

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION: GRANT EXTENSION OF APPROVAL TO PRELIMINARY PLAT –
SUNRIDGE WEST

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), 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 2007), 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 2007); and,

WHEREAS, said Subdivision Regulation provide that a preliminary plat shall become void after twelve (12) months from the date the preliminary plat was approved. Further, the Subdivision Regulation requires the County Board to approve requests for extensions of approval of a preliminary plat; and

WHEREAS, the preliminary plat for Sunridge West was approved by Resolution 2009-081 on May 5, 2009 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, the applicant, EBD Holdings LLC has requested to extend the preliminary plat approval of Sunridge West for twelve (12) months ending on May 5, 2011.

NOW THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the approval of the preliminary plat of a subdivision to be known as Sunridge West, is hereby extended for a period of twelve (12) months.

Dated this 6th day of April 2010..

Moved by Rich Jansen seconded by Rusty Hite, that
the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Rusty Hite

none

none

Rich Jansen

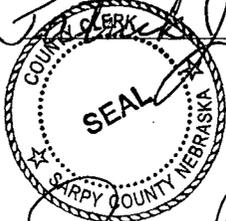
Don Jones

Paul Korman

Richard Thomas

ABSTAIN:

none



Lene Lunsman
County Clerk
Chief Deputy

Approved as to form:

Mark A. Hite
County Attorney

Sarpy County Board of Commissioners Report

Date of Meeting: April 6, 2010

Staff report prepared March 30, 2010

Subject	Type	By
Request for a 12 month extension of the preliminary plat for Sunridge West, located on the following described property to wit: Part of Tax Lot 2 and part of Tax Lot 12A, in the NE ¼ of Section 17, Twp 14N, Rng 11E of the 6 th P.M., Sarpy County, Nebraska. (190 th and Harrison Street)	Resolution	Rebecca Horner, AICP Planning Director

Request

- This is a request to approve a 12 month extension of the approval of the preliminary plat.
- The request is due to economic conditions that slowed the development process.
- The applicant indicated they intend to begin the final plat process within the next six months.
- The Papio-Missouri Natural Resources District has no objection to the request.
- The development area is small. The additional stormwater requirements may reduce the developable area and the impacts of the stormwater improvements are limited. The developer made assumptions about the cost of development based on regulations that have now been updated. Typically the final plat is submitted within the 12 months after the approval of the final plat, however the current economic conditions have not made that possible.

Preliminary Plat

- The Sunridge West Preliminary Plat, for 64 townhouse lots, was approved by the County Board on May 5, 2009.

Subdivision Regulations

- Section 5, Subdivision Regulations states "The approval of the preliminary plat shall become void after twelve (12) months from the date of such approval unless all or a portion of the approved preliminary plat has been submitted for approval as a final plat during that period. Twelve (12) month extensions may be granted by the Board upon written request by the subdivider".
- The purpose of plat expiration is to capture any additional requirements that have been adopted twelve months after the original approval and that the approvals were based on a plat design that was found to be in conformance with the current regulations. The following changes have been made to the Sarpy County regulations that may impact the design of the plat:
 - a. Stormwater regulations have been updated to require water quality and quantity improvements.

Recommendation

For the above stated reasons I recommend approval to the request to extend the approval of Sunridge West Preliminary Plat for an additional twelve (12) months to May 5, 2011.

Respectfully submitted by:



Rebecca Horner, AICP
Planning Director



14710 West Dodge Road, Suite 100
Omaha, Nebraska 68154-2027

(Ph) 402.496.2498
(Fax) 402.496.2730

March 29, 2010

MAR 30 2010

Ms. Rebecca Horner
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046

**SARPY COUNTY
PLANNING DEPARTMENT**

REFERENCE: Sunridge West
Preliminary Plat
LRA Job No. 0109117.01-001

Dear Ms. Horner:

We understand that the preliminary plat for Sudridge West was approved and signed by the County Board of Commissioners on May 5, 2009. A copy of the resolution is attached. We further understand that the approval of the Preliminary Plat shall become void after twelve (12) months from the date of such approval unless all or a portion of the approved Preliminary Plat has been submitted for approval as a Final Plat during that period.

Since no portion of this subdivision has been final platted, on behalf of the owner EBD Holdings, LLC, we are hereby requesting that a twelve (12) month extension be granted by the Board.

As required, enclosed is a platting fee equivalent to the original preliminary platting fee in the amount of \$584.00 [\$400 + (64 Townhouse lots + 25 single-family lots + 3 outlots) x \$2.00 per lot].

If you feel this request is complete, please see that it is placed on the next County Board of Commissioners agenda, so that the prior preliminary plat approval does not lapse.

Please call if you have any questions or concerns regarding this submittal.

Sincerely,

LAMP, RYNEARSON & ASSOCIATES, INC.

Terry Atkins, P.E., LEED® AP
Land Development Department Manager

Enclosures

c/w/enc: Loren Johnson
Bob Doyle

jm\Engineering\0109117\ADMIN\MTL Horner.100329.docx

NE COR. OF W 1/2
OF NE 1/4 OF
SEC. 17-T14N-R11E

17' ADDITIONAL RIGHT-OF-WAY DEDICATION
20' WIDE LANDSCAPE EASEMENT

HARRISON STREET

EMILINE STREET

GERTRUDE STREET

TERRACE

AVENUE

PARK
0.531 AC.

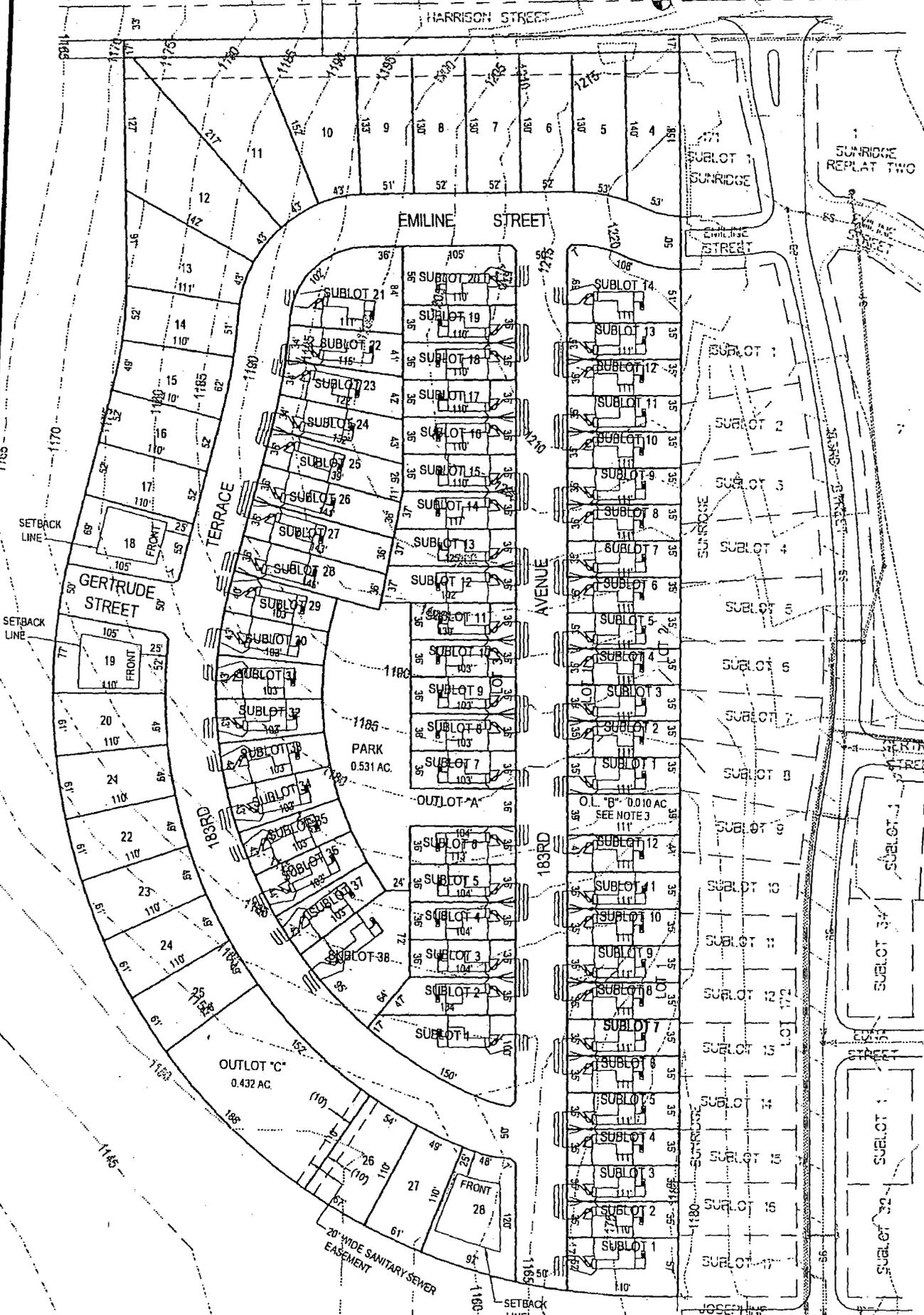
OUTLOT "A"

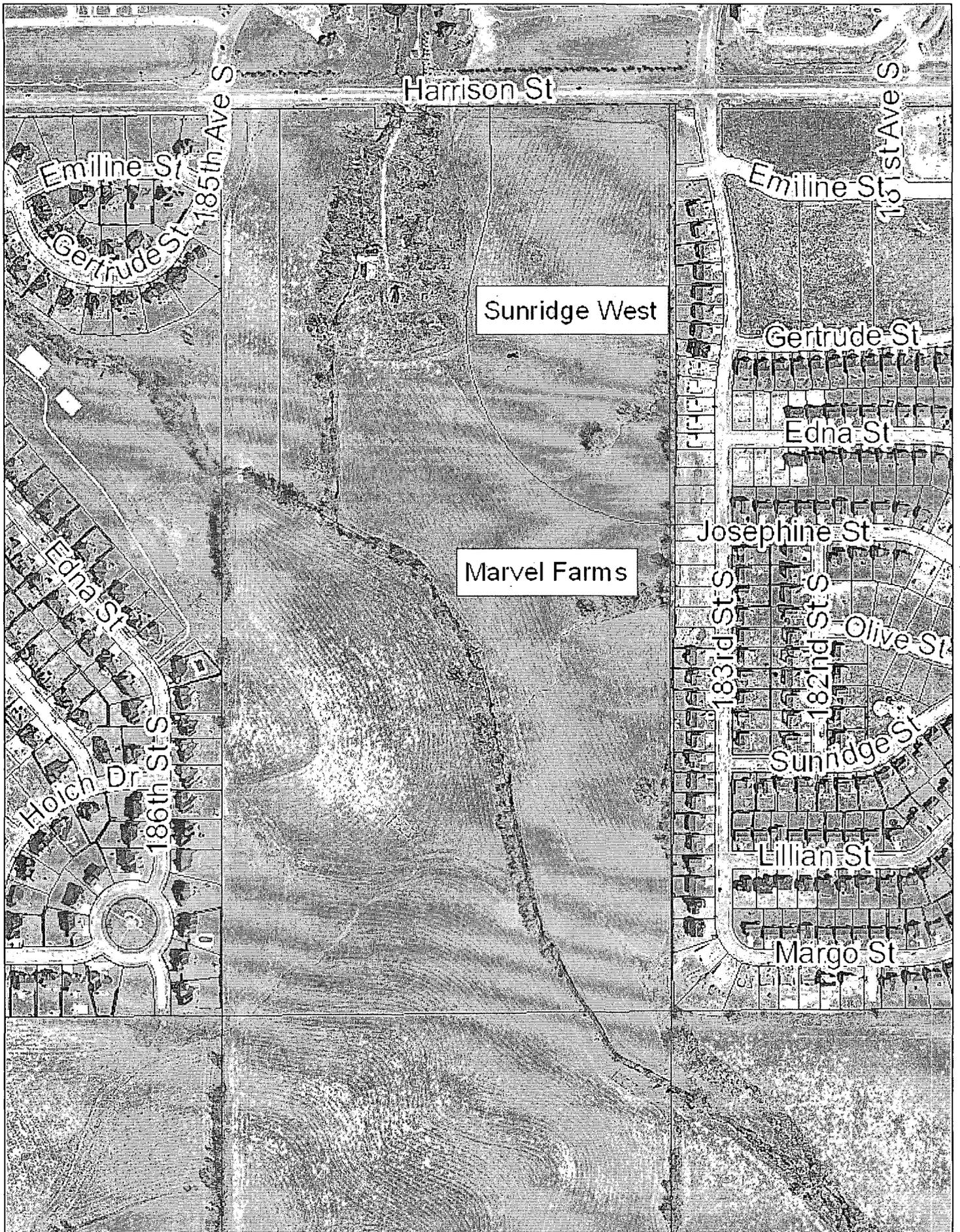
OUTLOT "C"
0.432 AC.

20' WIDE SANITARY SEWER
EASEMENT

SUNRIDGE
REPLAT TWO

JOSEPHINE STREET





Sunridge West

Marvel Farms

