

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**RESOLUTION PRELIMINARY PLAT – MERIDIAN PARK REPLAT THREE**

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 Subdivision Regulations, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374 (Reissue 2007); and,

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

WHEREAS, the applicant, Hearthstone Homes has applied for approval of a preliminary plat of a subdivision to be known as Meridian Park Replat Three on the following described property, to wit:

Lots 1-8 inclusive, Meridian Portico located in the NW ¼ of Section 22, T 14N, R11E of the 6<sup>th</sup> p.m. of Sarpy County, Nebraska.

WHEREAS, Rebecca Horner, Planning Director has reviewed the application for a preliminary plat of a subdivision to be known as Meridian Park Replat Three 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, the aerial map of the subject property, the Natural Resources District comments and a copy of the preliminary plat of the subdivision to be known as Meridian Park Replat Three; and

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 June 16, 2010 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 Meridian Park Replat Three is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan;

BE IT FURTHER RESOLVED THAT the preliminary plat of a subdivision to be known as Meridian Park Replat Three, as described in the attached Exhibit A is hereby approved.

Dated this 28<sup>th</sup> day of September 2010.

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

YEAS:

NAYS:

ABSENT:

Rusty Huke  
Rich Jansen  
Don Albrecht  
Tom Richard  
\_\_\_\_\_  
\_\_\_\_\_

none

none

ABSTAIN:

none



Debra Noughtaling  
County Clerk

Approved as to form:

[Signature]  
County Attorney

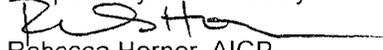
Sarpy County Board of Commissioners Report  
Staff Report Prepared: September 20, 2010  
County Board Meeting Date: September 28, 2010

Subject	Type	By
Meridian Park Replat Three Preliminary Plat for 54 single family residential lots on Lots 1-8 inclusive, Meridian Portico located in the NW ¼ of Section 22, T 14N, R11E of the 6 <sup>th</sup> p.m. of Sarpy County.	Resolution and Public Hearing	Rebecca Horner, AICP Planning Director

This is a request for a preliminary plat for Meridian Park Replat Three for 54 residential lots.

- Comprehensive Development Plan
  - The Sarpy County Development Structure Plan indicates this area as urban residential.
- History
  - The existing zoning of RG-35 PTD, Meridian Portico preliminary and final plat, comprising of eight lots that were each planned to have a four-unit multiple family structure, was approved March 11, 2008.
  - The property owner had a pre-application meeting with department staff and indicated a desire to return to single family lots. The applicant submitted the proposal and was heard by the Planning Commission on June 16, 2010.
- Change of Zone
  - The area is shown in the Comprehensive Plan as Urban Residential. Urban Residential represents residential densities that are consistent with a range of housing types design in an urban or suburban setting. Typical lots sizes range from 5,000-14,000 square feet.
  - The RD-50 district requires a minimum 5,000 square foot lot area and average minimum lot width of 50'.
  - The existing zoning of RG-35 is of a higher density than the requested zoning. The request to change the zoning from RG-35 to RD-50 is a downzone to a more restrictive residential zoning.
  - The applicant's request for RD-50 zoning will revise the zoning back to the originally approved zoning designation and is consistent with the adjacent zoning designations.
  - The requested zoning designation is in conformance with the Comprehensive Plan.
- Preliminary Plat
  - The preliminary plat meets all minimum subdivision standards.
  - The lots shown meet all requirements of the RD-50 zoning district.
  - A 20' landscape buffer is required along Giles Road.
  - Sidewalks are required along both sides of local streets and along the south side of Giles Road. The preliminary plat notes this requirement and it will be included in the subdivision agreement.
  - Stormwater regulations apply. The applicant provided an exhibit and drainage calculations to show how they meet the intent of the regulations. The preliminary plat notes the requirement and the final drawings will be provided with the final plat.
  - Water is provided by MUD and sanitary sewer is located at the site.
  - The preliminary plat meets the requirements of the Subdivision Regulations and Comprehensive Plan.
- Planning Commission
  - Planning Commission recommended unanimous approval (9-0) on June 16, 2010.
  - *Bliss moved, seconded by Labart to approve the Preliminary Plat for the subdivision to be known as Meridian Park Replat Three as it meets the Comp Plan, Zoning Regulations and Subdivision Regulations. Ballot: Ayes: Bliss, Fenster, Stuart, Vanek, Labart, Wear, Thompson, Torczon and Whitfield. Nays: None. Abstain: None. Absent: Dunbar and Stuart. Motion carried.(9-0)*
- Recommendation
  - For the reasons stated above I recommend approval to the request for Meridian Park Replat Three Preliminary Plat on Lots 1-8 inclusive, Meridian Portico located in the NW ¼ of Section 22, T 14N, R11E of the 6<sup>th</sup> p.m. of Sarpy County.

Respectfully submitted by:

  
Rebecca Horner, AICP  
Planning Director

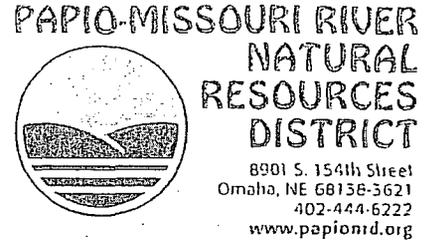


Area of Application

eliminary Plat Meridian Park Replat Three

June 7, 2010

Rebecca Horner, Director  
Sarpy County Planning Department  
Papillion, NE 68046



RE: Meridian Park Replat Three Application for Preliminary and Final Plat

Dear Ms. Horner:

The District reviewed the Preliminary Plat and Final Plat Application along with a preliminary drainage study for the Meridian Park Replat 3 project located southwest of 156<sup>th</sup> Street and Giles Road in Sarpy County, Nebraska. The District offers the following comments on this project:

- This project requires a Post Construction Stormwater Management Plan (PCSMP). A PCSMP application, along with all supporting documentation must be submitted. The application and guidance manual can be found at [www.omahastormwater.org](http://www.omahastormwater.org). The PCSMP should show on-site treatment of the first 1/2" of runoff as well as demonstrate a no-net peak flow increase from the 2-year storm event.
- The drainage study submitted with this project is incomplete. Please provide all supporting documentation as outlined in the drainage study checklist which can be found at [www.omahastormwater.org](http://www.omahastormwater.org).

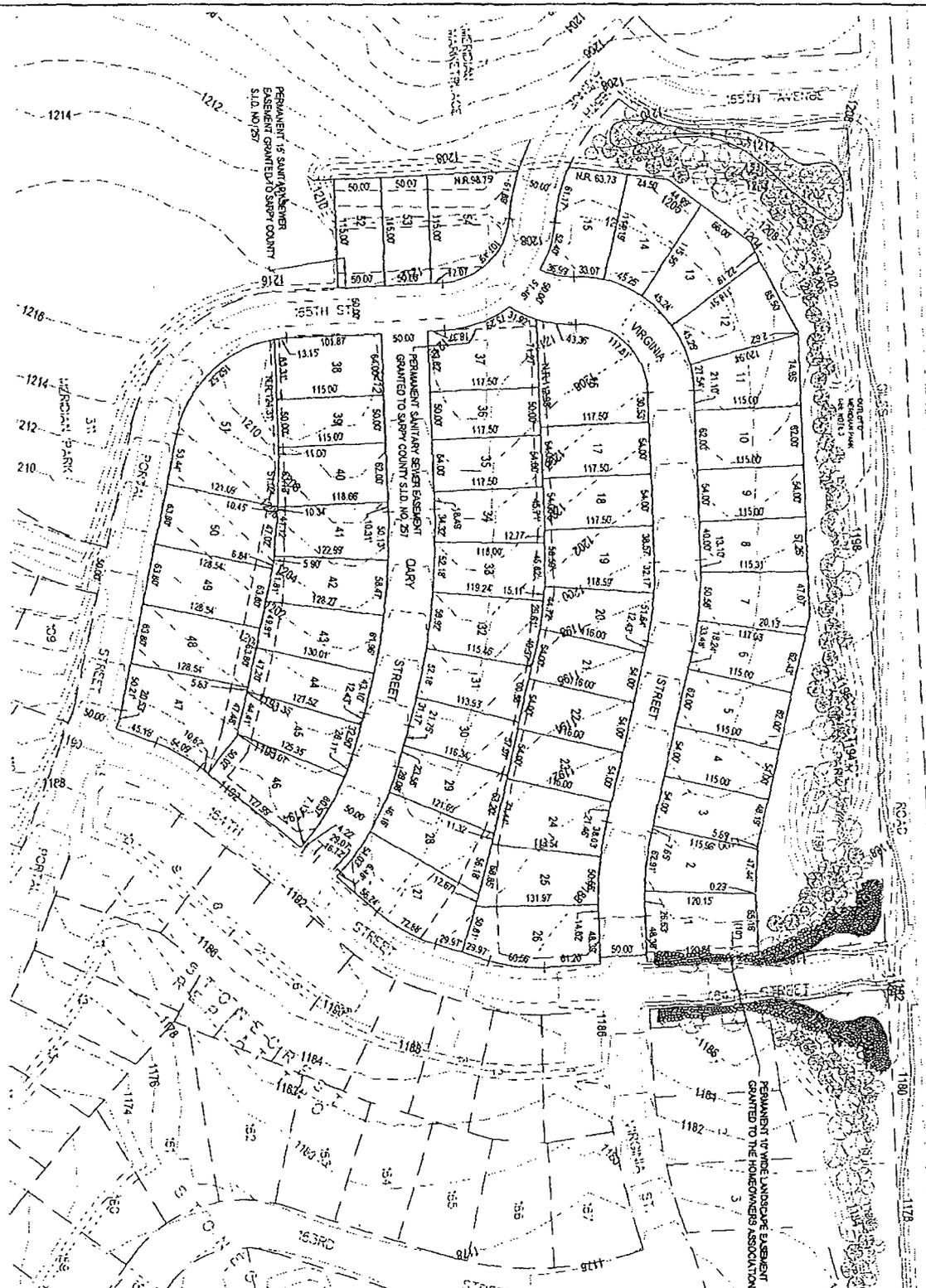
If you have any questions or concerns, please contact me at 444-6222 or at [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

Lori Ann Laster  
Stormwater Management Engineer

Cc: Marlin Petermann, P-MRNRD

\\laster\Documents\Perrnit-Zoning Reviews\Sarpy County\Plat 1073\100607-Meridian Park.docx  
Project: 535 Plat: 1073



PERMANENT TO WIDE LANDSCAPE EASEMENT GRANTED TO THE HOMEOWNERS ASSOCIATION

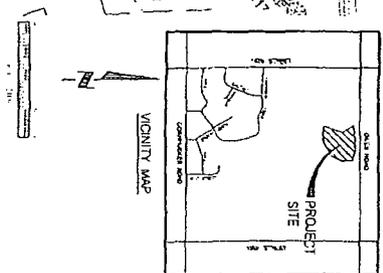
PERMANENT SANITARY SEWER EASEMENT GRANTED TO SHERY COUNTY SLD NO. 231

PERMANENT SANITARY SEWER EASEMENT GRANTED TO SHERY COUNTY SLD NO. 231

**LEGEND**

- ADJACENT PROPERTY
- EXISTING
- PROPOSED
- CONTRACT AREA

**LOCAL DISCREPANCY**  
 THIS MAP IS A PRELIMINARY PLAT AND DOES NOT REPRESENT A FINAL RECORD MAP. THE LOCAL DISCREPANCY IS THE RESULT OF A DISCREPANCY BETWEEN THE RECORD MAP AND THE FIELD SURVEY. THE LOCAL DISCREPANCY IS THE RESULT OF A DISCREPANCY BETWEEN THE RECORD MAP AND THE FIELD SURVEY. THE LOCAL DISCREPANCY IS THE RESULT OF A DISCREPANCY BETWEEN THE RECORD MAP AND THE FIELD SURVEY.



VICINITY MAP

Project No.	12221210
Date	04/14/10
Scale	AS SHOWN
Sheet No.	1 of 1

**PRELIMINARY PLAT**

**MERIDIAN PARK REPLAT THREE**

**e+a E&A CONSULTING GROUP, INC.**  
 ENGINEERING • PLANNING • FIELD SERVICES

# ADDITIONAL INFORMATION

**SARPY COUNTY BOARD OF COMMISSIONERS**

**PRELIMINARY PLAT**



# SARPY COUNTY DEPARTMENT OF PLANNING

1210 GOLDEN GATE DRIVE, PAPILLION, NE 68046

PHONE: (402) 593-1555 FAX: (402) 593-1558

**REBECCA HORNER, DIRECTOR**

## PLANNING COMMISSION MEETING MINUTES

May 19, 2010

May 19, 2010

Sarpy County Board of Commissioners  
Sarpy County Courthouse  
1210 Golden Gate Drive  
Papillion, Nebraska 68046

To The Sarpy County Board of Commissioners:

The Sarpy County Planning Commission held a regular meeting on May 19, 2010, in the County Board Room at the Sarpy County Courthouse, Papillion, Nebraska. Chairman Whitfield called the meeting to order at 7:00 p.m. with the following members present: Susan Bliss, Courtney Dunbar, Donald Fenster, Pat Lichter, John Thompson, Jerry Torczon, Wayne Labart, Dennis Vanek and Doug Whitfield. Absent were: Gary Stuart and Alan Wear. Also in attendance were the staff members: Rebecca Horner, Planning Director, Nicole O'Keefe, Deputy County Attorney and Michelle Alfaro, Planning Assistant.

Chairman Whitfield gave notice of the Open Meeting Law.

Chairman Whitfield asked for Commissioner reports.

Mr. Fenster requested to receive the packets with more notice at least the Friday prior to the meeting.

Chairman Whitfield asked for a motion to approve the agenda.

- *Dunbar moved, seconded by Torczon to approve the agenda as submitted. Ballot: **Ayes:** Bliss, Dunbar, Fenster, Lichter, Vanek, Labart, Torczon, Wear, Thompson and Whitfield. **Nays:** None. **Abstain:** None. **Absent:** Stuart and Wear. **Motion carried.**(9-0)*

Chairman Whitfield asked for a motion to approve the **April 21, 2010** minutes.

- *Bliss moved, seconded by Vanek, to approve the minutes of the April 21, 2010 meeting as submitted. Ballot: **Ayes:** Bliss, Fenster, Lichter, Vanek, Labart, Torczon, Wear, Thompson and Whitfield. **Nays:** None. **Abstain:** Dunbar. **Absent:** Stuart and Wear. **Motion carried.**(9-0)*

- I. **CONSENT AGENDA ITEMS:** *Note: All consent items are automatically approved when the consent agenda is approved unless removed by a board member. Removed items will be placed under Regular Agenda Items for action by the Planning Commission.*

*None.*

## II. REGULAR AGENDA ITEMS:

### A. Public Hearing & Recommendation: Special Use Permit

**Boyer Young Development requests a Special Use Permit and Flood Plain Development Permit for a commercial recreational area on property legally known as Tax Lot 1A, a tax lot located in part of Section 17, Township 13N, Range 10E, of the 6<sup>th</sup> P.M. Sarpy County, Nebraska. (252<sup>nd</sup> & Fairview Road)**

#### Introduction:

Ms. Horner stated the request was to obtain a special use permit to establish a commercial recreation area for 480 recreational vehicle pad sites and accessory services including comfort station, bath house, and convenience shop for a commercial recreational use. Ms. Horner gave the existing conditions and the history of the site. Ms. Horner provided her analysis and development alternatives regarding the request. Ms. Horner stated the existing AG district allowed for the approval of a commercial recreational area and that there was an existing lake on the property which was proposed to be part of the commercial recreational area. Ms. Horner discussed floodplain management regulations, traffic and access, post construction stormwater management plan, the proposed use, water, and wastewater. Ms. Horner indicated that several items would need to be resolved prior to going before the County Board including items that were design related and subject to state statutory requirements. Some items were related to the emergency operations and demonstration of no-rise on the property. Ms. Horner recommended approval to the special use permit for Belle Lago provided that staff comments in the staff report are resolved prior to scheduling to the County Board.

- *Whitfield moved, seconded by Lichter to waive the time requirement for the applicant representatives and opponent representatives rebuttal. Ballot: **Ayes:** Bliss, Dunbar, Fenster, Lichter, Vanek, Labart, Torczon, Wear, Thompson and Whitfield. **Nays:** None. **Abstain:** None. **Absent:** Stuart and Wear. **Motion carried.**(9-0)*

#### Applicant Presentation:

Mr. Westergard came before the commission and stated the site in its entirety was about 200 acres in size and the primary feature is a 96 acre lake that was left from the mining operations. Mr. Westergard indicated the lake was large enough to provide some boating, fishing and swimming opportunities. The pad site would have water, sanitary sewer, cable hook-ups and other amenities would include a bath house. He stated normally the floodway would prevent structural development however a no-rise certification has been provided. Phase one would include 85 pad sites and the entire site would have no more than 480 pad sites.

Mr. Westergard discussed comments received. He discussed sanitary sewers and the many alternatives with the NRD and NDEQ and decided the holding tank alternative was the only viable option because they are in a floodplain designated area. They are opting for smaller double walled tanks and will serve 4 pad sites All Title 124 requirements can be met. Mr. Westergard indicated a well was tested May 19, 2010 and was a good well and meets all the requirements of Title 178 and the results will be submitted to the state. Mr. Westergard discussed the development in the flood plain and the requirements they would meet. Mr. Westergard discussed the NRD comments. There was discussion about the public safety and tornado activities or heavy thunderstorms which will be addressed in phase one. To serve as a storm shelter there will be additional bath houses and will be demonstrated to protect the public in the event of the storm. Evacuation has been discussed and how to get them out quickly. Mr. Westergard indicated two points of ingress/egress on major roadways and evacuation would be satisfactory.

Lastly the operation statement was proposed and included a full time manager for the property who would probably be assisted by up to three seasonal employees and would be controlled morning and night.

Commissioner Fenster asked for clarification on season.

Mr. Westergard stated that it would be April 15 to October 15.

Commissioner Thompson questioned lighting and the main entry.

Mr. Westergard stated that the main entry would be Fairview.

Commissioner Bliss questioned if there would be storage.

Mr. Westergard stated no.

Commissioner Bliss questioned the storm water management plan.

Mr. Westergard stated it would be completed.

Commissioner Vanek questioned if there would be a temporary access road to the convenience store.

Mr. Westergard stated that there was a possibility it would happen and the two fingers were not excavated.

Mr. Sullivan came forward and address concerns about the roads and bridges and indicated they have all been designed to deal with heavy weight from the gravel trucks that used to utilize the roadway. Mr. Sullivan stated there are not any homes in the immediate area and would have them coming in and out but would not be the same type of heavy and industrial road traffic as with the mining operation.

**\*Public Hearing opened at 7:36 P.M.\***

None came forward.

**\*Public Hearing closed at 7:42 P.M.\***

Discussion:

Chairman Whitfield questioned the one foot above water level for the sewer facilities and if there be enough there to get one foot above the base flood elevation.

Mr. Westergard said absolutely not.

Chairman Whitfield questioned the no-rise certificate.

Mr. Westergard discussed the no-rise certification.

Commissioner Bliss questioned the outstanding issues that need to be resolved.

Ms. Horner reiterated the outstanding issues listed in her staff report.

Chairman Whitfield questioned if will catch the grey water.

Mr. Westergard stated they will catch everything that comes out.

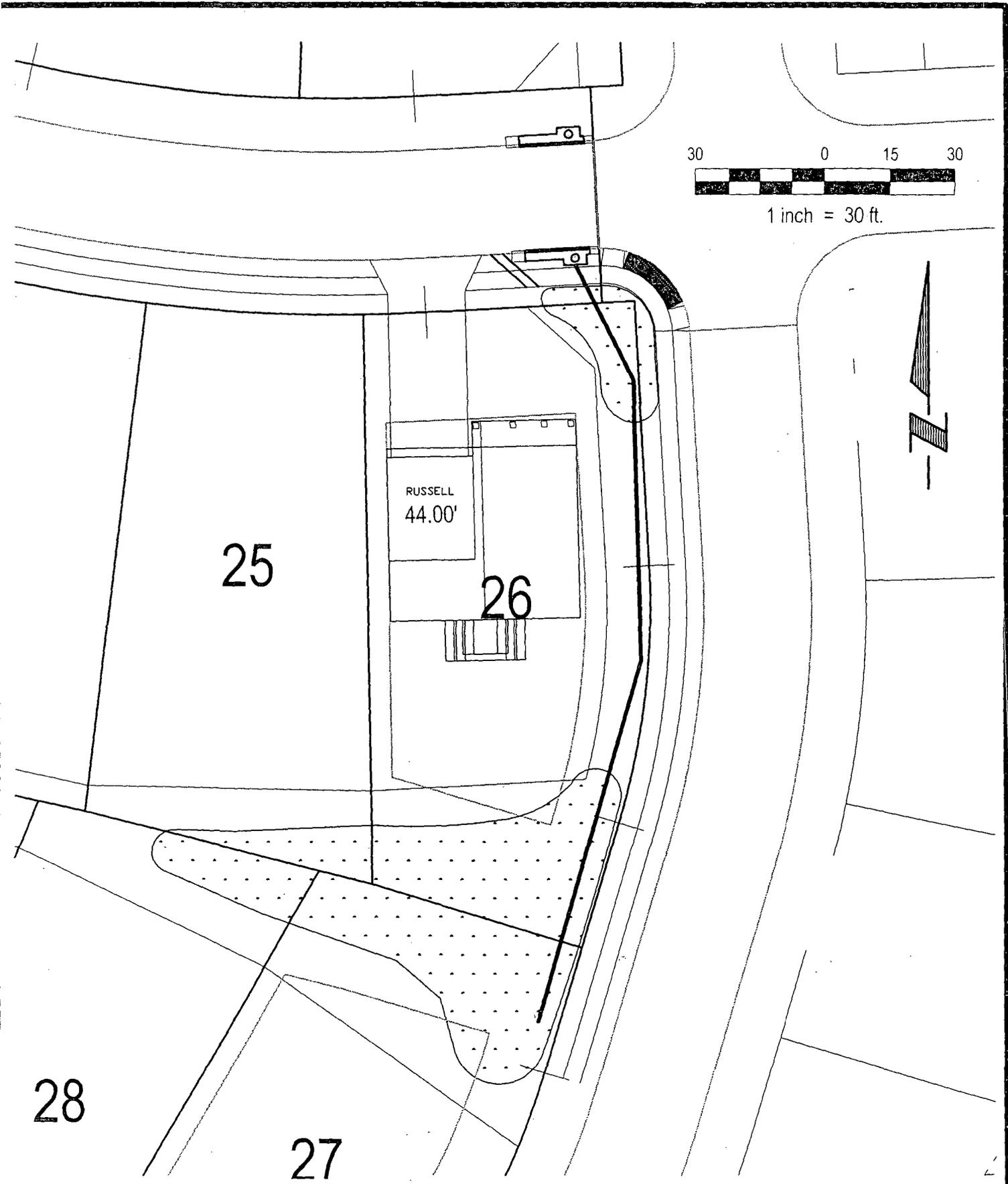
- *Bliss moved, seconded by Fenster to approve the Special Use Permit for Belle Lago both phases provided that staff comments are resolved prior to scheduling to the County Board as it conforms to the Comprehensive Plan and Zoning Regulations of Sarpy County. . Ballot: **Ayes:** Bliss, Dunbar, Fenster, Lichter, Vanek, Labart, Torczon, Wear, Thompson and Whitfield. **Nays:** None. **Abstain:** None. **Absent:** Stuart and Wear. **Motion carried.**(9-0)*

III. **CORRESPONDENCE:** The following items were briefly discussed to provide updates to the Planning Commissioners.

IV. **ADJOURNMENT:** Being no further discussion, *Dunbar moved, seconded by Whitfield to adjourn the meeting.* By a unanimous oral vote, Chairman Whitfield declared the meeting adjourned at 8:33 p.m.

Respectfully Submitted,

Doug Whitfield, Chairman  
Michelle Alfaro, Planning Assistant



30 0 15 30  
1 inch = 30 ft.

RUSSELL  
44.00'

25

26

28

27



E&A CONSULTING GROUP, INC.  
ENGINEERING • PLANNING • FIELD SERVICES  
330 NORTH 117TH STREET OMAHA, NE 68154 PHONE: (402) 895-4700

# RAINGARDEN EXHIBIT

Drawn by: KGV Chkd by: \_\_\_\_\_ Chkd by: \_\_\_\_\_

Job No.: 2004.045.001 Date: 7/26/2010

Sarpy County, Nebraska



Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale  
1 inch = 135 feet

9/15/2010

## Michelle Alfaro

---

**From:** Edwards, FAE Kevin W. (OmaF) [Kevin.Edwards@ci.omaha.ne.us]  
**Sent:** Tuesday, May 11, 2010 12:14 PM  
**To:** Giles, AFM Daryl M. (OmaF); Michelle Alfaro  
**Subject:** RE: Zoning Review - Change of Zone Meridian Park Replat Three

Michelle,

Daryl is correct that it is out of his code authority. I have looked at the street spacing and radius issues, these are my concern in that Fire Trucks need to be able to navigate the streets. I also look at street naming for conflict issues making addresses hard to find.

If the development is going to use MUD for domestic and fire suppression water supply then MUD will insure adequate hydrant distribution.

I have no problem with the development.

Kevin  
679-5452

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**From:** Giles, AFM Daryl M. (OmaF)  
**Sent:** Tuesday, May 11, 2010 11:50 AM  
**To:** 'Michelle Alfaro'  
**Cc:** Edwards, FAE Kevin W. (OmaF)  
**Subject:** RE: Zoning Review - Change of Zone Meridian Park Replat Three

Michelle,

This 165<sup>th</sup> & Giles is out of my fire code jurisdiction however, Millard's Fire Chief Kevin Edwards should reply with any fire zone concerns.

Respectfully,

Daryl Giles  
Assistant Fire Marshall  
444-5711

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**From:** Michelle Alfaro [mailto:malfaro@sarpy.com]  
**Sent:** Tuesday, May 11, 2010 9:22 AM  
**To:** Michelle Alfaro; Mark Wayne; Brian Hanson; Nicole O'Keefe; Tom Lynam; Eric Herbert; Nikki Lampe; Laster, Lori; Tom Lynam; CARNAZZO, PATRICK J; Jeff Davis; 'Masek, Mark'; Loll, Jeff; Mark Stursma; 'Michelle Wehenkel'; 'CSolberg@ci.la-vista.ne.us'; Donna Lynam; 'Kathleen Fauver'; cshewchuk@bellevue.net; Giles, AFM Daryl M. (OmaF); Edwards, FAE Kevin W. (OmaF); jtlopez@mpsomaha.org  
**Cc:** Michelle Alfaro  
**Subject:** RE: Zoning Review - Change of Zone Meridian Park Replat Three  
**Importance:** High

Hello Everyone! Please see the attached application request for a change of zone.

**PROJECT DESCRIPTION: Change of Zone – HEARTHSTONE HOMES**, requests a change of zone of lots 1 thru 8 inclusive, Meridian Portico, a subdivision located in the NW ¼ of Section 22-14N-11E from RG-35 (General Residential) PTD (Planned Townhouse Development) to RD-50 (Two Family Residential) PD (Planned Development).

**SARPY COUNTY  
PLANNING COMMISSION  
STAFF REPORT PREPARED JUNE 6, 2010  
PLANNING COMMISSION MEETING: JUNE 16, 2010  
MERIDIAN PARK REPLAT THREE  
CZ 10-0004  
PP 10-0002  
FP 10-0003**

**I. GENERAL INFORMATION**

**A. APPLICANT:**

HearthStone Homes  
810 N. 96<sup>th</sup> Street  
Omaha, NE 68114

**B. PROPERTY OWNER:**

Same

**C. LOCATION:**

165<sup>th</sup> Avenue and Giles Road (southeast corner)

**D. LEGAL DESCRIPTION:**

Lots 1-8, inclusive, Meridian Portico, located in the NW ¼ of Section 22, T14N, R11E

**E. REQUESTED ACTION:**

The applicant requests a change of zoning from RG-35 PTD to RD-50 PD, a preliminary and final plat for 54 residential lots.

**F. EXISTING ZONING AND LAND USE:**

RG-35 PTD, General Residential with a Planned Townhouse Development overlay.

**G. SIZE OF SITE:**

10 acres, more or less

**II. BACKGROUND INFORMATION**

**A. COMPREHENSIVE PLAN SPECIFICATIONS:**

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

**B. EXISTING CONDITION OF SITE:** Undeveloped.

**C. GENERAL VICINITY AND LAND USE:**

BG, General Business, partially developed, to the west.  
RS-72, Single Family, partially developed, to the north.  
RD-50 PD, partially developed, to the south and east.

**D. RELEVANT CASE HISTORY:** Meridian Portico was approved on March 11, 2008 including a change of zone from RD-50 to RG-35 PTD, Special Use Permit, Preliminary and Final Plats for 8 lots. Each lot contained one structure for four dwelling units.

Meridian Park was approved in April 2005 including a change of zone from AG to RD-50, Preliminary and Final Plats.

**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 zoning from RG-35 to RD-50, and approve a preliminary and final plat for 54 residential lots. The existing layout was designed for multi-family and the applicant proposes to revise the plan to allow for single family lots.

#### **B. LAND USE/COMPREHENSIVE PLAN:**

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

Giles Road is shown in the Transportation Plan as a Minor Arterial. (Figure 6.3)

The change of zoning, preliminary and final plats appear to be in conformance with the Comprehensive Plan.

#### **C. GENERAL:**

##### 1. Change of Zone

- a. The area is shown in the Comprehensive Plan as Urban Residential. Urban Residential represents residential density that is consistent with range of housing types designed in an urban or suburban setting. Typical lot sizes range from 5,000-14,000 square feet.
- b. The RD-50, Two Family Residential district requires a minimum of 5,000 square feet lot area and average minimum lot width of 50'.
- c. The existing zoning is a residential district of a higher density. The request to change the zoning from RG-35 to RD-50 is a downzone to a more restrictive residential zoning.
- d. The applicant requested a Planned Development Overlay
  - i. The PD district is appended to another district to provide for the placement and location of more than one building on a lot in an arrangement to permit more feasible, original and better siting of buildings.
  - ii. It appears that the PD overlay designation is unnecessary. The applicant was informed and requests to remove the request for the PD overlay.
- e. The request for RD-50 zoning will revise the zoning to the originally approved zoning designation and is consistent with adjacent zoning designations. The

RD-50 lots will allow a mix of lots similar to adjacent lots to the north, south and east.

- f. The requested zoning designation is in conformance with the Comprehensive Plan.

## 2. Preliminary and Final Plat

### a. Minimum standards for preliminary and final plats:

- i. Streets and Alleys conform to the minimum standards. Internal street right of ways are shown as 50' width.
- ii. Blocks conform to the maximum length allowed.
- iii. Lots conform to the RD-50 district requirements. Access is provided to all lots. No lots have excessive depths.

### b. General:

- i. Primary access points are maintained as originally approved. The property abuts Giles Road and the developer shall contribute their proportionate share to the improvement of Giles Road as necessary which will be addressed the in subdivision agreement.
- ii. A drainage plan was provided. Stormwater regulations apply. The proposed replat is a significant change from the previous plat. The NRD provided comments which are attached. Comments must be resolved prior to scheduling to County Board.
- iii. Landscaping within a 20' buffer is required along Giles Road. The applicant needs to provide a landscape plan showing the required buffer and materials as required by Section 37.3.1.
- iv. Sidewalks are required on both sides of all streets at a minimum width of 4' and placed at least 4' inside from the back of curb. Sidewalks are also required along Giles Road at a minimum width of 5'. Sidewalk requirements will be addressed in the subdivision agreement.
- v. Water is provided by MUD.
- vi. Sanitary sewer is proposed to connect to existing stub lines abutting the site.
- vii. References to the "PD" designation need to be removed from the plat drawings.

### c. Final Plat comments:

- i. A Surveyor's Certificate is required. The final plat must be revised to include all required information with the surveyor's certificate. Corners must be found or set on all lot corners.
- ii. Street profiles and paving plans were included. The Sarpy County Surveyor had no comments.
- iii. A block for the County Clerk to attest the County Board signature must be included.

### d. Comments from other departments/agencies:

- i. The Sarpy County Surveyor indicated no objection to the request.

- ii. The Papio-Missouri River Natural Resources District indicated several comments that need to be resolved related to post construction storm water management plan, final drainage study, sediment and erosion control plan. Full comments are attached.
  - iii. The Millard School District indicated they have no objection.
  - iv. The Millard Fire District indicated they have no objection.
  - v. The City of La Vista provided comments, which are attached.
3. A subdivision agreement is required and the County Attorney's office is in the process of preparing a draft agreement for review by the applicant. The final plat will not be scheduled to the County Board until the agreement is signed by the applicant.

#### **IV. RECOMMENDATION:**

Recommend approval to the **Change of Zone from RG-35 PTD to RD-50** for Meridian Park Replat Three as it conforms to the Comprehensive Plan and Zoning Regulations of Sarpy County.

Recommend approval to the **Preliminary Plat** for Meridian Park Replat Three provided that staff comments are resolved prior to scheduling the item to County Board as it conforms to the Comprehensive Plan, Subdivision and Zoning Regulations of Sarpy County.

Recommend approval to the **Final Plat** for Meridian Park Replat Three provided that staff comments are resolved prior to scheduling the item to County Board as it conforms to the Comprehensive Plan, Subdivision and Zoning Regulations of Sarpy County.

#### **V. COPIES OF REPORT TO:**

Applicant  
Public upon request

#### **VI. ATTACHMENTS:**

Application  
Comments  
Aerial Site Plan

Report prepared by:



Rebecca Horner, AICP  
Planning Director



Meridian Park Replat Three





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

330 NORTH 117TH STREET  
OMAHA, NE 68154-2509

[www.eacg.com](http://www.eacg.com)

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

June 7, 2010

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

RE: MERIDIAN PARK REPLAT THREE  
PROPOSED ZONING CHANGE  
E&A PROJECT NO. P2004.045.001

Dear Rebecca:

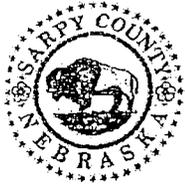
On behalf of the applicant, Hearthstone Homes, Inc. I request that the zoning for the referenced plat be changed from RD-50 PD to RD-50.

Sincerely,

E&A Consulting Group, Inc.

A handwritten signature in black ink, appearing to read 'Jeffrey D. Elliott', written over a horizontal line.

Jeffrey D. Elliott, P.E.  
Project Manager



# SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046  
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

MAY - 3 2010

## PRELIMINARY PLAT APPLICATION

SARPY COUNTY  
PLANNING DEPARTMENT

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Preliminary Plat Application
2. Submit Non-Refundable Fee of \$462.00 made payable to Sarpy County Treasurer
3. 1 reduced size site plan drawing (8.5 x 11)
4. 1 Electronic copy of the plat drawing (PDF)
5. 25 full sized, **folded** plat drawings
6. Preliminary Drainage Plan
7. 5 copies proposed Post- Construction Storm Water Management Plan

### PLANNING STAFF USE ONLY:

APPLICATION NO.: \_\_\_\_\_  
 DATE RECEIVED: \_\_\_\_\_  
 CP DESIGNATION: \_\_\_\_\_  
 ZONING DESIGNATION: \_\_\_\_\_  
 FEE: \$ \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_  
 RECEIVED BY: \_\_\_\_\_  
 NOTES: \_\_\_\_\_

Please review sections 5 and 6 of the Sarpy County Subdivision Regulations for complete Preliminary Plat process requirements.

### APPLICANT INFORMATION:

NAME: HearthStone Homes

E-MAIL: \_\_\_\_\_

ADDRESS: 810 N 96th St.

CITY/STATE/ZIP: Omaha, NE 68114

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

### PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: Same

E-MAIL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

### ENGINEER INFORMATION:

NAME: E & A Consulting Group Inc.

E-MAIL: jelliott@eacg.com

ADDRESS: 330 N 117th St.

CITY/STATE/ZIP: Omaha, NE 68154

MAILING (IF DIFFERENT)  
ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: 895-4700

FAX: 895-3599

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

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**PLAT INFORMATION:** Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

**PLAT NAME:** Meridian Park Replat Three

**ASSESSOR'S PARCEL NUMBER:** \_\_\_\_\_ **CURRENT ZONING:** RG-35 PTD

**ADDITIONAL PARCEL NUMBERS** \_\_\_\_\_ **GEN. PROP. LOCATION\*:** 165th Giles Road  
*\*example 189<sup>th</sup> & Giles Rd*

**LEGAL DESCRIPTION:** (Describe property to wit:)

Being a replat of lots 1 thru 8 inclusive, Meridian Portico, A subdivision located in the NW 1/4 of Section 22, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska.

**ADDITIONAL INFORMATION:** Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

---

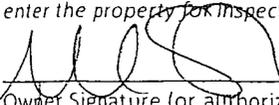
---

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**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Preliminary Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Preliminary Plat applicant or the property owner.

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Preliminary Plat process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

  
\_\_\_\_\_  
Owner Signature (or authorized agent)

8/3/10  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date



# SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046  
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

MAY - 3 2010

## FINAL PLAT APPLICATION

SARPY COUNTY  
PLANNING DEPARTMENT

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Final Plat Application
2. Submit Non-Refundable Fee of \$462.00 made payable to Sarpy County Treasurer
3. 1 reduced size plat drawing (8.5 x 11)
4. 1 Electronic copy of the plat drawing (PDF)
5. 25 full sized, **folded** plat drawings
6. Please review sections 7 and 8 of the Sarpy County Subdivision Regulations for complete Final Plat process requirements.

### PLANNING STAFF USE ONLY:

APPLICATION NO.: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

CP DESIGNATION: \_\_\_\_\_

ZONING DESIGNATION: \_\_\_\_\_

FEE: \$ \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

NOTES: \_\_\_\_\_

### APPLICANT INFORMATION:

NAME: HearthStone Homes

E-MAIL: \_\_\_\_\_

ADDRESS: 810 N 96th St.

CITY/STATE/ZIP: Omaha, NE 68114

MAILING (IF DIFFERENT)

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

### PROPERTY OWNER INFORMATION: (If multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: Same

E-MAIL: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

MAILING (IF DIFFERENT)

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

### ENGINEER INFORMATION:

NAME: E & A Consulting Group Inc.

E-MAIL: jelliott@eacg.com

ADDRESS: 330 N 117th St.

CITY/STATE/ZIP: Omaha, NE 68154

MAILING (IF DIFFERENT)

ADDRESS: \_\_\_\_\_

CITY/STATE/ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_

FAX: \_\_\_\_\_

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

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**PLAT NAME:** Meridian Park Replat Three

**ASSESSOR'S PARCEL NUMBER:** \_\_\_\_\_ **CURRENT ZONING:** RG-35 PTD

**ADDITIONAL PARCEL NUMBERS** \_\_\_\_\_ **GEN. PROP. LOCATION\*:** 165th Giles Road  
\*example 189<sup>th</sup> & Giles Rd

**LEGAL DESCRIPTION:** (Describe property to wit:)

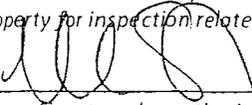
Being a replat of Lots 1 thru 8 Inclusive, Meridian Portico, A subdivision located in the NW 1/4 of Section 22, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, Nebraska.

**ADDITIONAL INFORMATION:** Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Final Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Final Plat applicant or the property owner.
4. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 Mylar and 5 Paper Copies with signatures).

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Final Plat process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

  
Owner Signature (or authorized agent)

5/3/10  
Date

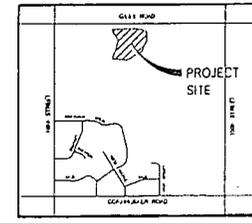
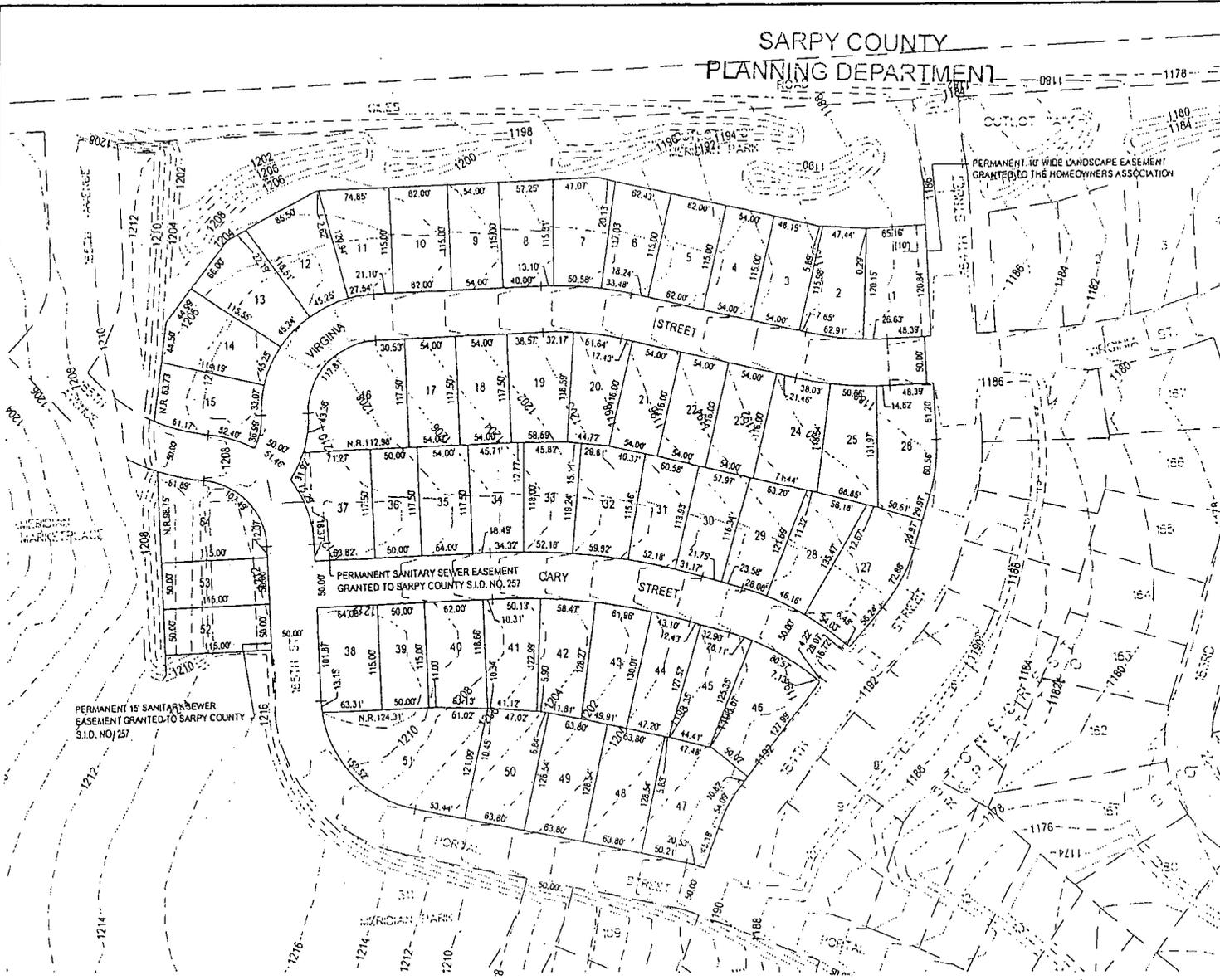
\_\_\_\_\_  
Owner Signature (or authorized agent)

\_\_\_\_\_  
Date



MAY 10 2010

SARPY COUNTY  
PLANNING DEPARTMENT



VICINITY MAP



**LEGAL DESCRIPTION**  
 BEING A REPLAT OF LOTS 1 THRU 50 INCLUSIVE, MEMPHIS TOWNSHIP, A SUBDIVISION LOCATED IN THE 1/4 1/4 OF SECTION 22, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 9TH P.M., SARPY COUNTY, IOWA.

**DEVELOPER**  
 HEARSTON'S HOMES  
 810 HD. 64TH ST.  
 OMAHA, NE 68114

**ZONING**  
 EXISTING: RQ-35  
 PROPOSED: RQ-50

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

1200 WEST STREET, SUITE 401  
 P.O. BOX 1000000

MERIDIAN PARK REPLAT THREE  
 SARPY COUNTY, IOWA

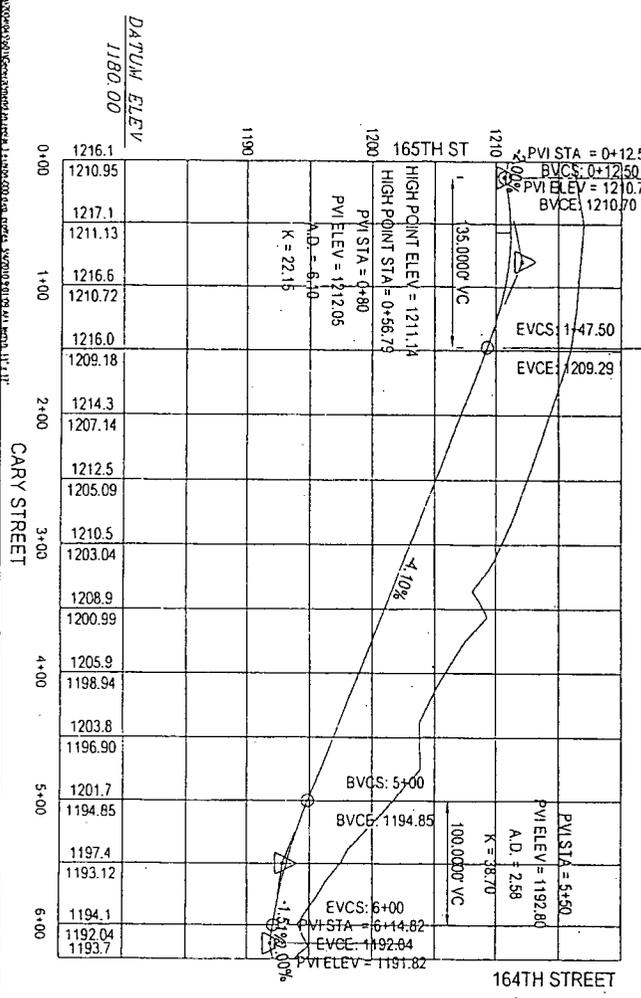
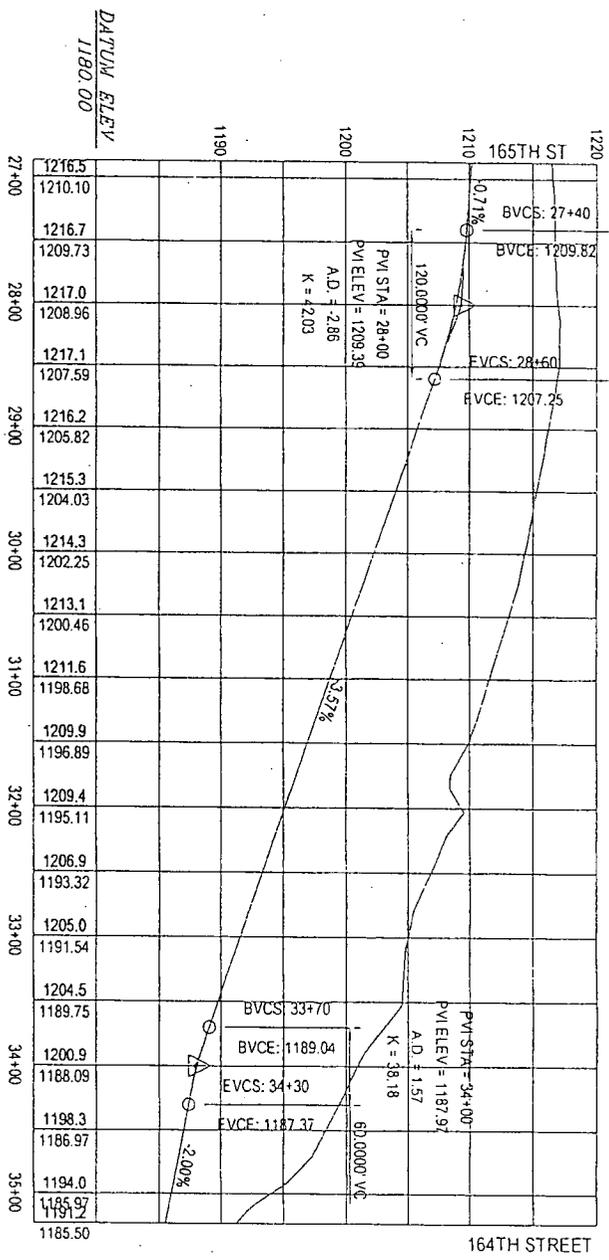
PRELIMINARY PLAT

DATE	BY
10/10/10	JK



MAY 10 2010

SARPY COUNTY  
PLANNING DEPARTMENT



Drawn By	Checked By	Date	Revision
2/1			

PRELIMINARY PROFILES

MERIDIAN PARK REPLAT 3  
S.E. 1/4, RD 20  
SARPY COUNTY, IOWA

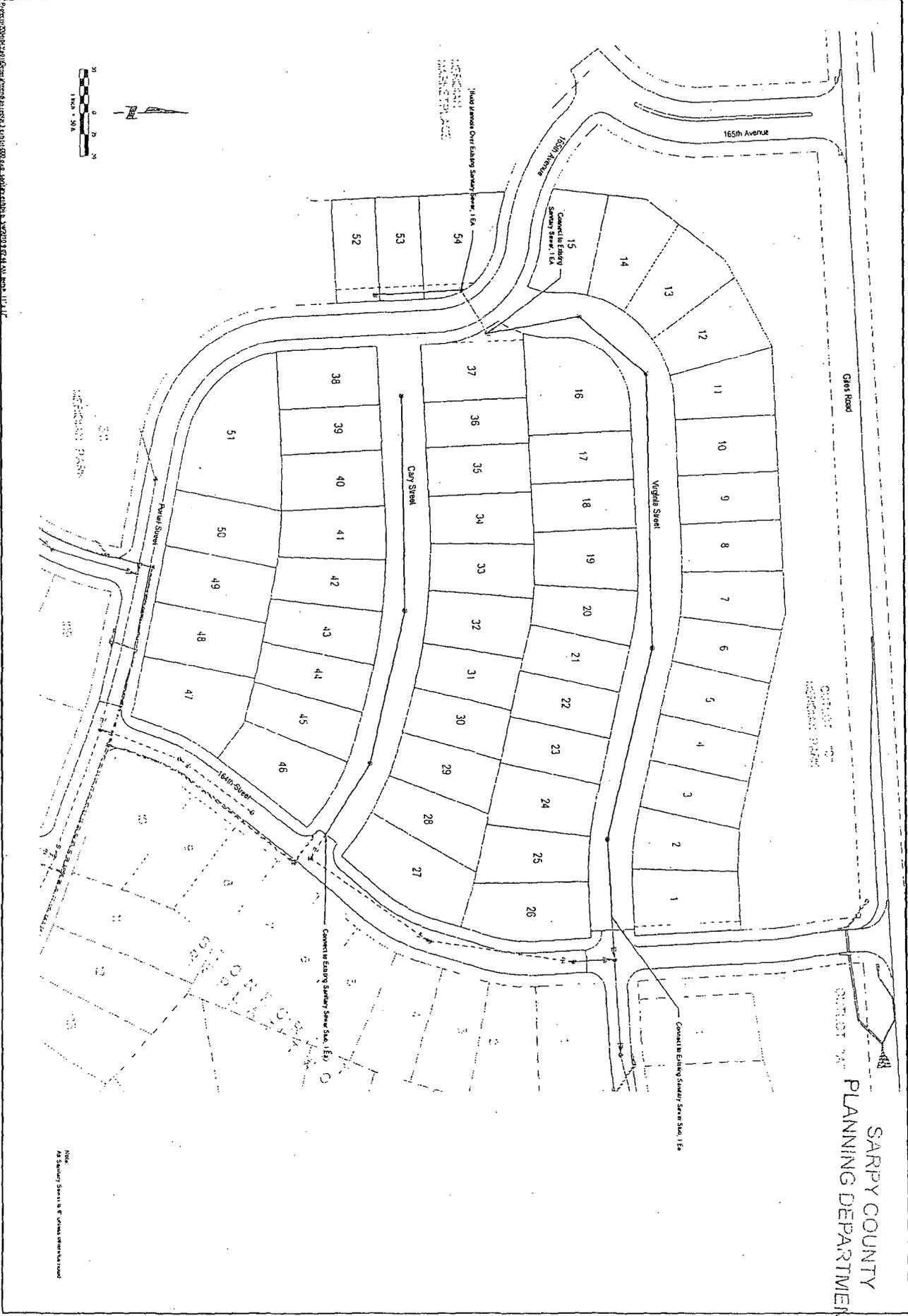
**E&A CONSULTING GROUP, INC.**  
ENGINEERING • PLANNING • FIELD SERVICES

320 NORTH 117TH STREET SUITE 100  
PHOENIX, IOWA 52242-8633  
WWW.EAG.COM



MAY 10 2010

SARPY COUNTY  
PLANNING DEPARTMENT



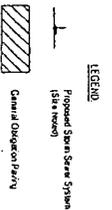
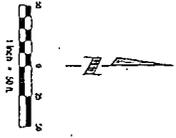
Plot No.	22504 (64) 201
Date	4/29/10
Checked by	101
Drawn by	617
Checked by	
Sheet	1 of 1

SANITARY SEWER EXHIBIT 'B'

MERIDIAN PARK REPLAT 3  
S410 MO ST  
SARPY COUNTY, NEBRASKA



E&A CONSULTING GROUP, INC.  
ENGINEERING • PLANNING • FIELD SERVICES  
230 NORTH 177th STREET, OLIVEHURST, NE 68134  
PHONE: (402) 655-1700 FAX: (402) 655-2026  
www.eag.com



Project No.	PP2014-04-027
Date	4-25-10
Drawn by	RD
Checked by	RD
Sheet	2 of 2

Revision	Date	See Sheet

PAVING & STORM SEWER  
EXHIBIT 'C'

MERCIDIAN PARK REPLAT 3  
S 11 D, NO 251  
SARPY COUNTY, MERRIAMOUR



**E&A CONSULTING GROUP, INC.**  
ENGINEERING • PLANNING • FIELD SERVICES  
320 NORTH 117TH STREET, DUNN, NE 68004  
PHONE: (402) 855-1700 FAX: (402) 855-2576  
www.eacg.com

E & A CONSULTING GROUP  
 330 N. 117th Street, Omaha, NE 68154

APR 30 2010

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

SARPY COUNTY  
 PLANNING DEPARTMENT

PROJECT: MERIDIAN PARK REPLAT THREE ZONING: R4(SINGLE FAMILY) 54 UNITS  
 DEVELOPER: HEARTHSTONE  
 AREA (ACRES):  
 JURISDICTION: SARPY COUNTY  
 DATE: 04/21/10  
 ESTIMATED BY: ELLIOTT JOB #: 2004045.01

MERIDIAN PARK REPLAT THREE						
ITEM	CONSTRCT.	TOTAL	PRIVATE / OTHERS	SPECIAL ASSESS.	G.O. REIMBURS.	G.O. NON-REIMB.
SANITARY SEWER	91,025	131,076		131,076	0	0
PAVING (INTERIOR)	96,420	138,845		130,414	0	8,430
WATER (INTERIOR)	73,800	99,630		99,630	0	0
WATER (EXTERIOR)	0	0			0	0
UNDERGROUND ELECTRICAL	35,250	54,638		54,638		0
INTERCEPTOR SEWER FEES	91,800	105,570			45,900	59,670
STORM SEWER	13,630	19,082				19,082
ADMINISTRATIVE FEE, (1%)	2,011	2,413		0		2,413
PREVIOUS ASSESSMENTS	183,721	202,093		202,093		
GRADING (ROUGH GRADE)	0	0	0			0
<b>TOTALS</b>	<b>587,657</b>	<b>\$753,346</b>	<b>\$0</b>	<b>\$617,851</b>	<b>\$45,900</b>	<b>\$ 89,595</b>

PER SINGLE FAMILY LOT \$11,442  
 FOR SCHOOL  
 FOR COMMERCIAL

VALUATION:	54 SING. FAM.@	\$185,000	=	\$9,990,000
<u>TOTAL @ 100% \$ 9,990,000</u>				
G.O. DEBT RATIO =	\$89,595	/	\$ 9,990,000	= 0.90%

**Michelle Alfaro**

---

**From:** CARNAZZO, PATRICK J [pcarnazzo@oppd.com]  
**Sent:** Tuesday, May 11, 2010 9:01 AM  
**To:** Michelle Alfaro; Mark Wayne; Brian Hanson; Nicole O'Keefe; Tom Lynam; Eric Herbert; Nikki Lampe; Laster, Lori; Tom Lynam; Jeff Davis; 'Masek, Mark'; Loll, Jeff; Mark Stursma; 'Michelle Wehenkel'; 'CSolberg@ci.la-vista.ne.us'; Donna Lynam; 'Kathleen Fauver'; cshewchuk@bellevue.net; Darryl Giles (dgiles@ci.omaha.ne.us); Edwards, FAE Kevin W. (OmaF); jtlopez@mpsomaha.org  
**Subject:** RE: Zoning Review - Meridian Park Replat Three

The District as no issue with the project at this time, we will work E&A on facilities location later.

*Patrick J Carnazzo  
Omaha Public Power District  
444 S 16th St Mall 2E/EP2  
Omaha, NE 68102-2247*

**From:** Michelle Alfaro [mailto:malfaro@sarpy.com]  
**Sent:** Tuesday, May 11, 2010 8:52 AM  
**To:** Mark Wayne; Brian Hanson; Nicole O'Keefe; Tom Lynam; Eric Herbert; Nikki Lampe; Laster, Lori; Tom Lynam; CARNAZZO, PATRICK J; Jeff Davis; 'Masek, Mark'; Loll, Jeff; Mark Stursma; 'Michelle Wehenkel'; 'CSolberg@ci.la-vista.ne.us'; Donna Lynam; 'Kathleen Fauver'; cshewchuk@bellevue.net; Darryl Giles (dgiles@ci.omaha.ne.us); Edwards, FAE Kevin W. (OmaF); jtlopez@mpsomaha.org  
**Cc:** Michelle Alfaro  
**Subject:** Zoning Review - Meridian Park Replat Three  
**Importance:** High

Hello Everyone! Please review the attached preliminary and final plat application.

**PROJECT DESCRIPTION: PRELIMINARY AND FINAL PLAT – HEARTHSTONE HOMES**, requests a replat of lots 1 thru 8 inclusive, Meridian Portico, a subdivision located in the NW ¼ of Section 22-14N-11E to be known as Meridian Park Replat Three.

Please provide any comments or recommendations you may have to the Sarpy County Planning Department no later than **Friday May 21, 2010**.

*Michelle Alfaro, Planning Assistant*

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

☎ Phone 402-593-1555

☎ Fax 402-593-1558

🌐 Website [www.sarpy.com/planning](http://www.sarpy.com/planning)

 Please don't print this e-mail unless it is necessary

This e-mail contains Omaha Public Power District's confidential and proprietary information and is for use only by the mail is not a contract offer, amendment, nor acceptance. If you are not the intended recipient you are notified that discl

## Michelle Alfaro

---

**From:** Mark Stursma [mstursma@papillion.org]  
**Sent:** Tuesday, May 11, 2010 9:39 AM  
**To:** Michelle Alfaro  
**Subject:** RE: Zoning Review - Meridian Park Replat Three

No comment.

### Mark Stursma, AICP

Planning Director

City of Papillion  
122 E Third Street  
Papillion, NE 68046

(402) 597-2060

---

**From:** Michelle Alfaro [mailto:malfaro@sarpy.com]

**Sent:** Tuesday, May 11, 2010 8:52 AM

**To:** Mark Wayne; Brian Hanson; Nicole O'Keefe; Tom Lynam; Eric Herbert; Nikki Lampe; Laster, Lori; Tom Lynam; CARNAZZO, PATRICK J; Jeff Davis; 'Masek, Mark'; Loll, Jeff; Mark Stursma; Michelle Wehenkel; 'CSolberg@ci.la-vista.ne.us'; Donna Lynam; 'Kathleen Fauver'; cshewchuk@bellevue.net; Darryl Giles (dgiles@ci.omaha.ne.us); Edwards, FAE Kevin W. (OmaF); jtlopez@mpsomaha.org

**Cc:** Michelle Alfaro

**Subject:** Zoning Review - Meridian Park Replat Three

**Importance:** High

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Please provide any comments or recommendations you may have to the Sarpy County Planning Department no later than **Friday May 21, 2010**.

*Michelle Alfaro, Planning Assistant*

Sarpy County Planning Department

1210 Golden Gate Drive

Papillion, NE 68046

☎ Phone 402-593-1555

☎ Fax 402-593-1558

🌐 Website [www.sarpy.com/planning](http://www.sarpy.com/planning)

📧 Please don't print this e-mail unless it is necessary

## Michelle Alfaro

---

**From:** Edwards, FAE Kevin W. (OmaF) [Kevin.Edwards@ci.omaha.ne.us]  
**Sent:** Tuesday, May 11, 2010 11:13 AM  
**To:** Michelle Alfaro  
**Subject:** RE: Zoning Review - Meridian Park Replat Three

Michelle,

I have looked at the plat and do not see any problems. I have not heard from Daryl Giles yet. I think he will be alright with it.

Kevin  
679-5452

---

**From:** Michelle Alfaro [mailto:malfaro@sarpy.com]  
**Sent:** Tuesday, May 11, 2010 8:52 AM  
**To:** Mark Wayne; Brian Hanson; Nicole O'Keefe; Tom Lynam; Eric Herbert; Nikki Lampe; Laster, Lori; Tom Lynam; CARNAZZO, PATRICK J; Jeff Davis; 'Masek, Mark'; Loll, Jeff; Mark Stursma; 'Michelle Wehenkel'; 'CSolberg@ci.la-vista.ne.us'; Donna Lynam; 'Kathleen Fauver'; cshewchuk@bellevue.net; Giles, AFM Daryl M. (OmaF); Edwards, FAE Kevin W. (OmaF); jtlopez@mpsomaha.org  
**Cc:** Michelle Alfaro  
**Subject:** Zoning Review - Meridian Park Replat Three  
**Importance:** High

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**PROJECT DESCRIPTION: PRELIMINARY AND FINAL PLAT – HEARTHSTONE HOMES**, requests a replat of lots 1 thru 8 inclusive, Meridian Portico, a subdivision located in the NW ¼ of Section 22-14N-11E to be known as Meridian Park Replat Three.

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*Michelle Alfaro, Planning Assistant*

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

☎ Phone 402-593-1555

☎ Fax 402-593-1558

🌐 Website [www.sarpy.com/planning](http://www.sarpy.com/planning)

 Please don't print this e-mail unless it is necessary

## Michelle Alfaro

---

**From:** Tom Lynam  
**Sent:** Thursday, May 13, 2010 11:07 AM  
**To:** Michelle Alfaro  
**Subject:** RE: Zoning Review - Change of Zone Meridian Park Replat Three

Michelle:

I have no comment on this change of Zone.

Tom Lynam  
Sarpy County Surveyor

---

**From:** Michelle Alfaro  
**Sent:** Tuesday, May 11, 2010 9:22 AM  
**To:** Michelle Alfaro; Mark Wayne; Brian Hanson; Nicole O'Keefe; Tom Lynam; Eric Herbert; Nikki Lampe; Laster, Lori; Tom Lynam; CARNAZZO, PATRICK J; Jeff Davis; 'Masek, Mark'; Loll, Jeff; Mark Stursma; 'Michelle Wehenkel'; 'CSolberg@ci.la-vista.ne.us'; Donna Lynam; 'Kathleen Fauver'; cshewchuk@bellevue.net; Darryl Giles (dgiles@ci.omaha.ne.us); Edwards, FAE Kevin W. (OmaF); jtlopez@mpsomaha.org  
**Cc:** Michelle Alfaro  
**Subject:** RE: Zoning Review - Change of Zone Meridian Park Replat Three  
**Importance:** High

Hello Everyone! Please see the attached application request for a change of zone.

**PROJECT DESCRIPTION: Change of Zone – HEARTHSTONE HOMES**, requests a change of zone of lots 1 thru 8 inclusive, Meridian Portico, a subdivision located in the NW ¼ of Section 22-14N-11E from RG-35 (General Residential) PTD (Planned Townhouse Development) to RD-50 (Two Family Residential) PD (Planned Development).

Please provide any comments or recommendations you may have to the Sarpy County Planning Department no later than **Friday May 21, 2010**.

*Michelle Alfaro, Planning Assistant*  
Sarpy County Planning Department

 Please don't print this e-mail unless it is necessary

**From:** Michelle Alfaro  
**Sent:** Tuesday, May 11, 2010 8:52 AM  
**To:** Mark Wayne; Brian Hanson; Nicole O'Keefe; Tom Lynam; Eric Herbert; Nikki Lampe; Laster, Lori; Tom Lynam; CARNAZZO, PATRICK J; Jeff Davis; 'Masek, Mark'; Loll, Jeff; Mark Stursma; 'Michelle Wehenkel'; 'CSolberg@ci.la-vista.ne.us'; Donna Lynam; 'Kathleen Fauver'; cshewchuk@bellevue.net; Darryl Giles (dgiles@ci.omaha.ne.us); Edwards, FAE Kevin W. (OmaF); jtlopez@mpsomaha.org  
**Cc:** Michelle Alfaro  
**Subject:** Zoning Review - Meridian Park Replat Three  
**Importance:** High

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**PROJECT DESCRIPTION: PRELIMINARY AND FINAL PLAT – HEARTHSTONE HOMES**, requests a replat of lots 1 thru 8 inclusive, Meridian Portico, a subdivision located in the NW ¼ of Section 22-14N-11E to be known as Meridian Park Replat Three.

## Michelle Alfaro

---

**From:** Jon Lopez [JTLopez@mpsomaha.org]  
**Sent:** Thursday, May 13, 2010 10:03 AM  
**To:** cshewchuk@bellevue.net; 'CSolberg@ci.la-vista.ne.us'; Darryl Giles (dgiles@ci.omaha.ne.us); FAE Kevin W. (OmaF) Edwards; Donna Lynam; Jeff Loll; Mark 'Masek'; PATRICK J CARNAZZO; Mark Stursma; 'Michelle Wehenkel'; Lori Laster; Brian Hanson; Eric Herbert; Jeff Davis; Tom Lynam; Michelle Alfaro; Mark Wayne; Nikki Lampe; Nicole O'Keefe; 'KathleenFauver'  
**Subject:** RE: Zoning Review - Change of Zone Meridian Park Replat Three  
**Attachments:** Jon Lopez.vcf

Millard is fine with this request.

Jon

Jon T. Lopez, Ed.D.  
Executive Director  
Planning, Evaluation and Information Services  
Millard Public Schools  
402-715-8214

>>> Michelle Alfaro <malfaro@sarpy.com> 5/11/2010 9:21 AM >>>  
Hello Everyone! Please see the attached application request for a change of zone.

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Please provide any comments or recommendations you may have to the Sarpy County Planning Department no later than **Friday May 21, 2010**.

*Michelle Alfaro, Planning Assistant*  
Sarpy County Planning Department

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**From:** Michelle Alfaro  
**Sent:** Tuesday, May 11, 2010 8:52 AM  
**To:** Mark Wayne; Brian Hanson; Nicole O'Keefe; Tom Lynam; Eric Herbert; Nikki Lampe; Laster, Lori; Tom Lynam; CARNAZZO, PATRICK J; Jeff Davis; 'Masek, Mark'; Loll, Jeff; Mark Stursma; 'Michelle Wehenkel'; 'CSolberg@ci.la-vista.ne.us'; Donna Lynam; 'Kathleen Fauver'; cshewchuk@bellevue.net; Darryl Giles (dgiles@ci.omaha.ne.us); Edwards, FAE Kevin W. (OmaF); jtlopez@mpsomaha.org  
**Cc:** Michelle Alfaro  
**Subject:** Zoning Review - Meridian Park Replat Three  
**Importance:** High

Hello Everyone! Please review the attached preliminary and final plat application.

**PROJECT DESCRIPTION: PRELIMINARY AND FINAL PLAT – HEARTHSTONE HOMES**, requests a replat of lots 1 thru 8 inclusive, Meridian Portico, a subdivision located in the NW ¼ of Section 22-14N-11E to be known as Meridian Park Replat Three.



MAY 21 2010

SARPY COUNTY  
PLANNING DEPARTMENT

May 21, 2010

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

RE: Meridian Park Replat Three

Dear Ms. Horner:

Our staff has reviewed the Meridian Park Replat Three provided on May 11, 2010. The Meridian Park subdivision resides within the City of La Vista's growth corridor increasing our interest in the planning of the development.

As shown Replat Three consists of the replat of previous commercially-designated property to 54 single-family residential lots. Although we are not voicing any concern in the proposed change in land use, the size of the lots proposed is of interest. Although we do not have solid statistics to support this conclusion, through a random sampling of the lot sizes it has been determined that the average size of the existing residential lots in the subdivision are larger than what is being proposed in the Replat Three area. It is our belief that the character of the subdivision should be maintained with an average lot size closer to the existing development.

The closest zoning district that the City of La Vista has to the County's RD-50 is our R-2 (Two-Family Residential) district. Although this district allows for a 5,000 square foot minimum lot size, like the RD-50 district, it only allows it for existing development. Any new development in this district requires a minimum lot size of 7,000 square feet and a minimum lot width of 70 feet.

Should you have any questions please contact me at 331-4343.

Sincerely,

  
Christopher Solberg, AICP  
City Planner

Enclosure

Cc: Ann Birch, Community Development Director

City Hall  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
p: 402-331-4343  
f: 402-331-4375

Community Development  
8116 Park View Blvd.  
p: 402-331-4343  
f: 402-331-4375

Fire  
8110 Park View Blvd.  
p: 402-331-4748  
f: 402-331-0410

Golf Course  
8305 Park View Blvd.  
p: 402-339-9147

Library  
9110 Giles Rd.  
p: 402-537-3900  
f: 402-537-3902

Police  
7701 South 96th St.  
p: 402-331-1582  
f: 402-331-7210

Public Works  
9900 Portal Rd.  
p: 402-331-8927  
f: 402-331-1051

Recreation  
8116 Park View Blvd.  
p: 402-331-3455  
f: 402-331-0299