

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Leisure Village, Sarpy County, NE

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; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2007); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve applications for development permits within any Flood Plain District; and

WHEREAS, Rebecca Horner, Planning Director has reviewed Leisure Village's application for a Flood Plain Development Permit for compliance with the Zoning Regulations on the property legally described in the attached Exhibit A; and,

WHEREAS, the Planning Director has made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Director report, the Natural Resources District comments and the site plan of the subject property.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved.

Dated this 28th day of September, 2010.

Moved by Rich Jansen seconded by Tom Richards, that

the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Debra J. Naughtaling
Rich Jansen
Tom Richards

none

none

ABSTAIN:

none



Debra J. Naughtaling
County Clerk

Approved as to form:

Tom Richards
County Attorney

Sarpy County Board of Commissioners Report
 Staff Report Prepared: September 8, 2010
 County Board Meeting Date: September 14, 2010

Subject	Type	By
Floodplain Development Permit for a recreational vehicle park located in the E ½ lying south of LaPlatte Road including Tax Lots 6A, 6B2 and 6C1 in Section 29, T13N, R13E and located in the W1/4 lying south of LaPlatte Road including part of Government Lot 2 in Section 28, T13N, R13N all of the 6 th p.m., in Sarpy County, NE.	Resolution	Rebecca Horner, AICP Planning Director

- Request
 - This is a request for a floodplain development permit for a recreational vehicle park for 192 pad sites on approximately 220 acres with accessory recreational services. The attached site plan shows the proposed layout of the use. There are associated applications including a floodplain development permit, preliminary and a final plat.
- History
 - The applicant met with staff in 2009 to discuss the proposal. The applicant held a neighborhood meeting on January 6, 2010, which staff attended, in order to present the project and address neighborhood concerns. The application was heard at three separate planning commission meetings.
 - The County Sheriff took aerial photographs during the June 2010 flood event. It appears from the photographs that the proposed pad sites are largely outside of the flooded areas. Only a portion of approximately ten sites, if any, would have been affected by flood waters. Images are attached.
- Comprehensive Development Plan and Zoning
 - The Sarpy County Development Structure Plan indicates this area as Bellevue Future Growth. The Comprehensive Plan indicates two separate policy tiers for the area indicating a split of open agricultural with master planned developments and low density residential.
 - The existing zoning is AG, Agricultural. The proposed use is a permitted special use in the AG district.
 - The proposed use a low density transitional recreation use. A portion of the property is encumbered by floodplain and the uses are limited. The proposed use appears to be an alternative use of the property as allowed by the Zoning Regulations and Comprehensive Plan.
- Floodplain Development Permit
 - The applicant requests a floodplain development permit to allow grading and some filling of the property.
 - The property is limited to 25% fill on site.
 - The application was revised to resolve Papio Missouri River Natural Resources District comments.
 - The application meets the requirement of the floodplain development regulations.
- Recommendation
 - For the reasons stated above I recommend approval to the floodplain development permit for a 192 pad site recreational area and associated recreational uses.

Respectfully submitted by:



Rebecca Horner, AICP
 Planning Director

November 17, 2009

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



RE: Century Development-Leisure Village Application for Special Use Permit, Preliminary and Final Plat,
and Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the development of Leisure Village, a seasonal recreational vehicle park located at 38th Street and La Platte Road in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panels 31153C 0205 G and 31153C 0212 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River. The base flood elevation (BFE) determined at this location is approximately 979 ft (NAVD 1988).

The District has reviewed a letter prepared by Jeffrey L. Thompson, P.E. dated October 29, 2009 providing a project description, as well as engineering plans prepared by Thompson, Dreesen and Dorner, Inc. dated October 27, 2009 and offers the following comments:

- The BFE at the site is approximately 979.0 ft (NAVD 1988). The District understands that no permanent structures are planned on this site. Therefore, an elevation certificate is not required.
- Any utility and sanitary facilities servicing the site must be elevated or flood-proofed to at least one foot above BFE.
- New water supply systems and sanitary sewage systems must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters. On site waste disposal systems must be located so as to avoid impairment or contamination.
- A Post Construction Stormwater Management Plan will be necessary for this project. Please submit the application and all supporting documentation. The application and guidance manual can be found at www.papiopartnership.org.

If you have any questions or concerns, please contact me at 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster
Stormwater Management Engineer

Cc: Jeff Thompson, Thompson, Dreesen, & Dorner, Inc.
Marlin Petermann, Amanda Grint, P-MRNRD



Leisure Village