WHEREAS, pursuant to Neb. Rev. Stat. § 23-104, 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, 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; and,

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

WHEREAS, the Planning Department has reviewed the Special Use Permit application to allow a watchman’s residence in conjunction with the principal use of a convenience storage facility generally located on the east side of 192nd Street, south of Giles Road and north of the railroad tracks at 8787 S 192nd Street on the property legally described as follows:

Lot 1, Red Addition as surveyed, platted and recorded in Sarpy County, NE.

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

I. The applicant received approval of a Special Use Permit to allow outdoor storage in conjunction with the convenience storage facility proposed for the site by Resolution 2016-74. A Flood Plain Development Permits for the site was approved by Resolution 2017-375.

II. A public hearing regarding this Special Use Permit application was held before the Sarpy County Planning Commission on January 16, 2018, and further, the Planning Commission gave their recommendation.

III. A public hearing regarding the Special Use Permit was held by this Board.

IV. Notice of each of the Public Hearings described above was published at least ten (10) days prior to each respective public hearing.
V. 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.

VI. The zoning at the property described above is zoned IL, Light Industrial District.

VII. The Special Use Permit is in compliance with the Comprehensive Development Plan and the Sarpy County Zoning Regulations.

VIII. The performance standards set out at Section 41.5 of the Sarpy County Zoning Regulations have been met.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the Special Use Permit application for a watchman’s residence in conjunction with the principal use of a convenience storage subject to the following conditions:

1. The use remains compliant and consistent with the operation plan attached hereto in Exhibit A and as specifically described in the Planning Department Reports.

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 13th day of February, 2018.

Attest

Sarpy County Board Chairman

County Clerk

Resolution SUP – Cornerstone - Feb 2018
I. GENERAL INFORMATION

A. APPLICANT:
Cornerstone Storage LLC
13951 Valley Ridge Drive
Omaha NE 68138

B. SUBJECT PROPERTY OWNER:
Cornerstone Storage LLC
13951 Valley Ridge Drive
Omaha NE 68138

C. SUBJECT PROPERTY LOCATION:
Subject property is generally located on the east side of 192nd Street, south of Giles Road and north of the railroad tracks. 8787 S 192nd Street.

D. LEGAL DESCRIPTION:
Lot 1, Red Addition as surveyed, platted and recorded in Sarpy County, NE.

E. SUBJECT PROPERTY SIZE:
approximately 11.49 acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
 Future Land Use Designations: Light Industrial
 Zoning: IL (Light Industrial)

G. REQUESTED ACTION(S):
Approval of a Special Use Permit to allow a watchman’s residence in conjunction with the principal use of a convenience storage facility in the IL (Light Industrial) zoning district.

H. PURPOSE OF REQUEST:
The applicant received approval of a Special Use Permit to allow outdoor storage in conjunction with the convenience storage facility proposed for the site by Resolution 2016-74. With construction of the storage facility underway, the owner is requesting approval of a watchman’s residence on the site for security purposes.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:
Storage buildings are currently under construction.
B. GENERAL VICINITY – FUTURE LAND USE (FLU) AND CURRENT ZONING (CZ)

<table>
<thead>
<tr>
<th>DIRECTION FROM SUBJECT PROPERTY</th>
<th>FUTURE LAND USE DESIGNATION (reference attached map)</th>
<th>CURRENT ZONING DESIGNATION (reference attached map)</th>
<th>SURROUNDING DEVELOPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>Mixed Use area</td>
<td>AG</td>
<td>Agricultural Use – Row Crops</td>
</tr>
<tr>
<td>SOUTH</td>
<td>Industrial / Business Park</td>
<td>AG</td>
<td>Agricultural Use – Row Crops</td>
</tr>
<tr>
<td>EAST</td>
<td>Mixed Use Area / Light Industrial</td>
<td>AG</td>
<td>Agricultural Use – Row Crops</td>
</tr>
<tr>
<td>WEST</td>
<td>Parks, Recreation, and Open Space</td>
<td>AG</td>
<td>Agricultural Use – Row Crops Proposed Location Dam Site</td>
</tr>
</tbody>
</table>

AG = Agricultural

C. RELEVANT CASE INFORMATION:
- The watchman’s residence is a special permitted use in conjunction with the convenience storage facility on the site as allowed in the IL zoning district.
- The hours of operation for the facility will be from 6 am to 10 pm Monday through Sunday and have controlled gate access.
- A Flood Plain Development Permit for the site was approved by Resolution 2017-375.

D. APPLICABLE REGULATIONS:
- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
  - Section 23, IL (Light Industrial) District
  - Section 41, Special Use Permits

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:
- The Comprehensive Plan shows the area as Light Industrial.

B. TRAFFIC AND ACCESS:
- Access to the subject property is from 192nd Street.

C. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to area jurisdictional agencies or departments that may have an interest. At the time of this staff report, no notable comments or objections to the application had been received.

D. GENERAL COMMENTS:
- The proposed watchman’s residence will be approximately 912 square feet and is located on the second floor of the office building located at the entry to the site.
- Proposed use is allowed by SUP in IL Zoning District. (Section 23.3. 5)
IV. PLANNING COMMISSION RECOMMENDATION:

The Planning Commission held public hearings on these applications at their November 21, 2017 meeting and recommended **APPROVAL** to the County Board.

**MOTION:** Malmquist moved, seconded by Giff to recommend **APPROVAL** of the application for a Special Use Permit to allow a watchmen’s residence in conjunction with the principal use of a convenience storage facility in the IL (light Industrial) Zoning District, with the stipulation that the residence not be occupied by the owner, and pursuant to the conditions as stated in the Planning Department’s Recommendation Report and the Operation Plan as submitted. This recommendation is being made as the request is consistent with the Sarpy County Zoning Regulations and Future Lane Use Map. **Ballot:** Ayes – Torczon, Sotak, Davis, George, Ackley, Huddleston, Giff, Korth, and Malmquist. Nays: Whitfield. Abstain: None. Absent: Lichter. **Motion carries.**

V. STAFF RECOMMENDATIONS:

The Planning Commission’s motion includes a stipulation that the owner is not allowed to occupy the residence. Due to enforceability issues, staff does not support this stipulation, therefore, staff has not included it in the recommendation below.

Staff recommends **APPROVAL** of the Special Use Permit to allow a watchman’s residence in conjunction with the principal use of a convenience storage facility in the IL (Light Industrial) Zoning District pursuant to the staff report and operational plan submitted. Staff makes this recommendation as the request is consistent with the Sarpy County Zoning Regulations.

VI. ATTACHMENTS TO REPORT:

1. Site Plan
2. Operational Plan
3. Current Zoning Map
4. Current Future Land Use Map from Sarpy County Comprehensive Plan (showing subject property area)

VII. COPIES OF REPORT SENT TO:
1. Cornerstone Storage LLC, Ryan Steele (owner/applicant)
2. Public Upon Request
76,655 S.F. OF PROPERTY ALLOWED TO BE RAISED ABOVE FLOOD PLAIN*

*when possible, fill dirt will be used from on site cut, otherwise it will be trucked in from off site sources

AREA RAISED ABOVE FLOOD PLAIN = 69,200 S.F. < 76,655 S.F. ALLOWED: OK

BUILDING AREA TOTALS

BUILDING AREA IN THE FLOOD PLAIN = 39,752 S.F.
BUILDING AREA NOT IN FLOOD PLAIN = 12,000 S.F.
TOTAL = 51,752 S.F.

DRAINAGE STUDY CALCULATIONS

SOUTH PROPERTY STUDY AREA = 6.11 Ac
EXISTING AREA = 100% PERVIOUS COVERAGE C = 0.45
PROPOSED AREA
IMPERVIOUS COVERAGE = 3.78 Ac (62%)
PERVIOUS COVERAGE = 2.33 Ac (38%)
C = ((3.78Ac)(.95) + (2.33Ac)(.45))/6.11Ac = 0.75

DETENTION REQUIRED
PRE EXISTING 2 YEAR STORM EVENT =
(6.1 IN/HR)(0.45)(6.11Ac) = 16.8 CFS
POST CONSTRUCTION 100 YEAR STORM EVENT=
(12.1 IN/HR)(1.25)(0.75)(6.11Ac) = 69.3 CFS
DETENTION REQUIRED = 30,650 CF
WATER TREATMENT REQUIRED = 1815 CF/Ac x 6.11Ac = 11,090 CF

APPROXIMATE EARTHWORK QUANTITIES
CUT VOLUME = 4050 C.Y.
FILL VOLUME = 22,100 C.Y. (40% SHRINKAGE APPLIED)
Operational Statement for Lot 1 RED addition

Red addition will be used for enclosed convenience storage along with approximately 15% of the site being used for outdoor storage. Normal hours of operation with controlled access will be Sunday-Saturday 6:00 am until 10:00 pm. Allowed items for outdoor storage will include cars, trucks, RV's, boats, and trailers. The site will include (2) large storage buildings along with a 38'x24' two-story building. The two-story building will have an office on the lower level and residence for staff on the upper level.
Vicinity Map - Current Zoning

8787 S 192nd St - Lot 1, Red Addition
Special Use Permit
Current FLU - Sarpy Co

Future Land Use
Sarpy County, Nebraska

Legend
- Agriculture
- Residential Estates
- Low to Medium Density Residential
- Medium to High Density Residential
- Mixed Use Area
- General Commercial
- Business Park
- Light Industrial
- Heavy Industrial
- Parks, Recreation, and Open Space

8787 S 192nd St - Lot 1, Red Addition
Special Use Permit

Subject Property Outlined in blue (Light Industrial)