

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION: GRANT SECOND 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 County Board approved a twelve (12) month extension for the preliminary plat by Resolution No. 2010-099 and the applicant, EBD Holdings LLC has requested to extend the preliminary plat approval of Sunridge West for an additional twelve (12) months ending on May 5, 2012.

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 26th day of April 2011

Moved by Rusty Hike seconded by Jim Warren, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Present

none

none

Immerman

J. Thompson

John Richard

ABSTAIN:

none



Debra J. Houghtaling
County Clerk

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

APRIL 26, 2011

EXTENSION OF APPROVAL FOR

PRELIMINARY PLAT

SUNRIDGE WEST

Sarpy County Board of Commissioners Report

Date of Meeting: April 26, 2011

Staff report prepared April 19, 2011

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

- o This is a request to approve a 12 month extension of the approval of the preliminary plat.
- o The request is due to economic conditions that slowed the development process.
- o The applicant is currently working with the adjacent landowner to cooperate on a subdivision layout.

Preliminary Plat

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

Subdivision Regulations

- o 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".
- o The purpose of plat expiration is to capture any additional requirements that have been adopted more than twelve months after the original approval and that the approvals were based on a plat design that were 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.
 - i. 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.

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, 2012.

Respectfully submitted by:


Rebecca Horner, AICP
Planning Director

Sandra Logue

From: Rebecca Horner
Sent: Thursday, March 17, 2011 12:53 PM
To: Sandra Logue
Subject: FW: Sunridge - Plat Extension Request
Attachments: Plat Extension Request 100329.pdf

We need to start a misc. file for this request. It will go to the County Board for approval.

Rebecca Horner, AICP
Sarpy County Director of Planning
(402)593-1555

From: John E. Coolidge [<mailto:John.Coolidge@LRA-INC.com>]
Sent: Thursday, March 17, 2011 10:38 AM
To: Rebecca Horner
Cc: Terry J. Atkins; Loren Johnson; Todd Swirczek; Bob Doyle; Sunridge West FILE
Subject: Sunridge - Plat Extension Request

Rebecca,

Thank you again for coordinating our March 16, 2011 meeting with representatives for the Martin Family who own the property directly west of the proposed Sunridge West at 183rd & Harrison.

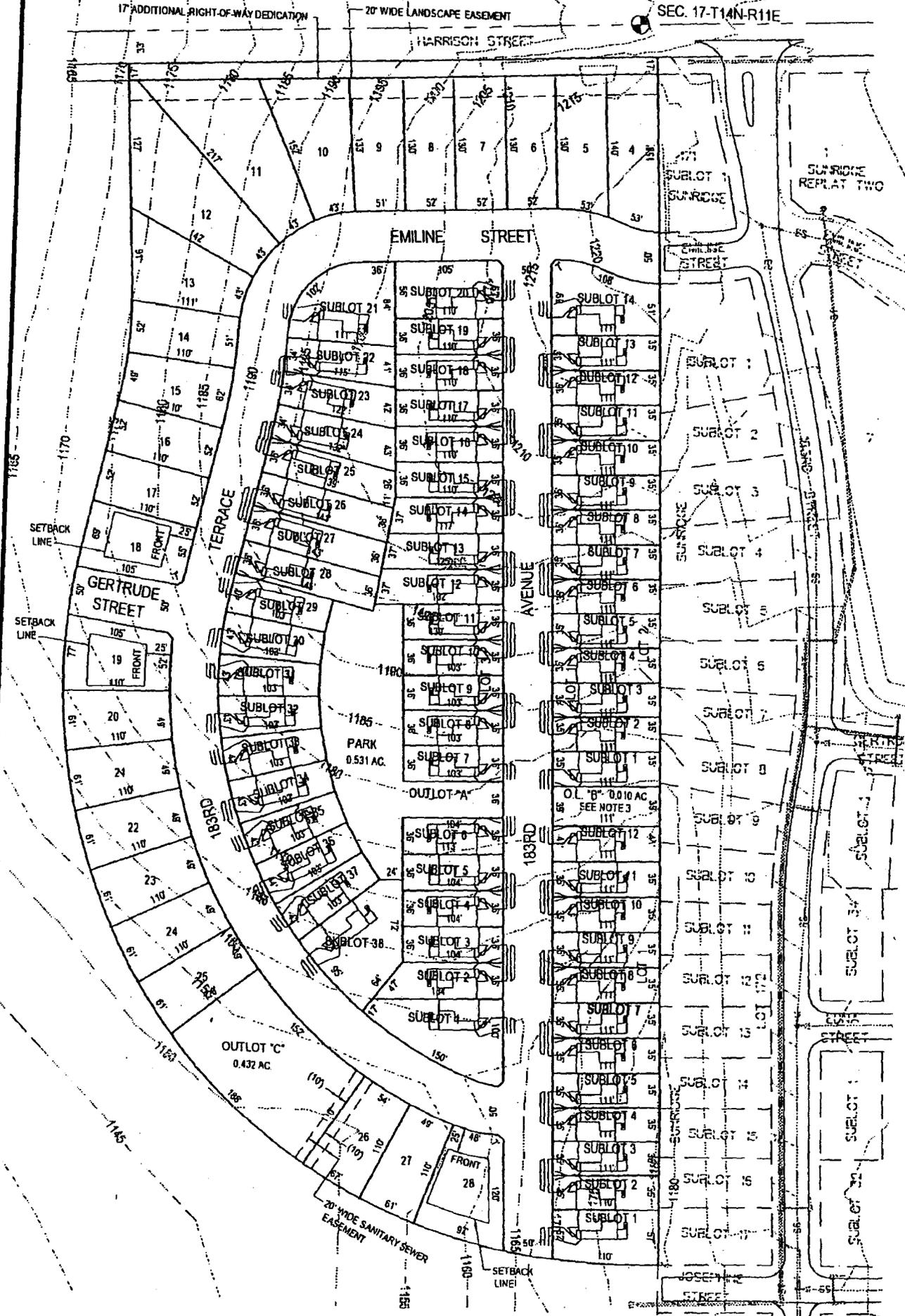
We ask that you place a request for an extension to the approved preliminary plat for Sunridge West on the next County Planning Board Agenda. We are ready to submit a final plat for the project. However, we are delaying our submittal to provide the Martin Family an opportunity to review our proposed layout and to continue to coordinate with them regarding the development of their adjoining parcel.

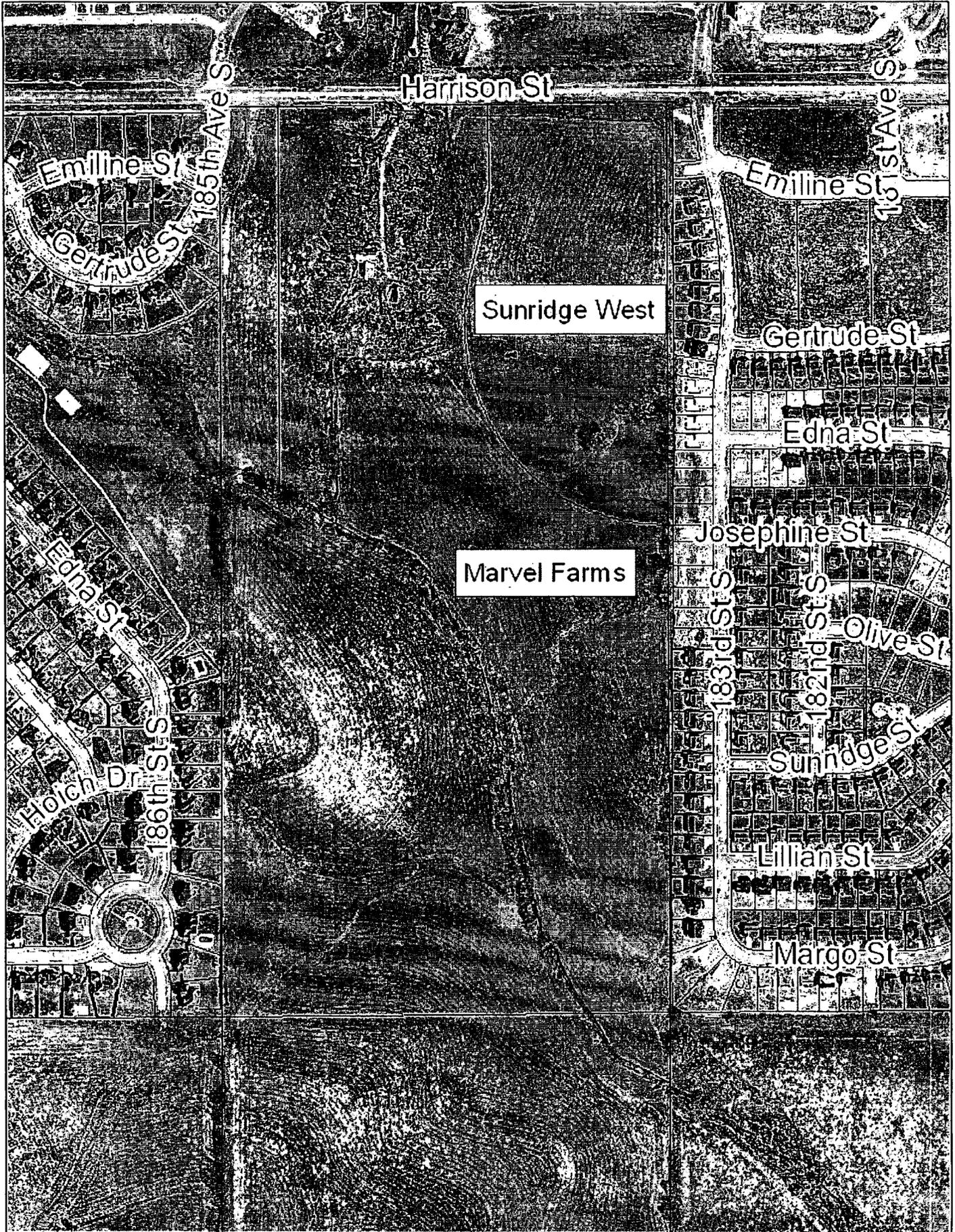
Attached for your reference is a copy of the request for an extension from 2010.

Thank you for your attention to this matter and please call or email with any questions or concerns.

John E. Coolidge, Jr., PE, LEED AP
Project Manager
Lamp, Rynearson & Associates, Inc.
14710 West Dodge Road, Suite 100
Omaha, NE 68154-2027
Phone: 402.496.2498 Fax: 402.496.2730
Email: John.Coolidge@LRA-Inc.com
Website: www.LRA-Inc.com

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





Sunridge West
Change of Zone and Preliminary Plat

1 inch = 352 feet

