BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION PRELIMINARY PLAT – PINTAIL

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 applicant, West Omaha Mini Storage has applied for approval of a preliminary plat of a subdivision to be known as Pintail on the following described property, to wit:

Part of the SW ¼ of the NW ¼ of Section 20, T14N, R11E of the 6th P.M., Sarpy County, Nebraska.

WHEREAS, Bruce Fountain, Planning Director has reviewed the application for a preliminary plat of a subdivision to be known as Pintail 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 and a copy of the preliminary plat of the subdivision to be known as Pintail; 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 February 15, 2012 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. Bruce Fountain, Planning Director has recommended approval of the preliminary plat.

V. The proposed preliminary plat of a subdivision to be known as Pintail is in conformity with the Zoning Regulations, the Subdivision Regulations and the Amended Sarpy County Comprehensive Plan;

BE IT FURTHER RESOLVED THAT the preliminary plat of a subdivision to be known as Pintail, 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 6th day of March, 2012.

Attest

SEAL

DEBRA J. HOUGHTALING, COUNTY CLERK
SEAL
SARPY COUNTY, NEBRASKA

Sarpy County Board Chairman

County Clerk

Sarpy County Board of Commissioners Report
Staff Report Prepared: February 29, 2012
County Board Date: March 6, 2012

Subject	Type	By
Applications related to property generally located on the east side of 192nd Street, south of Giles Road and north of the railroad tracks legally described as Part of the SW ¼ of the NW ¼ of Section 20, T14N, R11E of the 6th P.M., Sarpy County, Nebraska • Comprehensive Plan Amendment: change from Urban Residential to Mixed Use Center • Change of Zone: AG to IL • Preliminary and Final Plats - Pintail Lot 1	Resolutions	Bruce Fountain, AICP Planning Director

➢ **Summary and Purpose of Requests:**

- West Omaha Mini Storage (Jason Smejkal) has submitted the following applications for the above referenced property:
  a) Amendment to the Sarpy County Comprehensive Plan future land use designation to expand the existing Mixed Use Center designation in the general area to the north and east of the site to the subject property – changing areas designated Urban Residential to Mixed Use Center.
  b) Rezoning of the subject property from AG (Agricultural Farming District) to IL (Light Industrial District).
  c) Preliminary Plat for the subject property to be known as Pintail Lot 1 to split off the southern most triangular portion (approximately 5.03 acres) of the larger parcel in order to purchase it for their development.
  d) Final Plat for the subject property to be known as Pintail Lot 1.
- The applicant intends to develop a mini storage facility on the subject property upon purchase of the site. They currently own a mini storage facility directly adjacent to the north of this site. Due to numerous constraints, including railroad right-of-way, a creek and floodplain, the site is not very conducive for development other than something like is being proposed. The applicant's requests will allow them to move forward with the development.

➢ **Background and Analysis:**

- The detailed staff report on these applications was presented to the Planning Commission at their February 15, 2012 meeting and is attached for your information and review.

➢ **Staff Recommendation:**

- Staff recommends **APPROVAL** of the application to amend the Sarpy County Comprehensive Plan future land use designation from Urban Residential to Mixed Use Center as it is consistent with overall goals of the Comprehensive Plan and is compatible with the designations of the surrounding areas.
- If the amendment to the Sarpy County Comprehensive Plan future land use designation is approved, the requested zoning will be in conformance with the Comprehensive Plan; then, staff recommends **APPROVAL** of the application to rezone the subject property from AG (Agricultural Farming District) to IL (Light Industrial).
- Staff recommends **APPROVAL** of both the Preliminary and Final Plat applications. All previous conditions for approval have been satisfied by the applicant

➢ **Planning Commission Recommendation:**

- On February 15, 2012 the Planning Commission voted 8-0 to recommend **APPROVAL** of the amendment to the Comprehensive Plan future land use designation from Urban Residential to Mixed Use Center. *Vanek moved, seconded by Farrell, to recommend approval of an*

amendment to the Comprehensive Plan land use designation from Urban Residential to Mixed Use Center as it is consistent with the overall goals of the Comprehensive Plan and is compatible with surrounding area. Ballot: Ayes – Mohr, Fenster, Vanek, Stuart, Torczon, Farrell, Thompson and Whitfield. Nays – none. Abstain – none. Absent – Bliss, Lichter and Murante. Motion carried. (8-0)

- On February 15, 2012 the Planning Commission voted 8-0 to recommend **APPROVAL** of the Change of Zone application from AG to IL. *Vanek moved, seconded by Farrell, to recommend approval of a Change of Zone from AG (Agricultural) to (IL) Industrial as it is consistent with the amended Comprehensive Plan. Ballot: Ayes – Mohr, Fenster, Vanek, Stuart, Torczon, Farrell, Thompson and Whitfield. Nays – none. Abstain – none. Absent – Bliss, Lichter and Murante. Motion carried. (8-0)*

- On February 15, 2012 the Planning Commission voted 8-0 to recommend APPROVAL of the Preliminary Plat for Pintail Lot 1 with conditions to be addressed prior to the County Board's review. Those conditions have been met by the applicant. *Vanek moved, seconded by Stuart, to recommend approval of the Preliminary Plat as it complies with the amended Comprehensive Plan and the subdivision and zoning regulations with the following conditions:*
  1) *The following notation must be made on the plat: A drainage/post-construction storm water management plan complying with the Sarpy County Storm Water Management Regulations and the Omaha Regional Storm Water Management Design Manual and must be submitted and approved prior to beginning any construction on the site.*
  2) *The Right-of-Way location and width of 192nd Street needs to be identified on the plat.*
  3) *An additional 4.64' to 5.02' of Right-of-Way at the northwest corner of the site will need to be dedicated to provide a minimum of 50' Right-of-Way from the centerline of 192nd Street along the property's frontage.*
  4) *At such time as development on Lot 1, Pintail requires sewer service, they will be required to hook into the existing sewer line, a septic system will not be allowed.*

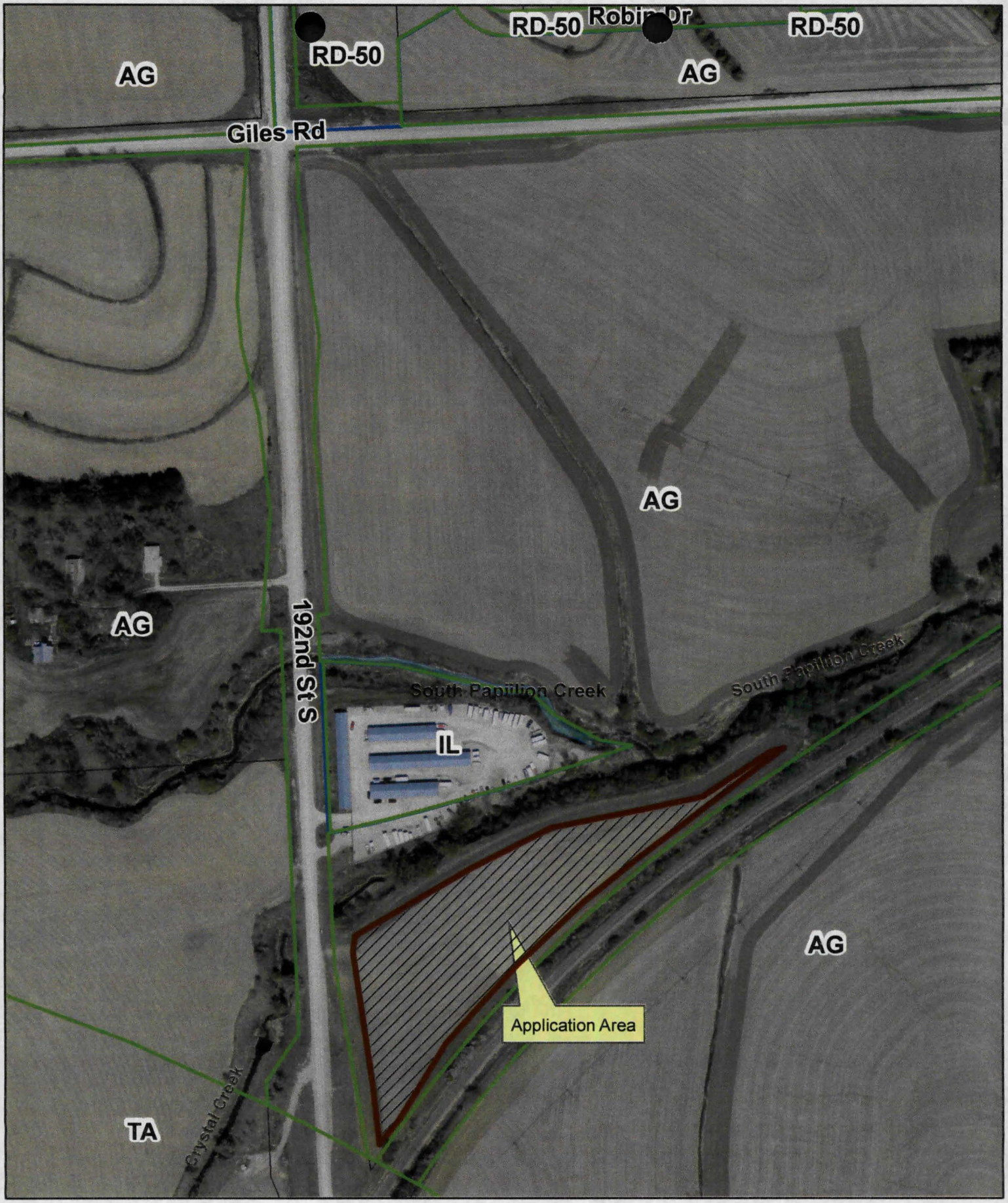
  Ballot: Ayes – Mohr, Fenster, Vanek, Stuart, Torczon, Farrell, Thompson and Whitfield. Nays – none. Abstain – none. Absent – Bliss, Lichter and Murante. Motion carried. (8-0)

- On February 15, 2012 the Planning Commission voted 8-0 to recommend APPROVAL of the Final Plat for Pintail Lot 1 with conditions to be addressed prior to the County Board's review. Those conditions have been met by the applicant. *Vanek moved, seconded by Whitfield, to recommend approval of the Final Plat as it complies with the amended Comprehensive Plan and the subdivision and zoning regulations with the following conditions:*
  1) *The following notation must be made on the plat: A drainage/post-construction storm water management plan complying with the Sarpy County Storm Water Management Regulations and the Omaha Regional Storm Water Management Design Manual and must be submitted and approved prior to beginning any construction on the site.*
  2) *The Right-of-Way location and width of 192nd Street needs to be identified on the plat.*
  3) *An additional 4.64' to 5.02' of Right-of-Way at the northwest corner of the site will need to be dedicated to provide a minimum of 50' Right-of-Way from the centerline of 192nd Street along the property's frontage.*
  4) *At such time as development on Lot 1, Pintail requires sewer service, they will be required to hook into the existing sewer line, a septic system will not be allowed.*

  Ballot: Ayes – Mohr, Fenster, Vanek, Stuart, Torczon, Farrell, Thompson and Whitfield. Nays – none. Abstain – none. Absent – Bliss, Lichter and Murante. Motion carried. (8-0)

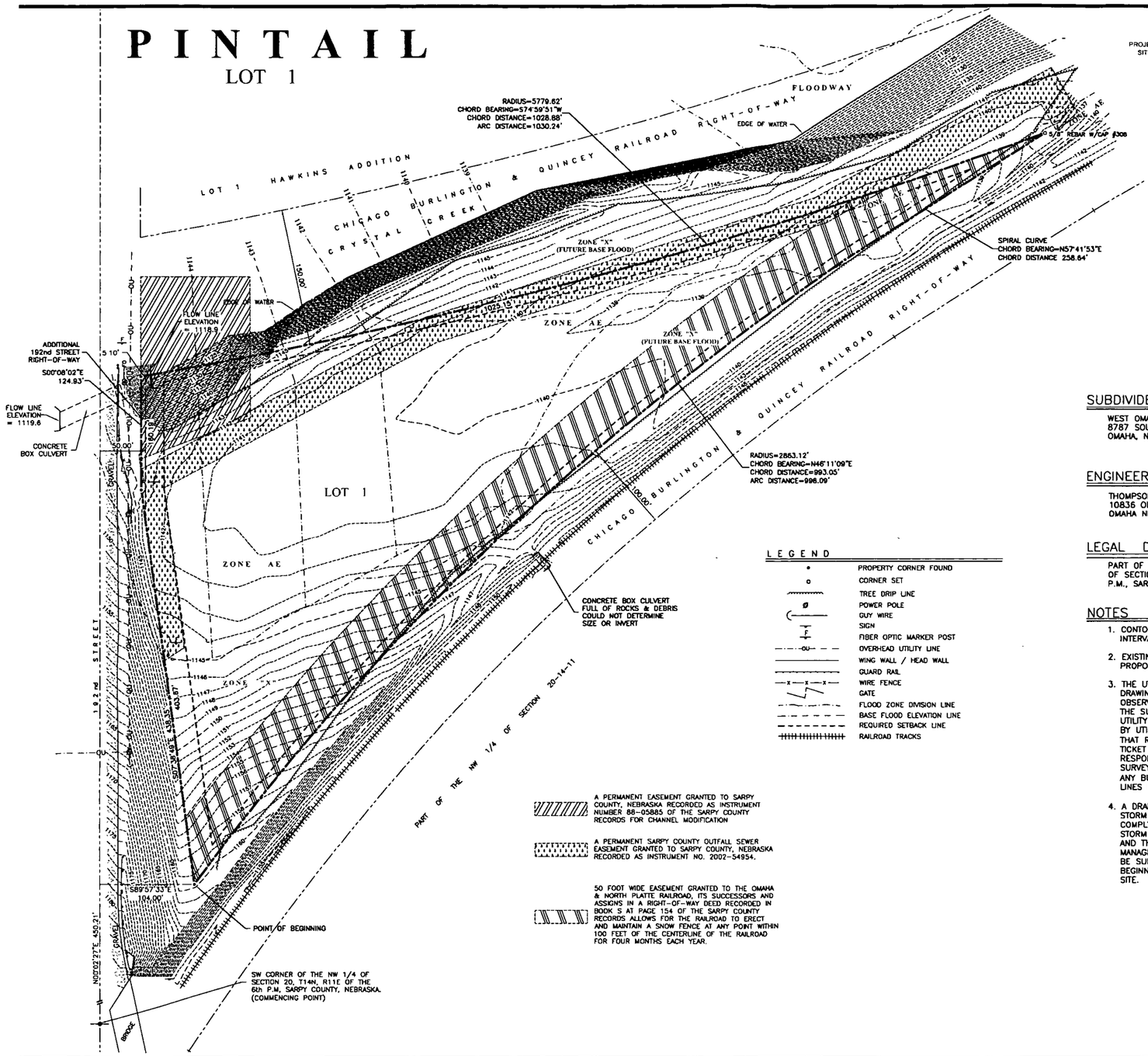
Respectfully submitted by:

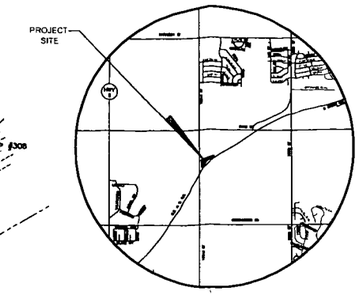
Bruce Fountain, AICP
Planning Director



Pintail - West Omaha Mini Storage - Parcel 010464182
192nd & Giles - Part of the SW1/4 of NW 1/4 Sec 20-14-11

PINTAIL
LOT 1





VICINITY MAP

LEGEND

- PROPERTY CORNER FOUND
- CORNER SET
- TREE DRIP LINE
- POWER POLE
- GUY WIRE
- SIGN
- FIBER OPTIC MARKER POST
- OVERHEAD UTILITY LINE
- WING WALL / HEAD WALL
- GUARD RAIL
- WIRE FENCE
- GATE
- FLOOD ZONE DIVISION LINE
- BASE FLOOD ELEVATION LINE
- REQUIRED SETBACK LINE
- RAILROAD TRACKS

A PERMANENT EASEMENT GRANTED TO SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NUMBER 88-05885 OF THE SARPY COUNTY RECORDS FOR CHANNEL MODIFICATION

A PERMANENT SARPY COUNTY OUTFALL SEWER EASEMENT GRANTED TO SARPY COUNTY, NEBRASKA RECORDED AS INSTRUMENT NO. 2002-54954.

50 FOOT WIDE EASEMENT GRANTED TO THE OMAHA & NORTH PLATTE RAILROAD, ITS SUCCESSORS AND ASSIGNS IN A RIGHT-OF-WAY DEED RECORDED IN BOOK S AT PAGE 154 OF THE SARPY COUNTY RECORDS ALLOWS FOR THE RAILROAD TO ERECT AND MAINTAIN A SNOW FENCE AT ANY POINT WITHIN 100 FEET OF THE CENTERLINE OF THE RAILROAD FOR FOUR MONTHS EACH YEAR.

SUBDIVIDER

WEST OMAHA MINI STORAGE
8787 SOUTH 192nd STREET
OMAHA, NEBRASKA. 68136

ENGINEER

THOMPSON, DREESSEN & DORNER, INC.
10836 OLD MILL ROAD
OMAHA NEBRASKA. 68154

LEGAL DESCRIPTION

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 20, T14N, R11E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.

NOTES

1. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS AND ARE ON NAVD 1988
2. EXISTING ZONING IS AG. PROPOSED ZONING IS IL.
3. THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF THE SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBER 2855866. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.
4. A DRAINAGE/POST CONSTRUCTION STORM WATER MANAGEMENT PLAN COMPLYING WITH THE SARPY COUNTY STORM WATER MANAGEMENT REGULATIONS AND THE OMAHA REGIONAL STORM WATER MANAGEMENT DESIGN MANUAL MUST BE SUBMITTED AND APPROVED PRIOR TO BEGINNING ANY CONSTRUCTION ON THE SITE.

TD2 engineering & surveying

thompson, dreessen & dorner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5866
td2co.com

PINTAIL
LOT 1

Description

SARPY COUNTY
PRELIMINARY PLAT

N
0' 25' 50'

811 Know what's below. Call before you dig.

Revision Dates

No.	Description	MM-DD-YY
-	-	-
-	-	-
-	-	-
-	-	-

Job No.: A1435-116-3P
Drawn By: RJR
Reviewed By: JDW
Date: DEC. 30, 2011
Book: 11-09 99-34
Pages: 74&75 48-50

Sheet Title

Sheet Number

SHEET 1 OF 1

ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

March 6, 2012

Preliminary Plat

For a Subdivision to be known as Pintail

Attachments:

Planning Commission Recommendation Report
Letter from Property Owners & Application
Letter from City of Gretna
Letter NRD

SARPY COUNTY PLANNING
& BUILDING DEPARTMENT

RECOMMENDATION REPORT

- COMPREHENSIVE PLAN AMENDMENT
- CHANGE OF ZONE APPLICATION
- PRELIMINARY PLAT – PINTAIL
- FINAL PLAT - PINTAIL

FOR SITE GENERALLY LOCATED ON THE EAST SIDE OF 192ND STREET, SOUTH OF GILES ROAD AND NORTH OF RAILROAD TRACKS

PLANNING COMMISSION HEARING OF: February 15, 2012

I. GENERAL INFORMATION

A. APPLICANT:
West Omaha Mini Storage
Jason Smejkal (contract buyer)
8787 S. 192nd Street
Omaha, NE 68136

B. SUBJECT PROPERTY OWNER:
Dudding Investments, Ltd.
7604 Southwood
Amarillo, TX 79119

C. SUBJECT PROPERTY LOCATION: Subject property is generally located on the east side of 192nd Street, south of Giles Road and north of the railroad tracks

D. LEGAL DESCRIPTION: Part of the SW ¼ of the NW ¼ of Section 20, T14N, R11E of the 6th P.M., Sarpy County, Nebraska

E. SUBJECT PROPERTY SIZE: approximately 5.03 acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
- Future Land Use Designations: Urban Residential
- Zoning: AG (Agricultural Farming District)

G. REQUESTED ACTION(S):
- To approve an amendment to the Sarpy County Comprehensive Plan (Figure 5.1 Development Structure Plan) future land use designation from Urban Residential to Mixed Use Center to be consistent with the area adjacent to the subject site.
- To approve a change of zone for the subject property from AG (Agricultural Farming District) to IL (Light Industrial) to allow for a mini storage building compatible with the existing mini storage development directly north of the subject property.
- To approve a preliminary plat and final plat to be known as Pintail Lot 1.

H. PURPOSE OF REQUEST: The applicant intends to develop a mini storage facility on the subject property upon purchase of the site. They currently own a mini storage facility directly adjacent to the north of this site. Due to numerous constraints, including railroad right-of-way, a creek and floodplain, the site is not conducive for development other than something like is being proposed. The applicant's requests will allow them to move forward with the development.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The entire site is currently being farmed.

B. SURROUNDING AREA CURRENT ZONING AND LAND USE DESIGNATIONS

- North: IL zoning (Light Industrial); Urban Residential & Mixed Use Center land use designation - current use is the exiting West Omaha Mini Storage facility and undeveloped farmland
- East: AG zoning (Agricultural Farming); Urban Residential land use designation – current use is undeveloped farmland
- South: AG zoning (Agricultural Farming); Urban Residential land use designation – current use is undeveloped farmland
- West: AG zoning (Agricultural Farming); Urban Residential land use designation – current use is undeveloped farmland

C. RELEVANT CASE HISTORY:

- The future land use designation of the existing West Omaha Mini Storage development site was amended from Residential High to Commercial/Industrial by the County Board on October 8, 2002.
- The existing West Omaha Mini Storage development site was also rezoned to IL (Light Industrial) at that time.
- When the current Comprehensive Plan was adopted by the County in 2005, the future land use designation in this area was changed as part of the overall Development Structure Plan (Figure 5.1) for the entire County. At that time it was designated as Urban Residential with a Mixed Use Center designation surrounding it to the northeast.
- As the vacant property to the south of the existing West Omaha Mini Storage facility was being considered for development by the owner and the applicant, it was found that due to numerous constraints caused by the creek to the north and the railroad right-of-way to the south, as well as the shape of the property and setback requirements, the property would really only lend itself to a small project such as the new mini storage facility they are now proposing.
- In order to "clean up" the Development Structure Plan's future land use designations in this area and make it consistent with existing and future realistic development in the area, it is proposed to change the future land use designation of those areas north of the railroad tracks and east of 192nd Street from Urban Residential to Mixed Use Center.
- This change will: 1) make the area consistent with the Mixed Use Center designation to the north and east, 2) allow for the currently proposed development, and 3) also allow flexibility for redevelopment in the future should a project come forward with a higher/best use which may incorporate these properties into a much larger development.

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Current Zoning District: Section 9, Zoning Ordinance, regarding the AG (Agricultural Farming) District
- Proposed Zoning: Section 23, Zoning Ordinance, regarding the IL (Light Industrial) District

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN: The Sarpy County Comprehensive Plan includes a number of goals, policies and statements that are relevant to this application:

Economy and Economic Development Vision Statement: Diversifying and expanding the business and employment base in the county is encouraged. In supporting growth, the county will encourage quality development and the effective use of public resources.

Relevant Goals:

#1 Establish and support clear policies for land use throughout the county.

#3 Strive to broaden the tax base with emphasis on support to existing business and industrial activities.

Relevant Development Policies:

#1.2 Use the land use plan to establish zoning and other development policies and standards that will encourage more business growth relative to housing in the county.

Land Use Policies Vision Statement: The county uses policy, clear regulation and capital improvements planning to support quality development. Through land use designations and development policies, the county established priorities for various types of development based on natural resources and current public investments.

Relevant Goals:

#1 Promote the county's role in providing overall coordination for land use and growth issues.

#2 Utilize a combination of development policy and regulations to manage future growth and development.

#3 Guide growth in the most land use efficient and cost effective manner possible.

Relevant Development Policies:

#1.1 Develop a policy which requires the coordination and review of all planning and zoning activities as they relate to extraterritorial jurisdictions and the unincorporated portion of the county. This policy would require review and comment on the proposed activity by adjacent cities and/or the county before the activity proceeds to the next step.

#2.1 Establish policy guidelines and regulations to set standards for compatibility and sound transitions among varying land uses.

#3.3 Support land use guidelines that address compatible transitions between cities; recommend compatible activities along designated transportation corridors.

Basic Plan Principles: These principles provide the guiding assumptions for the development concept and implementing systems presented in the plan's subsequent sections.

Principle 3: Sarpy County will accommodate a wide range of development demands and markets, including high intensity mixed use development, urban residential, large lot and estate residential, and conservation development.

Principle 7: The Sarpy County Plan will meet the demand for significant metropolitan area economic development. Sarpy County will not be a suburban "bedroom" for Omaha, but will accommodate a major share of future metropolitan area industrial and business park growth. This is especially important in view of the limited capacity for industrial development in the

western part of the Omaha municipal jurisdiction, created by the prevalence of residential development in these areas.

Future Land Use Map of the Comprehensive Plan: The future land use map currently shows two land use categories for this area: *Mixed Use Center* surrounding the subject property and *Urban Residential* on the subject property itself.

The Comprehensive Plan states that the development structure presented in Figure 5.1: Development Structure Plan should not be interpreted as a literal land use map such as those typically included in municipal comprehensive plans; and that the large scale of the county and lack of limiting precedents and contexts make such a detailed, lot-by-lot land use plan both inappropriate and meaningless; and that rather it should be viewed as a diagram that illustrates major principals and patterns, and should be used to both design and evaluate individual development proposals.

In this particular proposal, however, it makes sense to expand the *Mixed Use Center* designation to the entire area east of 192nd Street, north of the railroad tracks and south of Giles Road. The *Mixed Use Center* designation also will allow more flexibility in the development and design of the sites due to their various constraints.

B. TRAFFIC AND ACCESS: Access to the subject property will be off of 192nd Street. It is currently a gravel road in this area. Existing development and traffic in the area does not warrant improvements to 192nd Street at this time. The proposed development will not add any significant traffic to the area.

C. UTILITIES:

- *Waste Water:* the site is located in the City of Gretna's Waste Water Service Area and sewer is available to the site. However, the proposed mini storage development will be for dry storage only and will not have a need for restroom facilities or other sewer services on site at this time. At such time as the development becomes more than dry storage and requires sewer service, they will be required to hook into the existing sewer line – a septic system will NOT be allowed.
- *Water:* the site currently does not have water service available at this time, but again does not plan to have a need for it with their current proposed development plan. It is believed the site will be served by Metropolitan Utilities District in the future.
- *Gas:* natural gas service is available to the site from Black Hills Energy
- *Electric:* the site is served by Omaha Public Power District (OPPD).

D. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to each of the five cities in Sarpy County as well as jurisdictional agencies or departments that may have an interest.

- Comments were received from the City of Gretna and the Papio Missouri NRD and are attached.
- Comments from the County Engineer were also received which stated that an additional 4.64' to 5.02' of right-of-way at the northwest corner of the site will need to be dedicated to provide a minimum of 50' of right-of-way from the centerline of 192nd Street along the property's frontage.

E. GENERAL:

- **Comprehensive Plan Amendment**: the request to amend the future land use designation of this area from Urban Residential to Mixed Use Center is acceptable in that the

surrounding area is already designated Mixed Use Center and the subject property is more suitable for something other than residential development due to the constraints discussed above.

- **Change of Zone**: if the amendment to the Sarpy County Comprehensive Plan future land use designation as requested is approved, then the requested change of zoning from AG to IL will be in conformance with the Comprehensive Plan. The IL zoning designation will allow mini storage facilities as a Principal Permitted Use; however, outside storage now is allowed only as a Permitted Special Use and would require additional review and approval. Outside storage is not a part of the request at this time.

- **Preliminary and Final Plats:**
  a. The applicant proposes to split a 5.03 acre lot (Lot 1 Pintail) off of the larger portion of farm land leaving a remainder of approximately 62 acres.
  b. Staff received no comments from the County Engineer. Access to Lot 1 Pintail will be off of 192nd Street.
  c. Any construction on the property must meet the County's storm water regulations at the time of building permit application. The applicant has agreed to make the following notation on both the preliminary and final plats before scheduling for the County Board's review: *A drainage/post-construction storm water management plan complying with the Sarpy County Storm Water Management Regulations and the Omaha Regional Storm Water Management Design Manual must be submitted and approved prior to beginning any construction on the site.*
  d. The right-of-way location and width of 192nd Street needs to be identified on both the preliminary and final plats also.
  e. At such time as development on Lot 1 Pintail requires sewer service, they will be required to hook into the existing sewer line – a septic system will NOT be allowed.

IV. STAFF RECOMMENDATIONS:

The proposed amendment to the Sarpy County Future Land Use Map and rezoning application for this site are consistent with the overall goals and objectives of the County's Comprehensive Plan as well as the City of Gretna's future land use plan for the area as they grow and extend their jurisdiction.

- Staff recommends **APPROVAL** of the application to amend the Sarpy County Comprehensive Plan future land use designation from Urban Residential to Mixed Use Center as it is consistent with overall goals of the Comprehensive Plan and is compatible with the designations of the surrounding areas.

- If the amendment to the Sarpy County Comprehensive Plan future land use designation is approved, the requested zoning will be in conformance with the Comprehensive Plan; then, staff recommends **APPROVAL** of the application to rezone the subject property from AG (Agricultural Farming District) to IL (Light Industrial).

- Staff recommends **APPROVAL** of the Preliminary and Final Plat applications subject to the following conditions:
  - The following notation must be made on both the preliminary and final plats before scheduling for the County Board's review: *A drainage/post-construction storm water management plan complying with the Sarpy County Storm Water Management Regulations and the Omaha Regional Storm Water Management Design Manual must be submitted and approved prior to beginning any construction on the site.*

- The right-of-way location and width of 192nd Street needs to be identified on both the preliminary and final plats.
- An additional 4.64' to 5.02' of right-of-way at the northwest corner of the site will need to be dedicated to provide a minimum of 50' of right-of-way from the centerline of 192nd Street along the property's frontage.
- At such time as development on Lot 1 Pintail requires sewer service, they will be required to hook into the existing sewer line – a septic system will NOT be allowed

V. PLANNING COMMISSION RECOMMENDATION:

The Planning Commission voted 8-0 to recommend **APPROVAL** of the amendment to the Comprehensive Plan future land use designation from Urban Residential to Mixed Use Center. ***MOTION:*** *Vanek moved, seconded by Farrell, to recommend approval of an amendment to the Comprehensive Plan land use designation from Urban Residential to Mixed Use Center as it is consistent with the overall goals of the Comprehensive Plan and is compatible with surrounding area. Ballot: Ayes – Mohr, Fenster, Vanek, Stuart, Torczon, Farrell, Thompson and Whitfield. Nays – none. Abstain – none. Absent – Bliss, Lichter and Murante. Motion carried. (8-0)*

The Planning Commission voted 8-0 to recommend **APPROVAL** of the Change of Zone application from AG to IL. ***MOTION:*** *Vanek moved, seconded by Farrell, to recommend approval of a Change of Zone from AG (Agricultural) to (IL) Industrial as it is consistent with the amended Comprehensive Plan. Ballot: Ayes – Mohr, Fenster, Vanek, Stuart, Torczon, Farrell, Thompson and Whitfield. Nays – none. Abstain – none. Absent – Bliss, Lichter and Murante. Motion carried. (8-0)*

The Planning Commission voted 8-0 to recommend **APPROVAL** of the Preliminary Plat for Pintail Lot 1 with conditions to be addressed prior to the County Board's review. ***MOTION:*** *Vanek moved, seconded by Stuart, to recommend approval of the Preliminary Plat as it complies with the amended Comprehensive Plan and the subdivision and zoning regulations with the following conditions:*

1) *The following notation must be made on the plat: A drainage/post-construction storm water management plan complying with the Sarpy County Storm Water Management Regulations and the Omaha Regional Storm Water Management Design Manual and must be submitted and approved prior to beginning any construction on the site.*
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Ballot: Ayes – Mohr, Fenster, Vanek, Stuart, Torczon, Farrell, Thompson and Whitfield. Nays – none. Abstain – none. Absent – Bliss, Lichter and Murante. Motion carried. (8-0)

The Planning Commission voted 8-0 to recommend **APPROVAL** of the Final Plat for Pintail Lot 1 with conditions to be addressed prior to the County Board's review. Those conditions have been met by the applicant. ***MOTION:*** *Vanek moved, seconded by Whitfield, to recommend approval of the Final Plat as it complies with the amended Comprehensive Plan and the subdivision and zoning regulations with the following conditions:*

1) *The following notation must be made on the plat: A drainage/post-construction storm water management plan complying with the Sarpy County Storm Water Management Regulations and the Omaha Regional Storm Water Management Design Manual and must be submitted and approved prior to beginning any construction on the site.*
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4) *At such time as development on Lot 1, Pintail requires sewer service, they will be required to hook into the existing sewer line, a septic system will not be allowed.*

Ballot: Ayes – Mohr, Fenster, Vanek, Stuart, Torczon, Farrell, Thompson and Whitfield. Nays – none. Abstain – none. Absent – Bliss, Lichter and Murante. Motion carried. (8-0)

VI. ATTACHMENTS TO REPORT:

1. Application
2. Current Zoning Map
3. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
4. Proposed Development Structure Plan – Figure 5.1of Comprehensive Plan (showing proposed change of land use designation of subject property)
5. Comments from City of Gretna
6. Comments from Papio-Missouri River NRD

VII. COPIES OF REPORT SENT TO:

1. Jason Smejkal, West Omaha Mini Storage (applicant/contract buyer)
2. Dudding Investments, Ltd. (current owner)
3. Public Upon Request

Respectfully submitted by:

Bruce A. Fountain, AICP, EDFP
Director, Planning & Building Dept.

December 30, 2011

Bruce Fountain, AICP
Director, Planning & Building Dept.
Sarpy County, NE
1210 Golden Gate Dr.
Papillion, NE 68046

Dear Bruce,

I am a current owner of Dudding Investments, Ltd. and this letter is to serve as authorization for the representatives listed below to act as agents of Dudding Investments, Ltd., owners of property legally described as Part of the SW ¼ of the NW ¼ Section 20-14-11, in submitting the applications to amend the Comprehensive Plan Land Use Designation and rezone this property to IL (Light Industrial). In addition, they are also authorized to proceed in submitting the preliminary and final plat applications for the site.

Authorized Agents:

James Warner
Thompson, Dreesen & Dorner, Inc.

Jason Smejkal
West Omaha Mini Storage – contract buyer of land

If you have any questions or need additional information, please feel free to contact me.

Michael J. Dudding

Owner Signature & Title – Dudding Investments, Ltd.

Michael J. Dudding

Printed Name

SARPY COUNTY PLANNING

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

PRELIMINARY PLAT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:	**PLANNING STAFF USE ONLY:**
1. Submit complete Preliminary Plat Application 2. Submit Non-Refundable Fee of $_____ made payable to Sarpy County Treasurer 3. 1 reduced size site plan drawing (8.5 x 11) 4. 1 Electronic copy of the plat drawing (PDF) 5. 25 full sized, folded plat drawings 6. Preliminary Drainage Plan 7. 5 copies proposed Post- Construction Storm Water Management Plan	APPLICATION NO.:_____ ____-_____ DATE RECEIVED: _____ CP DESIGNATION: _____ ZONING DESIGNATION: _____ FEE: $_____ RECEIPT NO. _____ RECEIVED BY: _____ NOTES: _____ Please review sections 5 and 6 of the Sarpy County Subdivision Regulations for complete Preliminary Plat process requirements.

APPLICANT INFORMATION:

NAME: West Omaha Mini Storage E-MAIL: jsmelkal@cox.net

ADDRESS: 8787 S. 192nd Street CITY/STATE/ZIP: Omaha, NE 68136

MAILING (IF DIFFERENT)
ADDRESS: _____ CITY/STATE/ZIP: _____

PHONE: 402-651-6704 FAX: _____

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

☐ **Please check box if attaching separate sheet with owner information.**

NAME: Dudding Investments, Ltd. E-MAIL: mjdudding@sbcglobal.net

ADDRESS: 7604 Southwood CITY/STATE/ZIP: Amarillo, TX 79119

MAILING (IF DIFFERENT)
ADDRESS: _____ CITY/STATE/ZIP: _____

PHONE: 806-236-3114 cell FAX: 806-467-8460

ENGINEER INFORMATION:

NAME: Thompson, Dreessen & Dorner, Inc. E-MAIL: jwarner@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: 402-330-5866

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.*

Dry mini storage in the "usable" portion of the land.

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: Pintail

ASSESSOR'S PARCEL NUMBER: _____ **CURRENT ZONING:** AG

ADDITIONAL PARCEL NUMBERS _____ **GEN. PROP. LOCATION*:** 192ND & Giles

**example 189th & Giles Rd*

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

Part of the SW ¼ of the NW ¼ Section 20-14-11

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

James Wasser — 12/30/11

Owner Signature (or authorized agent) — Date

Owner Signature (or authorized agent) — Date

Bruce Fountain

From: Donna Lynam [Donna@cityofgretna.com]
Sent: Monday, February 06, 2012 3:28 PM
To: Bruce Fountain
Subject: RE: West Omaha Storage CPA & rezoning, platting applications
Attachments: ARTICLE 9 Landscaping.docx; Convenience Storage 8.12.docx

Bruce,

In regards to comments on the West Omaha Storage Facility. The City of Gretna would like to see stricter landscaping standards for this type of use. Our landscape regulations for a convenience storage facility area attached for your reference. We would like to see berms and denser landscaping along the property line parallel to the right-of-way of 192nd St.

The action by the Gretna City Council pursuant to the request of waiver/deferral of the sewer fees is below.

> Request for Waiver/Deferral of Gretna Interceptor Special Sewer Fees
>
> Motion by Clark, second by Stahr to approve the request to waive sewer fees in the floodplain (unbuildable area) and to defer the sewer fees for the other parcel (buildable) for 2 years or until such time as water is run to the site prior to the 2 year limit. Voting aye: Dahlheim, Clark, and Stahr. Voting nay: None. Absent: Wollenburg. Motion carried.

See attached drawing presented to council for buildable and unbuildable areas.

I hope this answers your questions!

Respectfully,

Donna Lynam
Zoning Administrator
Building Inspector
City of Gretna
P O Box 69
Gretna, NE 68028
(402)332-3336 x202
donna@cityofgretna.com

Gretna
THE GREAT LIFE

ARTICLE 9: LANDSCAPING REQUIREMENTS

Section 9.01 Intent:
The intent of the landscaping requirements are to improve the appearance of lot areas and soften paved areas and buildings; to provide a buffer between differing land uses; to minimize the adverse effect of uses from one another; to minimize the effect of heat, noise and glare; to conserve the value of property and neighborhoods within the community; and to enhance the physical environment within the City of Gretna by ensuring that yards, open spaces, parking lots and those areas abutting public rights-of-way are designed, installed and maintained in accordance with the provisions of this section.

Property development shall consider and respect land capabilities and constraints, minimize erosion and destruction of natural amenities and provide a buffer between differing land uses.

Section 9.02 Application and Scope:
The provisions of the section shall apply to all new construction and development including, but not limited to, structures, dwellings, buildings, parking lots, residential subdivisions, office parks, shopping centers, and redevelopment for which either a building or zoning permit approval is required, except the following:

9.02.01 Agricultural buildings, structures and uses.

9.02.02 Additions, remodeling or enlargements of existing uses or structures provided that the enlargement of surface parking is more than 4,000 square feet shall not be excepted. Where such enlargement is less than 4,000 square feet, the provisions of this section shall apply only to that portion of the lot or site where the enlargement occurs.

9.02.03 Where there is more than one lot or site being developed together as one unit with common property lines, the entire site shall be treated as one lot or site for the purpose of conforming to the requirements of this section.

1. When a lot or site with more than one ownership has been partially developed at the time of the adoption of this section. The application of the requirements of this section shall be determined by the City.

Section 9.03 Landscaping Requirements:
Landscaping shall be required and provided as follows:

9.03.01 Single-family and two-family dwellings shall provide and maintain a minimum of 30 percent of lot area as a permeable and uncovered surface that contains living material. Single-family and two-family dwellings shall be exempt from all other requirements of this section.

9.03.02 Street Frontage:
A landscaped area having a minimum depth of 15 feet from the property line shall be provided along the street frontage of all lots or sites including both street frontage of corner lots.

1. The required landscaped area of 15 feet may be reduced to 10 feet if an equal amount of square feet of landscaped area, exclusive of required side and rear yard landscaped areas, is provided elsewhere on the site.
2. Exclusive of driveways and sidewalks not more than 25 percent of the surface of the landscaped area shall have inorganic materials such as brick, stone, concrete, asphalt, aggregate, metal or artificial turf.
3. A minimum of one tree, of a minimum two inch caliper, shall be planted for every 40 lineal feet or fraction thereof.

9.03.03 Side Yard:
A landscaped area having a minimum depth of 10 feet from the property line shall be provided along the side yard abutting any Residential District

1. Exclusive of driveways and sidewalks, not more than 10 percent of the surface of the landscaped area shall be inorganic materials such as brick, stone, concrete, asphalt, aggregate, metal or artificial turf. If the slope of ground within the landscape area exceeds 2:1, not more than 50 percent of the surface shall be inorganic material.
2. Landscaping shall include a hedge screen or a random or informal screen of plant materials substantially blocking the views and attaining a minimum height of six feet within four years. A

landscaped earth berm not exceeding six feet in height may be used in combination with the plant materials.

3. A six foot solid wood and/or masonry fence or wall, may be used in lieu of or in combination with the plant materials required in section 9.04.01 (2).

9.03.04 Rear Yard:

A landscaped area having a minimum depth of 10 feet from the property line shall be provided along the rear yard abutting any Residential District or Transitional Agriculture District

1. The landscape requirements for the rear yard shall be the same as for the side yard described in section 9.03.03.

9.03.05 Off-Site Parking Lots:

Parking lots not located on the property where the use served is located, shall conform to this section provided that a parking lot with an area of 4,000 square feet or less shall be exempt from the requirements of this section.

9.03.06 Parking Area Interior Landscaping:

Off-street parking lots, as defined in 9.05, and other vehicular use areas shall have at least five percent of the total area utilized for parking space excluding those spaces abutting a perimeter for which landscaping is required by other sections of this Ordinance, and excluding all parking spaces which are directly served by an aisle abutting and running parallel to such perimeter.

The front of a vehicle may encroach upon any interior landscaped area when said area is at least four feet in depth per abutting parking space and protected by curbing. Two feet of said landscaped area may be part of the required depth of each abutting parking space. No more than two drive aisles shall be placed parallel to one another without an intervening planter aisle of at least four feet in width; eight feet is required if parking spaces overlap the curbs of the aisle.

9.03.07 Perimeter Landscaping:

All commercial office and industrial developments, buildings, or additions thereto shall provide perimeter landscaping to include a minimum of one tree for each 40 lineal feet of street or lot frontage or fraction thereof. Such landscaped area shall consist of sufficient area for the species of tree to be planted. Other perimeter landscaping shall require approval of the City.

9.03.08 Exterior lighting:

Exterior lighting when used, shall enhance the building design and the adjoining landscape. Building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be designed to a standard that does not impact adjoining properties, especially residential areas.

9.03.09 Plant Materials:

Landscape living plant materials shall consist of trees, shrubs, ground covers, vines, grasses, flowers, and any other plants.

1. The plant nomenclature shall conform with the recommendations and requirements of the "American Standard for Nursery Stock", as amended, published by the American Association of Nurserymen, Inc.
2. Size. The minimum size of plant materials to be installed shall be as follows:
   A. Deciduous trees having a mature height of 20 feet or less shall have a minimum caliper of one and one-fourth inches.
   B. Deciduous trees having a mature height of more than 20 feet shall have a minimum caliper of one and one-half inches.
   C. Evergreen (conifer) trees shall have a minimum height of three feet.
   D. Deciduous shrubs shall have a minimum height of 18 inches.
   E. Evergreen shrubs shall have a minimum spread of 18 inches.

9.03.10 Planting Schedule:

The plant materials shall be installed prior to the issuance of the certificate of occupancy. If, because of seasonal reasons, the landscaping cannot be installed, a surety satisfactory to the City of Gretna equal to the contract cost shall be submitted to the City. The City shall release the surety when the plant materials have been installed. If the plant materials have not been installed within 12 months of the effective date of the certificate of occupancy, the City may install the required landscaping.

9.03.11 Required Plans:
Upon application of a building permit, a landscape-planting plan shall be submitted to the City of Gretna for review and approval.

1. Three copies of the plan shall be submitted.
2. The plan shall include, but not be limited to, the following:
   A. Property lines and other physical features necessary to show the proposed installation of plants.
   B. The location and spacing of plant materials.
   C. The scientific name, common name, plant size, quantity and planting method.
   D. The plan shall have a scale of not more than one-inch equals 100 feet.
   E. When necessary, existing and proposed contours shall be provided.

Section 9.04 Fences and Retaining Walls:
No fence or retaining wall (four feet in height or more) shall be constructed within the zoning jurisdiction of the City of Gretna unless a permit therefore is approved and issued by the building inspector and is constructed in conformance with the following requirements:

9.04.01 The height limitation for fences shall be six feet above ground level except as provided herein.

1. A fence constructed within a front yard of a residential lot and vegetation used as a barrier, screen, or fence along and parallel to the front line of a residential lot, shall be open (at least 50% of the surface area in open spaces) and shall not exceed 48 inches in height.
2. A fence constructed within the portion of a side yard of a residential lot that lies in front of a line extending perpendicularly from the side lot line to the front corner of the structure that is closest to such side lot line, shall not exceed four feet in height, if the lot is located on a corner, as defined in Article 2 of this Ordinance, a fence constructed within a side yard along the side lot line which is adjacent to a street shall not exceed six feet in height, a fence constructed at six feet in height shall be set back a minimum of 15 feet from the property line.
3. Where it is demonstrated that for security purposes the perimeter fencing around a plant or building located in an area zoned as an Industrial District must be higher than eight feet in height may be approved through a Conditional Use Permit
4. Fences constructed along and parallel to lot lines separating a residential lot from property located in a Commercial or Industrial District shall be a minimum of six feet and shall not exceed eight feet in height.
5. Fences constructed along and parallel to rear and side lot lines adjoining arterial streets, as designated by the Nebraska Department of Roads, shall not exceed eight feet in height.

9.04.02 Fences located within a front or side yard of a residential lot must qualify within the definition of an open fence, except that solid fences may be constructed along a side lot line parallel and adjacent to the lot line that is adjacent to a Commercial District, Flex Space or an Industrial District. A solid fence may be constructed in a side yard parallel and adjacent to the lot line that is adjacent to a street.

9.04.03 No fence or vegetation shall be situated or constructed in such a way as to obstruct the vehicular traffic or otherwise create a traffic safety hazard.

9.04.04 The use of barbed wire in the construction of any fence is prohibited except:

1. Perimeter security fencing of buildings constructed in an Industrial District. The plans and specifications for any such fencing must be approved by the City before commencement of construction.
2. Farm fencing constructed for agricultural purposes on parcels of land five acres or more in the Transitional Agriculture or Agriculture District, provided they do not abut a residential zoning district.

9.04.05 All fences shall be maintained in good repair.

9.04.06 For any property containing a swimming pool or bathing facility with a depth of more than 24 inches, a fence with a self-closing, self-latching gate of a minimum of 4 feet in height shall be installed.

9.04.07 All fences shall be located inside the boundaries of the property upon which constructed except where two adjacent property owners pursuant to written agreement filed with the City agree to build one fence on the common lot line of adjacent side yards or back yards.

9.04.08 Electric Fences. No above ground electric fence shall be constructed or maintained within the City of Gretna or within its extraterritorial zoning jurisdiction except in TA-Transitional Agriculture District or AG – Agriculture District provided they do not abut a residential zoning district. An owner or lessee of such property may, upon application to the City and approval by the Building Inspector, maintain electrified fencing provided same shall not be energized to the extent that it is capable of causing bodily harm to persons, be they children or adults, or to animals. Before the Building Inspector shall approve any electrified fencing, he shall determine that non-electrified fencing will not adequately protect the owner's property and the owner's application for approval of electrified fencing shall set forth in detail the reasons why non-electrified fencing will not adequately protect his property.

9.04.09 Facing. The finished surface of all fences shall face toward adjoining property or street frontage. However, in the case of two or more property owners wishing to share a common fence line between their properties, said property owners shall jointly determine upon which side of the common fence line the finished face of the fence shall be placed. Such determination shall be consistent for the entire length of the common fence line.

9.04.10 Any existing fence constructed pursuant to a permit issued and approved by the City of Gretna which was in conformity with the prior to the provisions of this Ordinance may remain without change in accordance with this section notwithstanding same may be in conflict with one or more provisions of this section as amended; provided, however, and replacement or change of said existing fence or addition of a new fence, must hereby meet the requirements of this section as amended hereby.

Section 9.05 Screening Requirements

9.05.01 All parking areas or vehicular use areas abutting a residential district or public right-of-way shall be screened from grade level to a height not less than three feet.

9.05.02 All commercial and industrial uses that abut residential or office districts shall provide screening not less than six feet in height along the abutting property line(s).

9.05.03 Screening required by this section shall be equivalent to the following:

1. Solid fences or walls as approved by the City on the final development plan.
2. Hedges, shrubs, or evergreen trees of 36 inches in height at planting spaced appropriately to provide a solid screen within three years after planting.
3. Berms of not less than three feet in height and that provide a maximum slope of 3:1 for easy maintenance. Such berms may be used in conjunction with plantings to achieve the solid visual screen as described in Section 9.03.
4. All projects except one-and-two family dwellings shall include a detailed drawing on the landscape plan indicating the method of enclosure and screening to be used on trash dumpsters. All dumpsters or trash bins shall maintain a solid six-foot enclosure around each unit. Said enclosure shall be constructed of materials complementary to the principal structure.
5. All plant material used for screening shall meet the standards in section 9.03

Section 9.06 Installation and Maintenance of Landscaping and Screening:

9.06.01 Installation:

All landscaping shall be installed in a sound workmanship like manner and according to accepted good planting procedures. Landscaped areas shall require protection from vehicular encroachment. All above-ground landscaping material and structures located in street/road right-of-way, excluding grass, shall be located at least two (2) feet from back side of curb. The Building Inspector shall inspect all landscaping and no certificates of occupancy or similar authorization will be issued unless the landscaping meets the

Section 8.12 Self Storage Units / Convenience Storage Units

8.12.01 Minimum lot size of the Self Storage facility shall be two acres.

8.12.02 Activities within the facility shall be limited to the rental of storage cubicles and the administration and maintenance of the facility.

8.12.03 All driveways, parking, loading and vehicle circulation areas shall be paved with concrete, asphalt, or asphaltic concrete. All driveways within the facility shall provide a paved surface with a minimum width of 25 feet.

8.12.04 All storage must be within enclosed buildings and shall not include the storage of hazardous materials.

8.12.05 No storage may open into the front yards.

8.12.06 Facilities must maintain landscape buffer yards of 50 feet adjacent to any public Right-of-Way and 20 feet adjacent to other property lines, unless greater setbacks are require, a total of 35 percent of all buffers shall be landscaped.

8.12.07 Height limitations shall require a maximum height of 20 feet for any structure in the facility.

8.12.08 The perimeter of each facility shall be fully enclosed by fencing or screen walls. Perimeter fencing shall be provided at a minimum of six feet and maximum of eight feet in height, of material approved by the Building Inspector. Fencing shall be constructed behind required buffer yards.

PAPIO-MISSOURI RIVER
NATURAL
RESOURCES
DISTRICT
8901 S. 154th Street
Omaha, NE 68138-3621
402-444-6222
www.papionrd.org

January 17, 2012

Mr. Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, Nebraska 68046

RE: West Omaha Mini Storage – Preliminary and Final Plat

Dear Mr. Fountain:

The District has reviewed the preliminary and final plats, as well as the change of zone and comprehensive plan amendment applications for West Omaha Mini Storage, located at 8787 South 192nd Street in Sarpy County and offers the following comments:

- A post construction stormwater management plan demonstrating on-site control of the first one-half inch of stormwater runoff and no-net increase in peak runoff from a 2-year storm event must be submitted for this project.
- This property is located in the Zone AE floodplain of Crystal Creek. A floodplain development permit is required for this project.
- As this property is located in the Zone AE floodplain of Crystal Creek, all structures built on this parcel will be required to meet current floodplain ordinances. Placement of fill on this property will be limited to 25 percent of the plan area located in the floodplain.
- Creek setbacks of 3:1 from normal water surface elevation plus 20 feet must be met for all construction on this property as stated in Sarpy County Stormwater Management regulations.

If you have any questions or concerns, I can be contacted at 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

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