BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION: SPECIAL USE PERMIT – Donald Story, LA Lockup
16612 S Hwy 75, Sarpy County, Nebraska

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 mini-storage facility generally located on the west side of the Highway 75 frontage road, north of Cemetery Road at 16612 S. Highway 75, and legally described as follows:

Lots 1 & 2 Savich’s 2nd Subdivision, Sarpy County Nebraska. Applicant has filed an Administrative Replat application which will combine these lots and be described as Lot 1, La Lockup Addition when approved.

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

I. A public hearing regarding the Special Use Permit was held before the Sarpy County Planning Commission on April 17, 2018, and further, the Planning Commission gave their recommendation.

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

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

IV. 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.

V. The zoning of the property described above is zoned BG, General Business District.
VI. The Special Use Permit is in compliance with the Comprehensive Development Plan and the Sarpy County Zoning Regulations.

VII. 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 to allow mini-storage on the above described property, subject to the following conditions:

1. The use remains compliant and consistent with the operation plan and application materials submitted attached hereto in Exhibit A and as specifically described in the Planning Department Report.
2. The applicant provide a Landscape plan for review and approval of the Sarpy County Planning and Building Department.
3. The applicant shall install landscaping consistent with approved Landscape Plan within one year of the approval of Special Use Permit.

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 8th day of May, 2018.

Attest

Sarpy County Board Chairman

County Clerk
I. GENERAL INFORMATION
   A. APPLICANT: Donald Story
      3230 Crystal Drive
      Bellevue, NE 68123
   B. PROPERTY OWNER: Donald and Barbara Story
      3230 Crystal Drive
      Bellevue, NE 68123
   C. SUBJECT PROPERTY LOCATION: Subject property is located along the west side of the Highway 75 frontage road, north of Cemetery Road. (16612 S. Highway 75)
   D. LEGAL DESCRIPTION: Lots 1 & 2 Savich’s 2nd Subdivision (applicant has filed an Administrative Replat application which will combine these lots and be described as Lot 1, La Lockup Addition when approved)
   E. SUBJECT PROPERTY SIZE: approximately 2 acres
   F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
      ▪ Future Land Use Designation: General Commercial
      ▪ Zoning: BG (General Business) District
   G. REQUESTED ACTION(S):
      ▪ To approve a Special Use Permit to allow for a convenience storage facility in the General Business District (BG) providing various sizes of self-storage spaces in three 30’ x 200’ existing metal, non-heated buildings containing 126 storage units, and a proposed new 40’ x 200’ metal, non-heated structure to contain 37 storage units.

II. BACKGROUND INFORMATION
   A. EXISTING CONDITION OF SITE: This is a developed site with streets in place. The site is currently developed with 3 self-storage buildings along with outdoor storage of vehicles and RVs.
## B. GENERAL VICINITY ZONING AND LAND USE

<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>General Commercial</td>
<td>BG – HC Overlay</td>
<td>Convenience store</td>
</tr>
<tr>
<td>SOUTH</td>
<td>General Commercial</td>
<td>BG – HC Overlay</td>
<td>Outdoor storage lot for recreational vehicles</td>
</tr>
<tr>
<td>EAST</td>
<td>Medium Density Residential (Bellevue Jurisdiction)</td>
<td>RS-72 (Bellevue Jurisdiction)</td>
<td>Agricultural Farm Land</td>
</tr>
<tr>
<td>WEST</td>
<td>Low-Medium Density Residential</td>
<td>RS-100 – HC Overlay</td>
<td>Agricultural Farm Land / Single Family Residential Development</td>
</tr>
</tbody>
</table>

BG-HC Overlay = General Business-Highway Corridor Overlay  
RS-72 (Bellevue) = Single Family Residential (7,200 sq. ft. minimum lot size)  
RS-100 HC Overlay = Single Family Residential (10,000 sq. ft. minimum lot size) – Highway Corridor Overlay

## C. APPLICABLE REGULATIONS:
- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations: Section 20, BG – (General Business)
- Sarpy County Zoning Regulations: Section 41 – Special Use Permits

## III. ANALYSIS / STAFF COMMENTS

### A. COMPREHENSIVE PLAN:
- The Comprehensive Plan designates the area as GC (General Commercial). The proposed use is consistent with this designation

### B. TRAFFIC AND ACCESS:
- Access to the subject development will be from an existing driveway off of the Highway 75 frontage road. No additional access points are proposed.

### C. OTHER AGENCY REVIEW/COMMENTS:
The application was sent to area jurisdictional agencies or departments that may have an interest to allow them to comment. No comments have been received at the time of this report.

### D. GENERAL COMMENTS:
- Operational Plan submitted proposes the following (copy attached):
  - Facility is completely fenced and only accessible by a single gate controlled by a secure numeric key pad system. Renters are given individual codes for access and the Sarpy County Sheriff’s Office is also given a code to enter at any time.
  - Applicant has stated that the gate will be accessible by tenants 24 hours a day.
  - The on-site office will be used at varying times during the day.
  - The facility is well lit with wall pack lighting and some pole lighting.
  - The security camera system is being upgraded and will include a total of 14 video cameras throughout the site which will survey the property 24/7.
No outside storage will be allowed on the site.

- The site is currently developed and is exempt from the Highway Corridor Overlay District requirements. In addition, properties platted prior to March 9, 2004 are also exempt from the overlay district requirements.
- Applicant needs to work with staff to determine what landscaping will be required with the new structure and how the existing property could be grandfathered due to the location of the existing fencing and asphalt. Once determined, a landscape plan will need to be submitted for review and approval by the Planning Department.
- Landscaping, consistent with approved plan, shall be installed within one year of the approval of the Special Use Permit.

IV. **PLANNING COMMISSION RECOMMENDATION:**
The Planning Commission held a public hearing on these applications at their April 17, 2018 meeting. The Commission voted 9-0 to recommend **APPROVAL** of the Special Use Permit application to the County Board:

**MOTION:** Whitfield moved, seconded by Korth, to recommend **APPROVAL** of this Special Use Permit application to allow for a mini-storage facility in the BG Zoning District at 16612 S Highway 75. This recommendation is being made as the request is in compliance with the Sarpy County Comprehensive Plan and Zoning Regulations. **Ballot:** Ayes – Torczon, Davis, George, Whitfield, Ackley, Huddleston, Korth, Malmquist, and Lichter. Nays: None. Abstain: None. Absent: Sotak and Giff. **Motion carries.**

V. **STAFF COMMENTS AND RECOMMENDATIONS**
Staff recommends **APPROVAL** of this Special Use Permit application to allow for a mini storage facility in the BG Zoning District with comments as noted above. The request is in compliance with the Sarpy County Comprehensive Plan and Zoning Regulations.

VI. **ATTACHMENTS TO REPORT**
1. SUP Operation Plan and submittal documents
2. Sarpy County Current Zoning Map
3. Future Land Use Map of Sarpy County Comprehensive Plan

VII. **COPIES OF REPORT PROVIDED TO**
1. Don Story (applicant)
2. Public Upon Request
LA LOCKUP MINI STORAGE
DON AND BARB STORY
P. O. Box 56
PLATTSMOUTH, NE 68048

DESCRIPTION

LA LOCKUP MINI STORAGE BUSINESS PLAN
16612 South Hwy. 75 Bellevue, Ne. 68123

LA Lockup was built in 1997 with 3 - 30' x 200' metal non-heated indoor storage buildings containing 126 units varying in size from 5'x5', 5'x10', 10'x10', 10'x15', 10'x20', 10'x25', 10'x30' & 40 outdoor storage spots. Our facility is completely fenced with 3 strands of barbwire on top, accessible by a single gate controlled by a numeric key pad. Each contracted renter gives us their own 4 digit code for the numeric key pad. We presently have a camera monitoring the front gate. The camera system is viewable remotely with our cell phones. Sarpy county sheriff's office has their own 4 digit code to get into the facility at any time. We have an office on site that is used at varying times. The facility is well lit with wall pack lighting on the buildings and some pole lighting.

We are running at 99% occupancy and turning away potential renters wanting larger units. Our plan is to add a 40' x 200' metal non-heated building that will contain 11-15', 18-20' & 11-25' units. We are also upgrading our entire camera system and adding 6 more video cameras in the upper lot, along with adding 5 more cameras in our lower lot. We'll have a total of 14 video cameras between the upper and lower lots.

We have liability insurance on the buildings and grounds. The contracted renters are responsible for their own insurance covering the items they put into storage.

OWNERS: DON & BARB STORY
LA LOCKUP ADDITION

LEGAL DESCRIPTION
LOT 1, LA LOCKUP ADDITION, SARPY COUNTY, NEBRASKA

ADDRESS
16612 SOUTH 10TH STREET
BELLEVUE, NE 68123

OWNER
BARBARA B STORY AND DONALD R STORY
Vicinity Map - Current Zoning

16612 S Hwy 75
La Lockup Addition
Special Use Permit

Legend

Zoning Classification

- HC - Highway Corridor Overlay District
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

Current FLU - Sarpy Co

Bellevue ETJ

Subject Property Outlined in blue (Business Commercial)

16612 S Hwy 75
La Lockup Addition
Special Use Permit

Future Land Use
Sarpy County, Nebraska

Amended 9-12-2017
STATE OF NEBRASKA
County of Sarpy

Being duly sworn, upon oath, Raylyn Ramsgard deposes and says that she is the Accounting Manager or Laura Estep-Bronk deposes and says that she is a Sales Representative or Ron Petak deposes and says that he is the Executive Editor of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was

Wednesday, April 4, 2018

Gretna Breeze
Bellevue Leader
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska.
The above facts are within my personal knowledge.

Raylyn Ramsgard
Accounting Manager

OR

Ron Petak
Executive Editor

OR

Laura Estep-Bronk
Sales Representative

Today's Date
4/4/2018

Signed in my presence and sworn to before me:

Notary Public

Printer's Fee $31.75
Customer Number: 40638
Order Number: 000208987
STATE OF NEBRASKA  
County of Sarpy

Being duly sworn, upon oath, Raylyn Ramsgard deposes and says that she is the Accounting Manager or Laura Estep-Bronk deposes and says that she is a Sales Representative or Ron Petak deposes and says that he is the Executive Editor of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published herein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereeto attached, was

Wednesday, April 25, 2018

Gretna Breeze
Bellevue Leader
Papillion Times
Springfield Monitor

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska.

The above facts are within my personal knowledge.

Raylyn Ramsgard
Accounting Manager

OR

Ron Petak
Executive Editor

OR

Laura Estep-Bronk
Sales Representative

Printers Fee  $33.08
Customer Number:  40638
Order Number:  0002092884

NOTICE OF PUBLIC HEARING
SARPY COUNTY BOARD OF COMMISSIONERS

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, May 8, 2018, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE. A Public Hearing will be held on the following:

Donald & Joyce Krac have submitted applications for consideration of a Preliminary Plat and Final Plat of a subdivision to be known as Krac Hoppy Acres, Lot 1, being a portion of Part of Tax Lot 6B and Tax Lot 7B2 in part of the SW 1/4 of the SW 1/4 in Section 22 together with Tax Lot G1A1 and Tax Lot K, in part of the W 1/2 of the NW 1/4 in Section 27, in Township 14N, Range 11E of the 6th P.M., Sarpy County, NE. Generally located northeast of 240th Street and Lincoln Road.

Vala’s Pumpkin Patch has submitted an application for consideration of a Special Use Permit in AG to allow a 2-day annual event to be known as Agriculture Tasting Event, at 12102 S 180th Street, legally described as Tax Lots 7 and 8, in Section 5, Township 13N and Range 11E of the 6th P.M., Sarpy County, NE. Generally located southwest of 180th Street and Schram Road.

Donald Story has submitted an application for consideration of a Special Use Permit to allow mini-storage in BG at 16912 S Hwy 75, legally described Lots 1 and 2 Savich’s 2nd Subdivision, as surveyed, platted and recorded in Sarpy County, NE. Generally located northwest of Highway 75 and La Platte Road.

Boyer-Young Equities XIV, LLC has submitted an application for consideration of a Change of Zone from AG to RS-72, and a Preliminary Plat for Remington Ridge, Lots 309 - 360 and Outlots J - L (Phase V) for tract of land being part of the W 1/2 of the SE 1/4 of Section 15, Township 14 North, Range 11 East, of the 6th P.M., Sarpy County, NE. Generally located northwest of 192nd Street and Giles Road. An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, NE, 2092884; 4125.