <p><u>SAME AS ABOVE</u></p> <p>Address: _____</p> <p>City, St, Zip: _____</p> <p>Phone: _____</p> <hr/> <p>Engineer's Name:</p> <p><u>E & A CONSULTING GROUP</u></p> <p>Address: <u>330 N. 117TH STREET</u></p> <p>City, St, Zip: <u>OMAHA NE 68154</u></p> <p>Phone: <u>402-895-4700</u></p>
<p>General Property Location:</p> <p><u>184TH & HARRISON STREET</u></p>	<p>FEES: A non-refundable filing fee of \$ _____ is required upon submission of application to the Department of Planning and Building.</p>
<p><u>An application for a Change of Zone shall be accompanied by a certified copy of the Deed or other instrument on file in the office of the Register of Deeds.</u></p> <p><i>I/We, the undersigned, do hereby acknowledge that I/We do fully understand and agree to comply with the provisions of the above stated section of the Sarpy County Zoning Ordinance and/or Subdivision Regulations:</i></p>	
<p>_____ Signature of Owner or Legal Representative</p>	<p><u>8/27/08</u> DATE</p>
<p>_____ Signature of Owner or Legal Representative</p>	<p>_____ DATE</p>
<p>REVIEWED BY: Sarpy County Attorney</p>	<p>_____ DATE</p>
<p>SEE ATTACHED RESOLUTION FOR PLANNING COMMISSION RECOMMENDATION and COUNTY BOARD ACTION</p>	

SARPY COUNTY Planning and Building Department

Application for Zoning and/or Platting

INSTRUCTIONS: Please see detailed instructions on completing this form.

<p>APPLICATION FOR: (Pursuant to Section _____ of the Sarpy County Zoning Ordinances and/or Section _____ of the Subdivision Regulations)</p> <p> <input type="checkbox"/> Change of Zone from <input checked="" type="checkbox"/> Preliminary Plat: <u>SUNRIDGE WEST</u> <input type="checkbox"/> Final Plat: _____ <input type="checkbox"/> Other: _____ </p> <p>Legal Description (describe property to wit):</p> <p>PART OF T.L.2., A TAX LOT IN THE NE 1/4 OF SEC. 17 AND ALSO PART OF T.L. 12A, A TAX LOT IN SAID NE 1/4 OF SEC. 17, ALL IN T14N, R11E OF THE 6TH P.M., SARPY COUNTY, NE.</p>	<p>Property Owner or Business Name:</p> <p><u>EBD HOLDINGS, LLC</u></p> <p>Address: <u>1125 S. 103RD STREET</u> City, St, Zip: <u>OMAHA, NE 68124</u> Phone: _____</p> <hr/> <p>Developer's Name:</p> <p><u>SAME AS ABOVE</u></p> <p>Address: _____ City, St, Zip: _____ Phone: _____</p> <hr/> <p>Engineer's Name:</p> <p><u>E & A CONSULTING GROUP</u></p> <p>Address: <u>330 N. 117TH STREET</u> City, St, Zip: <u>OMAHA NE 68154</u> Phone: <u>402-895-4700</u></p>
<p>General Property Location: <u>184TH & HARRISON STREET</u></p>	<p>FEES: A non-refundable filing fee of \$ _____ is required upon submission of application to the Department of Planning and Building.</p>
<p><u>An application for a Change of Zone shall be accompanied by a certified copy of the Deed or other instrument on file in the office of the Register of Deeds.</u></p> <p><i>I/We, the undersigned, do hereby acknowledge that I/We do fully understand and agree to comply with the provisions of the above stated section of the Sarpy County Zoning Ordinance and/or Subdivision Regulations:</i></p>	
<p>_____ Signature of Owner or Legal Representative</p>	<p><u>8/27/08</u> DATE</p>
<p>_____ Signature of Owner or Legal Representative</p>	<p>_____ DATE</p>
<p>REVIEWED BY: Sarpy County Attorney</p>	<p>_____ DATE</p>
<p>SEE ATTACHED RESOLUTION FOR PLANNING COMMISSION RECOMMENDATION and COUNTY BOARD ACTION</p>	

October 15, 2008



Rebecca Horner
Sarpy County Planning and Building
1261 Golden Gate Drive, Suite 2E
Papillion, NE 68046

OCT 15 2008

RE: Sunridge West- Rezoning and Preliminary Plat

SARPY COUNTY
PLANNING DEPARTMENT

Dear Ms. Horner:

The District has reviewed the Preliminary Plat, Preliminary Grading and Utilities, and Drainage Basin Plan for a proposed residential subdivision of approximately 14.6 acres located at 184th & Harrison Street. The following recommendations are provided:

- The District recommends that low impact development techniques be utilized to control the first half inch of stormwater runoff for water quality improvements.
- A drainage study showing no net increase in peak discharges for the 2, 10 and 100 year storm events should be submitted for review. Each potential discharge point from the project should be analyzed.
- Several areas appear to have potential drainage issues and will need consideration. There could be some increase in runoff from the backyards of the proposed lots on the west side that may impact the adjacent property owner. Land uses should be determined and peak flows analyzed for existing and proposed conditions. Also, a plan should be considered for Sublots 1-12 where the stormwater will need to flow around the proposed structures to reach the street. A channel or drainage easement may be necessary. Please analyze these situations.
- Please submit erosion control plans, storm sewer plans and storm sewer calculations for review. Details and calculations for any storm sewer outlets should also be provided.

The information requested above should be submitted for review by the District prior to plat approval. If you have any questions you may contact me at 444-6222 or at agrint@papionrd.org.

Sincerely,

Amanda Grint, PE, CFM
Water Resources Engineer

Cc: Gerry Bowen, PMRNRD



E&A CONSULTING GROUP, INC.
ENGINEERING • PLANNING • FIELD SERVICES

330 NORTH 117TH STREET
OMAHA, NE 68154-2509

www.eacg.com

PHONE: (402) 895-4700
FAX: (402) 895-3599

May 5, 2009

The Martin Family

FOR HAND PICK-UP

Re: Sunridge West Drainage and Storm Sewer
E&A File P2008.414.001

The Martin Family:

Please let this letter confirm in writing what has been previously conveyed to you verbally by E&A. The future Sanitary and Improvement District will collect in storm sewer inlets and convey in a concrete storm sewer pipe the 10 year frequency storm as required by the design criteria of Sarpy County. The proposed storm sewer pipe will extend across your property to the a discharge point at the creek. The pipe will buried at a sufficient depth so as to not interfere with farming operations.

The work will be done at the expense of the SID and at no cost to you. The SID will require that you grant a permanent drainage and storm sewer easement to the SID for construction and maintenance of the storm sewer at no cost to the SID.

Sincerely,
E&A Consulting Group, Engineers for the SID

A handwritten signature in black ink, appearing to read 'Mark A. Westergard', is written over a horizontal line.

Mark A. Westergard, P.E.

AFFIDAVIT OF PUBLICATION

State of Nebraska}

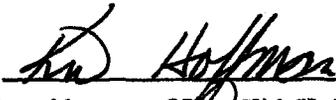
ss.

County of Sarpy}

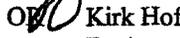
Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Kirk Hoffman deposes and says that he is the Business Manager of the **Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor**, a legal newspaper with a bonafided circulation of 300 copies published in Bellevue, Papillion, Gretna and Springfield, Nebraska; and said newspaper has been published for at least 52 consecutive weeks prior to publication of attached notice: that said publications are of general circulations: that the attached notice was published 1 times on:

Wednesday, April 1, 2009

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.



Shon Barenklau
Publisher

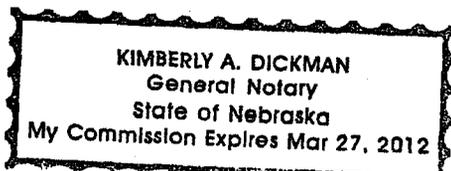
 Kirk Hoffman
Business Manager

Today's Date 03-31-2009

Signed in my presence and sworn to before me:



Notary Public



Printer's Fee \$ 15.40



OCT 16 2008

AFFIDAVIT OF PUBLICATION

SARPY COUNTY
PLANNING DEPARTMENT

State of Nebraska}

ss.

County of Sarpy}

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Paul Swanson deposes and says that he is the Marketing Director of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, a legal newspaper with a bonafided circulation of 300 copies published in Bellevue, Papillion, Gretna and Springfield, Nebraska; and said newspaper has been published for at least 52 consecutive weeks prior to publication of attached notice: that said publications are of general circulations: that the attached notice was published 1 times on:

Wednesday, October 15, 2008

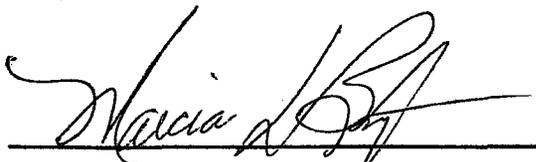
And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.



 Shon Barenklau OR Paul Swanson
 Publisher Marketing Director

Today's Date 10-14-2008

Signed in my presence and sworn to before me:



 Notary Public

GENERAL NOTARY - State of Nebraska
 MARCIA L. BRYANT
 My Comm. Exp. Feb. 12, 2010

SARPY COUNTY
 DEPARTMENT OF PLANNING
 Sarpy County Courthouse
 1210 Golden Gate Drive
 Papillion, Nebraska 68046
 Phone (402) 593-1555
 Fax (402) 593-1558
 Rebecca Horner, Director

NOTICE OF PUBLIC HEARING
 SARPY COUNTY
 PLANNING COMMISSION

Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Wednesday, October 29, 2008, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.

Boyer Young Development Company, 9719 Giles Road, requests approval of a Preliminary Plat, Change of Zone, from AG, Agricultural, to RD-50, Two-Family Residential District, and Comprehensive Plan Amendment, to be known as Whitehall Creek, on Tax Lots 8 & 9, located in the SW 1/4 of Section 17, Township 14N, Range 11E of the 6th P.M., Sarpy County, Nebraska. (192nd & Giles)

Hoch, 192nd LLC, 4418 S. 180th Street, requests approval of a Special-Use Permit, to be known as Pawnee Animal Daycare on the following described property, to wit: Lot 4, Sugar Creek Neighborhood Center, in the Northwest Quarter of Section 17, Township 14N, Range 11E of the 6th P.M., Sarpy County, Nebraska. (190th Edna Street)

Western Land Company, LLC, 10580 S. 147th Street, Omaha, requests approval of a Final plat to be known as Wicks Southside, being a platting of Tax Lot 10 of the SE 1/4 in Section 17, Township 14N, Range 11E of the 6th P.M., Sarpy County, Nebraska.

EBD Holdings Inc, 1125 S. 103rd Street, requests approval of a Preliminary Plat and Change of Zone from RG-35, General Residential, to RD-50-PTD, Two-Family Residential District / Planned Townhouse Development, and AG, Agricultural, to be known as Sunridge West on the following described property, to wit: part of Tax Lot 2-A, Tax Lot in the NE 1/4 of Section 17 and part of the Tax Lot 12A, a Tax Lot in said NE 1/4 of Section 17, all in the Town-

ship 14N, Range 11E of the 6th P.M., Sarpy County, Nebraska. (184th & Harrison Street)

Gretna Rural Fire District, PO BOX 185, Gretna, Nebraska, requests approval of Preliminary Plat, Final Plat and Change of Zone, from AG, Agricultural, to RS-100, Single-Family Residential, to be known as Gretna Rural Fire, located on the following described property, to wit: a parcel of land a portion of the SW 1/4 of the NW 1/4 of Section 27, Township 14N, Range 11E of the 6th P.M., Sarpy County, Nebraska (south of Cornhusker Road east of 168th Street)

David Grain requests a text amendment to the Highway Corridor Overlay District.

Sarpy County Planning Department
 Rebecca Horner, Director
 September 17, 2008
 11975652-10/15

Printer's Fee \$ 36.38

Customer Number: 000947

Order Number: 11975652