

**SARPY COUNTY
PLANNING COMMISSION
STAFF REPORT
OCTOBER 21, 2009
SOUTHERN PINES REPLAT 1
PRELIMINARY PLAT: PP 09-0002
FINAL PLAT: PP 09-0002**

I. GENERAL INFORMATION

A. APPLICANT:

Southern Pines Development, L.L.C.
c/o John Allen
14769 California Street
P.O. Box 540490
Omaha, NE 68154

B. PROPERTY OWNER:

Southern Pines Development, L.L.C.
c/o John Allen
14769 California Street
P.O. Box 540490
Omaha, NE 68154

C. LOCATION:

SW 168th & Giles Road.

D. LEGAL DESCRIPTION:

Southern Pines Replat 1, Lots 1 through 186, and Outlots A through F, being a replatting of Lots 3 through 116, inclusive, and Outlots A through E, inclusive, Southern Pines, located in the NE ¼ of Section 21, Township 14N, Range 11E of the 6th P.M. Sarpy County, Nebraska.

E. REQUESTED ACTION:

To approve an amended preliminary and final plat for 186 single family lots.

F. EXISTING ZONING AND LAND USE:

Undeveloped, RS-72, Residential.

G. SIZE OF SITE:

56 acres, more or less.

II. BACKGROUND INFORMATION

A. COMPREHENSIVE PLAN SPECIFICATIONS:

The Comprehensive Plan shows the area as Urban Residential. (Figure 5.1)

168th Street is classified as a local road in the Transportation Plan (Figure 6.3).
168th Street is presently a two lane road.

Giles Road is classified as a Minor Arterial in the Transportation Plan (Figure 6.3). Giles Road is presently a two lane road.

B. EXISTING CONDITION OF SITE: Undeveloped. A drainage area cuts diagonally through the site.

C. GENERAL VICINITY AND LAND USE:

Agricultural and acreage, zoned AG and RE2 to the north.

Single family residential, zoned RD-50 to the south.

Partially developed commercial and single family, zoned BG, RD-50 to the east.

Undeveloped, zoned AG to the west.

D. RELEVANT CASE HISTORY:

The applicant had a pre-application meeting with Planning Department staff to discuss the requested amended plat.

Southern Pines Preliminary Plat with 113 single family lots was approved in January 2006.

Southern Pines Final Plat with 113 single family lots was approved in May 2006.

E. APPLICABLE REGULATIONS:

Zoning Regulations, Subdivision Regulations and Comprehensive Plan.

III. ANALYSIS AND DEVELOPMENT ALTERNATIVES

STAFF COMMENTS:

A. REQUEST: This is a request to amend the existing plat to provide for a slightly different street pattern and increase the number of single family lots by 73.

B. LAND USE/COMPREHENSIVE PLAN: The Comprehensive Plan in this location indicates Urban Residential. The amended preliminary and final plats are in conformance with the land use designation.

C. GENERAL:

1. Preliminary Plat:

a. This is a request to amend an existing plat to increase the number of single family lots from 113 to 186, a net increase of 73.

b. Right of way for Giles and 168th Streets were dedicated in 2006 with the original preliminary and final plats. The general street pattern is very similar to the original plat. Street connectivity is provided to all areas abutting the plat.

- c. Comments were received by the Natural Resource District and are attached. Comments need to be resolved prior to County Board.
- d. A couple of the blocks exceed the maximum 800' length due to existing drainage ways.
- e. Blocks that are longer than 500' may be required to include pedestrian walks to facilitate circulation. Most of the blocks are not more than 500'. Those blocks that exceed this requirement have steep slopes that inhibit pedestrian walks.
- f. A landscape plan was provided and shows landscaping adjacent to the existing acreages and along Giles Road.

2. Final Plat:

- a. The final plat conforms to the proposed preliminary plat.
- b. The final plat needs to be revised to include required amendments of the preliminary plat.
- c. A vacation of the existing streets will be requested of the County Surveyor's department in order to plat the amended street pattern.
- d. The final plat is required to include the following information:
 - i. Square footage of all lots;
 - ii. Revised dedication to indicate monuments are set at all lot corners or a performance bond is provided (Section 12.4, Subdivision regulations)

3. General

- a. Comments received by the Natural Resources District. Revisions are attached.
- b. A subdivision agreement is required prior to scheduling to County Board.
- c. Water Quality
 - i. As Sarpy County is a member of the Papillion Creek Watershed Partnership, the Post Construction Stormwater Management Plan (PCSMP) provisions adopted by the Partnership apply. The required documents and forms need to be submitted for review, including an application form, conceptual PCSMP, and Stormwater Management Maintenance Agreement.
 - ii. Verify water quality pond and silt pond are allowed in Outlot C underneath OPPD power lines and are not prohibited per the existing OPPD easement.
 - iii. Verify swale volumes listed include volumes only to top of pond elevation.
 - iv. Show location of swale in basin C-2 within the boundary of the development.
 - v. Submit plans to the Papio-Missouri River Natural Resource District showing the overflow paths for storm water from the water quality ponds during larger storm events.

- d. Grading and Improvements
 - i. Provide easements or additional right-of-way at street intersections to allow for the installation of handicap ramps meeting ADA codes.
 - ii. Modify grades at end of 171st Street north of Greenfield Street where street meets adjoining Tax Lot 11 to the west. The street and temporary turn-arounds appear to be on a steep slope.
 - iii. Review grades where Meadows Boulevard terminates at Tax Lot 11 to the west; it appears as though there is a drainage channel through the street at the temporary turn-arounds.
 - iv. Consider alternative grading on Lots 56 thru 59. It appears as though drainage from Lots 56 –59 and Lots 45 – 47 drain toward the daylight / walkout houses.
 - v. Consider alternative grading on Lots 107 thru 110. It appears as though drainage from Lots 107 – 109 and Lots 111 – 113 drain toward the daylight / walkout houses.
 - vi. Provide grading plans around Ponds 1, 2, & 3 to verify volumes shown can be obtained and ponds can discharge to existing drainageways. Existing contours are not shown on the basin map, and contours on the preliminary grading plan don't appear to match actual existing conditions.
 - vii. Submit cross section information to Sarpy County for review that shows the relationship of the proposed site grading to the existing and future improvements of Giles Road.
 - viii. Provide easements for storm sewer and grading on Tax Lot 11 west of Southern Pines at Meadows Boulevard.
 - ix. Provide letter from Sarpy County Emergency Management & Communications Agency that no civil defense sirens are necessary in this development.
 - x. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
- e. Drainage
 - i. Provide calculations for 10, 50, and 100-year flows contributing to culvert crossing under Giles Road. Provide delineation of watershed area and characteristics, including any drainage from off-site.
 - ii. Provide 100-year storm path and calculations.
 - iii. Proposed 60" culvert under Giles Road overtops at 160 cfs +/- at elevation 121.50 (Shown as 122.5 in cross section) according to HY-8 output, which is below the 10-year discharge shown in the drainage report of 300.5 cfs +/-, and does not include any off-site

drainage. This culvert appears to need to be re-designed to accommodate design flows. Verify 100-year flow overtops Giles Road by less than 6" with adjusted culvert design.

- iv. Use computer methods to model culvert crossing under Giles Road, including the drop immediately upstream of culvert for hydraulics and scour potential due to inlet characteristics.
- v. Obtain drainage easement on abutting property for outlet protection of culverts / pipes discharging onto said properties.
- vi. Tailwater slope shown in culvert output as 2.0 ft/ft. This needs to be corrected to 0.02 ft/ft, or actual downstream slope.
- vii. Tailwater velocity downstream of Giles culvert crossing is erosive. Please provide design for protection of downstream channels from erosive discharge.
- viii. Provide outlet energy dissipation to slow discharge to non-erosive velocities and shear stresses at all outlet structures.

4. **Additional Comments:**

- a. The applicant agreed to address all comments by revising the plat to incorporate changes requested by staff before being scheduled to the County Board meeting.

IV. RECOMMENDATION:

Recommend approval to the **preliminary plat** for Southern Pines Replat 1 provided that staff comments are resolved prior to scheduling to the County Board as it conforms to the Comprehensive Plan, Zoning and Subdivision Regulations.

Recommend approval to the **final plat** for Southern Pines Replat 1 provided the plat is amended to include staff comments and a subdivision agreement is signed prior to scheduling the final plat to the County Board as it conforms to the Comprehensive Plan, Zoning and Subdivision Regulations.

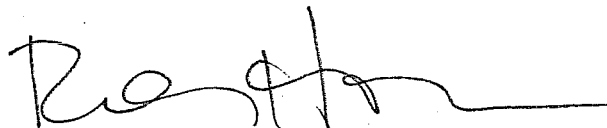
V. COPIES OF REPORT TO:

Applicant
Public upon request

VI. ATTACHMENTS:

Application
Associated materials
Site Plan
Aerial

Report prepared by:



Rebecca Horner, Planning Director