

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE FINAL 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 final plats; and

WHEREAS, the applicant, CR Investments, Inc. has applied for approval of a final plat of a subdivision to be known as Sunridge West on property generally located at 184th and Harrison Streets 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 final 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 final 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 final 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 final plat was held by this County Board.

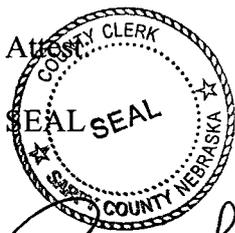
- III. Notice of each of the public hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing.
- IV. The Deputy County Administrator recommends approval.
- V. The proposed final plat of a subdivision to be known as Sunridge West is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan;

BE IT FURTHER RESOLVED THAT the final plat of a subdivision to be known as Sunridge West, as described in the attached Exhibit A is hereby approved and further, the block length requirement for 183rd Avenue and 183rd Terrace is hereby waived.

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.

Tom Richard

Sarpy County Board Chairman



Gene Lussman Deputy

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.

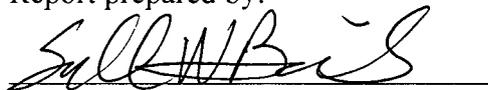
V. COPIES OF REPORT TO:

Applicant, Public upon request

VI. ATTACHMENTS:

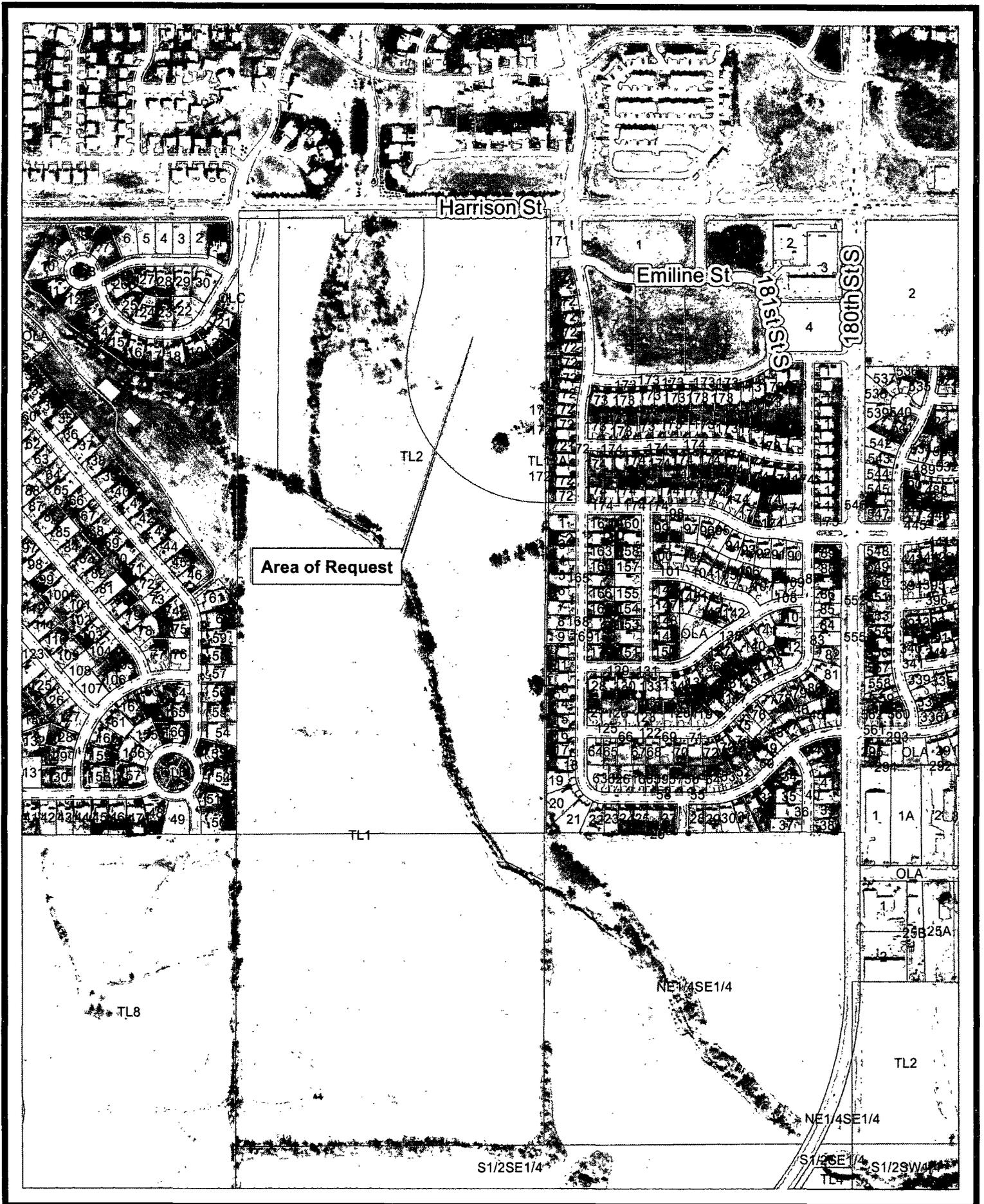
Application, Plats and corresponding exhibits, Site Plan, Aerial

Report prepared by:



Scott Bovick, Deputy County Administrator

Report reviewed by Planning Consultants Steve Jensen and Tom Blair



SUNRIDGE WEST
184th & Harrison Street



ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

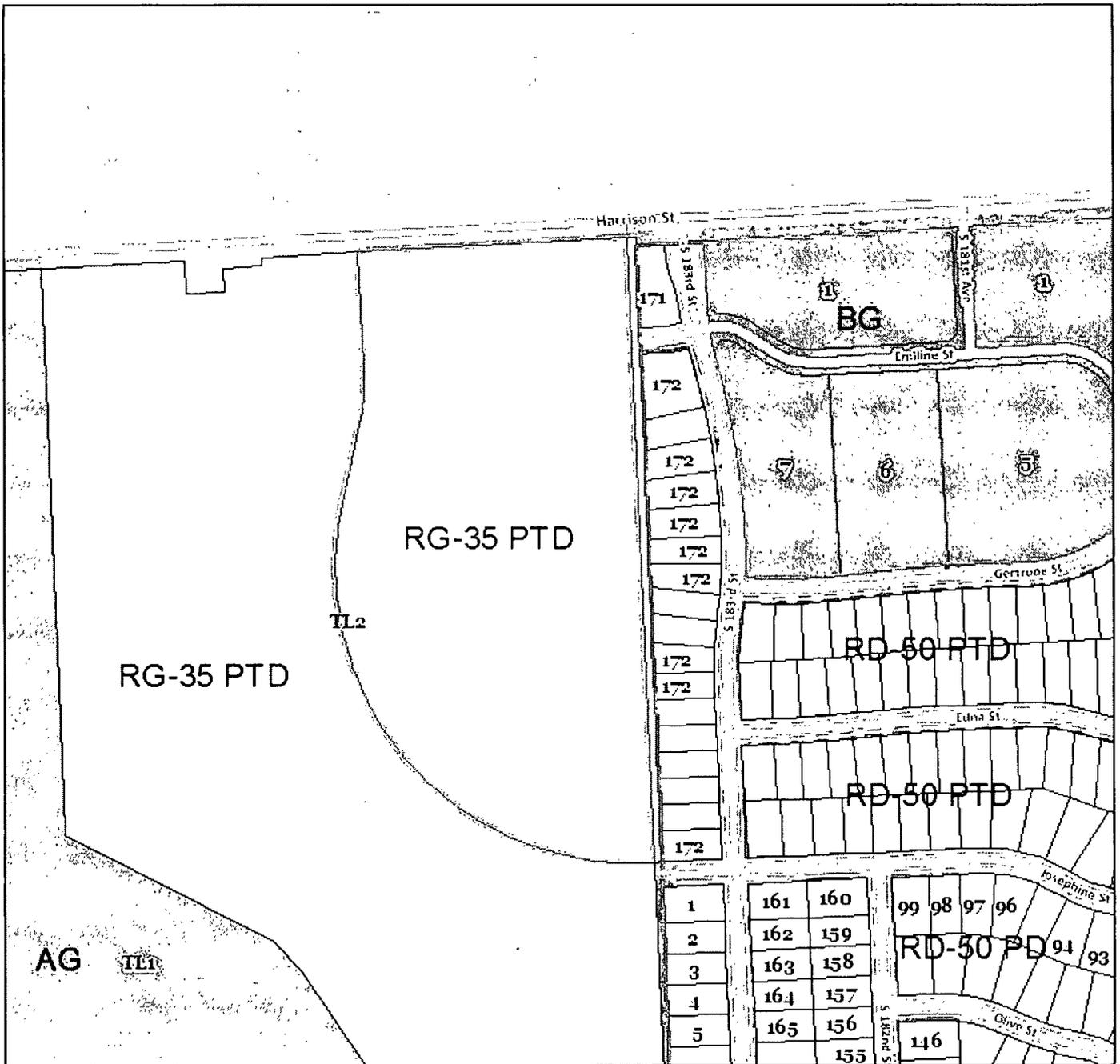
October 25, 2011

FINAL 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		

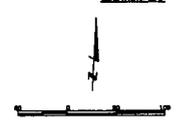
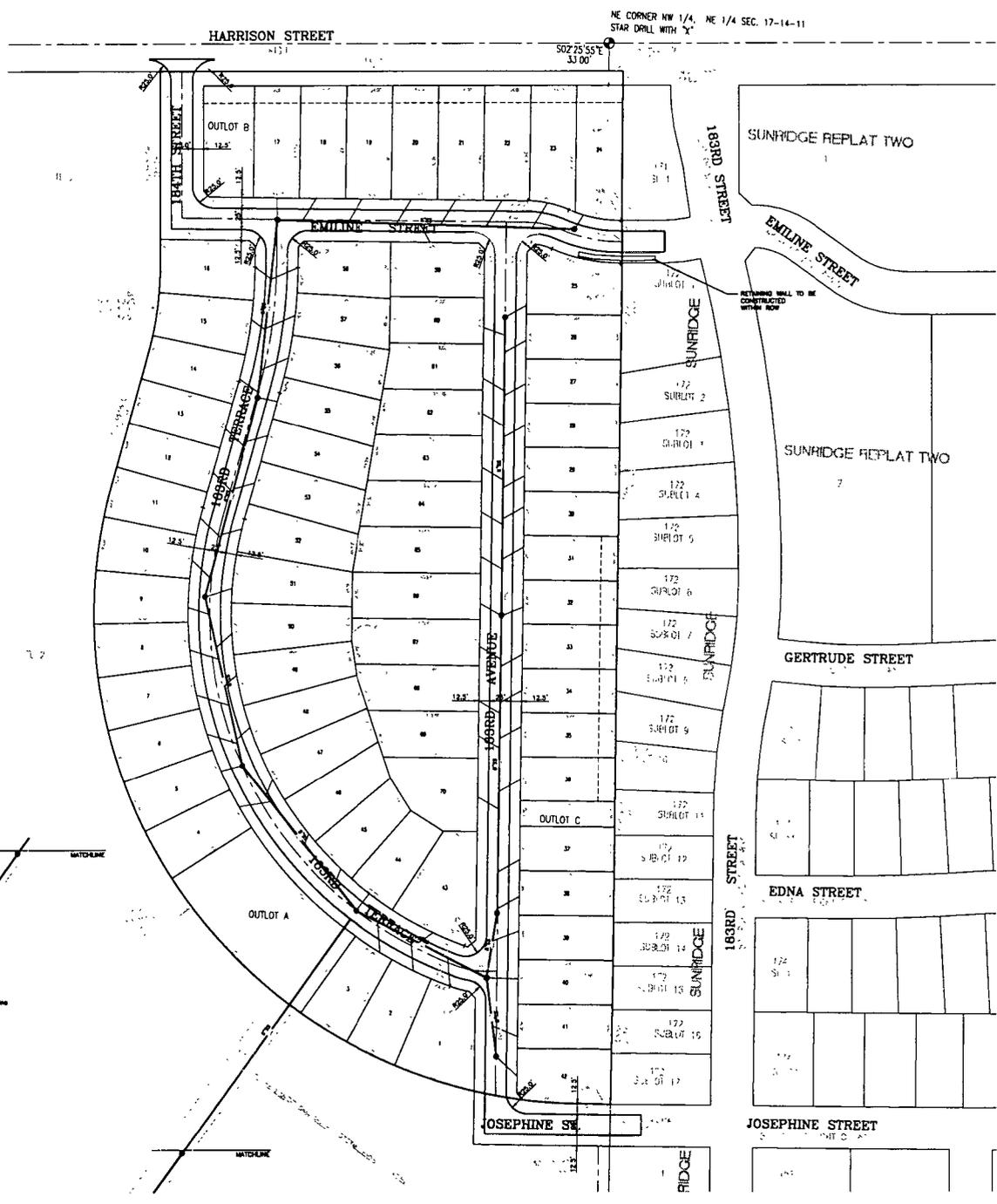
Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale
1 inch = 288 feet

10/19/2011



NOTE:
 1. This plan is based on the latest available aerial photography and field notes. It is not intended to show any utility lines or structures that are not shown on the plan.
 2. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.
 3. The plan is subject to change without notice.



Project Name	SUNRIDGE WEST
Project No.	100-100-2100
Project Date	08/21/2011
Project Status	Final

City	Omaha, Nebraska
County	SARPY COUNTY, NEBRASKA
Map No.	100-100-2100
Scale	1" = 100'

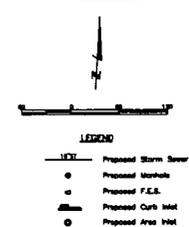
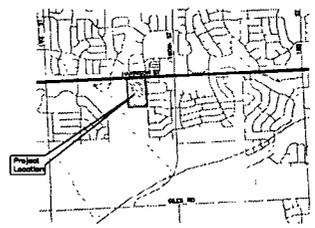
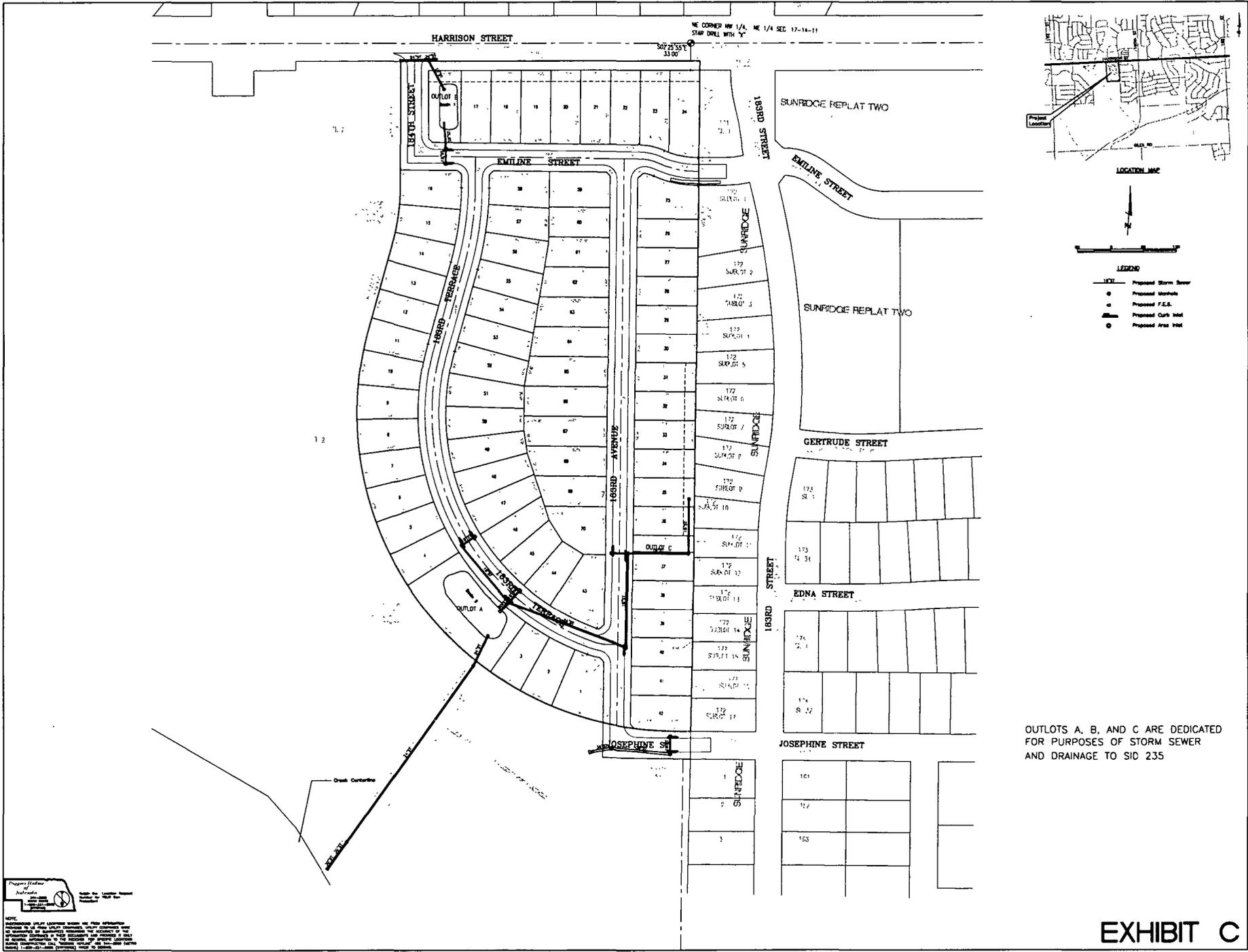
WWW.LRA-INC.COM
 (PH) 402.496.2100
 (FAX) 402.496.2100
 (E-MAIL) 402.496.2100

Lamp, Ryterson & Associates, Inc.
 1470 West Dodge Road, Suite 100
 Omaha, Nebraska 68131-2017
SUNRIDGE WEST
SARPY COUNTY, NEBRASKA

FINAL PLAN
 SANITARY SEWER AND PAVING
 EXHIBIT

10/08117-01-003
 08/21/2011
 1 of 1

EXHIBIT B



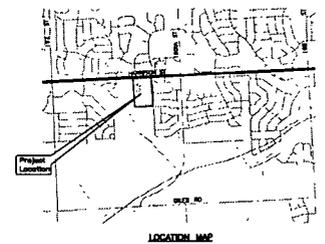
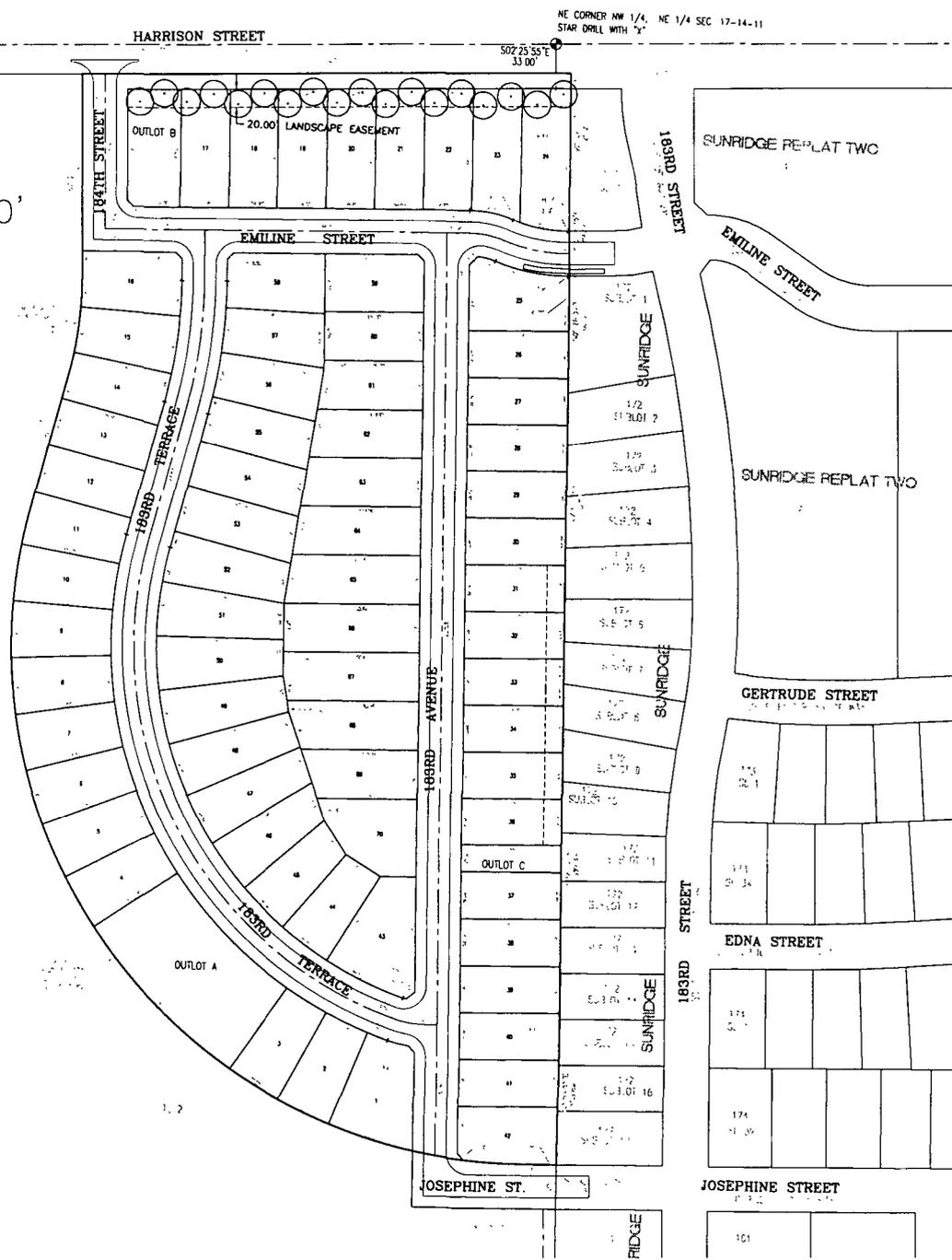
OUTLOTS A, B, AND C ARE DEDICATED FOR PURPOSES OF STORM SEWER AND DRAINAGE TO SID 235

Notes:
 1. All dimensions are in feet and inches.
 2. All lot areas are in square feet.
 3. All street widths are in feet.
 4. All easement widths are in feet.
 5. All utility lines are shown in black.
 6. All proposed lines are shown in red.
 7. All existing lines are shown in blue.
 8. All proposed manholes are shown in black.
 9. All proposed curb inlets are shown in black.
 10. All proposed area inlets are shown in black.

<p>WWW.LRA-INC.COM (P.N.) 402.946.9106 (F.A.) 402.946.2739</p>	
<p>Lamp, Ryterson & Associates, Inc. 4470 West Dodge Road, Suite 100 Omaha, Nebraska 68154-2027</p>	
<p>SUNRIDGE WEST SAPPY COUNTY, NEBRASKA</p>	
<p>FINAL PLAT STORM SEWER EXHIBIT</p>	
<p>Map No. 010819721-003</p>	<p>Page 1 of 1</p>
<p>Date 2/21/2011</p>	

EXHIBIT C

EVERGREEN TREES
 AT 30' O.C.
 LOCATED WITHIN 20'
 WIDE LANDSCAPE
 EASEMENT
 (18 TOTAL)



LEGEND
 ○ Proposed Evergreen Tree

NOTE:
 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 3. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

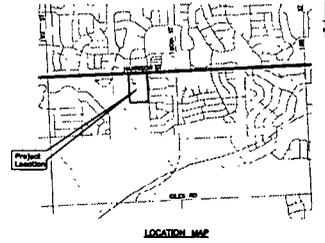
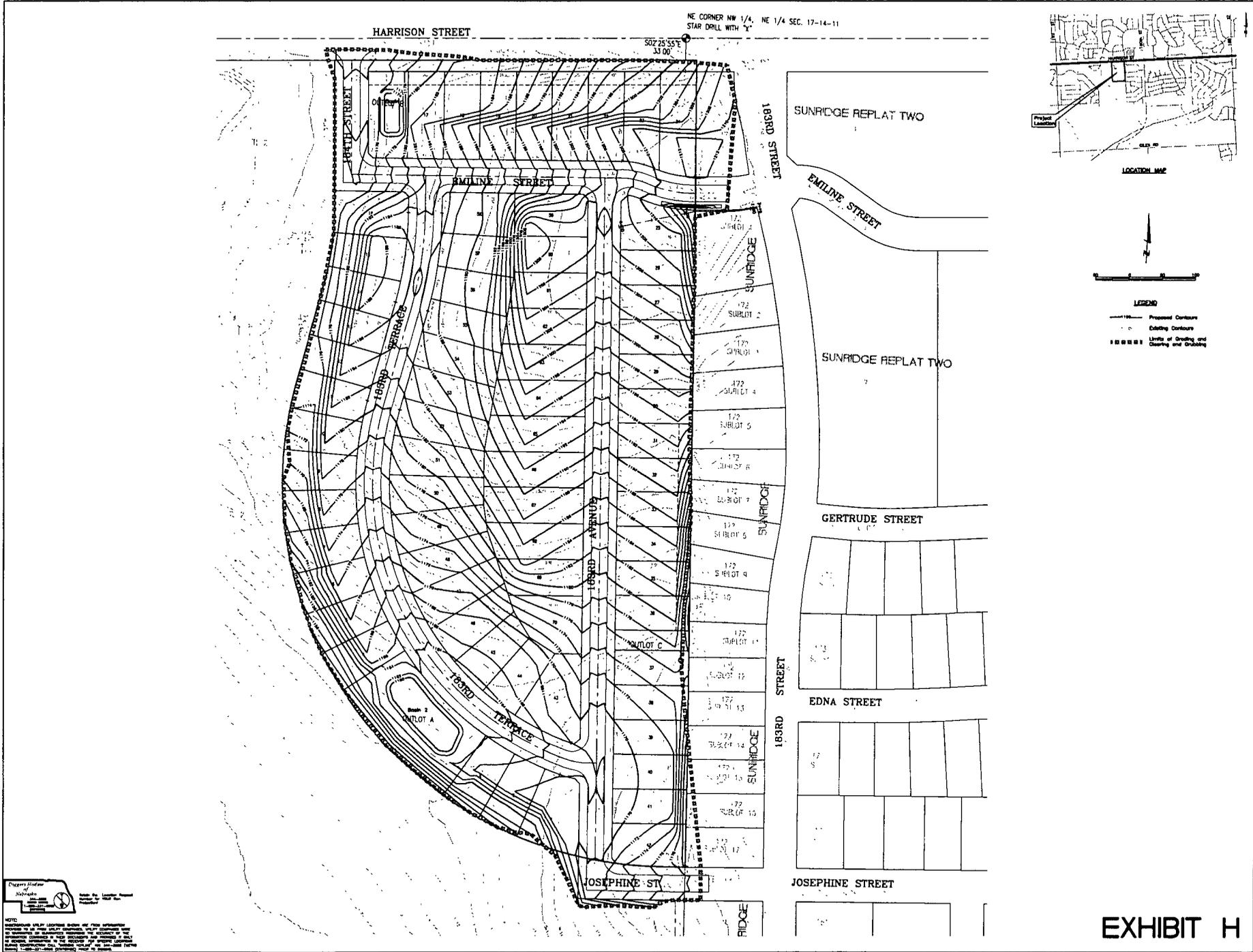
WWW.LRR-LINC.COM
 LRR-INC (PA) 402.496.4498
 LRR-INC (FAX) 402.496.2730

Lamp, Ryterson & Associates, Inc.
 14716 West Dodge Road, Suite 100
 Omaha, Nebraska 68134-2027
 SUNRIDGE WEST
 SARA COUNTY, NEBRASKA

FINAL PLAT
 LANDSCAPE
 EXHIBIT

NO. 000000000000
 00001121-000
 page
 date 3/21/2011
 of 1

EXHIBIT F



Engineer/Designer
 [Signature]
 [Title]

NOTES:
 1. THIS PLAN IS A GRADING PLAN AND DOES NOT CONSTITUTE A FINAL GRADING PLAN.
 2. THE GRADING PLAN IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE DATA.
 3. THE GRADING PLAN IS SUBJECT TO CHANGE WITHOUT NOTICE.
 4. THE GRADING PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES.
 5. THE GRADING PLAN IS NOT TO BE USED FOR ANY OTHER PURPOSES.

WWW.LRA.LINC.COM
 (781) 461-1900 FAX
 (781) 461-1900 FAX

Lamp, Rynearson & Associates, Inc.
 1110 West Dodge Road, Suite 100
 Omaha, Nebraska 68131-2027
SUNRIGE WEST
 SAPPY COUNTY, NEBRASKA

FINAL PLAN
 GRADING VICINITY MAP
 EXHIBIT

Job Number-Sub
 010817121-000
 Issue Date
 8/21/2011
 1 of 1

EXHIBIT H



SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAVILLION, NE 68046
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: PLANNING@SARPY.COM

FINAL PLAT 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 Final Plat Application 2. Submit Non-Refundable Fee of \$ 507.00 made payable to Sarpy County Treasurer 3. 1 Electronic copy of the plat drawing (PDF) 4. 25 full sized, folded plat drawings 5. <u>Please review sections 7 and 8 of the Sarpy County Subdivision Regulations for complete Final Plat process requirements.</u> 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>FP 11-0005</u> DATE RECEIVED: <u>8-25-11</u> CP DESIGNATION: _____ ZONING DESIGNATION: _____ FEE: <u>\$507.00</u> RECEIPT NO. <u>734185</u> RECEIVED BY: <u>SU</u> NOTES: _____</p>
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APPLICANT INFORMATION:

NAME: CR investments, Inc. – Loren Johnson E-MAIL: ljohnson@celebrityhomesomaha.com
ADDRESS: 14002 L. Street CITY/STATE/ZIP: Omaha, NE 68137
MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: 402-896-3100 FAX: 402-896-6734

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

Please check box if attaching separate sheet with owner information.

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

ENGINEER INFORMATION:

NAME: Lamp, Ryneason & Associates, Inc. - Terry Atkins E-MAIL: Terry.Atkins@Lra-inc.com
ADDRESS: 14710 West Dodge Road, Suite 100 CITY/STATE/ZIP: Omaha, NE 68154
MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: 402-496-2498 FAX: 402-496-2730

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. **JUL 28 2011**

Sunridge West is a proposed residential subdivision which will include 69 single-family lots and three outlots. The site drains to the southwest into an unnamed creek. Two water quality ponds will be installed in key locations within the site to allow for treatment of storm water runoff before it leaves the site. Interior improvements will include a gravity sanitary sewer system, storm sewer, 25-foot wide concrete streets, MUD water and gas mains, OPPD power and street lights. Offsite improvements will include a connection to the interceptor sewer and a connection to Harrison Road. Sidewalks will also be installed along the south side of Harrison Road for the area adjacent to our property.

PLAT 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.

PLAT NAME: Sunridge West

ASSESSOR'S PARCEL NUMBER: 011590698 CURRENT ZONING: RD-50-PTD

ADDITIONAL PARCEL NUMBERS _____ GEN. PROP. LOCATION*: S of 183rd Harrison Rd
*example 189th & Giles Rd

LEGAL DESCRIPTION: (Describe property to wit :)

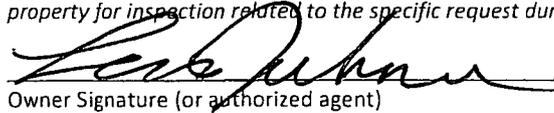
NW ¼ of NE ¼ of Section 17, Township 14 N, Range 11E of the 6th PM Sarpy County, NE

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 Final Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Final Plat applicant or the property owner.
4. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 Mylar and 5 Paper Copies with signatures).

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


Owner Signature (or authorized agent)

7-27-11
Date

Owner Signature (or authorized agent)

Date

JUL 28 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:

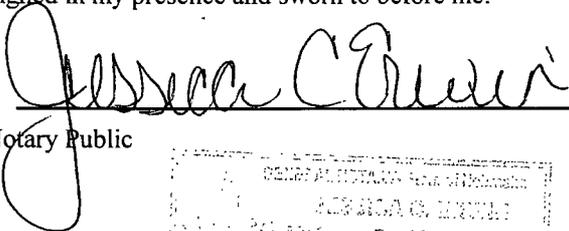
Wednesday, October 12, 2011
Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

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

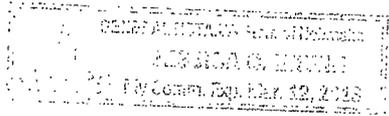


Shon Barenklau OR Kirk Hoffman
Publisher Business Manager

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

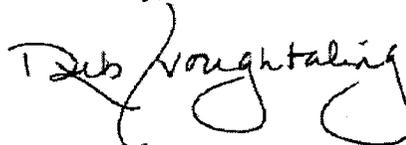
MOTION: After a public hearing, Hike resolved, seconded by Thompson, to approve the resolution for the final plat of Sunridge West subdivision. Ayes: Hike, Thompson, Richards, Nekuda & Warren. Nays: None.

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