

SECTION 33 BTA BUILD-THROUGH ACREAGE OVERLAY DISTRICT

Purpose

The purpose of this chapter is to provide a mechanism that permits short-term acreage development in portions of the Sarpy County planning jurisdiction that will receive urban services within a relatively long-term future. It is intended to allow property owners the opportunity to realize a reasonable return on their property and to accommodate a continuing demand for acreage development in Sarpy County, without obstructing future urban development. It also provides for the eventual transition of the previously developed acreage subdivision to higher densities when the extension of urban services occurs.

The BTA District is intended to be a zoning overlay district, and will generally be used in combination with the AGR Agricultural Residential, RE2 Residential Estates II, or RE1 Residential Estates I zoning districts.

Application

All property designated as BT per the Sarpy County Comprehensive Development Plan Matrix Table #4.11 shall be required to develop under this overlay district. The Build Through Acreage development plan should incorporate Fig. 5.2 (Trails) and Fig. 6.3 (Transportation) into the plan.

Development as Build Through Acreages

All new subdivisions developed under this chapter shall be developed as BTA Build Through Acreages, in accordance with the provisions and requirements of this Section and the Subdivision Regulations.

Permitted Uses

Uses permitted in a BTA Overlay District are those permitted in the underlying zoning district.

Acreage Development

A BTA Development must be a minimum of 40 acres to qualify.

Landowners developing a BTA Development shall set aside sixty percent (60%) of the property for future urban development.

The 60% set aside shall have a deed restriction disallowing any further subdivision of the parcel until community water and sewer is provided to the property. Additionally new construction of any structure on the set aside is prohibited until community water and sewer is provided to the property. However, additions may be allowed onto existing structures within the set aside provided any addition meets the zoning regulation and building code requirements. The 40% to be developed into acreages shall be allowed the density permitted in Matrix Table #4.11 of the Sarpy County Comprehensive Development Plan.

A subdivision within the Build Through designation shall provide future sanitary sewer trunk line easements and construction easements for the sewer as designated using the most recent final report of the *Study Report on Water Quality Related to Water and Wastewater Systems*. If the study does not indicate any trunk line easements, the engineers for the project shall determine the future locations of any sanitary sewer trunk lines or out-fall sewers and provide easements along with the necessary construction easements for them.

Forms and Elements of the Development Plan Within the BTA Overlay

All new residential developments in the BTA Overlay District must be approved as a legally binding development plan. All applications for preliminary and final plats shall also follow the requirements and procedures set forth by the Sarpy County Subdivision Regulations.