

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

**RESOLUTION PRELIMINARY PLAT – LAZY R FARM**  
**(AMENDED)**

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 applicants, Duane and Rose Ritter have applied for approval of a preliminary plat of a subdivision to be known as Lazy R Farm on the following described property, to wit:

Tax Lots 5A1 and 10A in the NW ¼ of Section 22, T13N, R 12E 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 Lazy R Farm 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 Lazy R Farm; 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 April 20, 2011 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 Lazy R Farm 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 Lazy R Farm, as described in the attached Exhibit A is hereby approved on the condition that upon the development of the property to the West, access to 99<sup>th</sup> Street be provided and the private driveway access easement to Platteview Road is subsequently relinquished.

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

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

YEAS:

NAYS:

ABSENT:

Rusty Hike

none

none

Jim Thompson

Debra L. Houghtaling

Tom Richard

ABSTAIN:

none

Debra L. Houghtaling  
County Clerk



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

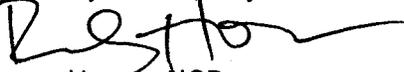
| Subject   | Type                          | By  |
|---|-------------------------------|---|
| Duane and Rose Ritter request a Preliminary Plat for three residential lots on property legally described as Tax Lots 5A and 10 in the NW 1/4 of Section 22, T13N, R 12E of the 6th prime meridian, Sarpy County, Nebraska (9211 Platteview Road) | Resolution and Public Hearing | Rebecca Horner, AICP<br>Planning Director |

- Request
  - The applicant requests to Preliminary Plat three residential lots.
  
- Comprehensive Development Plan
  - 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 Stuart to recommend approval of the Preliminary Plat as it conforms to the Comprehensive Plan, Zoning and Subdivision Regulations 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.
  - Subdivision Regulations
    - Lots are shown to meet minimum area requirements of the AGR District.
    - Lots are shown with access to a public street.
    - Conceptual septic locations are shown.
    - 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.
    - Right of way dedication of Platteview Road is shown
    - Access points shall be approved by the County Engineer. The County Engineer did not oppose the request.
    - Subdivision standards are met with the proposed design of the plat

- Recommendation

- For the reasons stated above I recommend approval to the Preliminary Plat due to a finding of conformance with the Comprehensive Plan, Zoning and Subdivision Regulations.

Respectfully submitted by:



Rebecca Horner, AICP  
Planning Director

March 31, 2011

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

PAPIO-MISSOURI RIVER  
NATURAL  
RESOURCES  
DISTRICT



8901 S. 154th Street  
Omaha, NE 68138-3621  
402-444-6222  
[www.papionrd.org](http://www.papionrd.org)

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,

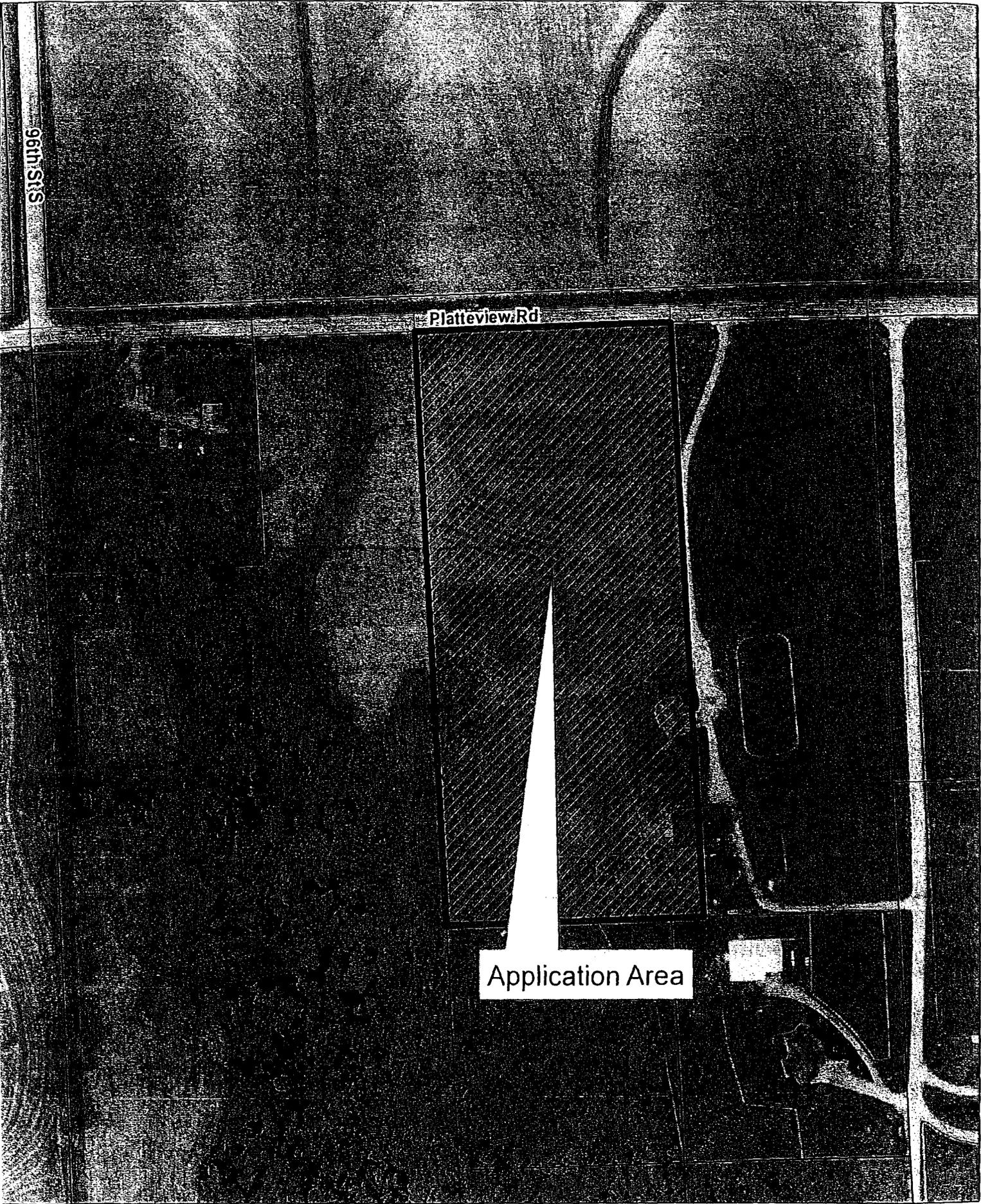
A handwritten signature in black ink, appearing to read 'Lori Ann Laster', with a horizontal line drawn through it.

Lori Ann Laster, CFM  
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

Project: 535

Reach: 10-1



Duane & Rose Ritter - Lazy R Farms  
9211 Platteview Road

