

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE 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 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 preliminary plats; and

WHEREAS, the applicant, CR Investments, Inc. has applied for approval of a preliminary plat of a subdivision to be known as Sunridge West on property generally located at 184th Street and Harrison Street with a legal description as follows:

Part of N ½ of NE ¼ of Section 17, Township 14N, Range 11E of the 6th
prime meridian, Sarpy County, NE.

WHEREAS, Scott Bovick, Deputy County Administrator has reviewed the application of the preliminary plat of a subdivision to be known as Sunridge West for compliance with the Subdivision Regulations; and

WHEREAS, the Deputy County Administrator has made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Deputy County Administrator report, the aerial map of the subject property and a copy of the preliminary plat of the subdivision to be known as Sunridge West.

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 September 21, 2011 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.

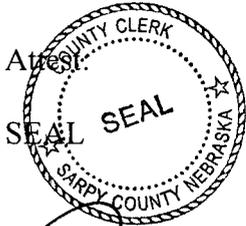
- II. A public hearing regarding the approval of the preliminary plat was held by this County Board.
- III. Notice of each of the public hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing.
- IV. The Deputy County Administrator recommends approval.
- V. The proposed preliminary plat of a subdivision to be known as Sunridge West 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 Sunridge West, as described in the attached Exhibit A is hereby approved.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 25th day of October, 2011.



Sarpy County Board Chairman





County Clerk

EXHIBIT 'A'

**SARPY COUNTY
COUNTY BOARD
STAFF REPORT
OCTOBER 25, 2011
PRELIMINARY PLAT (REVISED) SUNRIDGE WEST 11-0001
FINAL PLAT SUNRIDGE WEST 11-0005**

I. GENERAL INFORMATION

A. APPLICANT: CR Investments, Inc., Celebrity Homes
PO Box 390485
Omaha, NE 68139

B. PROPERTY OWNER: CR Investments, Inc

C. LOCATION: 184th and Harrison Street

D. LEGAL DESCRIPTION: Part of N ½ of NE ¼ of Section 17, Township 14N, Range 11E of the 6th prime meridian, Sarpy County, NE.

E. REQUESTED ACTION: To approve a preliminary plat and final plat for 70 lots and three outlots to be known as Sunridge West.

F. EXISTING ZONING AND LAND USE: Undeveloped, AG, Agricultural.

G. SIZE OF SITE: 14.66 acres, more or less.

II. BACKGROUND INFORMATION

A. COMPREHENSIVE PLAN SPECIFICATIONS:

The Comprehensive Plan shows the area as Urban Residential. (Figure 5.1) Harrison Street is classified as a Rural Major Collector in the 2003 Functional Road Classification to eventually expand to 4 lanes (Figure 6.1, 6.2). Harrison Street is presently a two lane road.

B. EXISTING CONDITION OF SITE: Undeveloped.

C. GENERAL VICINITY AND LAND USE: Single Family Residential, Omaha zoning to the north; undeveloped, zoned RG-35 to the south; townhome development, zoned RD-50 PTD to the east; undeveloped, zoned RG-35 and AG to the west.

D. RELEVANT CASE HISTORY:

- Sunridge preliminary plat to the east was approved in 2003.
- The Change of Zone from RG-35 to RD-50 PTD was conditionally approved by the County Board in May of 2009.
- The Preliminary Plat was approved in May 2009 to plat the subdivision as a planned townhome development. Since that time ownership has changed and the new owner is pursuing single family lots.

- Sunridge West received two one-year extensions of the preliminary plat as discussions involving the neighbors to the west (Martin family) and planning staff were taking place.
- The applicant submitted a final plat in July 2011 reflecting the discussions since 2009. Upon receipt of the final plat, County staff, including the County Engineer and Planning Consultant Steve Jensen, requested the applicant consider re-establishing the Emiline Street connection, which was proposed to be eliminated at the property owner's request.
- Because there have been enough discussion and changes regarding the plat since 2009, staff required the applicant to submit a revised preliminary plat and new final plat

E. APPLICABLE REGULATIONS: Zoning, Subdivision Regulations and Comp Plan.

III. ANALYSIS AND DEVELOPMENT ALTERNATIVES

STAFF COMMENTS:

A. REQUEST: This is a request to approve a revised preliminary plat and final plat for single family dwellings.

B. LAND USE/COMPREHENSIVE PLAN: The Comprehensive Plan indicates the area as Urban Residential. The requested zoning will extend the existing land use pattern from the east.

C. GENERAL:

1. **Change of Zone:** The zoning was conditionally changed to RD-50 PTD in May of 2009. The RD-50 district requires a minimum lot area of 5,000 square feet and lot width of 50 feet. The lots as shown vary from 5,739 to 8,863 square feet and all exceed 50 feet in lot width. The RD-50 PTD zoning will become effective once the final plat is filed.
2. **Preliminary Plat and Final Plat:**
 - a. This is a request for 70 single family lots and 3 outlots, with the outlots to be used to meet stormwater management regulations.
 - b. The plat indicates an additional right of way dedication along Harrison Street.
 - c. The plat satisfies requests by staff to make the connection of Emiline Street from 183rd Street west to 184th Street. The plat also provides an access point at 184th Street onto Harrison. The owner will provide the east 50' of right-of-way and construct the east half of 184th Street, with the stipulation that the owner to the west will improve the west half of 184th Street in the future when their property is subdivided. Staff expects the area to the west to utilize Emiline Street and then 184th Street to access Harrison Street. The owner will also construct 183rd Avenue and 183rd Terrace as shown. Finally, the owner will construct the Josephine Street connection on the south side of the subdivision to tie back into Sunridge to the east.
 - d. The block of 183rd Avenue and 183rd Terrace exceed the County's required block length of 800 feet but the Planning Commission granted a waiver to the block length because the abutting block to the east prevents road connectivity and the neighbor to the west prefers access to be at Emiline and Josephine Streets.
 - e. The utility plat exhibits show the water, sanitary sewer, storm sewer, and sidewalk improvements, which are outlined in the subdivision agreement.

- f. The owner has provided the required 20' landscape buffer along Harrison Street.
- g. Because the property was previously preliminary platted, it needs to meet the stormwater quality regulations but is exempt from the stormwater quantity regulations. The owner has submitted a post-construction stormwater management plan which must be approved before any construction can begin.

3. General

- a. The County Attorney's Office has reviewed and approved a subdivision agreement for the development.

IV. RECOMMENDATION:

September 21, 2011 Planning Commission Action: Lichter moved, seconded by Torczon, to recommend approval of the Preliminary Plat for Sunridge West as the plat conforms to the Sarpy County Zoning and Subdivision Regulations. Ballot: Ayes – Bliss, Mohr, Fenster, Labart, Lichter, Stuart, Vanek, Torczon, Wear and Whitfield. Nays – none. Abstain – none. Absent – Thompson. Motion carried 10-0.

September 21, 2011 Planning Commission Action: Lichter moved, seconded by Stuart, to recommend waiving the block length requirement for 183rd Avenue and 183rd Terrace, and recommend approval of the Final Plat for Sunridge West Subdivision, contingent upon submittal of a final subdivision agreement before being scheduled to the County Board, as it is conformance with the Sarpy County Zoning and Subdivision Regulations. Ballot: Ayes – Bliss, Mohr, Fenster, Labart, Lichter, Stuart, Vanek, Torczon, Wear and Whitfield. Nays – none. Abstain – none. Absent – Thompson. Motion carried 10-0.

Staff recommends approval to the Preliminary Plat, Final Plat, and Subdivision Agreement as it is in conformance with the County's Zoning and Subdivision Regulations.

V. COPIES OF REPORT TO:

Applicant, Public upon request

VI. ATTACHMENTS:

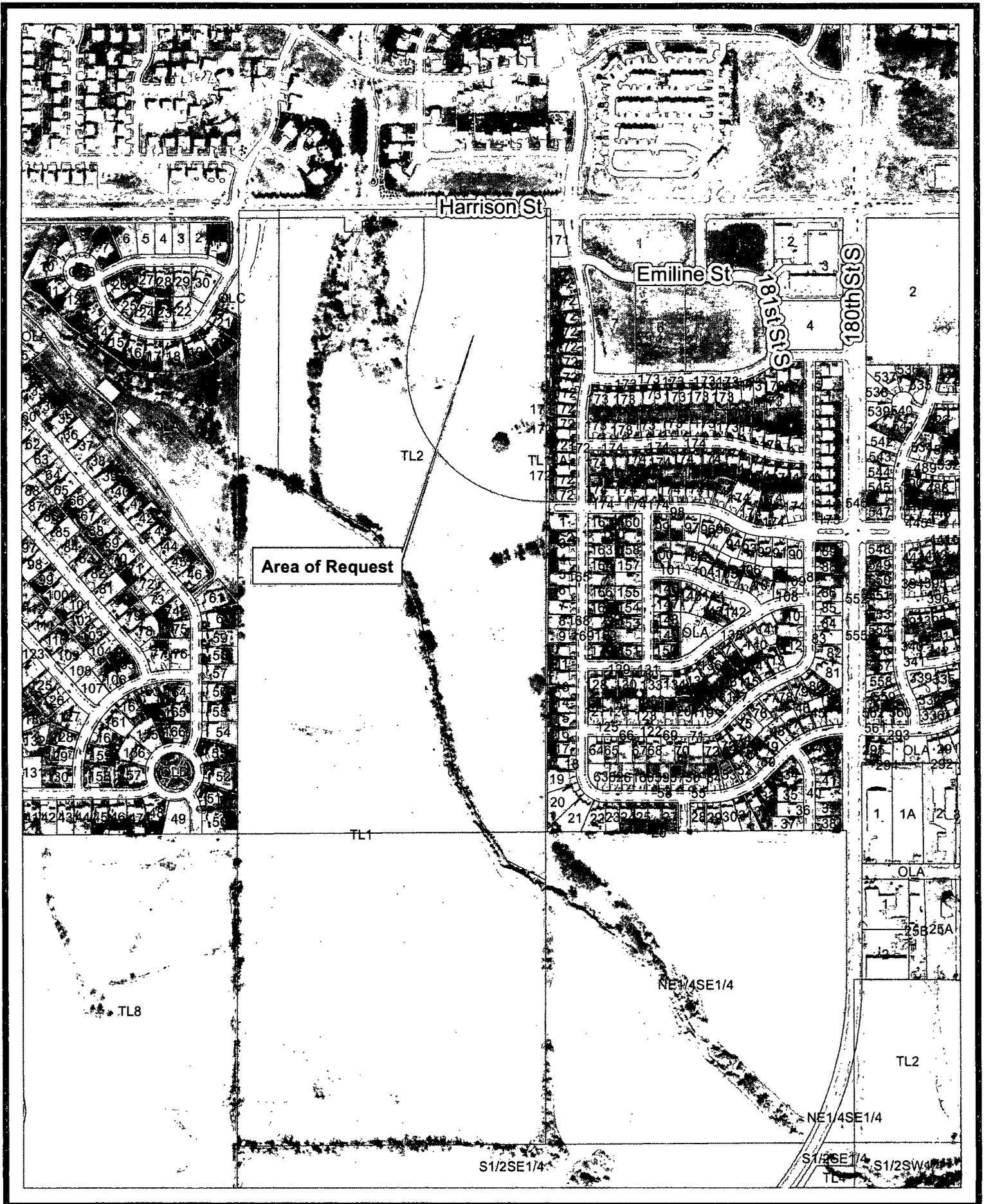
Application, Plats and corresponding exhibits, Site Plan, Aerial

Report prepared by:



Scott Bovick, Deputy County Administrator

Report reviewed by Planning Consultants Steve Jensen and Tom Blair



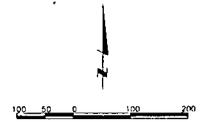
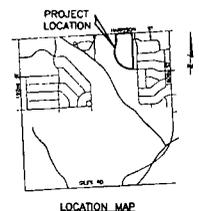
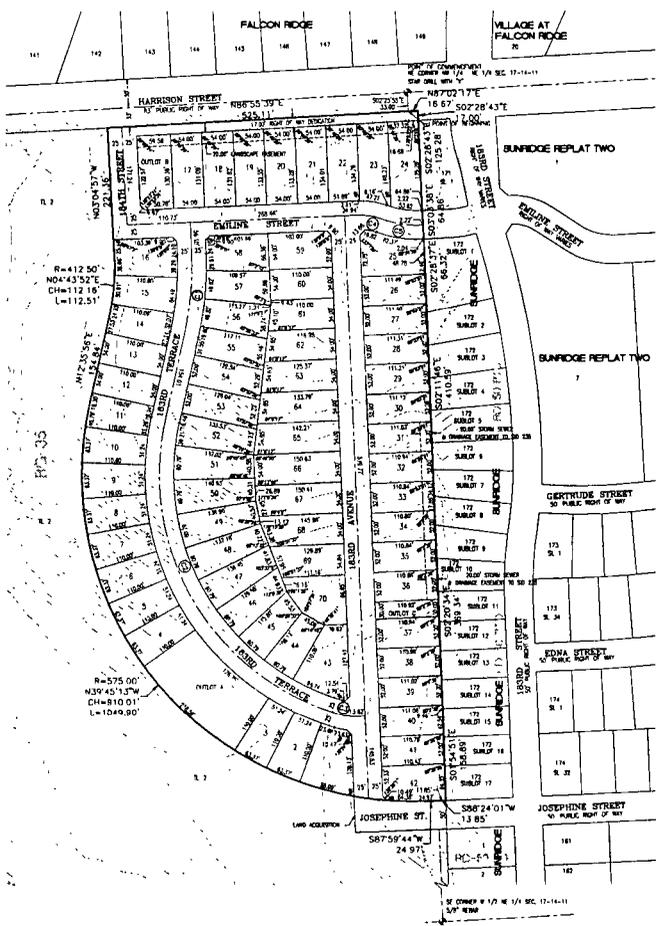
SUNRIDGE WEST
184th & Harrison Street



SUNRIDGE WEST

Lots 1 through 70, inclusive and Outlots A through C, inclusive, SUNRIDGE WEST, being a replating of that part of the North Half of the Northeast Quarter of Section 17, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska

LOCATED IN:
NW 1/4 NE 1/4 SEC 17, T14N R11E
NE 1/4 NE 1/4 SEC 17, T14N R11E



LEGAL DESCRIPTION

Lots 1 through 70, inclusive and Outlots A through C, inclusive, SUNRIDGE WEST, being a replating of that part of the North Half of the Northeast Quarter of Section 17, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska, described as follows:

CONSIDERING all the northeast corner of the Northeast Quarter of the Northeast Quarter of Section 17, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska:

Thence South 02°25'53" East (bearing referenced to Nebraska state plane NAD83 (2011)) for 33.00 feet along the east line of the Northeast Quarter of the Northeast Quarter to the south right of way line of Harrison Street and the TRUE POINT OF BEGINNING;

Thence North 87°02'17" East for 18.67 feet along said south right of way line Sublot 1, SUNRIDGE A subdivision, as surveyed, plotted and recorded in Sarpy County, Nebraska;

Thence South 02°28'53" East for 44.84 feet;

Thence South 02°28'32" East for 48.32 feet;

Thence South 02°14'45" East for 410.58 feet;

Thence South 02°20'24" East for 389.24 feet;

Thence South 01°34'51" East for 158.96 feet to the north right of way line of Josephine Street;

Thence South 88°24'01" West for 13.83 feet to the east line of said Northeast Quarter of the Northeast Quarter;

Thence South 87°38'44" West for 24.97 feet;

Thence along a curve to the right (bearing a radius of 525.00 feet and a long chord bearing North 58°45'13" West for 810.01 feet) for an arc length of 1049.00 feet;

Thence North 12°35'04" East for 184.84 feet;

Thence along a curve to the left (bearing a radius of 112.50 feet and a long chord bearing North 04°43'52" East for 112.50 feet) for an arc length of 112.51 feet;

Thence North 03°04'57" West for 221.18 feet to the south right of way line of Harrison Street;

Thence North 86°55'50" East for 525.11 feet along said south right of way line to the Point of Beginning;

Containing 14.655 acres of #83,537 square feet.

PARCEL AREA TABLE

Parcel #	Area (SQ FT)	Parcel #	Area (SQ FT)
1	424	41	572
2	424	42	482
3	424	43	663
4	424	44	573
5	424	45	569
6	424	46	583
7	424	47	697
8	424	48	688
9	424	49	785
10	424	50	704
11	417	51	704
12	424	52	682
13	424	53	607
14	413	54	615
15	424	55	626
16	424	56	636
17	424	57	635
18	424	58	688
19	424	59	705
20	424	60	700
21	424	61	697
22	424	62	697
23	424	63	697
24	424	64	712
25	424	65	707
26	424	66	678
27	424	67	688
28	424	68	747
29	424	69	688
30	424	70	744
31	424	71	744
32	424	72	744
33	424	73	744
34	424	74	744
35	424	75	744
36	424	76	744
37	424	77	744
38	424	78	744
39	424	79	744
40	424	80	744

Parcel #	Area (SQ FT)	Use
1	2712	Primaries
2	4167	
3	3788	Primaries
4	3788	Primaries

NOTES

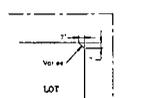
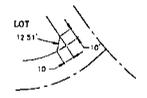
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES BEHIND ALIGNED CURVES ARE ANY DISTANCES NOT SHOWN DISTANCES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ON CURVED STREETS ARE RADII UNLESS OTHERWISE NOTED (NR).
- DISTANCES AND ANGLES SHOWN IN PARENTHESES REFER TO EASEMENTS.
- LOTS 17 THROUGH 34 AND OUTLOT B WILL HAVE NO DIRECT VEHICULAR ACCESS TO HARRISON STREET.
- OUTLOTS A THROUGH C ARE DESIGNATED FOR PURPOSES OF STORM SEWER AND DRAINAGE TO 700 235.
- THE 18" STREET RIGHT OF WAY, DESIGNATED AS SHOWN FORMS THE EAST 30 FEET OF THE FUTURE 100' RIGHT OF WAY DEDICATION.
- FUTURE IMPROVEMENTS TO HARRISON STREET MAY RESTRICT TRAFFIC STREET ACCESS TO RIGHT 1/2 RIGHT OF THREE-QUARTER ADJACENT.

ZONING SETBACKS

RD-50	RT-50	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM STREET SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK
10'	10'	30'	5'	5'	5'
15'	15'	40'	5'	5'	5'
20'	20'	50'	5'	5'	5'
25'	25'	60'	5'	5'	5'

CENTERLINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	347.90'	142.36'	141.94'	14.3270°
C2	440.00'	451.42'	548.10'	43.3470°
C3	100.00'	33.62'	33.46'	18°15.52'
C4	100.00'	38.65'	39.38'	22°30.05'
C5	175.00'	72.07'	71.58'	22.3347°



Drawn by	ESM
Designed by	ESM
Reviewed by	ESM
Checked by	ESM

Project	SUNRIDGE WEST
Location	
Scale	
Date	

Client	
Address	
City	
State	
Zip	

Project No.	
Draw No.	
Sheet No.	

WWW.LRA-INC.COM
(Ph) 402.936.2498
(Fax) 402.936.2710

Lamp, Rynearson & Associates, Inc.
11710 West Dodge Road, Suite 100
Omaha, Nebraska 68134-2027

OWNER / APPLICANT
CR INVESTMENTS, INC.
P.O. BOX 380445
OMAHA, NE 68138

ENGINEER
LAMP, RYNEARSON & ASSOCIATES, INC.
11710 WEST DODGE ROAD, SUITE 100
OMAHA, NEBRASKA 68134-2027

ZONING
EXISTING RD-50-MTD
PROPOSED RD-50-MTD

POWER
OMAHA PUBLIC POWER DISTRICT
444 SOUTH 18TH STREET, MALL
OMAHA, NE 68102-2247

WATER
METROPOLITAN UTILITIES DISTRICT
3100 SOUTH 87TH AVENUE
OMAHA, NE 68106-3821

GAS
NACOR ENERGY

PRELIMINARY PLAT

Job number - book
010911701-003
book page

date 02-20-11

Sheet 1 of 1

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

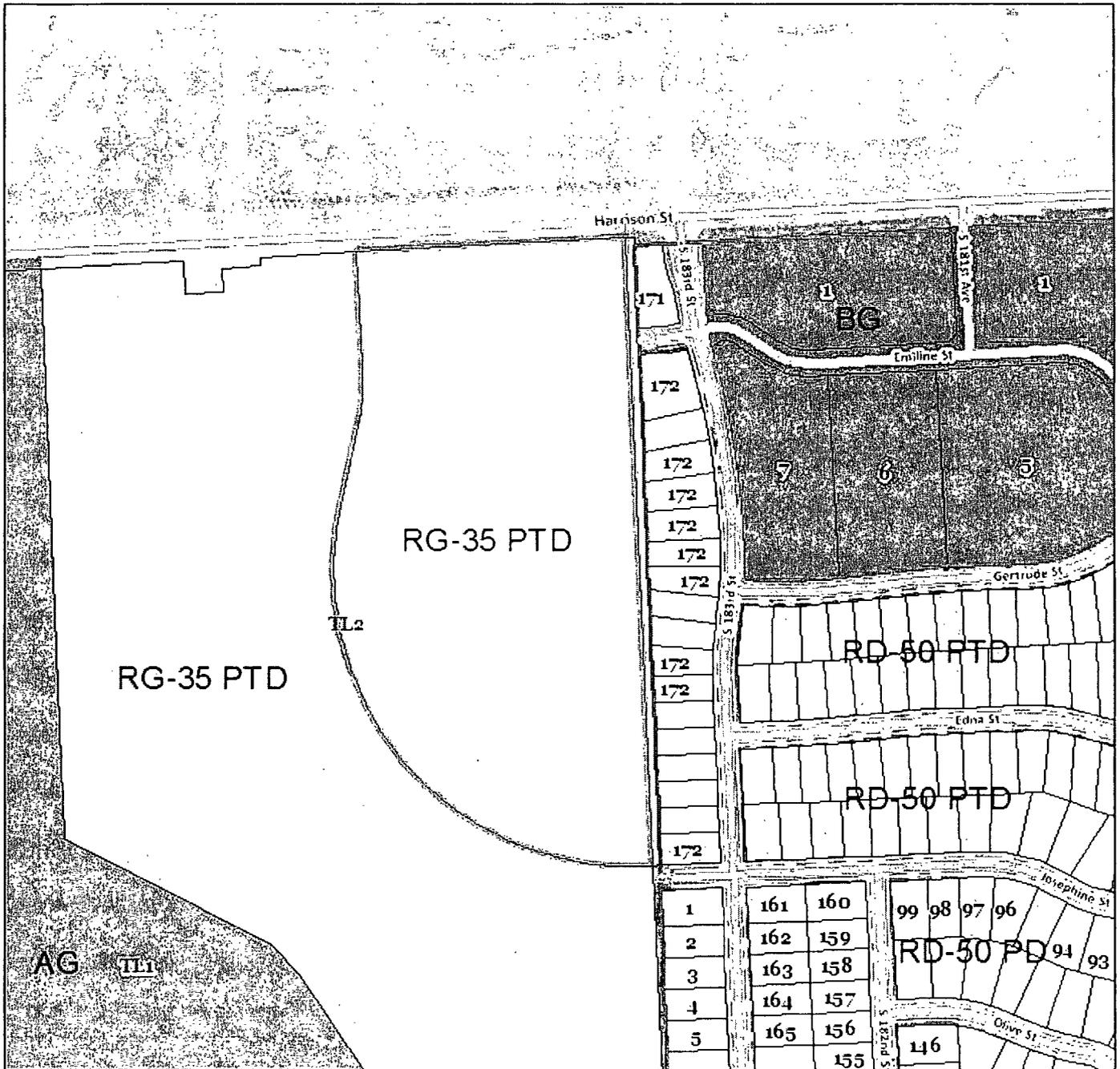
October 25, 2011

REVISED PRELIMINARY PLAT

Sunridge West

184th & Harrison Street

Sarpy County, Nebraska



Parcel ID Number	011590698	Property Type	RES
Owner Name	CR INVESTMENTS INC	Improvements Value	\$0
Mailing Address	14002 L ST	Land Value	\$497,350
City State	OMAHA NE	Total Value	\$497,350
Zip Code	68137-	Estimated Acres	14.20146061
Property Address		Tax District	17017
Legal Description	IRREG E 525.11 FT OF N 1244.96 FT TAX LOT 2 EXC ROW 17-14-11 (14.21 AC)	Snow Ordinance	County #3-1-01
Neighborhood Code	AGBL		

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 = 288 feet

10/19/2011

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:

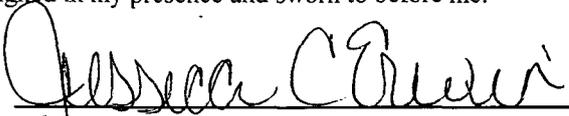
Wednesday, October 12, 2011
Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

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

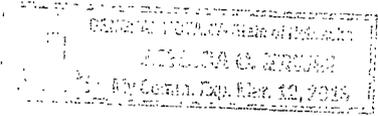


Shon Barenklau OR Kirk Hoffman
Publisher Business Manager

Today's Date 10-11-2011
Signed in my presence and sworn to before me:



Notary Public



Printer's Fee \$ 14.55
Customer Number: 40638
Order Number: 0001436696

SARPY COUNTY DEPARTMENT OF PLANNING
Sarpy County Courthouse
1210 Golden Gate Drive
Papillion, Nebraska 68046
Phone (402) 593-1555
Fax (402) 593-1558
Scott Bovick, Deputy County Administrator/Planning Director
NOTICE OF PUBLIC HEARING
SARPY COUNTY BOARD OF COMMISSIONERS

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, October 25, 2011, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.
CR Investments, Inc., 14002 L Street, Omaha, request approval of a Revised Preliminary and Final Plat for a subdivision to be known as Sunridge West on property legally described as the NW1/4 of the NE1/4 of Sec. 17, T14N, R11E 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.
1436696; 10/12

Deb Houghtaling

Fred Uhe
Chief Deputy

Sarpy County Clerk

Renee Lansman
Assistant Chief Deputy

1210 Golden Gate Drive • Papillion, Nebraska 68046-2895
Phone: 402-593-2105 • Fax: 402-593-4471 • Website www.Sarpy.com • Email: Clerk@sarpy.com

October 28, 2011

SID. No. 235 Attn: Debbie
c/o Fullenkamp Doyle & Jobeun
11440 W. Center Rd. Suite C
Omaha, NE 68144

Actions by the Sarpy County Board on October 25, 2011 is as follows:

Resolution 2011-352: Authorize Chairman to sign subdivision agreement between Sarpy County, CR Investments, Inc. and SID 235 for Sunridge West. Nicole O'Keefe, Deputy County Attorney

MOTION: Thompson resolved, seconded by Hike, to approve the resolution for the Residential Subdivision Agreement for Sunridge West. Ayes: Hike, Thompson, Richards, Nekuda & Warren. Nays: None.

Public Hearing and Resolution 2011-353: Revised Preliminary Plat, CR Investments, Inc., Sunridge West, 184th & Harrison. Scott Bovick, Deputy County Administrator

MOTION: After a public hearing, Thompson resolved, seconded by Hike, to approve the resolution for the revised preliminary plat of Sunridge West subdivision. Ayes: Hike, Thompson, Richards, Nekuda & Warren. Nays: None. (Original Preliminary Plat approved by resolution 2009-081 on May 5, 2009.)

Public Hearing and Resolution 2011-354: Final Plat, CR Investments, Inc., Sunridge West, 184th & Harrison. Scott Bovick, Deputy County Administrator

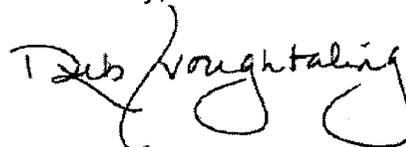
MOTION: After a public hearing, Hike resolved, seconded by Thompson, to approve the resolution for the final plat of Sunridge West subdivision. Ayes: Hike, Thompson, Richards, Nekuda & Warren. Nays: None.

Please find enclosed three (3) originals of the Subdivision Agreement which has been approved and signed by the Chairman of the Board. Upon completion, please provide **one original** for Sarpy County records.

Mail to: Sarpy County Clerk
Attn: Christine Vance
1210 Golden Gate Dr.
Papillion NE 68046-2895

Also, please find enclosed a copy of the preliminary and final plat resolutions for your files.

Sincerely,



Deb Houghtaling
Sarpy County Clerk

Enclosures (5)
DH/sm