



SARPY COUNTY PLANNING & BUILDING DEPARTMENT

RECOMMENDATION REPORT

THE ESTATES AT COPPERWYND SUBDIVISION
PRELIMINARY PLAT
LOTS 1-76, INCLUSIVE
REQUEST FOR REVIEW AND COMMENT BY CITY OF GRETNA, NE
PLANNING COMMISSION MEETING: JUNE 21, 2016

I. BACKGROUND INFORMATION

Pursuant to the State of Nebraska Code Section 17-1002 (see attached), the City of Gretna has submitted plans for The Estates at CopperWynd Preliminary Plat to the Sarpy County Planning Commission for review and comment.

Attached for your information and review are the following documents:

- Nebraska State Statutes Section 17-1002
- Application for Preliminary Plat for The Estates at CopperWynd, Lots 1–76, Inclusive
- Preliminary Plat drawing for The Estates at CopperWynd, Lots 1–76, Inclusive

The requested zoning is to be RE (Residential Estates). The proposed preliminary plat consists of 76 single family residential lots. No parks or trails are indicated on the preliminary plat.

II. PLANNING DEPARTMENT RECOMMENDATION

The County Planning and Public Works Departments have reviewed the detailed project information and provides the following comments for the Planning Commission's consideration:

- The preliminary plat shows only one future access connection to the south and one to the west. Staff would recommend that at least two future connections to the west be provided to assure adequate connectivity between this subdivision and future development. While development within the Grand Vista Estates to the south may prohibit an additional connection between these two subdivisions, staff would recommend that negotiations be considered between the developments to attempt to provide better connectivity between them to improve access and traffic flow throughout the area.
- Appropriateness of Design and Improvements - Staff believes the design of the subdivision and its proposed improvements is appropriate for the area, but connectivity to future development should be carefully considered.

Staff recommends that the Planning Commission make a motion to forward the above comments on this project to the City of Gretna as per State Statute.

III. PLANNING COMMISSION RECOMMENDATION:

MOTION:

IV. COPIES OF REPORT SENT TO:

- A. Jeff Kooistra, City Administrator – City of Gretna
- B. Dan Giittinger, Development Services Director – City of Gretna

APPLICATION FOR PRELIMINARY PLAT

Subdivider: Frank Krejci Date: 5-6-16
Address: 1505 N 203rd St Phone: 402-493-6165
City/State/Zip: Omaha, NE 68022

Owners Name: Frank Krejci Date: 5-6-16
Address: 1505 N 203rd St Phone: 402-493-6165
City/State/Zip: Omaha, NE 68022

Engineer: TD2 Date: 5-6-16
Address: 10836 Old Mill Rd Phone: 402-330-8860
City/State/Zip: Omaha, NE 68154

Name of Preliminary Plat The Estates at CopperWynd **Number of Lots** 76
Complete Legal Description E1/2 of 3-13-10 & W1/2 of 2-13-10 Except TL 3 & 6, Sarpy Co., NE
General Location South of Schram Rd approximately 226th Street

1. Does the subdivider have any interest in the land surrounding the preliminary plat?
No Yes _____ If yes, explain _____
2. Will the preliminary plat require a zoning change, conditional use, vacation or other action to complete the development?
No _____ Yes If yes, explain Change of zone from TA & AG to RE
3. Does the preliminary plat deviate from the requirements of the subdivision regulations of the City of Gretna or the City's design standard?
No Yes _____ If yes, explain _____

Frank R Krejci Date 5-6-16
Signature of Applicant _____ Date _____

Official Office Use Only

Date Accepted 7 Accepted By _____
Amount Paid _____ Ck No. _____ Receipt No. _____

APPLICATION FOR CHANGE OF ZONING

Applicants Name: Frank Krejci Date: 5-6-16
Address: 1505 N 203rd St Phone: 402-493-6165
City/State/Zip: Omaha, NE 68022

Owners Name: Frank Krejci Date: 5-6-16
Address: 1505 N 203rd St Phone: 402-493-6165
City/State/Zip: Omaha, NE 68022

Current Zoning TA and AG Requested Zoning RE
Complete Legal Description: E1/2 of 3-13-10 & W1/2 of 2-13-10 Except TL 3 & 6, Sarpy Co., NE
General Location: South of Schram Rd approximately 226th Street
Size of Property (Square Ft./Acres) 156 ac
Present Use of Property Agriculture
Proposed Use of Property Residential Estates

Source of Services: Water City Sewer Septic Gas Black Hills
School Gretna Other _____

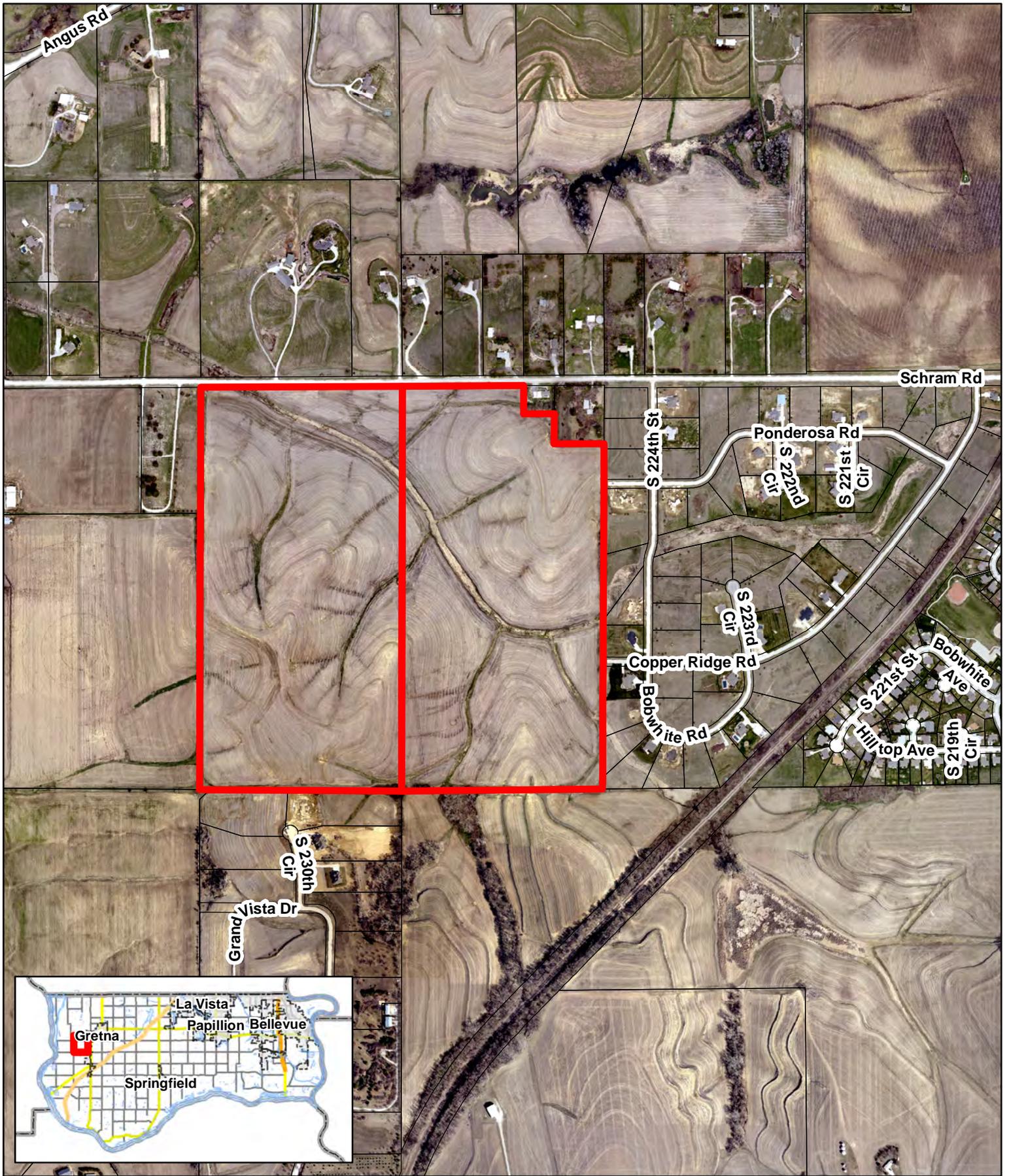
Adjoining Property North Residential / Ag South Residential / Ag
Actual Use: East Residential West Cemetery / Ag

Describe the reason for the rezoning application, the nature and the operating characteristics of the proposed use;
The zoning is required to develop a residential subdivision for The Estates at CopperWynd
subdivision. The proposed development will bring additional high quality housing to the
City of Gretna

Frank K Krejci 5-6-16
Signature of Applicant Date

Official Office Use Only

Date Accepted _____ Accepted By _____
Amount Paid _____ Ck No. _____ Receipt No. _____



Site & Vicinity Map
The Estates at CopperWynd

