

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Mark Kreger, 15529 Newell Omaha, 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 Mark Kreger'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, said application is in compliance with Section 30, Flood Plain District of Zoning Regulations and further, the Natural Resources District has no objection to the development permit; 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 11th day of January, 2011.

Moved by Jim Thompson seconded by Rusty Hite, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Russell

none

none

Jan Wana

Jim Thompson

Jim Neble

Tom Richard

ABSTAIN:

none



Debra Moughtaling
County Clerk

Approved as to form:

[Signature]
County Attorney

EXHIBIT A

Sarpy County Board of Commissioners Report
Staff Report Prepared: January 3, 2011
County Board Meeting Date: January 11, 2011

Subject	Type	By
Floodplain Development Permit to add concrete to an existing driveway on Lot 115, Emerald Oaks 2 nd Addition located in the NW ¼ of Section 14 T14N R11E, in Sarpy County, NE.	Resolution	Rebecca Horner, AICP Planning Director

- Request
 - This is a request for a floodplain development permit for a concrete strip added to an existing driveway at 15529 Newell Street.
- Comprehensive Development Plan
 - The Sarpy County Development Structure Plan indicates this area as Urban Residential.
- Zoning
 - The zoning district is RD-50, Two Family Residential District.
 - The property is located in an AE flood zone along a tributary of Papillion Creek. The structure and driveway are in the floodplain.
 - The applicant requests to replace add an area of concrete to the existing driveway. The addition is being combined with a request for a Letter of Map Revision based on Fill. The LOMR-F has been forwarded to FEMA for approval.
 - The addition is minor and does not appear to affect the base floodplain.
 - The request is in conformance with the Sarpy County Zoning Regulations and Floodplain regulations.
- Natural Resources District
 - The Pappio Missouri River Natural Resources District is not opposed to the request. The NRD provided comments which are attached.
- Recommendation
 - For the reasons stated above I recommend approval to the request to add concrete to an existing driveway on Lot 115, Emerald Oaks 2nd Addition located in the NW ¼ of Section 14 T14N R11E, in Sarpy County, NE at 15529 Newell Street.

Respectfully submitted by:



Rebecca Horner, AICP
Planning Director

December 28, 2010

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



RE: Mark Kreger-15529 Newell Street Application for Flood Plain Development

Dear Ms. Horner:

The District received information concerning the proposed placement of concrete on an existing driveway on Lot 115 in Emerald Oaks located at 15529 Newell Street in Omaha, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 00042 H, effective May 3, 2010, this property is located in the Zone AE floodplain of South Papillion Creek. The base flood elevation (BFE) determined at this location is 1084.0 feet (NAVD 1988). The District has reviewed the plans for this project and the application for Letter of Map Revision based on Fill. The District has no objections to this project as planned and would recommend that Sarpy County sign the Community Acknowledgement Form for the LOMR-F application.

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

Sincerely,



Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\Documents\Floodplain Development Permits\Plat 706\101228-15529 Newell.docx
Plat. 706

DEC 29 2010

SARPY COUNTY
PLANNING DEPARTMENT

Newell St

Application Area



Mark Kreger
15529 Newell St

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

JANUARY 11, 2011

FLOOD PLAIN DEVELOPMENT PERMIT

MARK KREGER

DRIVEWAY EXTENSION

15529 NEWELL ST-LOT 115 EMERALD OAKS



SARPY COUNTY PLANNING

DEC 23 2010

• 1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: PLANNING@SARPY.COM SARPY COUNTY
PLANNING DEPARTMENT
FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

<p>In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> 1. Submit complete Flood Plain Development Permit Application 2. Submit Non-Refundable Fee of \$100.00 made payable to Sarpy County Treasurer 3. 2 full size site/construction plan drawing 4. 6 reduced size site/construction plan drawings (8.5 x 11) 5. A Construction Drawing Elevation Certificate (From registered professional engineer or architect.) 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>FPS ID - 0030</u> DATE RECEIVED: <u>12-23-2010</u> CP DESIGNATION: _____ ZONING DESIGNATION: _____ FEE: <u>\$100.00</u> RECEIPT NO. <u>6330</u> RECEIVED BY: <u>Sandy</u> NOTES: <u>File made sent to URO</u> <u>Gave check to Cindy</u></p>
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PROPERTY OWNER INFORMATION: (if multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: Mark Kreyer E-MAIL: N/A
ADDRESS: 15529 Newell St. CITY/STATE/ZIP: Omaha, NE 68138
MAILING (IF DIFFERENT) Same
ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: 402-415-9468 FAX: N/A

ENGINEER INFORMATION:

NAME: N/A E-MAIL: _____
ADDRESS: _____ CITY/STATE/ZIP: _____
MAILING (IF DIFFERENT)
ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: _____ FAX: _____

CONSTRUCTION INFORMATION: This individual/company is responsible for meeting construction standards.

NAME: ~~N/A~~ Mark Kreyer E-MAIL: _____
ADDRESS: Same as above CITY/STATE/ZIP: _____
PHONE: _____ FAX: _____

PROPOSED DEVELOPMENT INFORMATION: (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.

Adding approximately 6 inch high by 1 foot wide strip of concrete to driveway (existing driveway).

PROJECT SITE 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.

PROPERTY ADDRESS: 15529 Newell St.
ASSESSORS PARCEL NUMBER(S) 011266120
SUB DIVISION: Emerald Oaks LOT: 115
NAME OF WATERWAY: South Papillion Creek
PROPERTY LIES WITHIN: FLOODWAY: _____ FLOOD FRINGE: X
LOWEST FLOOR ELEVATION IS TO BE _____ FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

Lot 115 Emerald Oaks 2nd Addition

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.

Attached map showing location of property. Community Acknowledgement form is attached so that concrete can be placed and a LOMR-F applied for by applicant.

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. County Board will hold a public hearing and make a final decision on the Flood Plain Development Permit.
2. After the Flood Plain Permit Approval please provide a signed resolution to the Building Department to begin the Building Permit Process. **PLEASE NOTE** prior to the final inspection a Finished Construction Elevation Certificate will be required by the Building Department.

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 Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

Mark S. [Signature]
Owner Signature (or authorized agent)

12-21-10
Date

Owner Signature (or authorized agent)

Date

Sandra Logue

From: Tom Lynam
Sent: Monday, December 27, 2010 7:59 AM
To: Sandra Logue
Subject: RE: Mark Kreger - Addition to Driveway - Floodplain Development Permit

I have no comment on this Flood Plain Permit .

Tom Lynam
Sarpy County Surveyor

From: Sandra Logue
Sent: Thursday, December 23, 2010 11:46 AM
To: Amanda Grint; Brian Hanson; Mark Wayne; Nicole O'Keefe; Tom Lynam; Lori Laster
Cc: Todd Swirczek; Rebecca Horner
Subject: Mark Kreger - Addition to Driveway - Floodplain Development Permit

If any questions, please contact me.

*Thanks,
Sandy Logue
Administrative Assistant
Sarpy County Planning Dept.
1210 Golden Gate Dr.
Papillion, NE 68046
402-593-1555
Fax: 402-593-1559
slogue@sarpy.com*