

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

AMENDED RESOLUTION:

SPECIAL USE PERMIT – HAROLD AND SUSAN KEEFER
10302 Platteview Road, Sarpy County, Nebraska

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), 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 2012), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2012); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve Special Use Permits; and

WHEREAS, the Planning Department has reviewed Harold and Susan Keefer's Special Use Permit application for their recreational vehicle storage operation generally located at 103rd and Platteview Road and legally described as follows:

E ½ SW ¼ Section 16, Township 13N, Range 12E of the 6th P.M., Sarpy County, Nebraska.

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

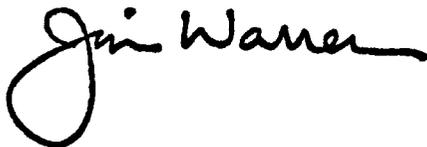
- I. A public hearing regarding the Special Use Permit application was held before the Sarpy County Planning Commission on November 19, 2013, and further, the Planning Commission gave their recommendation.
- II. A public hearing regarding the Special Use Permit application was held by this Board.
- III. Notice of each of the Public Hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing as required by Neb. Rev. Stat. §23-164 (Reissue 2012), and the proof of publication has been filed in the Office of the Sarpy County Clerk.
- IV. The Planning Department has made a recommendation as noted in the attached Exhibit "A", which Exhibit "A" includes the Planning Department report, the Operation Plan, the Site Plan and an aerial view of the subject property.

- V. The zoning at the property described above is AG, Agricultural Farming District and Highway Corridor Overlay District.
- VI. The Special Use Permit application is in compliance with the Comprehensive Development Plan and the Sarpy County Zoning Regulations.

FURTHER BE IT RESOLVED THAT this Board, in light of the above recited findings of fact, after due deliberation and consideration, hereby approves the Special Use Permit application for a recreational vehicle storage operation (enclosed and outdoor storage) as described in the Operation Plan for the property legally described in the attached Exhibit "A", subject to the following conditions:

1. The Special Use Permit is granted for a period of 5 years expiring on January 31, 2019.
2. The Operation Plan shall be followed.
3. A 20 ft. wide buffer area shall be provided along the Platteview Road property line. No storage is allowed within said buffer area.

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 10th day of December, 2013.



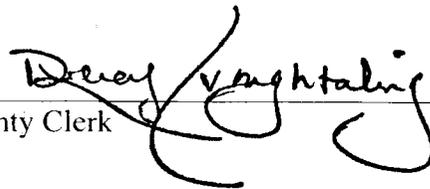
Sarpy County Board Chairman

Attest



SEAL

County Clerk



Sarpy County Board of Commissioners
Exhibit "A"
Planning Department Report
County Board Meeting Date: December 10, 2013

Subject	Type	By
Application for a Special Use Permit to allow open and enclosed storage of recreational vehicles in an AG district - 10302 Platteview Rd.	Public Hearing & Resolution	Bruce Fountain, AICP, EDFP Director, Planning & Building Dept. 

➤ **Summary and Purpose of Requests:**

- Harold and Susan Keefer have applied for a new Special Use Permit (SUP) for their recreational vehicle storage operation located on their farmstead property along Platteview Rd. (just east of Platteview High School).

➤ **Background and Analysis:**

- The Keefers were granted a 5-year Special Use Permit for this operation by the County in 2007. That SUP expired in 2012 and, due to an oversight, they did not file for a renewal prior to its expiration. It is the applicant's responsibility to reapply for SUPs which are tied to specific timeframes. The County has not sent out any sort of renewal notice in the past. Since the Keefer's recently realized the SUP had expired, they have now submitted a new application.
- The detailed staff report on this application was presented to the Planning Commission at their November 19, 2013 meeting and is attached for your information and review.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of this Special Use Permit application to continue to operate an outdoor and enclosed storage facility for recreational vehicles in an AG zoning district as specifically described in the Application and Operational Plan for a period of **two (2) years** from the date of approval with the following condition:
 - A 20' wide buffer area shall be provided along Platteview Road in front of the outdoor storage area. No recreational vehicles shall be stored in this buffer area.
- Staff makes this recommendation as the application is in conformance with the Sarpy County Zoning Regulations and current Comprehensive Plan.

➤ **Planning Commission Recommendation:**

- On November 19, 2013 the Planning Commission voted 11-0 to recommend **APPROVAL** of the amendment to the Special Use Permit for Harold and Susan Keefer as specifically described in their Operation Plan and application for a period of 2 years.

MOTION: Bliss moved, seconded by Malmquist to recommend approval of the Special Use Permit allowing the outdoor and enclosed storage of recreational vehicles as specified in the Keefer's Operation Plan for a period of 2 years with condition that no vehicle storage be within 20 ft. of the property line. No additional landscaping would be required. The recommendation is made as the application is consistent with the County's Comprehensive Plan and Zoning Regulations. **Ballot:** Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – None. Absent – None. **Motion carried.**



**SARPY COUNTY PLANNING
& BUILDING DEPARTMENT**

RECOMMENDATION REPORT

SPECIAL USE PERMIT APPLICATION (SUP 13-0005)

HAROLD & SUSAN KEEFER

TO ALLOW OPEN AND ENCLOSED STORAGE OF RECREATIONAL VEHICLES

PLANNING COMMISSION HEARING OF: NOVEMBER 19, 2013

I. GENERAL INFORMATION

A. APPLICANT:

Harold & Susan Keefer
10302 Platteview Road
Papillion, NE 68046

B. PROPERTY OWNER:

Harold & Susan Keefer
10302 Platteview Road
Papillion, NE 68046

C. SUBJECT PROPERTY LOCATION: Subject property is located at approximately 103rd and Platteview Road (just east of 108th Street).

D. LEGAL DESCRIPTION: E1/2 SW1/4 Section 16, Township 13N, Range 12E of the 6th P.M., Sarpy County, NE

E. SUBJECT PROPERTY SIZE: approximately 79 acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designation: Urban Residential II
- Zoning: AG (Agricultural Farming District) – Highway Corridor Overlay District

G. REQUESTED ACTION(S):

- To approve a Special Use Permit to allow outdoor and enclosed storage of recreational vehicles in an AG zoning district.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The site currently consists of a residential structure and numerous farm type buildings – several of which are used for enclosed storage of recreational vehicles.

B. GENERAL VICINITY ZONING AND LAND USE

- North: zoned AG (Agricultural Farming District); vacant farm ground
- East: zoned AG (Agricultural Farming District); residential structure and vacant farm ground
- South: zoned RS-100 (Single Family Residential District), BG (General Business District) and AG (Agricultural Farming District); vacant farm ground
- West: zoned AG (Agricultural Farming District); Platteview High School

C. RELEVANT CASE INFORMATION:

- Harold and Susan Keefer have applied for a new Special Use Permit (SUP) for their recreational vehicle storage operation located on their farmstead property along Platteview Rd. (just east of Platteview High School).

- The Keefers were granted a 5-year Special Use Permit for this operation by the County in 2007. That SUP expired in 2012 and due to an oversight, they did not file for a renewal prior to its expiration. It is the applicant's responsibility to reapply for SUPs which are tied to specific timeframes. The County has not sent out any sort of renewal notice in the past. Since the Keefer's recently realized the SUP had expired, they have now submitted a new application.

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Plan
- Sarpy County Zoning Regulations:
 - Section 9 – AG (Agricultural Farming) District
 - Section 32 – Highway Corridor Overlay District
 - Section 37 – Landscaping Regulations
 - Section 41– Special Use Permits

III. ANALYSIS

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan future land use map designates this area as Urban Residential II. The farmstead home, as the primary use, is consistent with the Comprehensive Plan.

B. TRAFFIC AND ACCESS:

- Access to the storage area is provided by one existing driveway through the property off of Platteview Road.

C. OTHER AGENCY REVIEW/COMMENTS:

- The application was sent to area jurisdictional agencies or departments that may have an interest. The only feedback received is noted below. All other responses received indicated no comments or objections to the application.
 - The City of Springfield responded by email (see attached copy) with the following comments/concerns:
 1. How does this use conform to the County's Highway Corridor Overlay District? Will the County require additional landscaping/screening?
 2. Has the County taken into consideration the future improvements to Platteview Road? The City of Springfield recommends that the County does not allow the operation to extend any further south (closer to the road right-of-way) than the existing permanent buildings in order to avoid future relocation, buy-out, or road curvature issues.

D. GENERAL INFORMATION:

- The applicant's Operation Plan states:
 - The facility will be a combination of open and enclosed storage of recreational vehicles with approximately 80 stalls located outside and approximately 20 stalls enclosed.
 - All outside stalls are marked by number and crushed limestone is provided for each stall. The open storage area is regularly mowed and sprayed for weeds.
 - Hours of operation are from sunrise to sunset, seven (7) days a week.
 - No camping or overnight stays are allowed on the premises.
 - All recreational vehicles must be in operable condition and have current licensing.
 - No work on the vehicles is allowed other than minor repair such as a tire replacement or repair.
 - No waste facilities are available and no dumping of waste is allowed anywhere on the site.

- Traffic in and out of the site averages 2 per day on weekdays and 5 per day on weekends.
- The Planning and Building Department has no record of any complaints being received regarding the facility over the last 6 years.
- The site is located in the Platteview Corridor area which is currently under study by MAPA with the County and surrounding cities. This will become a major thoroughfare in the county as it will ultimately connect I-80 on the west with I-29 on the east in Iowa by way of the new Highway 34 bridge across the Missouri River. The corridor study is looking at both long and short term improvements needed, the ultimate alignment of the corridor, future land uses, and utility needs. It is expected that this study will be completed within the next 12 months.

IV. STAFF COMMENTS AND RECOMMENDATIONS:

- Due to the pending study of this corridor being completed within the next year and the knowledge that the corridor will likely be a major thoroughfare in the future, careful consideration must be given to several factors if this SUP application is to be approved. The questions considered by staff in reviewing this application, as well as answers and recommendations, are outlined below:
 - What time frame should be placed on the SUP if approved? How will that be affected by future improvements or right-of-way needs determined by the corridor study? *Staff recommends the time frame be limited to **2 years**. This is due to the fact that the Platteview Road Corridor Study as well as the County's new Comprehensive Plan will be completed by that time. The outcome of those plans will need to be taken into account in making decisions beyond then. The SUP could be considered for renewal at that time again based on the criteria of those plans.*
 - Are there screening and/or landscaping requirements for this project? *Staff believes the answer is YES and believes landscaping should have been required previously. Section 37.3.2 in the County's Landscaping Regulations states: "Commercial/Industrial, Office, and Business Developments shall provide a 20' landscaped buffer adjacent to any street or highway and along the entire perimeter of the development.*
 - (A) *Plant materials shall include at least one deciduous shade or one ornamental deciduous tree and three shrubs for every forty linear feet of adjacent area.*
 - (B) *A landscaped earth berm not exceeding six feet in height may be used in combination with the plant materials but shall not substitute for trees adjacent to any street or highway."*

Staff feels this is a commercial type operation as they rent storage space to customers. It is not used for storage of only their own personal recreational vehicles. Therefore, staff would recommend at a minimum that a landscaped buffer be required along Platteview Road on the south in front of the outdoor storage area, as well as along the west side of the outdoor storage area. This will assist in screening the outdoor storage areas from view. No recreational vehicles should be allowed to be stored within these 20' landscaped buffer areas.
 - Is screening and landscaping of the site required to be conformance with the Highway Corridor Overlay District regulations? *No. Section 32.3 of the Zoning Regulations dealing with the Highway Corridor Overlay District states: "The Highway Corridor Overlay District, its development guidelines, and other provisions, apply to the following: Any new development requiring a building permit to build on land within the boundaries of the Highway Corridor Overlay*

District after the effective date of this Regulation...” This project as proposed currently will not require a building permit; therefore the Highway Corridor Overlay District Regulations will not apply to it.

- After carefully considering these factors, Staff recommends **APPROVAL** of this Special Use Permit application to continue to operate an outdoor and enclosed storage facility for recreational vehicles in an AG zoning district as specifically described in the Application and Operational Plan for a period of **two (2) years** from the date of approval with the following conditions:
 - A 20' wide landscaped buffer area shall be provided along Platteview Road in front of the outdoor storage area, as well as along the west side of the outdoor storage, in conformance with Section 37.3.2 of the Sarpy County Zoning Regulations.
 - No recreational vehicles shall be stored in this landscaped buffer area.
 - Applicant shall submit a landscape plan for this area to the Planning and Building Department for approval.
 - Landscaping shall be installed by May 31, 2014.
- Staff makes this recommendation as the application will be in conformance with the Sarpy County Zoning Regulations and current Comprehensive Plan provided the above conditions are met. If the conditions are not met, the SUP may be revoked by the County.

V. PLANNING COMMISSION RECOMMENDATION:

MOTION: Bliss moved, seconded by Malmquist to recommend approval of the Special Use Permit allowing the outdoor and enclosed storage of recreational vehicles as specified in the Keefer's Operation Plan for a period of 2 years with condition that no vehicle storage be within 20 ft. of the property line. No additional landscaping would be required. The recommendation is made as the application is consistent with the County's Comprehensive Plan and Zoning Regulations. **Ballot:** *Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – None. Absent – None. Motion carried.*

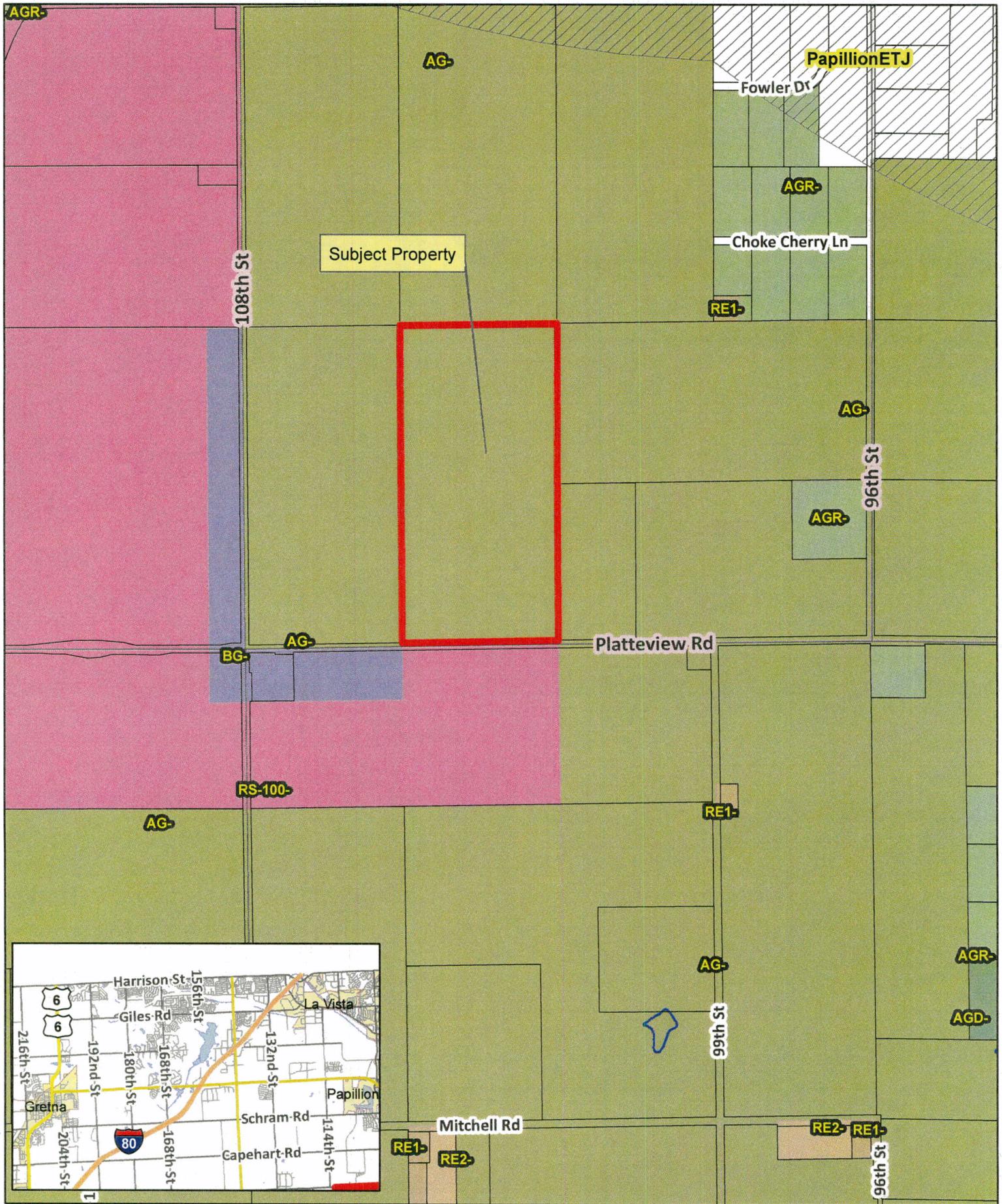
VI. ATTACHMENTS TO REPORT:

1. Sarpy County Current Zoning Map
2. Current Development Structure Plan – Figure 5.1 of Sarpy Co. Comprehensive Plan (Future Land Use Map)
3. SUP Application and Operation Plan
4. Copy of email comments received from the City of Springfield
5. Current photos of subject site

VII. COPIES OF REPORT PROVIDED TO:

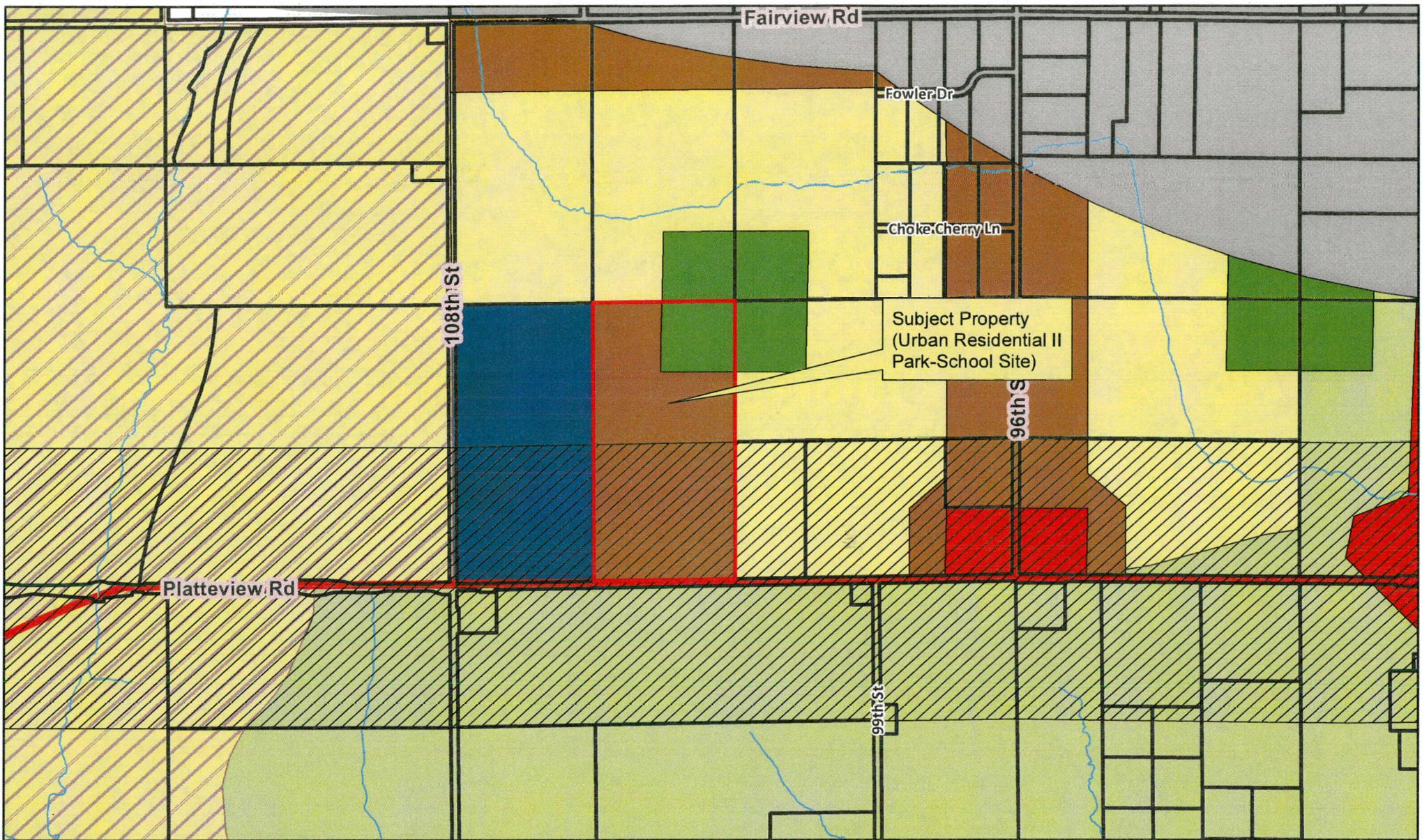
1. Harold & Susan Keefer (applicants)
2. Public Upon Request

Report prepared by: Bruce Fountain, Director – Planning & Building Dept.

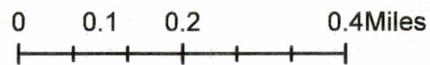


Vicinity Map - Zoning
 10302 Platteview Rd
 Special Use Permit - Keefer





Current FLU - Sarpy Co



Special Use Permit - Keeper

Comprehensive Development Plan
Figure 5.1: Development Structure Plan
 Sarpy County, Nebraska

Legend

- | | | |
|-------------------------------------|---------------------------------|-----------------------|
| Highway Corridor Overlay | Long Term Residential Growth | Cross County Arterial |
| SarpyGDB.GIS.LandUseProposed | Mixed Use | City Limit |
| Bellevue Future Growth | Mixed Use Center | City ETJ |
| Business Park | New Richfield Village | |
| Civic | Park/School Site | |
| Conservation Residential | Plug Interchange Development | |
| Estate Residential | Residential - Community Systems | |
| Greenway | Urban Residential | |
| Industrial | Urban Residential II | |
| Light Industrial/Storage | | |



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

SPECIAL USE PERMIT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Completed Special Use Permit Application
2. Non-Refundable Fee of \$_____ made payable to Sarpy County (an additional fee of **\$25.00** is also be required to cover cost of mailing of public notifications)
3. Two (2) site plan drawings and/or other such plans and data showing the dimensions, arrangements, description, data, and other material which shall constitute a record essential to the understanding of the proposed use.
4. One (1) reduced size site plan drawing or other material provided above (8.5 x 11)
5. One (1) electronic copy of site plan drawing or other material provided above (in PDF form)
6. A detailed operational plan for propose use
7. Other information as deemed necessary by Sarpy County Planning Department
8. **Please review Section 41 of the Sarpy County Zoning Regulations for complete information, processes and submittal requirements for Special Use Permits.**

PLANNING STAFF USE ONLY:

APPLICATION #: SUP 13-0005

DATE RECEIVED: 10-18-2013
Urban Residential II

CP DESIGNATION: Park - School Site

CURRENT ZONING DESIGNATION: AG

PROPOSED ZONING DESIGNATION: _____

APPLICATION FEE: \$500⁰⁰ RECEIPT NO. 2002

PUBLIC NOTIFICATION
PROCESSING FEE: \$25.00 RECEIPT NO. 2002

RECEIVED BY: [Signature]

NOTES: _____

APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department

APPLICANT INFORMATION:

NAME: Harold & Susan Keefer E-MAIL: hskeefers@yahoo.com

ADDRESS: 10302 Platteview Rd CITY/STATE/ZIP: Papillion, NE 68046

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

PHONE: 402 339-1632 402 630 3577 FAX: _____

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

NAME: Same E-MAIL: _____

ADDRESS: _____ CITY/STATE/ZIP: _____

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

PHONE: _____ FAX: _____

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: _____ E-MAIL: _____

ADDRESS: _____ CITY/STATE/ZIP: _____

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

PHONE: _____ FAX: _____

OPERATION PLAN / PROJECT DESCRIPTION: Describe the project in detail, including proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, other operational details, etc. – Attach as separate document entitled "Operation Plan." **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request. *Attached - B*

PROJECT SITE INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

SUBDIVISION NAME (if applicable): _____

ASSESSOR'S PARCEL NUMBER: *010406239* ADDITIONAL PARCEL NUMBERS _____

GENERAL LOCATION: *10302 Platterview Rd*
(example 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) *E 1/2 of SW 1/4 16-13-12*
(78.78 AC) 142

SIZE OF PROPERTY: *80* acres CURRENT ZONING: *AG* REQUESTED ZONING (if applicable): _____

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for Sarpy County to consider during review of your application. Attach extra sheets if necessary.

We have been in operation for 6 years with no complaints
See Exhibit A

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Special Use Permit application.
4. Any necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Harold E Keefer Susan M Keefer _____ *10-17-2013* _____
Applicant Signature Date

I, the undersigned, understand the Special Use Permit process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Harold E Keefer _____ *10-17-2013* _____
Owner Signature (or authorized agent) Date
Susan M Keefer _____ *10-17-2013* _____
Owner Signature (or authorized agent) Date

Exhibit A

Harold & Susan Keefer
10302 Platteview Rd
Papillion, NE 68046

October, 17, 2013

We are requesting approval of a Special Use Permit for open and enclosed storage of recreational vehicles and trailers. (section 9.2.10) on our property at 103rd & Platteview Rd..

We received a permit in 2007 for the same storage unit. We have not had any problems or complaints. We didn't realize our permit had expired as no notices are sent out for these matters. We came in and applied for this new permit as soon as we discovered it had expired.

attachments

KEEFER RECREATIONAL STORAGE
OPERATION PLAN

Harold and Susan Keefer are the owners of the E ½ of SW ¼ of 16-13-12, commonly known as 10302 Platteview Road, Papillion, NE 68046. The property was originally used for growing row crops and a cow milking operation but the cow milking operation has been discontinued. The Keefers now desire to operate a storage facility where the cow milking operation existed.

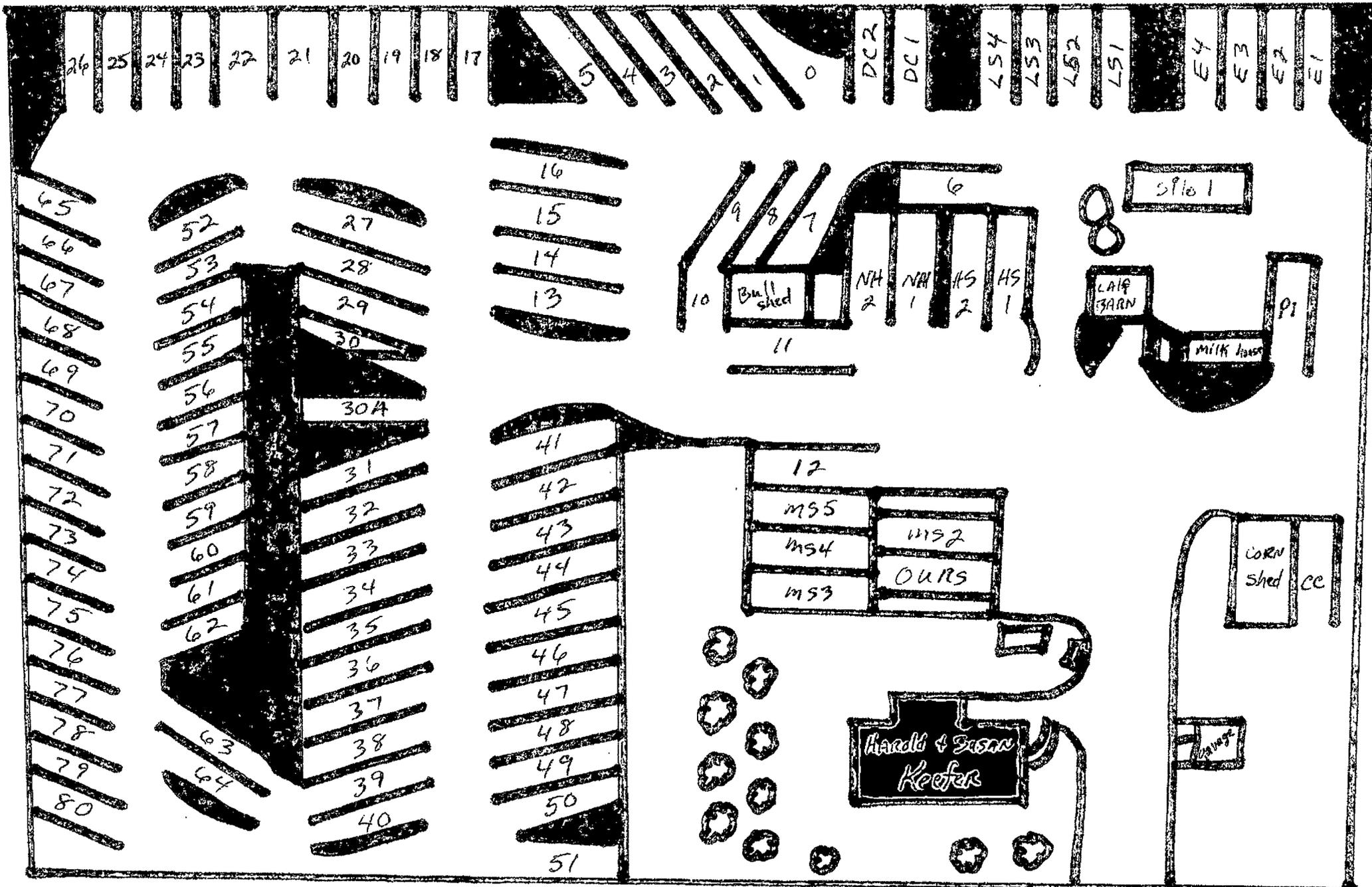
The facility will be a combination of open and enclosed storage. The open storage contains approximately 80 stalls and the enclosed storage contains approximately 20 stalls. All outside storage is marked by number and crushed limestone is provided for each stall. The open storage area is regularly mowed and sprayed for weeds.

The hours of operation are from sunrise to sunset, seven (7) days a week. * No camping or overnight stay is allowed. * All recreational vehicles and trailers must be in operable condition and have current license plates. No repair work is allowed other than minor repair such as a tire replacement or repair. No waste facilities are available and they cannot dump waste anywhere on site.

Weekday traffic on average is 2 per day and weekend traffic on average is 5 per day coming in and out of the site.

There is a set back of 1/8 of a mile from the west boundary line, to approximately ¼ of mile from the east boundary line and well over a ½ mile from the north boundary line. There are no improvements within 3/8 of a mile to the west, north or south. The improved property to the east is approximately ¼ of a mile from the storage but is screened by trees.

The surrounding properties are all being used for the production of row crops with the exception of the property to the west, which is being utilized as a school and school bus terminal for the district. The school busses are kept in open storage when not in use.



Bruce Fountain

From: Kathleen Gottsch <kathleencityofspringfield@yahoo.com>
Sent: Tuesday, October 22, 2013 12:23 PM
To: Kelly Jeck
Cc: Bruce Fountain; Donna Lynam
Subject: Re: Special Use Permit - 10302 Platteview Road

Good morning. Dave Potter, City Planner with JEO Consulting Group, and I have reviewed the proposed special use permit extension and have the following comments / items for consideration:

1. How does this use conform to the County's Highway Corridor Overlay District? Do you require additional landscaping/screening?
2. Have you taken into consideration the future improvements to Platteview Road? We recommend that the use does not extend any further south (closer to the road right-of-way) than the existing permanent buildings in order to avoid future relocation, buy-out, or road curvature issues.

Thank you for allowing us the opportunity to comment. Have a good day!

Kathleen R. Gottsch, CMC
City Clerk/Treasurer
City of Springfield
P.O. Box 189
170 North 3rd Street
Springfield, NE 68059
(402) 253-2204 phone/fax
kathleencityofspringfield@yahoo.com
springfieldne.org

2-1



PLATEVIEW RD.

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