

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

**RESOLUTION CHANGE OF ZONE**

**APPLICANT: DUANE AND ROSE RITTER; CHANGE OF ZONE FROM AG,**  
**AGRICULTURAL TO AGR, AGRICULTURAL RESIDENTIAL**

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 Change of Zone Applications; and

WHEREAS, Rebecca Horner, Planning Director has reviewed Duane and Rose Ritter's application for a Change of Zone from AG, Agricultural to AGR, Agricultural Residential for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property legally described as follows:

Tax Lot 5A1 and 10A in the NW ¼ of Section 22, T13N, R12E of the 6<sup>th</sup> P.M., Sarpy County,  
Nebraska.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS that this Board makes the following findings of fact:

- I. A public hearing regarding the Change of Zone Application was held before the Sarpy County Planning Commission on April 20, 2011 and further, the Planning Commission gave their recommendation.
- II. A public hearing regarding the Change of Zone Application was held by this 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 as required by Neb. Rev. Stat. §23-164 (Reissue 2007), and the proof of publication has been filed in the Office of the Sarpy County Clerk.
- IV. The Planning Director has made a recommendation as noted in the attached Exhibit “A”, which Exhibit “A” includes the Planning Director report.
- V. The Change of Zone Application is in compliance with the Comprehensive Development Plan.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the change of zone from AG, Agricultural to AGR, Agricultural Residential on the above described property.

Dated this 10<sup>th</sup> day of May, 2011.

Moved by Rusty Hite seconded by Jim Thompson, that

the above Resolution be adopted. Carried.

YEAS:

Rusty Hite

NAYS:

none

ABSENT:

none

Jim Thompson  
Tom Cigler  
John Hilde  
Amulson

ABSTAIN:

none



Debra Hougaling  
County Clerk

Sarpy County Board of Commissioners Report  
 Staff Report Prepared: May 2, 2011  
 County Board Meeting Date: May 10, 2011

Subject	Type	By
Duane and Rose Ritter request a Change of Zone from AG, Agricultural to AGR, Agricultural Residential on property legally described as Tax Lots 5A and 10 in the NW 1/4 of Section 22, T13N, R 12E of the 6th prime meridian, Sarpy County, Nebraska (9211 Platteview Road)	Resolution and Public Hearing	Rebecca Horner, AICP Planning Director

- Request
  - The applicant requests a Change the Zone from AG, Agricultural to AGR, Agricultural Residential.
- Comprehensive Development Plan
  - The site is located in Policy Tier 8 which indicates areas are unlikely to have urban services. Individual or community water and wastewater systems are permissible. In environmentally constrained areas, development regulations should provide major density incentive for conservation development. (Figure 4 5, Comprehensive Plan). Proposed end stage development is large lot to acreage development (page 54)
  - The area is located in Development District O which indicates the area is Platteview South Drainage basin south of a proposed cross-county corridor, with a substantial amount of large lot and estate parceling. Drainage patterns are separated from the Zweibel Creek watershed, complicating provision of large area wastewater treatment. Logical end use will be low-density residential development, incorporating large-lot and lower residential density categories. (page 59)
  - Urban wastewater services are unlikely to be extended in to the development district. Community and individual systems are acceptable to serve large lot, estate and acreage development. Special environmental review is required of individual and community wastewater systems because of proximity to the Platte River and presence of hydric soils. Flexibility should be provided for review of large-scale, master planned developments. Large lot, estate and acreage development are projected land uses in this development district. Some areas may remain in open and agricultural uses. (page 59)
  - Table 4 10 Planned Density Ranges indicates the area to have 3 acres/unit and 1 acre units permitted in areas of conservation development. Priority environmental resources, including woodlands, slopes over 15%, wetlands, streams, and floodplains must be protected through conservation development. (page 71)
  - The Development Structure Plan indicates this area as Estate Residential. (Figure 5 1)
  - The Trail Development Concept indicates Platteview Road as a Joint Use Corridor (Figure 5 2)
  - The Federal Functional Classification indicates Platteview Road as a Rural Major Collector. (Figure 6.1)
  - The 2025 MAPA Long Range Transportation Plan indicates Platteview Road to have 4-lane improvements (Figure 6.2)
  - The Transportation Plan indicates Platteview Road is an Expressway. (Figure 6 3)
  - The requested use is in conformance with the Comprehensive Plan.
- Planning Commission
  - Planning Commission heard the request on April 20, 2011 and recommended approval to the request 10-0
    - **Bliss moved, seconded by Torczon to recommend approval of the Change of Zone as it conforms to the Comprehensive Plan as long as they meet the Post Construction Storm Water Regulations. Ballot: Ayes – Bliss, Mohr, Lichter, Vanek, Thompson, Stuart, Torczon, Wear, Labart and Whitfield. Nays – none Abstain – none. Absent – Fenster. Motion carried. (10 ayes, 0 nays)**

- Zoning

- The applicant proposes to subdivide an existing 25 acre parcel to create a total of three AGR, Agricultural Residential Lots. The attached plat shows the proposed layout of the subdivision.
- There is an existing access to the east of the proposed plat. The subdivision proposes to take access directly to Platteview Road as shown on the plat. The plat indicates a dedicated public access easement to bisect the property in order to provide public access to all lots within the subdivision. The lots range in size from 5-10 acres.
- Comments were received by the Natural Resources District and are attached. The NRD requested a Post Construction Storm water Management Plat as well as a conceptual sewer plan. The applicant provided a sewer plan, which is attached. A PCSMP must be approved prior issuance of a building permit.
- AGR, Agricultural Residential provides for agricultural, low density, residential development, minimum lot area of five acres. (Page 14, Zoning Regulations) The AGR district is in conformance with the Comprehensive Plan as stated above.

- Recommendation

- For the reasons stated above I recommend Approval to the request to **Change the Zoning** from AG, Agricultural to AGR, Agricultural Residential due to a finding of conformance with the amended Comprehensive Plan.

Respectfully submitted by:



Rebecca Horner, AICP  
Planning Director

# ADDITIONAL INFORMATION

**SARPY COUNTY BOARD OF COMMISSIONERS**

**MAY 10, 2011**

**CHANGE OF ZONE**

**From AG to AGR**

**Duane & Rose Ritter**

**9211 Platteview Rd**

515 4195

Platteview Rd

Application Area

Duane & Rose Ritter - Lazy R Farms  
9211 Platteview Road

**SARPY COUNTY PLANNING COMMISSION APRIL 20, 2011**  
**Staff Report Prepared: April 13, 2011**  
**CHANGE OF ZONE**  
**PRELIMINARY PLAT**  
**FINAL PLAT**

**I. GENERAL INFORMATION**

**A. APPLICANTS:**

Duane and Rose Ritter	Engineer:
9211 Platteview Road	Thompson, Dreesen and Dorner
Papillion, NE 68046	10836 Old Mill Road
	Omaha, NE 68154

**B. PROPERTY OWNER:** Same as Applicant

**C. LOCATION:** 92nd and Platteview Road

**D. LEGAL DESCRIPTION:** Tax Lots 5A1 and 10A in the NW 1/4 of Section 22, T13N, R 12E of the 6th prime meridian, Sarpy County

**E. REQUESTED ACTION:**

- Change the Zone from AG, Agricultural to AGR, Agricultural Residential
- Preliminary Plat three lots.
- Final Plat three lots.

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

- The property is zoned AG, Agricultural and is used for a single family residence.
- 156th Street is improved as a two-lane rural road with roadside ditches.

**G. SIZE OF SITE:** Approximately 25 acres, more or less.

**II. BACKGROUND INFORMATION** Sarpy County Planning Department met with the applicant to discuss their request and Sarpy County regulations

**A. COMPREHENSIVE PLAN SPECIFICATIONS:**

- The site is located in Policy Tier 8 which indicates areas are unlikely to have urban services. Individual or community water and wastewater systems are permissible. In environmentally constrained areas, development regulations should provide major density incentive for conservation development. (Figure 4.5, Comprehensive Plan). Proposed end stage development is large lot to acreage development (page 54)
- The area is located in Development District O which indicates the area is Platteview South. Drainage basins south of a proposed cross-county corridor, with a substantial amount of large lot and estate parceling. Drainage patterns are separated from the Zweibel Creek watershed, complicating provision of large area wastewater treatment. Logical end use will be low-density residential development, incorporating large-lot and lower residential density categories. (page 59)

- Urban wastewater services are unlikely to be extended in to the development district. Community and individual systems are acceptable to serve large lot, estate and acreage development. Special environmental review is required of individual and community wastewater systems because of proximity to the Platte River and presence of hydric soils. Flexibility should be provided for review of large-scale, master planned developments. Large lot, estate and acreage development are projected land uses in this development district. Some areas may remain in open and agricultural uses. (page 59)
- Table 4.10 Planned Density Ranges indicates the area to have 3 acres/unit and 1 acre units permitted in areas of conservation development. Priority environmental resources, including woodlands, slopes over 15%, wetlands, streams, and floodplains must be protected through conservation development. (page 71)
- The Development Structure Plan indicates this area as Estate Residential. (Figure 5.1)
- The Trail Development Concept indicates Platteview Road as a Joint Use Corridor. (Figure 5.2)
- The Federal Functional Classification indicates Platteview Road as a Rural Major Collector. (Figure 6.1)
- The 2025 MAPA Long Range Transportation Plan indicates Platteview Road to have 4-lane improvements. (Figure 6.2)
- The Transportation Plan indicates Platteview Road is an Expressway. (Figure 6.3)

**B. EXISTING CONDITION OF SITE:** The site is developed with a single family residence.

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

North AG, Agricultural Farm and Acreage Development  
 South AG, Agricultural Farm and Acreage Development  
 East AG, Agricultural Farm and Acreage Development  
 West AG, Agricultural Farm and Acreage Development

**D. RELEVANT CASE HISTORY:** The applicant attended a pre-application meeting with Planning Department staff in fall 2010.

**E. APPLICABLE REGULATIONS:** Zoning Regulations, Comprehensive Plan and Subdivision Regulations.

**III. ANALYSIS AND DEVELOPMENT ALTERNATIVES**

**A. REQUEST:**

1. The applicant proposes to subdivide an existing 25 acre parcel to create a total of three AGR, Agricultural Residential Lots. The attached plat shows the proposed layout of the subdivision.
2. There is an existing access to the east of the proposed plat. The subdivision proposes to take access directly to Platteview Road as shown on the plat. The plat indicates a dedicated public access easement to bisect the property in order to provide public access to all lots within the subdivision. The lots range in size from 5-10 acres.
3. Comments were received by the Natural Resources District and are attached. The NRD requested a Post Construction Storm water Management Plat as well as a conceptual

sewer plan. The applicant provided a sewer plan, which is attached. A PCSMP must be approved prior issuance of a building permit.

4. AGR, Agricultural Residential provides for agricultural, low density, residential development, minimum lot area of five acres. (Page 14, Zoning Regulations) The AGR district is in conformance with the Comprehensive Plan as stated above.
5. Subdivision Regulations
  - a. Lots are shown to meet minimum area requirements of the AGR District.
  - b. Lots are shown with access to a public street.
  - c. Conceptual septic locations are shown.
  - d. Water is provided by an existing well. One additional lot may be served off the existing well and another well may be sunk to serve the third proposed lot.
  - e. Right of way dedication of Platteview Road is shown (check with Denny)
  - f. Access points shall be approved by the County Engineer. The County Engineer did not oppose the request. (Check with Denny)
  - g. Subdivision standards are met with the proposed design of the plat.

**B. LAND USE/COMPREHENSIVE PLAN:** The requested use is in conformance with the Comprehensive Plan.

**C. STAFF COMMENTS:**

- a. The request to rezone to AGR, Agricultural Residential district is in conformance with the amended Comprehensive Plan.
- b. The preliminary plat addresses the minimum Subdivision Regulations and is in conformance with the minimum standards of the Zoning Regulations.
- c. The final plat is in conformance with the preliminary plat, addresses the minimum Subdivision Regulations and is in conformance with the Zoning Regulations

**IV. RECOMMENDATION:**

Recommend Approval to the request to **Change the Zoning** from AG, Agricultural to AGR, Agricultural Residential due to a finding of conformance with the amended Comprehensive Plan.

Recommend Approval to the **Preliminary Plat** due to a finding of conformance with the Comprehensive Plan, Zoning and Subdivision Regulations.

Recommend approval to the **Final Plat** due to a finding of conformance with the Comprehensive Plan, Zoning and Subdivision Regulations.

**V. COPIES OF REPORT TO:**

Applicant  
Public upon request

**VI. ATTACHMENTS:**

Comments  
Aerial map showing adjacent property

Report prepared by:  
Rebecca Horner, AICP  
Planning Director



EXISTING EGRESS EASEMENT & UTILITY EASEMENT AS SHOWN ON THE FINAL PLAT OF DUNNS-A-ROSA ESTATES III.



EXISTING 66' WIDE INGRESS EGRESS EASEMENT RECORDED AS INSTRUMENT NUMBER 200361455 AND AS SHOWN ON THE FINAL PLAT OF DUNNS-A-ROSA ESTATES III.



PROPOSED 15' WIDE WATER WELL AND SERVICE LINE EASEMENT

WILL PIPELINE COMPANY GAS LINE EASEMENT RECORDED IN BOOK 57 AT PAGE 510, AND IN BOOK 57 AT PAGE 126, AND IN BOOK 57 AT PAGE 31 IS A BLANKET EASEMENT OVER THE PROPERTY

**LEGAL DESCRIPTION**

ALL OF TAX LOTS 5A1 AND 10A SITUATED IN THE NW 1/4 OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

**NOTES**

- THE PROPERTY IS SERVED BY A PRIVATE WELL AND INDIVIDUAL SEPTIC SYSTEMS.
- POWER IS PROVIDED BY OMAHA PUBLIC POWER DISTRICT
- THE CONTOURS SHOWN ARE FROM THE SARPY COUNTY GIS WEBSITE.
- NO GRADING OR PUBLIC IMPROVEMENTS ARE PLANNED.

**MINIMUM SETBACK REQUIREMENTS**

FOUNDATION TO SEPTIC TANK. ....	15'
FOUNDATION TO SOIL ABSORPTION FIELD (EXCEPT NEIGHBORS FOUNDATIONS)...	30'
FOUNDATION TO SOIL ABSORPTION FIELD (NEIGHBORS FOUNDATIONS). ....	40'
SEPTIC TANK TO SURFACE WATER. ....	50'
SEPTIC TANK TO LOT LINE. ....	5'
SOIL ABSORPTION SYSTEM TO LOT LINE. ....	5'
SOIL ABSORPTION TO SURFACE WATER. ....	50'

**SUBDIVIDER**

DUANE & ROSE RITTER  
9211 PLATTEVIEW ROAD  
PAPILLON, NEBRASKA 68046

**ENGINEER**

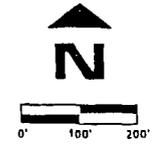
THOMPSON, DREESSEN & DORNER, INC  
10836 OLD MILL ROAD  
OMAHA, NEBRASKA 68154  
PHONE: 402-330-5866



Thompson, Dreesen & Dornier, Inc.  
10836 Old Mill Rd.  
Omaha, NE 68154  
P. 402.330.8860 www.jd2co.com

LAZY R FARM

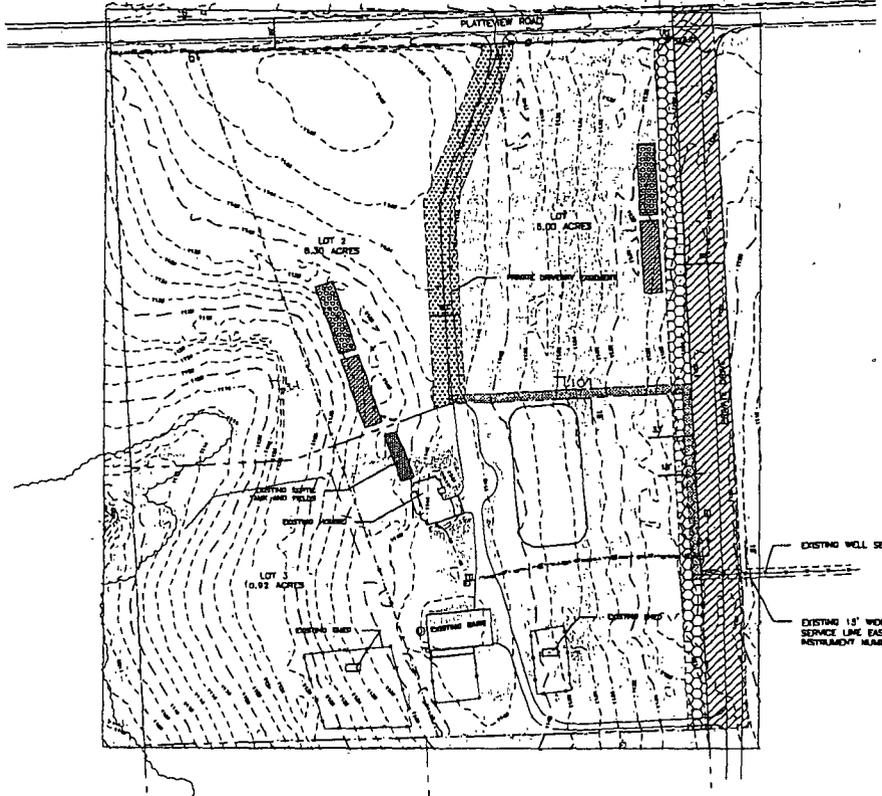
DUANE RITTER



Drawn By: MRS. S. J. ...  
Job No.: 1855-109  
Date: 6/26/2011

CONCEPTUAL WASTE WATER SYSTEM PLAN

SHEET 1 OF 1



- AREA RESERVED FOR SEPTIC TANKS AND INITIAL FIELDS
- AREA RESERVED FOR FUTURE REPLACEMENT FIELDS

**LEGEND**

	TREE DRIP LINE		ELECTRIC METER		WATER LINE		FENCE
	POWER POLE		GAS LINE MARKER POST		OVERHEAD UTILITY LINE		GATE
	POWER POLE WITH UNDERGROUND DROP		FIRE HYDRANT		UNDERGROUND ELECTRICAL LINE		UTILITY MANHOLE
	ELECTRICAL PEDESTAL		YARD HYDRANT		UNDERGROUND TELEPHONE LINE		
	TELEPHONE PEDESTAL		GAS LINE		WIRE FENCE		





# SARPY COUNTY PLANNING

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

## CHANGE OF ZONE APPLICATION

<p>In order for your application to be considered <b>COMPLETE</b>, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> <li>1. Submit complete Change of Zone Application</li> <li>2. Submit Non-Refundable Fee of <b>\$ 200.00</b> made payable to Sarpy County Treasurer</li> <li>3. Copy of Deed on file with Register of Deeds (showing applicant as owner)</li> <li>4. 1 reduced size sit plan drawing (8.5 x 11)</li> <li>5. Detailed operational plans</li> </ol>	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>APPLICATION NO.: <u>CZ 11 - 0001</u>  DATE RECEIVED: <u>2-25-11</u>  CP DESIGNATION: _____  ZONING DESIGNATION: <u>Ag</u>  FEE: \$ <u>200.00</u> RECEIPT NO. _____  RECEIVED BY: <u>Sandy</u>  NOTES: <u>Also applying for Preliminary Plat</u></p>
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**APPLICANT INFORMATION:**  CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: Duane & Rose Ritter E-MAIL: duane.ritter@coxinc.com  
ADDRESS: 9211 Platteview Road CITY/STATE/ZIP: Papillion, NE 68046  
MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
PHONE: (404) 824-9296 FAX: \_\_\_\_\_

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

Please check box if attaching separate sheet with owner information.

NAME: Duane & Rose Ritter E-MAIL: duane.ritter@coxinc.com  
ADDRESS: 9211 Platteview Road CITY/STATE/ZIP: Papillion, NE 68046  
MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
PHONE: (404) 824-9296 FAX: \_\_\_\_\_

**ENGINEER INFORMATION:**

NAME: Thompson, Dreesen & Dorner, Inc. E-MAIL: dneef@td2co.com  
ADDRESS: 10836 Old Mill Road CITY/STATE/ZIP: Omaha, NE 68154  
MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
PHONE: (402) 330-8860 FAX: \_\_\_\_\_

FEB 25 2011

SARPY COUNTY  
PLANNING DEPARTMENT

**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.*

To create 3 Lots from one 25.3 acre tract

**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.*

ASSESSOR'S PARCEL NUMBER: 010974202

ADDITIONAL PARCEL NUMBERS 010405798

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

(see attached)

GENERAL PROPERTY LOCATION: 9211 Platteview Road ACRES: 25.3

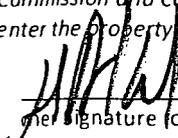
CURRENT ZONING: AG REQUESTED ZONING: AGR

**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 Change of Zone.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Change of Zone 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 Change of Zone process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.*

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

2-25-11  
\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date

FEB 25 2011

## Sandra Logue

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**From:** John G. Miriovsky [jmiriovsky@lincoln ne.gov]  
**Sent:** Friday, February 25, 2011 1:58 PM  
**To:** Sandra Logue  
**Cc:** Jerry G. Obrist  
**Subject:** RE: Change of Zone and Prelim Plat for Lazy R Farms - Duane and Rose Ritter/9211 Platteview Road

We have reviewed the request and have no objections.

John Miriovksy

---

**From:** Jerry G. Obrist  
**Sent:** Friday, February 25, 2011 1:47 PM  
**To:** John G. Miriovsky  
**Subject:** FW: Change of Zone and Prelim Plat for Lazy R Farms - Duane and Rose Ritter/9211 Platteview Road

Please review and respond directly. Thank you Jerry O.

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**From:** Sandra Logue [mailto:slogue@sarpy.com]  
**Sent:** Friday, February 25, 2011 1:45 PM  
**To:** Amanda Grint; Brian Craig; Brian Hanson; Chris Shewchuk; Chris Solberg; Denny Wilson; Donna Lynam ; Eric Herbert; Jeff Davis; Jeff Loll; Jerry G. Obrist; Kathleen Gottsch; Lori Laster; Mark Wayne; Nicole O'Keefe; Nikki Lampe; Steven Fanslau  
; bbowes@papillion.org  
**Subject:** Change of Zone and Prelim Plat for Lazy R Farms - Duane and Rose Ritter/9211 Platteview Road

Attached are the applications for Duane and Rose Ritter for a Prelim Plat and Change of Zone.

Please let me know if you have any questions.

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

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SARPY COUNTY  
 PLANNING DEPARTMENT  
 1210 Golden Gate Drive  
 Papillion, NE 68046  
 PH: 402-593-1555  
 Fax: 402-593-1558

REBECCA HORNER, DIRECTOR  
 SANDRA LOGUE, ADMIN. ASST.  
 E-MAIL: [planning@sarpy.com](mailto:planning@sarpy.com)

February 25, 2011

ORGANIZATION	REVIEW REQUIRED	ORGANIZATION	REVIEW REQUIRED	ORGANIZATION	REVIEW REQUIRED
County Admin – Mark Wayne	X	County Fiscal Admin- Brian Hanson	X	County Attorney – Nicole O’Keefe	X
Sarpy County Surveyor – Denny Wilson	X	Sarpy County GIS - Eric Herbert - Nikki Lampe	X	Papio-Missouri – NRD - Amanda Grint - Lori Laster	X
OPPD – Steve Fanslau	X	Sarpy County Sherriff – Jeff Davis	X	MUD – Jeff Loll	X
City of Papillion – Brian Craig	X	City of La Vista – Chris Solberg	X	City of Gretna – Donna Lynam	X
City of Springfield – Kathleen Gottsch	X	City of Bellevue – Chris Shewchuk	X	Fire District – Papillion – Chief Bill Bowes	X
School District – Papillion School		NE Humane Society – Kelli Brown		State Dept. of Ag – Dr. Dennis Hughes	X
File	X	Lincoln Water System – Jerry Obrist	X	Nebraska Dept. of Roads – Tim Weander	X

**PROJECT DESCRIPTION:** APPLICATION FOR Change of Zone and Preliminary Plat, Lazy R Farms, Duane & Rose Ritter, 9211 Platteview Road, requests a Change of Zone and Preliminary Plat to create 3 lots from one 25.3 acre tract located on the following property, all of Tax Lots 5A and 10 situate in the NW ¼ of Section 22, Township 13 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska. (9211 Platteview Road)

Please provide any comments or recommendations you may have to the Sarpy County Planning Department no later than **Tuesday, March 10, 2011**. You may submit comments using the following:

**Mail:**  
 Rebecca Horner, Director  
 Sarpy County Planning Dept.  
 1210 Golden Gate Drive  
 Papillion, NE 68046

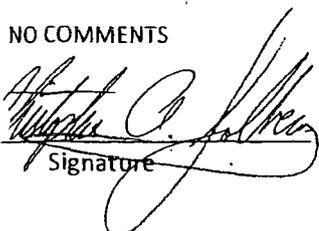
**Fax:**  
 (402) 593-1558

**E-MAIL: (Environmentally Friendly!)**  
[slogue@sarpy.com](mailto:slogue@sarpy.com)

If you have any questions or concerns, please contact Sandra Logue at (402) 593-1555.

NO COMMENTS

COMMENTS (SEE ATTACHED)

  
 Signature

\_\_\_\_\_  
 Signature

March 31, 2011

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



RE: Lazy R Farm - Application for Change of Zone, Preliminary Plat, and Final Plat

Dear Ms. Horner:

The District has reviewed the application for preliminary and final plat for three lots at Lazy R Farm located southeast of 96<sup>th</sup> Street and Platteview Road in Sarpy County, Nebraska.

Based on review of the application and plat prepared by Thompson, Dreesen & Dorner, Inc., dated March 15, 2011, the District offers the following comments:

- A post construction stormwater management plan that demonstrates control of the first ½ inch of stormwater runoff on-site and no net increase in runoff from the 2-year storm event is required for this project. An application must be submitted at the time of development
- The applicant is requesting to zone this property for residential use. The plat submitted does not address sanitary sewers. The plat should be revised to include a sewer plan. The District and the Lower Platte River Corridor Alliance discourages the use of septic systems in the Platte River Basin.

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, CFM  
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

Project: 535      Reach 10-1

Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Wednesday, April 20, 2011, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, 1210 Golden Gate Dr., Papillion, Nebraska 68046.

Terry & Carla Tighe, 14102 S. 108th St. request a Change of Zone from RS-100 (single family residential) to AG (Agricultural) on property legally described as Tax Lot 3, E of RR, located in the NE 1/4 of S17, T13 N, R12 E of the 6th P.M. Sarpy County, Nebraska.

Duane & Rose Ritter, 9211 Platteview Road, request a Change of Zone from AG (Agricultural) to AGR (Agricultural Residential), and Preliminary Plat on property legally described as Tax Lots 5A and Tax Lot 10 in the NW 1/4 of S22, T13 N, R12 E of the 6th P.M. Sarpy County, Nebraska.

William Jones, 11501 Fairview Rd requests a Special Use Permit for recreational vehicle storage on property legally described as NE 1/4 of NW 1/4 of S17, T13 N, R12 E of the 6th P.M. Sarpy County, Nebraska.

Jody and JR Kingery, 16505 Aurora St. request a Special Use Permit for a home based sal on on property legally described as Lot 66, Meridian Park, located NW 1/4 S22, T14 N, R11 E of the 6th P.M. Sarpy County, Nebraska.

Waste Connections of Nebraska, Inc. requests a Special Use Permit for a transfer station on property legally described as Tax Lots 4, 5, 6, the NE 1/4 of S15, T13 N, R11 E of the 6th P.M. Sarpy County, Nebraska.

Sarpy County Planning Department requests a Change of Zone from AG (Agricultural) to IGM (General Manufacturing) and a Comprehensive Plan amendment from Urban Residential to Industrial for property legally described as Tax Lots 4, 5, 6, the NE 1/4 of S15, T13 N, Range 11 E of the 6th P.M. Sarpy County, Nebraska.

Sarpy County Planning Department requests a text change to Section 44 definitions of the Sarpy County Zoning Regulations and Section 3 of the Sarpy County Subdivision Regulations.

An agenda for the meeting kept continually current, is available for inspection at the Sarpy County Planning Department office.

**Proof of publication**

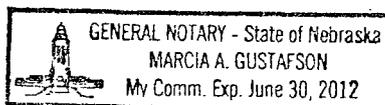
**AFFIDAVIT**

State of Nebraska, County of Douglas, ss:

Linda Shropshire, being duly sworn, deposes and says that he/she is an employee of The Omaha World-Herald, a legal daily newspaper printed and published in the county of Douglas and State of Nebraska, and of general circulation in the Counties of Douglas, and Sarpy and State of Nebraska, and that the attached printed notice was published in the said newspaper on the 7<sup>th</sup> of April, 2011, and that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge. The Omaha World-Herald has an average circulation of 153,944 Daily and 188,810 Sunday, in 2011

(Signed) Linda Shropshire Title: Account Executive

Subscribed in my presence and sworn to before me this 4<sup>th</sup> day of May, 2011.



Marcia A. Gustafson  
Notary Public

Printer's Fee \$ \_\_\_\_\_  
Affidavit \_\_\_\_\_  
Paid By \_\_\_\_\_

MAY 5 2011

SARPY COUNTY  
PLANNING DEPARTMENT

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }
} SS.
County of Sarpy }

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Kirk Hoffman deposes and says that he is the Business Manager of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Wednesday, April 27, 2011

Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

[Handwritten signature of Kirk Hoffman]

Shon Barenklau OR Kirk Hoffman
Publisher Business Manager

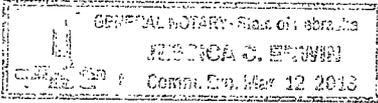
SARPY COUNTY
DEPARTMENT OF PLANNING
Sarpy County Courthouse
1210 Golden Gate Drive
Papillion, Nebraska 68046
Phone (402) 593-1555
Fax (402) 593-1558
Rebecca Horner, AICP, Director

NOTICE OF PUBLIC HEARING
SARPY COUNTY
BOARD OF COMMISSIONERS

Today's Date 04-28-2011
Signed in my presence and sworn to before me:

[Handwritten signature of Notary Public]

Notary Public



Printer's Fee \$ 28.68
Customer Number: 40638
Order Number: 0001368676

MAY 2 2011

SARPY COUNTY
PLANNING DEPARTMENT

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, May 10, 2011, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.
Terry & Carla Tighe, 14102 S. 108th St. request a Change of Zone from RS-100 (single family residential) to AG (Agricultural) on property legally described as Tax Lot 3, E of RR located in the NE 1/4 of S17, T13 N, R12 E of the 6th P.M. Sarpy County, Nebraska.
Duane & Rose Ritter, 9211 Platteview Road, request a Change of Zone from AG (Agricultural) to AGR (Agricultural Residential) and Preliminary Plat on property legally described as Tax Lots 5A and Tax Lot 10 in the NW 1/4 of S22, T13 N, R12 E of the 6th P.M. Sarpy County, Nebraska.
Jody and JR Kingery, 16505 Aurora St. request a Special Use Permit for a home based salon on property legally described as Lot 66, Meridian Park, located NW 1/4 S22, T14 N, R14 E of the 6th P.M. Sarpy County, Nebraska.
Sarpy County Planning Department requests a text amendment to section 38 of the Sarpy County Zoning Regulations regarding stormwater regulations.
Sarpy County Planning Department requests a text amendment to section 12 of the Sarpy County Subdivision Regulations regarding stormwater regulations.
Waste Connections of Nebraska, Inc. requests a Special Use Permit for a transfer station on property legally described as Tax Lots 4, 5, 6, the NE 1/4 of S15, T13 N, R11 E of the 6th P.M. Sarpy County, Nebraska.
Sarpy County Planning Department requests a Change of Zone from AG (Agricultural) to IGM (General Manufacturing) and a Comprehensive Plan amendment from Urban Residential to Industrial for property legally described as Tax Lots 4, 5 & 6, the NE 1/4 of S15, T13 N, Range 11 E of the 6th P.M. Sarpy County, Nebraska.
An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office, 1368676-427.