I. GENERAL INFORMATION

A. APPLICANT: LMK Investments, LLC
   6214 California Street
   Omaha NE 68132

B. PROPERTY OWNERS: LMK Investments, LLC
   6214 California Street
   Omaha NE 68132

C. SUBJECT PROPERTY LOCATION: Subject property is located on the southeast corner of 180th Street and Harrison Street.

D. LEGAL DESCRIPTIONS: Lots 1 and 2 Plambeck Addition as surveyed platted and recorded in Sarpy County, NE

E. SUBJECT PROPERTY SIZE: 17.8 acres.

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
   ▪ Future Land Use Designation: Mixed Use
   ▪ Zoning: BG (General Business District)

G. REQUESTED ACTION(S): To approve a Change of Zone from General Business to Mixed Use, and Preliminary and Final Plats of a development to be known as Plambeck Addition Replat 1 - Lots 1 - 6. The applicant desires to create a mixed use development with retail sites and a multi-family residential development site.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Vacant, dilapidated residential structure and row crops.
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>City of Omaha Jurisdiction</td>
<td>City of Omaha Jurisdiction</td>
<td>Millard Elementary School, Day Care, Pediatric Dental Office</td>
</tr>
<tr>
<td>SOUTH</td>
<td>Urban Residential</td>
<td>RD-50</td>
<td>Hickory Ridge Subdivision single-family residential</td>
</tr>
<tr>
<td>EAST</td>
<td>Urban Residential</td>
<td>RD-50</td>
<td>Hickory Ridge Subdivision single-family residential</td>
</tr>
<tr>
<td>WEST</td>
<td>Urban Residential</td>
<td>RD-50</td>
<td>Sunridge Subdivision single-family residential</td>
</tr>
</tbody>
</table>

RD-50 = Two-family residential (5,000 sq. ft. minimum lot size)

C. RELEVANT CASE INFORMATION

- Property was originally platted as Plambeck Addition in 1993 which included 2 lots: one in the middle of the site along Harrison Street which included the farmstead and the second lot was the remainder of the farmland.

- Development will be served with utilities as follows: water by MUD, natural gas by Black Hills Energy, sanitary sewer by City of Omaha and City of Gretna, and electrical power by OPPD.

III. APPLICABLE REGULATIONS

A. SARPY COUNTY COMPREHENSIVE PLAN

- Future Land Use – Map 12 Future Land Use Map classifies this site as Mixed Use. The Mixed Use land use areas encompass all retail, office, service uses, educational, and medium to high density residential uses intended for typical suburban scale residential development.

- Commercial uses may vary widely in their intensity of use and impact, varying from low intensity offices to higher intensive uses such as convenience stores, restaurants, copy centers, fitness centers, medical centers, and educational campuses. Appendix A: Zoning Relationship to the Future Land Use Plan lists the proposed zoning for this site, Mixed Use, as a compatible zoning district under the Mixed Use land use designation.

- Future Land Use – Growth Management – Map 13 Growth Management Zones designates this site as being within the Urban Development Zone. This zone is intended to provide opportunity for immediate investment and development. These are the areas of the County that are best able to support urban and suburban-scale densities with corresponding infrastructure extensions.

- Development Density – Figure 19 Residential Development Decision Matrix allows densities of less than 10,000 square feet per unit up to 1 acre per unit with municipal water and sanitary sewer utilities being provided. The proposed Plambeck Addition Replat 1 development meets the criteria.

- Conservation Provisions – Map 14 Environmentally Sensitive Areas identifies Environmentally Sensitive areas that should be preserved as open space in the form
of platted outlets designated as conservation easements. Environmentally sensitive areas include:

- Water bodies and watercourses
- Wetlands
- 100 year floodplains
- Tree canopy, individual specimen trees, or small stands of significant trees
- Aquifer recharge areas and areas with highly permeable ("excessively drained") soils
- Significant wildlife habitat areas
- Historic, archaeological or cultural features listed (or eligible to be listed) on the National Register of Historic Places, or on inventories developed by the Nebraska State Historical Society
- Slopes of a gradient higher than 15%
- Land with soils that do not support residential development
- Native or original growth prairie

The Plambeck Addition Replat 1 development does not have any areas of concern on the site.

- Developments within the Urban Development Zone that are proposed on sites identified on Map 14 Environmentally Sensitive Areas, must provide a minimum amount of open space conservation area as follows:
  - 100% of the designated environmentally sensitive areas shall be protected as a platted outlot when the sensitive area comprises 15% or more of the site. Or, subdivisions may designate at least 40% of the total site area as a protected outlot; whichever is less.
  - In order to be exempt from this requirement, the applicant must provide evidence that less than 15% of the site contains environmentally sensitive areas of the nature identified above.
  - The site of the proposed Plambeck Addition Replat does not include any environmentally sensitive areas that need to be protected.

CHAPTER 4 – Infrastructure
- The site of this proposed project is located within MUD’s water service area and the City of Omaha and Gretna sanitary sewer service areas.
- An approved Wastewater Service Agreement with the City of Omaha and the City of Gretna must be submitted to the County prior to approval of the Final Plat for the project.
- Wellhead Protection Area – Map 16 Sarpy County Wellhead Protection Areas indicates that the site of the proposed Plambeck Addition Replat 1 is located just inside the well head protection area of the Metropolitan Utilities District.

CHAPTER 5 – Transportation
- Federal Roadway Functional Classification – Map 17 Sarpy County Federal Roadway Functional Classification identifies Harrison Street as a Minor Arterial roadway, with 180th Street and Giles Road as Major Collector roadways.
- Anticipated Full Buildout Street Network – Map 21 Sarpy County Anticipated Full Buildout Street Network shows Harrison Street and Giles Road as future 4-lane divided roadways with 100’ right-of-way and 180th Street as being realigned as a 4-lane divided roadway with 120’ of right-of-way where possible.
- Implement a Through-Route Policy to set standards to allow direct and continuous neighborhood access to adjacent arterial streets. Each mile section should have three
through local or collector routes in the north/south and east/west direction generally at the ½ and ¼ mile points.

Local roadways should also be designed to provide connection and access to adjacent developments through subdivision regulations.

- This preliminary plat addresses these policies as best as is possible given natural constraints of the property as well as needing to align streets with adjacent developments.
- Proposed access points to the subdivision are as follows:
  - Harrison Street at 178th Street (Comments from City of Omaha restrict this access to a Right-In/Right-Out only)
  - 180th Street at Gertrude (Comments from Sarpy County Public Works state that this may be limited to a Right-In/Right-Out only with future improvements of 180th Street)
  - Right-In/Right-Out access from 180th Street just south of Harrison Street (Comments from Sarpy County Public Works state this access point should be eliminated as it is located closer than 500 feet from an existing traffic signal, as identified on the 12/29/17 Update to the Traffic Impact Analysis)
  - 178th Street (existing platted street in Hickory Ridge Subdivision)

B. SARPY COUNTY ZONING REGULATIONS

SECTION 25, MU (Mixed Use District) The MU District may be used to designate parts of the County that are appropriate for a mixture of residential, commercial, office, or light industrial uses. The district permits mixing residential areas with workplaces and services while allowing for flexibility in siting of buildings and the layout of lots. Developments within the MU District must accommodate diverse transportation systems, including pedestrian and bicycle movements, and integrate them with surrounding environments. All projects developed in a MU District are subject to approval of a development agreement.

- 25.1.1 - A Change of Zone resolution establishing a MU District shall identify the use types permitted within its boundaries and reference a Mixed Use Development Agreement. The Mixed Use Development Agreement shall provide additional definition and details of the use types allowed. The Change of Zone resolution establishing a MU District and the Mixed Use Development Agreement shall be approved contingent upon each other. The zoning change to a MU District shall not become effective until a Mixed Use Development Agreement is approved. The Mixed Use Development Agreement shall be filed with the Sarpy County Register of Deeds.

- 25.1.2 - Each MU District should contain use types within at least two use categories. Use categories include residential, civic, office, commercial, transportation, and light industrial uses. No single use category should account for more than 80% of the building area or net developable land area of a MU District. Net developable area includes the land area of a development excluding dedicated streets, private streets, or other dedicated public land.

A Mixed Use Development Agreement has been submitted with a list of permitted uses and is being reviewed by Planning Department Staff and the Sarpy County Attorney's Office. Please see list attached to this report.
C. SARPY COUNTY SUBDIVISION REGULATIONS

SECTION 6, PRELIMINARY PLAT AND SUPPLEMENTAL DATA
- A Preliminary Plat shall include a legal description of the property. A Preliminary Plat shall at a minimum meet the design standards set forth in these regulations and provide all necessary information shown thereon. Please see Staff Comments to Engineer dated February 6, 2018 attached.

SECTION 8, FINAL PLAT AND SUPPLEMENTAL DATA
- After approval of the preliminary plat by the Planning Commission and the County Board, the subdivider shall prepare a final plat that is consistent with the approved preliminary plat and submit for consideration. Please see Staff Comments to Engineer dated February 6, 2018 attached.
  - An approved Waste Water Service Agreement with the City of Omaha and the City of Gretna must be submitted before application will be submitted for consideration by County Board.
  - An approved Mixed Use Agreement and Subdivision Agreement with Sarpy County must be submitted before application will be submitted for consideration by County Board.
  - Post Construction Stormwater Plan must be submitted to Permix website for review and approval.
  - Sarpy County Public Works submitted comments with regards to the proposal. Those comments are attached on the Sarpy County Public Works Project Comment Form and are considered to be a part of this report.
  - City of Gretna Engineer, Steve Perry, has provided a number of comments regarding the city’s sanitary sewer line, easements and grading review in the area. Those comments are attached and are considered to be a part of this report.
  - City of Omaha Engineer, Todd Pfitzer, has provided comments regarding access to Harrison Street. Those comments are attached and considered to be a part of this report.

IV. ANALYSIS

A. COMPREHENSIVE PLAN POLICY STATEMENTS: This development application, and the requirements placed on it, support the following policies of the Sarpy County Comprehensive Plan (see Comprehensive Plan Chapter 9 Goals & Implementation):

Land Use and Growth Management
  - 1.a An Urban Development Zone will be established to facilitate urban-scale growth in areas that can be served immediately by public utility extensions prior to, or in conjunction with, new development.

The Urban Development Zone is to be created to facilitate the urban growth demands of Sarpy County. These zones are established in accordance with the South Sarpy County Sanitary Sewer Study and represent areas currently served by urban services. By guiding urban scale growth to these areas, the County is promoting compact, contiguous growth and the most efficient provision of infrastructure and utilities.

  - 2.c Sarpy County should not approve a development or subdivision that is:
    * inconsistent with the County’s adopted Comprehensive Plan, detailed area plans, infrastructure and utility plans, or long-range transportation corridor plans or studies;
    * inconsistent with the County’s right-of-way standards, or standards established in long-range transportation corridor plans or studies;
• lacking necessary local paved road plans, approved by the County, to serve the subdivision or development within a timeframe consistent with development, or does not conform to roadway policies;
• lacking adequate sanitary sewer and potable water capabilities;
• lacking adequate storm water drainage, storm water treatment facilities, or storm water management either within the development site or downstream;
• inconsistent with any other standards addressed in adopted zoning regulations, subdivision regulations, or design standards;
• inconsistent with other adopted decision criteria;
• inconsistent with the Comprehensive Plan unless the proposed development or subdivision furthers another more important Comprehensive Plan objective. In which case, the County should, for good planning purposes, allow development that is different than the Comprehensive Plan might call for in certain areas.
• inconsistent with the Comprehensive Plan unless there have been substantial legal, physical, or infrastructure changes that formed the basis for the Comprehensive Plan, in which case the Comprehensive Plan should be amended so as to allow support of the change.

The County shall maintain clear standards for approval of development and subdivision plans in order to implement the vision of its Comprehensive Plan.

- 3.b Promote land use development within the zoning jurisdictions of municipalities and the Urban Development Zone.

Infrastructure service should be implemented in cooperation with appropriate entities to ensure the efficient utilization of resources and local control of the built environment.

- 3.d The cost of extending infrastructure and increasing capacities should be shared by the development generating the need for such improvements. Funding mechanisms should be established relating to a fee structure of sharing costs proportionately by development(s) that benefit from facility improvements relating to: Parks; Stormwater Management; and Transportation.

The expense of servicing new development should not fall solely on required due to the increase in demand and use of public facilities. Over-builds are often an important policy for staged infrastructure investments, which can be recouped with development fees. Over-building is a phasing process by which a single subdivision will build excess infrastructure capacity to facilitate the development of future subdivisions along the served route. The cost of the excess infrastructure is then reimbursed via a fee or other financial mechanisms, paid by adjacent developments and the County.

- 5. Developments should be built and designed in a manner that contributes to and enhances the quality of life in Sarpy County.

- 5.a Ensure that Sarpy County, along with local jurisdictions within, provide diverse options in relation to lot size, density, and type for all land uses.

Sarpy County and the municipalities located within the county represent a primary area of residential growth for the Omaha-Council Bluffs MSA. However, a public priority lies in preserving the unique environmental resources found in the area, including agriculture production. Offering a range of development options in a managed fashion will result in a more diverse, well-balanced, and prosperous region.

- 5.c Development should be designed in a manner that identifies the infrastructure of adjacent development and provides continuation and connectivity of those facilities throughout the immediate area.
Coordinating the development of public infrastructure and facilities will enhance the overall connectivity and continuity of public amenities, thereby creating comprehensive systems available throughout the county. The infrastructure and amenity systems that should be connected include:

- Trails
- Parks
- Roadways and transportation access
- Utilities
- Stormwater management

- 5.f County Subdivision Regulations should reflect standards for development and grading along waterways to allow the waterway to meander and erode; or for man-made stabilization techniques to be installed. These standards should allow for a maintenance access easement.

Subdivision Regulations should prevent development too close to waterways to protect the natural amenity as well as the development itself. To best protect these areas, a minimum easement/right-of-way should be considered which provides the wider of the 100-year flow, or the width determined by a 3H:1V slope plus 50 feet on each side of the channel projected up from the lowest point in the channel to the overbank ground surface.

Transportation
- 2.e Local roadways should also be designed to provide connection and access to adjacent developments through subdivision regulations.
- 2.f Sarpy County should not approve a development or subdivision that is:
  • inconsistent with the County’s right-of-way standards, or standards established in long-range transportation corridor plans or studies;
  • lacking a necessary local paved roads plan to serve the subdivision or development within the Urban Development Zone.

Environmental Resources & Recreation
- 1.d Managing storm-water runoff on site will be a requirement of development, implemented through subdivision regulations.
- 1.e Protect all water supplies and aquifers from development activities that may affect the quality and/or quantity of water. Development with the potential for adverse effects on water sources should not be approved.
- 1.f Promote best land management practices through the development of erosion control design standards for subdivision development.

B. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest. Comments received are attached for your review. Should any additional comments be received, they will be provided to you at the public hearing.

V. STAFF COMMENTS AND RECOMMENDATION
Staff recommends APPROVAL of the Change of Zone from BG (General Business) to MU (Mixed Use) for the development to be known as Plambeck Addition Replat 1, to become effective with the filing of the Final Plat, as the request with the conditions noted in staff report, meets the requirements of the Sarpy County Comprehensive Development Plan and Zoning Regulations.

Staff recommends APPROVAL of the Preliminary Plat for a development to be known as Plambeck Addition Replat 1, subject to the following item being addressed:
- Applicant agrees to comply with comments/recommendations regarding access onto Harrison Street and 180th Street received from the Sarpy County Public Works Department and the City of Omaha Public Works Department or alternate comments are received from those authorities.

Staff makes this recommendation as the Preliminary Plat, with the conditions listed in the staff report, meets the Goals and Policies of the recently adopted Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations and Subdivision Regulations.

Staff recommends **APPROVAL** of the Final Plat for a development to be known as Plambeck Addition Replat 1, subject to the following items being addressed:

- Applicant agrees to comply with comments/recommendations regarding access onto Harrison Street and 180th Street received from the Sarpy County Public Works Department and the City of Omaha Public Works Department or alternate comments are received from those authorities.
- A Mixed Use Development Agreement and Subdivision Agreement must be completed prior to scheduling the applications for review and recommendation by the County Board.

Staff makes this recommendation as the Final Plat, with the conditions listed in the staff report, meets the Goals and Policies of the recently adopted Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations and Subdivision Regulations.

### VI. PLANNING COMMISSION RECOMMENDATION

**MOTION: CHANGE OF ZONE**

**MOTION: PRELIMINARY PLAT**

**MOTION: FINAL PLAT**

### VII. ATTACHMENTS TO REPORT

1. Conceptual Site Plan Exhibit (for information only)
2. List of Proposed Uses allowed
3. Preliminary Plat Exhibit
4. Final Plat Exhibit
5. Landscape Plan Exhibit
6. Comments received from jurisdictional agencies or departments having an interest.
7. The Traffic Impact Analysis Update prepared by Felsburg Holt & Ullevig for this project dated December 2017 is being emailed to the Commission for your information. If any Planning Commissioners would like a paper copy printed, please contact the Planning Department and we will get one to you.
8. Current Zoning Map (showing subject property area)
9. Future Land Use Map of the Sarpy County Comprehensive Plan (showing subject property area)

### VIII. COPIES OF REPORT SENT TO

1. LKM Investments (applicant)
2. Olsson Associates (applicant’s engineer)
3. Public Upon Request
Plambeck Addition Replat 1 Mixed Use development

Proposed Permitted Use List*

Multiple family dwellings.
Publicly-owned and operated parks, playgrounds, fire stations, community centers, libraries, and auditoriums.
Public utility main transmission lines or pipelines including substations, distribution centers, regulator stations, pumping stations, storage, equipment buildings, towers, or similar public service uses.
Religious facilities, including residences for teachers and religious leaders.
Assembly halls, auditoriums, and civic centers.
Business services.
Clothing services.
Cleaning establishments using nonflammable solvents.
Commercial parking structures or lots.
Commercial Sports and Recreation Facilities (Controlled Impact).
Convenience Stores with fuel sales.
Equipment sales and service.
Child Care Facility.
Garden and lawn centers.
Medical and dental clinics.
Mortuaries, funeral homes, and funeral chapels.
Motels and hotels.
Offices, Corporate
Offices, General.
Offices, Professional.
Personal services.
Retail Alcohol Sales
Retail stores.
Restaurants, (including drive-ins) with no outdoor alcohol sales areas.
Service stations.
Transportation depots.
Veterinary clinics, and hospitals, and animal daycare with or without Outdoor runs and overnight boarding.

*List was generated based on language submitted in Article II of the Mixed Use Agreement “Use Regulations”
PLAMBECK ADDITION REPLAT 1

LOTS 1 THRU 6

BEING A REPLATTING OF PLAMBECK ADDITION LOTS 1 AND 2, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 11 EAST, OF THE 6TH P.M., SARPY COUNTY NEBRASKA

LEGAL DESCRIPTION
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, PLAMBECK ADDITION, SAID CORNER ALSO INTERSECTS THE SOUTH RIGHT-OF-WAY LINE OF 180TH STREET.

SURVEYS
Dedication:

REVISIONS

NOTES
1. All internal lines are radial/perpendicular unless otherwise noted as non-radial/parallel.
2. All internal grades are 0' unless otherwise noted.
3. All internal access point elevations on lot edges are 0' unless otherwise noted.
4. Access onto Harrison Street shall be limited to a connection over the easement line for all persons not located to a 5' right-of-way.
5. Access over the shared lot line or lots 1, 2, and 3 between 10th Street shall be limited to a 10' right-of-way and cannot extend beyond the setback lines.
6. All streets on this plat are public streets and are designated as non-paved.
7. All information on this plat is subject to error, omissions, and modifications.

ACREAGE:
LOT 1: 1.53 AC.
LOT 2: 1.00 AC.
LOT 3: 1.53 AC.
LOT 4: 0.47 AC.
LOT 5: 1.07 AC.
LOT 6: 1.76 AC.

ACCESS:
1. Access to 10th Street shall be limited to a 10' right-of-way.
2. Access to Harrison Street shall be limited to a 10' right-of-way.
3. Access to 10th Street shall be limited to a 10' right-of-way.
4. Access to 177th Street shall be limited to a 10' right-of-way.
5. Access to 178th Street shall be limited to a 10' right-of-way.
6. Access to 210th Street shall be limited to a 10' right-of-way.
7. Access to 310th Street shall be limited to a 10' right-of-way.

REPRESENTATION OF COPYRIGHT:
This plat of Plambeck Addition REPLAT 1, lots 1 thru 6, was approved and accepted by the Board of Commissioners of Sarpy County, Nebraska, on the 8th day of January, 2017.

ADDITIONAL INFORMATION:
1. Theplat was approved by the Board of Commissioners of Sarpy County, Nebraska, on the 8th day of January, 2017.
2. The plat was approved and accepted by the Board of Commissioners of Sarpy County, Nebraska, on the 8th day of January, 2017.
3. The plat was approved and accepted by the Board of Commissioners of Sarpy County, Nebraska, on the 8th day of January, 2017.
4. The plat was approved and accepted by the Board of Commissioners of Sarpy County, Nebraska, on the 8th day of January, 2017.
<table>
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<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>SIZE</th>
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<tbody>
<tr>
<td>Acer rubrum 'Jeffred'</td>
<td>Autumn Blaze Maple</td>
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<tr>
<td>Gleditsia triacanthos 'inermis'</td>
<td>Skyline Locust</td>
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<tr>
<td>Picea pungens</td>
<td>Colorado Spruce</td>
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The recent submittal of the Change of Zone application requesting a zoning change from General Business (BG) to Mixed Use (MU), Preliminary Plat application and Final Plat application of Plambeck Addition Replat 1 have been reviewed and we have the following comments:

Change of Zone –

- Within the Mixed Use Agreement, Article II, you have included the RG-35 General Residential Zoning District in your underlying zoning. We would ask that you remove this district due to the fact that your proposed site plan would not meet the regulations for this district. It requires 10,000 square feet of lot area, plus an additional 3,500 square feet of lot area for each additional unit. Lot 2 will not meet this requirement.

Preliminary/Final Plat -

- We would request further clarification of the utility plan proposed for the site.
  - It appears that 100% of the sanitary sewer will flow to the Omaha sanitary sewer line, please confirm and if so, provide copy of WWSA with the City of Omaha.
  - Additionally, we received comments from Gretna City Engineer, Steve Perry, stating that the site falls within the Gretna Sewer Service Area and will require a WWSA with the City of Gretna. Please provide confirmation that discussion was held with the city and the change in the direction of flow is acceptable.
  - How will water be provided to those buildings proposed in the southeast corner of the property?
  - Location of fire hydrants.

- Pedestrian Connectivity. Sidewalks need to be provide to allow a safe pedestrian path from the residential area to the commercial area. (See attached examples that we feel will allow for connectivity)

- Public Works has reviewed the submittal and has the following comments regarding roadway connections and improvements.
  - Per the letter from Omaha Public Works dated 1/22/18, access at 178th Street will be limited to right-in, right-out only (RIRO) upon improvements to Harrison Street, per the design standards that will be applied at the time of future improvements. Access needs to have a right turn deceleration lane constructed at this time, per the 12/29/18 Update to the Traffic Impact Analysis. The 12/29/17 Update to the Traffic Impact Analysis shows a signal may be warranted upon full build-out of the development at 178th Street, however, signalized intersections should be limited to ¼ mile spacing for traffic progression as per Sarpy County Transportation Policy.
  - The RIRO access south of Harrison Street should be eliminated, as it is closer than 500' from an existing traffic signal, as shown in the 12/29/17 Update to the Traffic Impact Analysis.
  - Gertrude Street Access may be limited to RIRO access upon future improvements of 180th Street. Gertrude Street access geometry and signage needs be consistent with the recommendations of the 12/29/17 Update to the Traffic Impact Analysis.
Douglas County, in partnership with Sarpy County, is currently designing right hand turn lanes for all legs of the 180th Street and Harrison Street intersection. Project is anticipated for construction in 2018. Development should coordinate with the Douglas County Engineer's Office for design plans and schedule coordination.

Site Plan/Landscape Plan -
- The site plan shows the location of two proposed trash dumpsters, both in the multi-family residential area. We recommend that the proposed locations be reviewed to consider relocating them away from the abutting properties (Hickory Ridge) as well as adding additional locations for those buildings on the north side of the development. The commercial lots do not have any proposed locations for dumpsters.
- The legend for the Landscape Plan needs to be better labeled to allow identity of plantings.
- Additional landscaping should be added to all levels of the tiered retaining wall at the entrance of Gertrude Street.

Mixed Use Agreement/Subdivision Agreement – The agreements will be reviewed by Planning Staff and the Sarpy County Attorney’s Office for further comment. The one thing that we did notice during a very quick glance was that we will need to have colored renderings for and/or colored materials.

We have routed the submittal for review and will forward any additional comments that may be brought to our attention as soon as we receive them. Please submit your response to the items noted above to our office at your earliest convenience.

Please contact Bruce Fountain, Planning Director, or myself at 402-593-1555 if you have any questions.

Respectfully,

Donna Lynam
Assistant Director
Sarpy County Planning and Building

cc Bruce Fountain, Planning Director
Pat Dowse, Sarpy County Chief Deputy Engineer
Nicole Spitzenberger, Deputy Sarpy County Attorney
File
MEMO

TO: Bruce Fountain, AICP, EDFP, Director
FROM: Patrick M. Dowse, PE, Deputy County Engineer
DATE: January 29, 2018
RE: Plambeck Addition, Replat 1 – Change of Zone, Preliminary Plat, Final Plat

Sarpy County Public Works has reviewed the above mentioned submittal documents, and has the following comments:

Final Plat

Please see attached redlines.

Access to 180th Street and Harrison Street

Per the letter from Omaha Public Works dated 1/22/18, access at 178th Street will be limited to right-in, right-out only (RIRO) upon improvements to Harrison Street, per the design standards that will be applied at the time of future improvements. Access needs to have a right turn deceleration lane constructed at this time, per the 12/29/18 Update to the Traffic Impact Analysis. The 12/29/17 Update to the Traffic Impact Analysis shows a signal may be warranted upon full build-out of the development at 178th Street, however, signalized intersections should be limited to ¼ mile spacing for traffic progression.

The RIRO access south of Harrison Street should be eliminated, as it is closer than 500' from an existing traffic signal, as shown in the 12/29/17 Update to the Traffic Impact Analysis.

Gertrude Street Access may be limited to RIRO access upon future improvements of 180th Street. Gertrude Street access geometry and signage needs be consistent with the recommendations of the 12/29/17 Update to the Traffic Impact Analysis.
180th Street and Harrison Turn Lane Improvements

Douglas County, in partnership with Sarpy County, is currently designing right hand turn lanes for all legs of the 180th Street and Harrison Street intersection. Project is anticipated for construction in 2018. Development should coordinate with the Douglas County Engineer’s Office for design plans and schedule coordination.
January 22, 2018

Dennis L. Wilson P.E., PhD
Sarpy County Public Works
15100 South 84th Street
Papillion, NE 68046

RE: Plambeck Addition Replat 1 – 180th and Harrison Streets

Dear Mr. Wilson:

It has been brought to our attention that there is a proposed plat for the southwest corner of 180th and Harrison Streets. On the draft plat documents it is stated that “Access onto Harrison Street...will be limited to a 3/4 access upon future improvements to Harrison Street.” The proposed future 3/4 access is located at 178th Street, which is only 1/8-mile west of the major intersection of 180th and Harrison Streets. The design standards for the City of Omaha and for Douglas County would restrict access at this location to right-in/right-out only, with no westbound left turn lane. This provides the highest level of safety along the arterial street corridor.

We contacted the Douglas County Engineer’s Office, and they share our concerns with this issue. Therefore, we request that the notes on the plat be modified to state that the access will be restricted to right-in/right-out in the future, to match the design standards that will be applied at the time of the future improvements.

Feel free to contact me with any questions.

Sincerely,

Todd Pfitzer, P.E.
City Engineer/Assistant PW Director - Transportation
(402) 444-5226

cc Dan Kutilek – Douglas County Engineer’s Office
cc Bruce Fountain – Director, Sarpy County Planning and Building Department
Kelly Jeck

From: Steven Perry <SteveP@olmstedperry.com>
Sent: Friday, January 12, 2018 1:33 PM
To: Kelly Jeck
Subject: RE: Planning Review - Plambeck Addition Replat 1 - CZ, PP, FP

Kelly
The proposed re-plat is in the Gretna Sewer Service area. The developer will be required to execute a Wastewater Sewer Service Agreement with the City of Gretna.

Steve

From: Kelly Jeck [mailto:kjeck@sarpy.com]
Sent: Monday, January 08, 2018 11:39 AM
To: Dan Hoins; Scott Bovick; Nikki Lampe; Denny Wilson; Pat Dowse; Nicole Spitzenberger; Jeff Davis; Greg London; Lynn Marshall; Robert Stubbe; Steven Perry; Michael Helgerson; Jeff Schovanec - MUD ; llaster@papionrd.org; Grint, Amanda; 'Williams, Eric'; Dan Giittinger; David Fanslau; 'James Sutfin'; Daryl Giles
Cc: Bruce Fountain; Donna Lynam
Subject: Planning Review - Plambeck Addition Replat 1 - CZ, PP, FP

LKM Investments, LLC has submitted applications for consideration of a Change of Zone from BG (General Business District) to MU (Mixed Use District) and a Preliminary Plat and Final Plat of a subdivision to be known as Plambeck Addition Replat 1, Lots 1 thru 6, being a replatting of Plambeck Addition Lots 1 and 2, a surveyed, platted and recorded subdivision located in the Northwest Quarter of the Northwest Quarter of Section 16, Township 14 North, Range 11 East, of the 6th P.M., Sarpy County, NE. Generally located Southeast of 180th Street and Harrison Street.

This application is slated for a February 20, 2018 Public Hearing before the Sarpy County Planning Commission, therefore we would like to have any comments back prior to January 23, 2018. Note: If additional information is needed to complete your review, please contact our office to request.

Thank you,

Kelly Jeck
Planning & Zoning Assistant
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046
kjeck@sarpy.com
Subject Property Outlined in blue (Mixed Use)

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

Amended 9-12-2017

Current FLU - Sarpy Co

Sarpy County, Nebraska

Plambeck Addition, Lots 1 and 2 – Southeast of 180th & Harrison Streets
Plambeck Addition Replat 1
Subject Property (Outlined in red)

Vicinity Map - Current Zoning

Plambeck Addition, Lots 1 and 2 – Southeast of 180th & Harrison Streets
Plambeck Addition Replat 1