BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA

RESOLUTION FLOOD PLAIN DEVELOPMENT
Omaha FC Properties, 14706 Giles Rd (Lot 2, Rock Creek Replat 3) Sarpy County, NE

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 applications for development permits within any Flood Plain District; and

WHEREAS, Omaha FC Properties has applied for a Flood Plain Development Permit to convert the second floor of an existing structure at 14706 Giles Rd (Lot 2, Rock Creek Replat 3) into additional office space for Practice Sports Inc. as described in the attached Exhibit A; and,

WHEREAS, the Sarpy County Planning Department staff reviewed the application for a Flood Plain Development Permit for compliance with the Zoning Regulations on the property legally described in the attached Exhibit A; and,

WHEREAS, said application is in compliance with Section 30, Flood Plain District of the Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

WHEREAS, the Planning Department staff made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Department report, and the site plan of the subject property. The Planning Department Report notes that the estimated cost of construction is approximately $6,890 which is less than 50% of the structure’s value of $165,641; thus the project is not considered a substantial improvement under Section 30 of the Sarpy County Zoning Regulations. However, improvements are calculated cumulatively and limited amounts of future renovations may be permitted upon approval of this flood plain development permit.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved subject to the following conditions:

1. The improvements must be built in compliance with the Sarpy County Zoning Regulations and the building codes.
2. Improvements are calculated cumulatively and as 50% of the value of the structure is reached for improvement costs, limited amounts of future renovations may be permitted.

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 24th day of April 2016.

Attest
SEAL

Sarpy County Board Chairman

County Clerk
Application Overview
Omaha FC Properties has requested approval of a floodplain development permit to convert the second floor of an existing structure located at 14706 Giles Road, (Lot 2, Rock Creek Replat 3) into additional office space for Practice Sports Inc. that is currently located in Papillion and has six employees.

Comprehensive Development Plan
- The Sarpy County Development Structure Plan (Future Land Use Map) designates this area as Urban Residential.

Zoning / Floodplain Regulations
- The area is zoned IGM-FP (General Manufacturing District - Floodplain)
- The property is located in an AE Flood Zone adjacent to the South Papillion Creek. (see attached map).
- The BFE (Base Flood Elevation) determined at this location is 1066.8 (NAVD 1988).
- According to the Sarpy County Assessor’s Records, the original structure was built on this site in 2003 and is considered to be a legal non-conforming structure.
- Pursuant to Sarpy County Flood Plain Regulations, 50% of the value of a non-conforming structure can be put into the structure without bringing it into compliance with the one foot above the BFE regulation.
- Sarpy County Assessor records indicate that the value of the structure is $165,641. Applicant has submitted a proposal showing an estimated cost of $6,890.
- The proposal submitted is less than 50% of the assessed value of the structure and does not appear to be a substantial improvement. The request is within the allowance of the regulations for a non-conforming structure.
- This request, as proposed, is in conformance with the Sarpy County Floodplain and Zoning Regulations.

Natural Resources District
- The Papio Missouri River Natural Resources District (NRD) has no objections to the proposed application. The NRD recommendation letter is attached.

Recommendation
For the reasons stated above, staff recommends the Floodplain Development Permit be approved to convert the second floor of an existing structure into additional office space located at 14706 Giles Road, Lot 2, Rock Creek Replat 3.
FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:

1. Completed Floodplain Development Permit Application
2. Non-refundable fee of $100 made payable to Sarpy County
3. Two (2) full size site/construction plan drawings
4. Two (2) reduced size site/construction plan drawings (8.5 x 11)
5. One (1) electronic copy of the site/construction plan drawings in PDF form
6. A completed FEMA National Flood Insurance Program (NFIP) Elevation Certificate certified, signed and sealed by land surveyor, engineer, or architect authorized by law to certify elevation information.

APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department

PLANNING STAFF USE ONLY:
APPLICATION #: EPO 14-003
DATE RECEIVED: 3/22/16
APPLICATION FEE: $100
RECEIVED BY:
NOTES: ___________________________________________________________________

RECOMMENDATIONS:
PLANNING & BUILDING DEPT: ☐ APPROVAL ☐ DENIAL
SARPY COUNTY BOARD: ☐ APPROVAL ☐ DENIAL
RESOLUTION #: __________________ DATE: __________________

PROPERTY OWNER INFORMATION: (If multiple owners, please attach separate sheet)

NAME: Omaha FC Properties
ADDRESS: 14706 Giles Rd
E-MAIL: gwaldron@omahasportscomplex.com
CITY/STATE/ZIP: Omaha, NE 68138

MAILING ADDRESS: ________________________________________
ADDRESS: ________________________________________
CITY/STATE/ZIP: ________________________________________
PHONE: 402-933-6400
FAX: __________________

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL’S INFORMATION:

NAME: ________________________________________
ADDRESS: ________________________________________
CITY/STATE/ZIP: ________________________________________
MAILING ADDRESS: ________________________________________
ADDRESS: ________________________________________
CITY/STATE/ZIP: ________________________________________
PHONE: ________________________________________
FAX: __________________

CONSTRUCTION INFORMATION: (This individual/company is responsible for meeting building code regulations.)

NAME: Allegiance Restoration / Rhone Booth
ADDRESS: 11353 Jaynes St
E-MAIL: booth.allegiance@cox.net
CITY/STATE/ZIP: Omaha, NE 68164

MAILING ADDRESS: ________________________________________
ADDRESS: ________________________________________
CITY/STATE/ZIP: ________________________________________
PHONE: 402-578-3799
FAX: __________________
PROJECT DESCRIPTION: Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.

PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

See attached

PROJECT SITE INFORMATION: Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PROPERTY ADDRESS: 14706 Giles Road, Omaha, NE 68138

ASSESOR’S PARCEL NUMBER: 011587917 ADDITIONAL PARCEL NUMBERS NA

GENERAL LOCATION: 147th & Giles
(example 189th & Giles Rd – include subdivision name)

LEGAL DESCRIPTION: (Describe property to wit:) Lot 2 Rock Creek Replat 3

SIZE OF PROPERTY: 5.54 acres/sq. ft. CURRENT ZONING: Commercial IG \n
NAME OF ADJACENT WATERWAY: South Papillion Creek

PROPERTY LIES WITHIN: FLOODWAY: [ ] FLOOD FRINGE: [X] FLOOD ZONE DESIGNATION: AE / X

LOWEST FLOOR ELEVATION IS TO BE 1069 FEET ABOVE MEAN SEA LEVEL. (Including Basement)

SOURCE OF UTILITY SERVICES: Water - MUD Sewer - Gretna Sewer
Gas - Black Hills Energy Electric - OPPD

ADDITIONAL INFORMATION: Please use this space to provide any other information you feel is appropriate for Sarpy County to consider during review of your application. Attach extra sheets if necessary.

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the County Board.
2. County Board will hold a public hearing and make a final decision on the Floodplain Development Permit.
3. Prior to the final building inspection a Finished Construction Elevation Certificate or other verification will be required to be submitted to the Planning & Building Department to assure compliance with the Floodplain Development Permit.

The applicant (or authorized agent) has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Property Owner/Applicant Signature

I, the undersigned, understand the Floodplain Development Permit process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Property Owner Signature

3/21/16 Date

Property Owner Signature

3/21/16 Date
PROJECT DESCRIPTION: Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary. PLEASE NOTE: A detailed project description is essential to the reviewing process of this request.

Convert current 2nd floor, corner storage space into two small offices, adjacent to current unoccupied office space. Frame & Drywall 2 interior walls (North & West) that currently are exposed exterior wall insulation only. Install 2 exterior windows. Install 2 interior doors to connect current office space to new rooms. Install drop ceiling and light fixtures, lower 2 fire sprinkler heads. Office space to be used for Practice Sports Inc. sales offices, currently located in Papillion, 6 employees.
Remodel

New Practice Sports
14706 Giles Rd.
Omaha, NE 68138

1. Frame 2x4 Walls
   19'9"
   13'7"
   13'7"

2. Frame 2x8 Ceiling
   Span 9'8"

3. Drywall & Finish
4. Paint
5. Install (2) 30-68" Doors

Electrical
1. Outlets
2. 3 Switches
3. 2 Lights

Allegiance Restoration LLC
Class B  B00780
402-578-3799
PROPOSAL SUBMITTED TO:

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<tr>
<th>NAME</th>
<th>PHONE</th>
<th>DATE</th>
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<td>Omaha Sports Complex</td>
<td>(402) 933-6400</td>
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<td>14706 Giles Rd</td>
<td>Office remodel</td>
<td>Omaha</td>
<td>144th and Giles</td>
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<td>ZIP 68138</td>
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We hereby submit specifications and estimate for:

Remodel new offices and storage space

Demo
- Demo walls and door openings
- Hall debris and dispose

Framing
- Frame in storage area
- Frame in 2 offices and 2 window openings
- Install headers for door openings
- Connect 2 supply ducts to new office space

Electrical
- Demo existing lights and toggle switch
- Add
  - Rough in 9 single gang boxes for outlets and switch
  - Install 2 new lights, 8 outlets, and 2 switches

Drywall
- Drywall storage and two offices
- Mud, sand, and finish

Doors and shelving
- Install 2 office wood / stained doors (supplied by Allegiance) and one glass door (supplied by owner)
- Install casing
- Install cabinet for computer
- Cut opening for computer screen & 32” TV

Windows
- Install two windows in new office area
Specs

Lights - Fluorescent Tubes

- Length: 48 inches
- Diameter: 1.5 inch
- Wattage: 40 watts
- CRI: 92
- Kelvin: 5765
- Lumens: 2200
- Pin Configuration: Bi-Pin
- Hour Rating: 20,000 hours

Cabinet / Shelf

- Standard computer cabinet
- Laminated black wood
- Lockable cabinet to enclose computer system
- Built-into wall

Windows

- Anderson composite frame
- LowE smart sun
- Argon gas blend

**Excludes: primer, paint, carpet, baseboard, glass door, return air vents, HVAC unit, dropping sprinkler heads**

**Assuming existing HVAC system has capacity to handle additional space – responsibility of owner to confirm capacity and add units as needed.**

If permits are required: +$500.00

#Sprinkler adjustments must be completed by certified sprinkler company

We hereby propose to furnish labor and materials—complete in accordance with the above specifications—for the sum of $6,890.00 with payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accident, or delays beyond our control. This proposal is subject to acceptance within ______ days and it is void thereafter at the option of the undersigned.

Authorized Signature ____________________________
The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

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Application for Floodplain Development Permit
3/28/2016

Owner/Applicant Name: Omaha FC Properties
Address: 14706 Giles Road, Omaha NE
Project Type: Remodel/Repair
Parcel #: 011587917
Jurisdiction: Sarpy County

The District has the following comments based on review of the submitted documentation:
This project is for minor remodeling of an existing structure. No other structures will be built with this project.
The District has no objections to this application.
If you have any questions or concerns, please contact me at (402) 315-1773 or at llaster@papionrd.org

Sincerely,
Lori Laster, CFM
Stormwater Management Engineer
Vicinity Map - Zoning
14706 Giles Road – Lot 2, Rock Creek Replat 3
Flood Plain Development Permit
Figure 5.1: Development Structure Plan
Sarpy County, Nebraska

Legend

Subject Property Outlined in Blue (Urban Residential)

Current FLU - Sarpy Co

14706 Giles Road – Lot 2, Rock Creek Replat 3
Flood Plain Development Permit

Amended 6-11-2015
Subject Property (Outlined in Red)

1 PCT Future Conditions Flood Hazard

Vicinity Map - Flood Zones
14706 Giles Road – Lot 2, Rock Creek Replat 3
Flood Plain Development Permit