

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**RESOLUTION FLOOD PLAIN DEVELOPMENT****Mary Rose Smolinski Lot 52 Chris Lake (3003 Crystal Drive), Sarpy County, NE**

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 applications for development permits within any Flood Plain District; and

WHEREAS, Mary Rose Smolinski has applied for a Flood Plain Development Permit to replace the asphalt shingles and a portion of the roof decking on an existing residence located at 3003 Crystal Drive (Lot 52, Chris Lake) as described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed Mary Rose Smolinski's application for a Flood Plain Development Permit for compliance with the Zoning Regulations on the property legally described in the attached Exhibit A; and,

WHEREAS, said application is in compliance with Section 30, Flood Plain District of the Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

WHEREAS, the Planning Department staff made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Department report, and the site plan of the subject property. The Planning Department Report notes that the estimated cost of construction is approximately \$9,000 which is less than 50% of the structure's value of \$147,215; thus the project is not considered a substantial improvement under Section 30 of the Sarpy County Zoning Regulations. However, improvements are calculated cumulatively and limited amounts of future renovations may be permitted upon approval of this flood plain development permit.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved subject to the following condition:

1. Improvements are calculated cumulatively and as 50% of the value of the structure is reached for improvement costs, limited amounts of future renovations may be permitted.

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 20 day of May 2014.


Sarpy County Board Chairman



Attest
SEAL

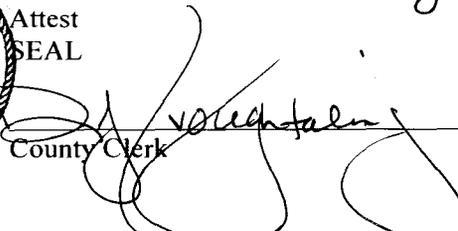

County Clerk

EXHIBIT A
 Planning Department Report
 Rogers Floodplain Development Permit Application (FDP 14-0006)
 County Board Date: May 20, 2014

Subject	Type	By
Floodplain Development Permit to replace asphalt shingles and a portion of the roof decking (Lot 52 Chris Lake – 3003 Crystal Drive)	Resolution	Donna Lynam, CFM Zoning Administrator Planning & Building Dept.

➤ **Application Overview**

- Mary Rose Smolinski has requested approval to replace the asphalt shingles and a portion of the roof decking on an existing residence at 3003 Crystal Drive (Lot 52, Chris Lake).

➤ **Comprehensive Development Plan**

- The Sarpy County Development Structure Plan (Future Land Use Map) indicates this area as Urban Residential (see attached map).

➤ **Zoning / Floodplain Regulations**

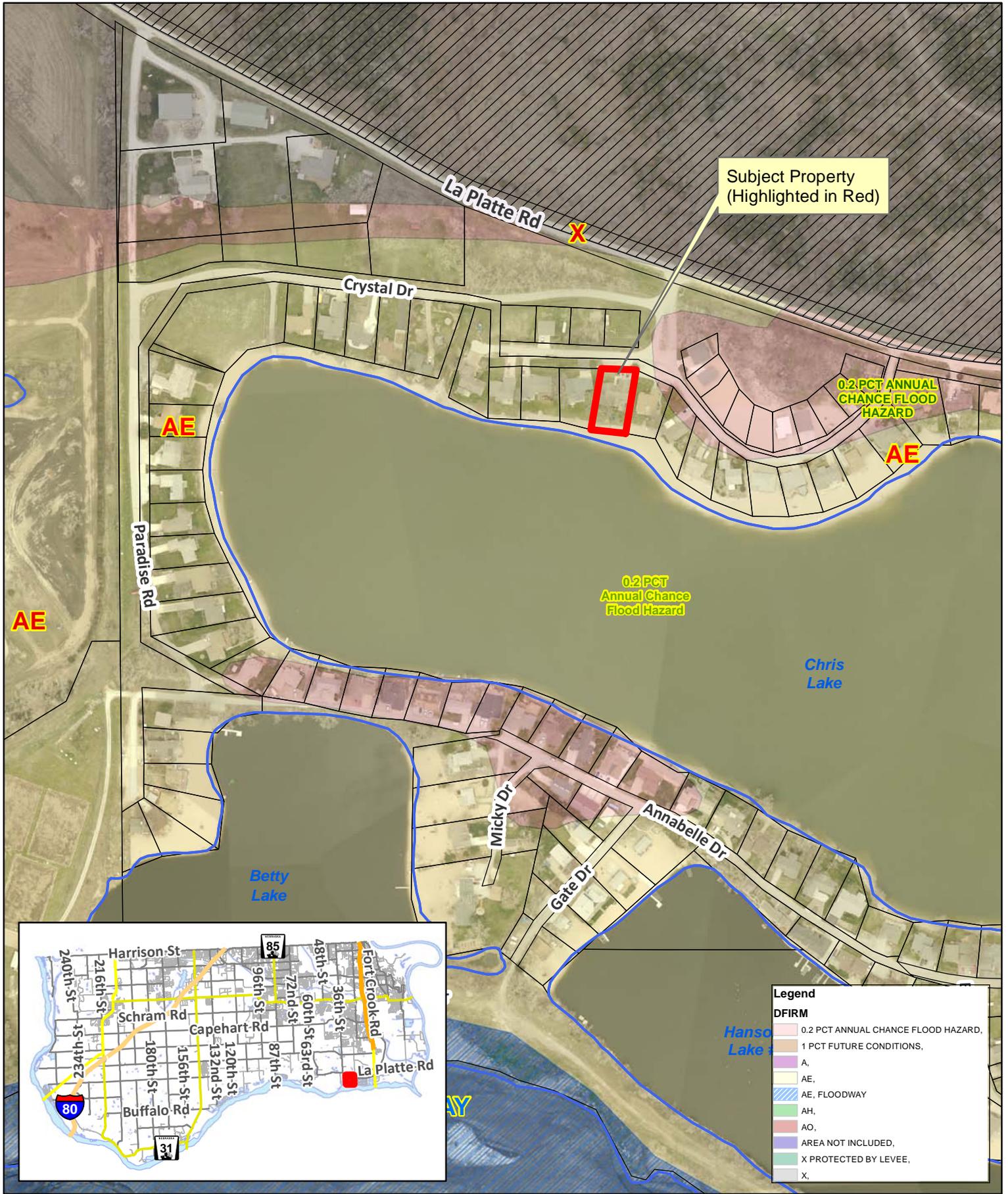
- The area is zoned RD-50 FP (Two-Family Residential District – Flood Plain)
- The property is located in an AE Floodplain Zone adjacent to Chris Lake and the Platte River (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 979.1 feet (NAVD 1988).
- The applicant has provided a contractors estimated cost indicating an estimated cost of \$9,000. for construction. The value of the structure, pursuant to the Sarpy County Assessors records, is \$147,215.
- This project is not considered to be a substantial improvement, therefore it does not require the structure to be elevated to one foot above the BFE, as the estimated cost of construction does not exceed 50% of the value of the existing structure.
- The request is in conformance with the Sarpy County Floodplain regulations.

➤ **Natural Resources District**

- The application information was sent to the Papio-Missouri River Natural Resources District (NRD) for review and comments and they have no comments or objections.

➤ **Recommendation**

- Staff has reviewed the submittal documents and confirms that the proposed project to replace the asphalt shingles and a portion of the roof decking on an existing single-family dwelling at 3003 Crystal Drive (Lot 52, Chris Lake) is in compliance with Sarpy County Zoning and Flood Plain Regulations.



Legend

DFIRM

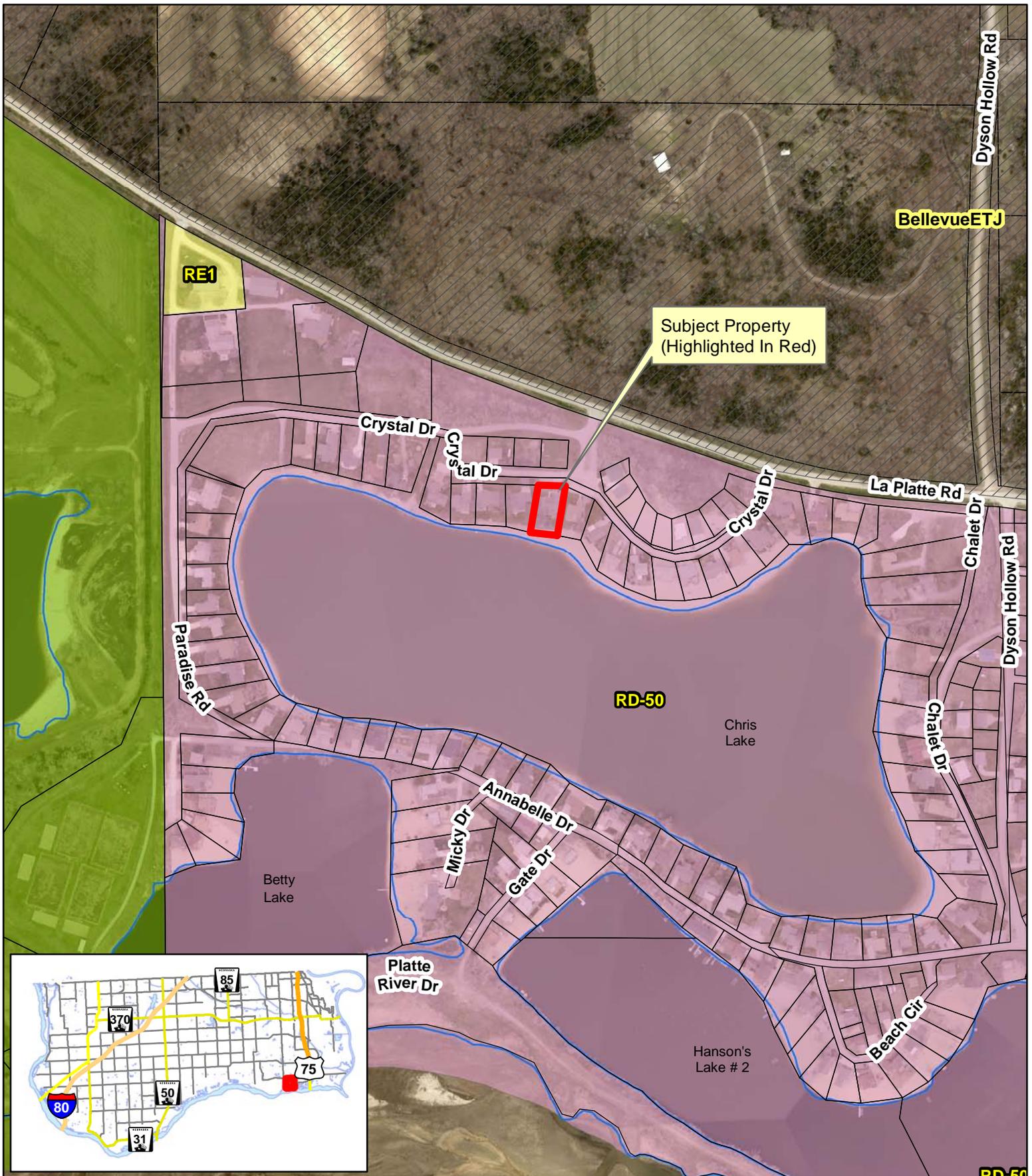
- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD,
- 1 PCT FUTURE CONDITIONS,
- A,
- AE,
- AE, FLOODWAY
- AH,
- AO,
- AREA NOT INCLUDED,
- X PROTECTED BY LEVEE,
- X,

Vicinity Map - Flood Zones

3003 Crystal Dr - Lot 52 Chris Lake

Smolinski Flood Plain Development Permit



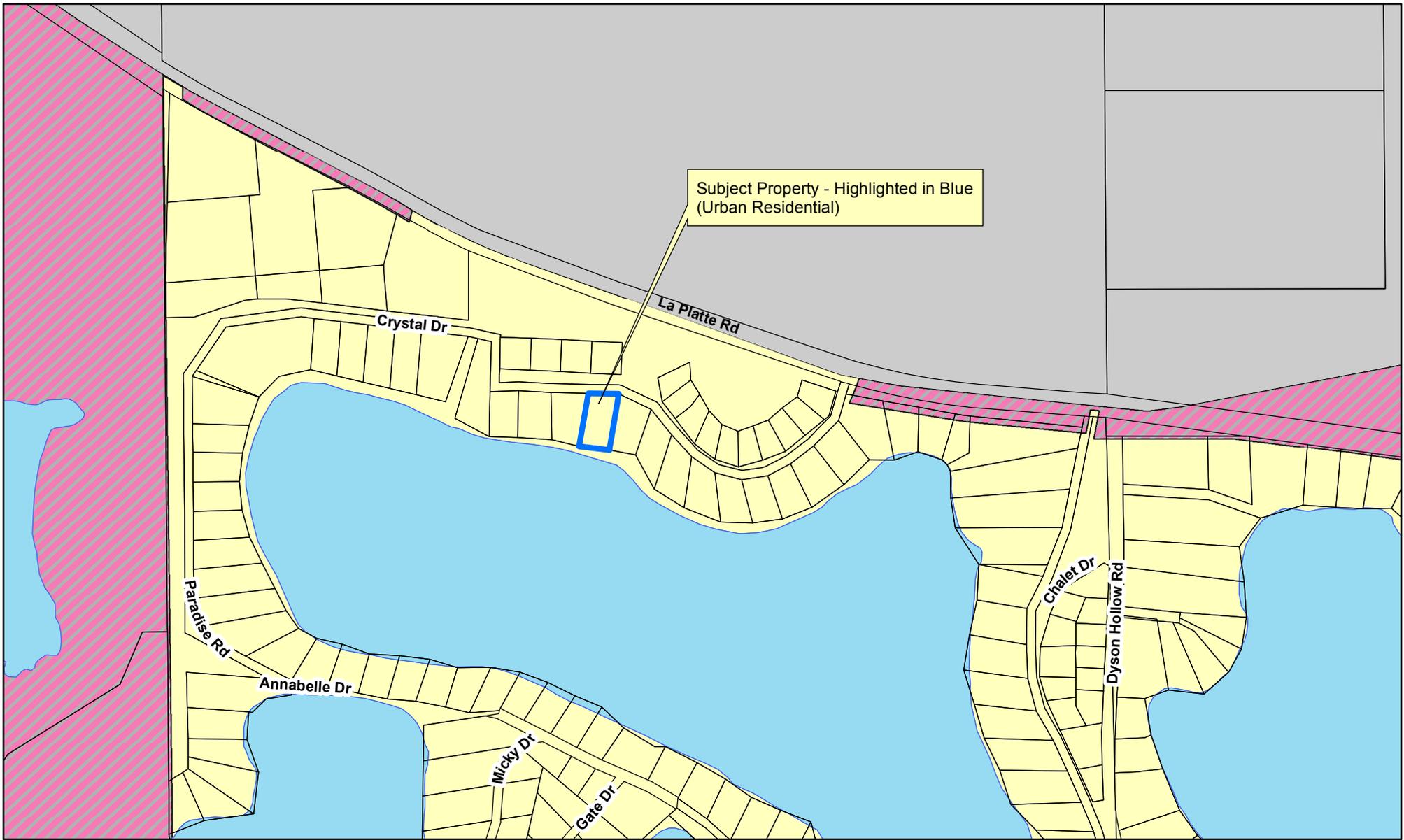


Vicinity Map - Current Zoning

3003 Crystal Dr - Lot 52 Chris Lake

Smolinski Flood Plain Development Permit





Current FLU - Sarpy Co

0 0.0325 0.065 0.13 Miles



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

Legend

- | | | |
|--------------------------|---------------------------------|-----------------------|
| TaxLot11 | Light Industrial/Storage | Cross County Arterial |
| Highway Corridor Overlay | Long Term Residential Growth | City Limit |
| Land Use Proposed | Mixed Use | City ETJ |
| Bellevue Future Growth | Mixed Use Center | |
| Business Park | New Richfield Village | |
| Civic | Park/School Site | |
| Conservation Residential | Pflug Interchange Development | |
| Estate Residential | Residential - Community Systems | |
| Greenway | Urban Residential | |
| Industrial | Urban Residential II | |



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

FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

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

1. Completed Floodplain Development Permit Application
2. Non-refundable fee of \$100.00 made payable to Sarpy County
3. Two (2) full size site/construction plan drawings
4. Two (2) reduced size site/construction plan drawings (8.5 x 11)
5. One (1) electronic copy of the site/construction plan drawings in PDF form
6. A completed FEMA National Flood Insurance Program (NFIP) Elevation Certificate certified, signed and sealed by land surveyor, engineer, or architect authorized by law to certify elevation information.

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

PLANNING STAFF USE ONLY:

APPLICATION #: FPD 14-0006
DATE RECEIVED: May 7, 2014
APPLICATION FEE: \$ 100 RECEIPT NO. 2358
RECEIVED BY: Lisa Smith
NOTES: _____

RECOMMENDATIONS:

PLANNING & BUILDING DEPT: APPROVAL DENIAL
SARPY COUNTY BOARD: APPROVAL DENIAL
RESOLUTION #: _____ DATE: _____

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

NAME: Mary Rose Smolinski E-MAIL: _____
ADDRESS: 3003 Crystal Drive CITY/STATE/ZIP: Bellevue, NE 68123
MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)
PHONE: 402-670-1473 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: _____

CONSTRUCTION INFORMATION: (This individual/company is responsible for meeting building code regulations.)

NAME: Pyramid Roofing E-MAIL: Pyramidroofing@cox.net
ADDRESS: 1504 S Saddle Creek Rd CITY/STATE/ZIP: Omaha NE 68106
MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
(IF DIFFERENT)
PHONE: 402-502-9300 FAX: 402-991-0540

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.

Asphalt Roof replacement. Will be replacing at least
15 Sheets of decking.

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.

PROPERTY ADDRESS: 3003 Crystal Drive

ASSESSOR'S PARCEL NUMBER: 010957782 ADDITIONAL PARCEL NUMBERS _____

GENERAL LOCATION: _____
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 52 Chris Lake

SIZE OF PROPERTY: _____ acres/sq. ft. CURRENT ZONING: RD-50-Two-Family Res District

NAME OF ADJACENT WATERWAY: _____

PROPERTY LIES WITHIN: FLOODWAY: FLOOD FRINGE: FLOOD ZONE DESIGNATION: AE

LOWEST FLOOR ELEVATION IS TO BE _____ FEET ABOVE MEAN SEA LEVEL. (Including Basement)

SOURCE OF UTILITY SERVICES: Water - _____ Sewer - _____
Gas - _____ Electric - _____

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.

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 County Board.
2. County Board will hold a public hearing and make a final decision on the Floodplain Development Permit.
3. Prior to the final building inspection a Finished Construction Elevation Certificate or other verification will be required to be submitted to the Planning & Building Department to assure compliance with the Floodplain Development Permit.

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

Shannon C Vest
Applicant Signature

5/2/14
Date

I, the undersigned, understand the Floodplain Development 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.

Owner Signature (or authorized agent)

Date

Owner Signature (or authorized agent)

Date

May 13, 2014

Mary Rose Smolinski
3003 Crystal Dr
Bellevue, NE 68123

Hail Damage Specialists
All Types of Roofing

Re: Flood Plain Permit

To Whom It May Concern,

The estimated cost of the roof replacement for the above stated property is \$9,000. Please contact the office if you have any questions.

Thank you,

Shannon Vest
Shannon Vest
Asst. Office Manager



*Where Craftsmanship
is at its Finest*

1504 S. Saddle Creek Rd.

Omaha, NE • 68106

Omaha: 502.9300 • Fax: 991.0546

Council Bluffs: 256.3668

Toll Free: 800.283.9101

May 14, 2014

Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046



RE: 3003 Crystal Drive Application for Flood Plain Development Permit

Dear Mr. Fountain:

The District received information concerning the proposed re-roofing of an existing residential structure at 3003 Crystal Drive in Chris Lake in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0205 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River.

The District has the following comments based on review of the floodplain development permit application:

- This application is for the replacement of the roof of an existing residential structure. No other construction will be completed as part of this project.

The District has no objections to this application. If you have any questions or concerns, please contact me at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

Project: 534. Plat: 865