RESOLUTION: GRANT THIRD EXTENSION OF APPROVAL TO REVISED PRELIMINARY PLAT – 12 Months
STONECREST VILLAGE SUBDIVISION

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 of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt a Subdivision Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374; and,

WHEREAS, said Subdivision Regulation requires that Preliminary Plats shall become void after twelve months from the date of such approval unless all or a portion of the approved Preliminary Plat has been submitted for approval as a Final Plat during that period, or, the County Board approves a twelve month extension of the Preliminary Plat approval; and,

WHEREAS, the Revised Preliminary Plat for Stonecrest Village subdivision was approved at Resolution 2015-383 on property generally located southwest of 156th Street and Giles Road, legally described as follows:

Tax Lot 1A2 in Section 22, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, NE

WHEREAS, by Resolution 2016-318 and 2017-79, the County Board granted six month extensions of the approval of the Stonecrest Village Revised Preliminary Plat, which will expire on September 15, 2017; and,

WHEREAS, the applicant has requested an extension of the approval of the Revised Preliminary Plat for Stonecrest Village for twelve months; and,

WHEREAS, the Planning Department has reviewed the request and because there have been no significant changes in the Sarpy County Zoning and Subdivision Regulations and the Revised Preliminary Plat still meets the requirements of the current Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations, the Planning Department recommends the County Board grant a twelve month extension at this time.

NOW THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the approval of the Revised Preliminary Plat of a subdivision to be known Stonecrest Village is hereby extended for a period of twelve months beginning on September 15, 2017 and ending on September 15, 2018.

FINALLY BE IT RESOLVED that an additional extension request for the Revised Preliminary Plat approval must be acted upon by the County Board no later than September 15, 2018.

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 12th day of September, 2017.

Sarpy County Board Chairman

Attest

County Clerk
Summary and Purpose of Requests:

- Duane Dowd with Dowd Grain Company, Inc. is requesting a 12-month extension of the Revised Preliminary Plat approval for the subdivision to be known as Stonecrest Village.

Background and Analysis:

- The Revised Preliminary Plat for the proposed subdivision to be known as Stonecrest Village was approved by County Board Resolution 2015-383 on September 15, 2015. The platting is the final phase of the Stonecrest Meridian Park Preliminary Plat that was approved by Resolution 2004-168 in May of 2004.
- Pursuant to Sarpy County Subdivision Regulations, Sec 5.7, a Preliminary Plat shall become void after twelve (12) months from the date of such approval unless all or a portion of such approved Preliminary Plat has been submitted for approval as a Final Plat during that period. Twelve (12) month extensions may be granted by the Board upon written request of the subdivider and payment of an additional platting fee equivalent to the original preliminary platting fee.
- The applicant submitted an application on July 29, 2016 requesting a 6 month extension which was approved by the County Board (Resolution 2016-318). That extension expired on March 15, 2017.
- The applicant submitted an application on February 28, 2017 for second 6-month extension which was approved by the County Board (Resolution 2017-79). That extension is set to expire on September 15, 2017.
- The applicant has now submitted an application requesting another 12-month extension on the Revised Preliminary Plan as they are continuing to refine the lots within the preliminary plat.
- The original staff report that was presented to the County Board for the approval of the Revised Preliminary Plat in September of 2015 is attached for your information and review.

Staff Recommendation:

- There have been no significant changes in the County’s Subdivision or Zoning Regulations since this Revised Preliminary Plat was approved which would have any impact on it.
- Staff recommends APPROVAL of the request to extend the approval of the Revised Preliminary Plat of a subdivision to be known as Stonecrest Village for another 12-month period from September 15, 2017 until September 15, 2018. Staff makes this recommendation as the Revised Preliminary Plat still meets the requirements of the current Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. The Final Plat application for this development will be required to meet all regulations in place at the time of its submittal.
In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit completed Application
2. Submit Non-Refundable Fee of **$1,436** made payable to Sarpy County

<table>
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<tr>
<th>PLANNING STAFF USE ONLY:</th>
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<tbody>
<tr>
<td>ORIGINAL APPLICATION #:</td>
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<td>DATE RECEIVED:</td>
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<td>APPLICATION FEE:</td>
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<tr>
<td>RECEIVED BY:</td>
</tr>
<tr>
<td>12-month 90-DAY EXTENSION DATE:</td>
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**COUNTY BOARD ACTION:**

<table>
<thead>
<tr>
<th><strong>APPLICANT/PROPERTY OWNER INFORMATION:</strong> (If multiple owners, please attach separate sheet)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>NAME:</strong> Dowd Grain Company, Inc.  <strong>E-MAIL:</strong> <a href="mailto:joedowd13@gmail.com">joedowd13@gmail.com</a></td>
</tr>
<tr>
<td><strong>MAILING ADDRESS:</strong> 220 North 89th St., Suite 201  <strong>CITY/STATE/ZIP:</strong> Omaha, NE 68114</td>
</tr>
<tr>
<td><strong>PHONE:</strong> 402-391-5033  <strong>FAX:</strong> 402-391-5182</td>
</tr>
</tbody>
</table>

**ENGINEERING/SURVEYING PROFESSIONAL’S INFORMATION:**

| **NAME:** E&A Consulting Group  **E-MAIL:** kvohl.eagcg.com |
| **MAILING ADDRESS:** 330 North 117th Street  **CITY/STATE/ZIP:** Omaha, NE 68154 |
| **PHONE:** 402-895-4700  **FAX:** |

**REASON FOR EXTENSION:** Give detailed explanation as to why the 90 day extension to the approval of the Plat is necessary. Working to refine the lots within the preliminary plat

**PLAT 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.

**PLAT NAME:** Stonecrest Village

**ASSessor’S PARCEl NUMBER:** 010464867

**GENERAL LOCATION:** Southwest Corner of 156th and Giles

(example 189th & Giles Rd)

**LEGAL DESCRIPTION:** (Describe property to wit:) Tax Lot 1A2 in Sectin 22, Twp. 14N, Rng 11 East of the 6th P.M. Sarpy County, Nebraska

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

[Signature]  [Date]
BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE REVISED PRELIMINARY PLAT – STONECREST VILLAGE

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 of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt Subdivision Regulations, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374; and,

WHEREAS, said Subdivision Regulations require the County Board to approve applications for Preliminary Plats; and

WHEREAS, as outlined in the Planning Department staff report, in May 2004, the County Board of Commissioners approved a Preliminary Plat of a subdivision generally located southwest of 156th and Giles Road. Then in October 2004, the County Board approved a Revised Preliminary Plat of the same property and a Final Plat of Stonecrest Phase II.

WHEREAS, the applicant, Dowd Grain Company, Inc. applied for approval of a Revised Preliminary Plat of a subdivision on the property legally described below:

Tax Lot 1A2 in Section 22, Township 14N, Range 11E of the 6th P.M.
Sarpy County, Nebraska.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the Revised Preliminary Plat of a subdivision to be known as Stonecrest Village for compliance with the Subdivision Regulations; and

WHEREAS, the Planning Department staff made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Department reports, the aerial map of the subject property and a copy of the revised preliminary plat of the subdivision to be known as Stonecrest Village.

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

I. This Revised Preliminary Plat application has been submitted concurrently with an application for a Change of Zoning at Resolution 2015-382. An approved Change of Zoning application only takes effect on the Property, or, in a phased development a portion of the Property, upon (A) the Sarpy County Board’s approval of a Final Plat of the Property or a Final Plat of a portion of the Property and (B) the subsequent timely filing of said Final Plat with the Sarpy County Register of Deeds.
II. A public hearing regarding the approval of the Revised Preliminary Plat was held on August 18, 2015 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.

III. A public hearing regarding the approval of the Revised Preliminary Plat was held by this County Board.

IV. Notice of each of the public hearings described above was published at least ten (10) days prior to each respective public hearing, and proof of publication has been filed in the Office of the Sarpy County Clerk.

V. The Planning Department staff recommends approval of the Revised Preliminary Plat.

VI. The proposed Revised Preliminary Plat of a subdivision to be known Stonecrest Village is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan.

BE IT FURTHER RESOLVED THAT the Revised Preliminary Plat of a subdivision to be known as Stonecrest Village and as further described in the attached Exhibit A is hereby approved, subject to the following condition:

1. Without additional action by the County Board, approval of this Resolution 2015-3 shall become void after 12 months from the date of such approval unless either (A) the County Board has approved all of, or a portion of the Revised Preliminary Plat as a Final Plat, or (B) the County Board approves a twelve month extension of the Revised Preliminary Plat approval. Final Plats and Extension requests for the Revised Preliminary Plat approval must be acted upon by the County Board no later than 12 months from the date of this Resolution.

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 ___ day of September, 2015.

Attest

Sarpy County Board Chairman

County Clerk
### GENERAL INFORMATION

**A. APPLICANT:**
Dowd Grain Company, Inc.
220 N 89th Street, Suite 201
Omaha NE 68114

**B. PROPERTY OWNER:**
Dowd Grain Company, Inc.
220 N 89th Street, Suite 201
Omaha NE 68114

**C. SUBJECT PROPERTY LOCATION:** Subject property is located southwest of 156th and Giles Road.

**D. LEGAL DESCRIPTION:** Tax Lot 1A2 in Section 22, Township 14N, Range 11E of the 6th P.M. Sarpy County, Nebraska.

**E. SUBJECT PROPERTY SIZE:** approximately 21.21 acres

**F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:**
- Future Land Use Designations: Urban Residential
- Zoning: AG (Agricultural). The property was previously rezoned at the time of the Preliminary Plat approval to BG (General Business) and RG-15 (Multi-family Residential) but the zoning does not become effective until the final plat is recorded.

**G. REQUESTED ACTION(S):** To approve a Revised Preliminary Plat and a Change of Zone for a proposed 6 lot mixed use neighborhood commercial/multi-family residential development. The subdivision to be known as Stonecrest Village and the proposed zoning would change from AG (Agricultural) to MU (Mixed Use Zoning District).

<table>
<thead>
<tr>
<th>Subject</th>
<th>Type</th>
<th>By</th>
</tr>
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<tbody>
<tr>
<td>Revised Preliminary Plat and a Change of Zone from AG (Agricultural) to MU (Mixed Use Zoning District) for a commercial/multi-family residential development to be known as Stonecrest Village located southwest of 156th and Giles Road, legally described as Tax Lot 1A2 in Section 22, Township 14N, Range 11E of the 6th P.M. Sarpy County, Nebraska.</td>
<td>Public Hearings &amp; Resolutions</td>
<td>Donna Lynam, CFM Assistant Director, Planning &amp; Building</td>
</tr>
</tbody>
</table>

### BACKGROUND INFORMATION

**A. EXISTING CONDITION OF SITE:** Tillable farm ground.

**B. GENERAL VICINITY AND LAND USE**
- North and West: Urban Residential
- South and East: Chalco Hills Recreation Area
C. UTILITIES
- The development will be served with utilities as follows: water by MUD, natural gas by Black Hills Energy Corp., sanitary sewer by City of Gretna, and electrical power by OPPD.

D. RELEVANT CASE INFORMATION:
- The revised preliminary plat to be known as Stonecrest Village proposes a six (6) lot development to be zoned MU (Mixed Use) which is a minor reconfiguration of what was originally rezoned, platted and approved in October 2004.
- A draft Mixed Use Development Agreement will be required to be submitted with the Final Plat application.
- The proposed zoning and uses for this site are compatible with the future land use plan for the area.

E. APPLICABLE REGULATIONS:
- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations
  - Section 25, Mixed Use District
  - Section 37, Landscape Regulations
  - Section 38, Stormwater Regulations
  - Section 43, Amendments and Re-Zoning
- Sarpy County Subdivision Regulations

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:
- The Comprehensive Plan shows the area as Urban Residential which would allow uses such as neighborhood commercial and multi-family.

B. TRAFFIC AND ACCESS:
- Access to the proposed lots will be from Stonecrest Drive via 159th Street and 157th Street which will be designated as a right in/right out access at Giles Road. Sarpy County Public Works has additional comments regarding access. (See Sarpy County Public Works comments)
- A traffic study will be required to be submitted prior to approval of any final plats.

C. GENERAL COMMENTS:
- History of Stonecrest/Meridan Park Subdivision:
  - May 2004  Preliminary Plat and Change of Zone from AG to RD-50PD, RG-15 and BG was approved.
  - June 2004  Final Plat of Phase I was approved
  - Oct 2004  Revised Preliminary Plat and Final Plat of Stonecrest Phase II approved
  - 2005  Final Plat of Meridian Park approved
  - 2006  Final Plat of Meridian Park Replat 2, Meridian Market Place, and Stonecrest West
  - 2012  Final Plat Meridian Park Replat 3 approved
  - Jan 2015  Revised Preliminary Plat and Change of Zone to BG and RG-15
  - July 2015  Revised Preliminary Plat and Change of Zone to MU
**Change of Zone:**
- In October of 2004, a rezoning request was approved by the Sarpy County Board of Commissioners to change from AG (Agricultural) to RD-50PD, RG-125 and BG to become effective with the filing of the Final Platting of the property.
- The development has filed a number of final plats for various phases over the last ten plus years.
- In January of 2015, the property owner submitted applications requesting to reconfigure the preliminary approved parcels in the final phase of the development. Staff reviewed the applications and requested that a Change of Zone application be submitted as well to be consistent with the reconfigured lots.
- In July 2015, the applicant submitted a request to amend the zoning application to allow a MU (Mixed Use) zoning designation for the proposed development.
- The list of proposed uses submitted by the applicant includes:
  - **Permitted Uses** - single family, two family, and multi-family dwellings; home occupations II (minor); child care facilities; religious facilities, including residences for teachers and religious leaders; offices – general, professional, corporate and medical; business services; restaurants with no outdoor alcohol sales areas (maximum of 2 drive through restaurants); drinking establishments with no outdoor alcohol sales area; convenience stores with fuel sales (maximum of 1); retail stores; clothing services; commercial sport and recreation facilities (controlled impact); personal services; veterinary clinics, hospitals and animal day care (no outdoor runs or boarding).
  - **Special Permitted Uses** (requiring additional Special Use Permit) - private schools (such as pre-schools); restaurants with outdoor alcohol sales areas; drinking establishments with outdoor alcohol sales areas; veterinary clinics, hospitals and pet services with outdoor runs and boarding; home occupations I (major).
- In addition to the uses allowed, the Mixed Use Agreement for the MU Zoning will provide directives for setbacks, density, height limitations, buffer widths, landscaping requirements, storm water detention, building materials, pedestrian facilities, access and parking lot connectivity, signage, and lighting.
- A preliminary concept plan for the proposal was submitted as required by the MU zoning regulations which provides an idea of the scale of the development and landscaping. This concept will be finalized through negotiations with Planning Department staff on the Mixed Use Agreement.
- The Mixed Use Agreement will be required to be submitted with the Final Plat for approval by the Sarpy County Board of Commissioners prior to the MU Zoning taking effect or the issuance of any building permits.

**Revised Preliminary Plat**
- The original Preliminary Plat proposed 5 lots, one being a 13 acre lot for multi-family residential and 4 lots for commercial development.
- Due to the reconfiguration, the Revised Preliminary Plat proposes to increase the number of commercial lots from four (4) to five (5), decreasing the size of the multi-family parcel from 13.9 acres to 10.6 acres, and straightening Stonecrest Drive. A cul-de-sac has also been added due to 156th Street being vacated and in private ownership.
- Papio-Missouri NRD has submitted comments requesting that the post construction storm water management plan (PCSMP) be updated and provide calculations to support the statement that increased flows from a 10 year and 100 year storms will not cause adverse impact on the Districts water quality basin. Comments were also made regarding the plans for landscaping, detention ponds with flow computations, perimeter fencing and right-of-way dedication for a 10 foot trail.
- Following discussions with Sarpy County Public Works, the right-of-way being dedicated with the plat is adequate to accommodate an ultimate roadway design and trail.
- This project is subject to any applicable sewer connection fees, watershed management fees and ASIP fees.
- The applicant held a neighborhood meeting on February 10, 2015 to present the original proposal.

D. OTHER AGENCY REVIEW/COMMENTS:
- The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest. No written comments were received other than from the Sarpy County Public Works Department and the Papio-Missouri River NRD which are attached for your information.

E. GENERAL PUBLIC COMMENTS:
- Notice of the public hearing for these applications was published in area newspapers, notification letters also were sent out at two separate times to property owners within 300 feet of the subject property, and the subject property was posted with a sign indicating a zoning action was pending on it.
- Copies of all written comments received are attached for your review along with the minutes from the Planning Commission meetings.

IV. PLANNING DEPARTMENT RECOMMENDATIONS:
- Staff recommends APPROVAL of the change of zone from AG (Agricultural) to MU (Mixed Use) District for the proposed Stonecrest Village subdivision, subject to the conditions outlined above, as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. The zoning will not become effective until the final plats are filed with the Sarpy County Register of Deeds and a Mixed Use Development Agreement for the overall development is approved by the County Board.
- Staff also recommends APPROVAL of the Revised Preliminary Plat of a subdivision to be known as Stonecrest Village, subject to the conditions noted above, as it is in conformance with the Sarpy County Comprehensive Development Plan, the Sarpy County Zoning Regulations, and the Sarpy County Subdivision Regulations.
V. **PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission held public hearings on these applications on August 18, 2015, and recommended APPROVAL.

**MOTION:** Ackley moved, seconded by Sotak, to recommend Approval of the Change of Zone from AG (Agricultural) to MU (Mixed Use) District for the proposed Stonecrest Village subdivision, subject to the conditions as outlined in the Planning Department’s Recommendation Report. This recommendation is being made as the Change of Zone is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. **Ballot:** Ayes – Huddleston, Davis, Ackley, Whitfield, Sotak, Fenster, Torczon and George. Nays: None. Abstain: None. Absent: Bliss, Lichter, and Malmquist. **Motion carried 8-0-3.**

**MOTION:** Ackley moved, seconded by Sotak, to recommend Approval of the Revised Preliminary Plat of a subdivision to be known as Stonecrest Village, as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations, subject to a Mixed Use Development Agreement for the overall development is approved by the County Board. **Ballot:** Ayes – Huddleston, Davis, Ackley, Whitfield, Sotak, Fenster, Torczon and George. Nays: None. Abstain: None. Absent: Bliss, Lichter, and Malmquist. **Motion carried 8-0-3.**

VI. **ATTACHMENTS TO REPORT:**

A. Application for Change of Zone  
B. List of Proposed Uses  
C. Preliminary Concept Plan  
D. Application and Proposed Revised Preliminary Plat  
E. Comments from various jurisdictional agencies and departments within Sarpy County  
F. Written comments received from area residents  
G. Planning Commission Meeting Minutes 2/17/15 and 8/18/15  
H. Current Zoning Map  
I. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:

1. Completed Change of Zoning Application
2. Non-Refundable Fee of $600 made payable to Sarpy County (an additional fee of $25.00 is also required to cover cost of mailing of public notifications)
3. Copy of Deed on file with Register of Deeds or other acceptable proof of ownership
4. Two (2) site plan drawings (folded)
5. One (1) reduced size site plan drawing (8.5 x 11)
6. One (1) electronic copy of site plan drawing in PDF form
7. Site plan drawing should include the following (as applicable)
   a. Legal description with site layout (1"=20')
   b. Metes and bounds description with lot size
   c. Floodplain/floodway boundaries
   d. Existing easements
   e. General location map (2 mile radius)
   f. Elevations or other supporting materials
8. Detailed operational plans
9. Please review Section 43 of the Sarpy County Zoning Regulations for a complete list of change of zoning process and submittal requirements.

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<td>DATE RECEIVED: 1-23-2015</td>
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<td>CP DESIGNATION: Urban Residential</td>
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<td>CURRENT ZONING DESIGNATION: ACo</td>
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<td>PROPOSED ZONING DESIGNATION: MU</td>
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<td>APPLICATION FEE: $600</td>
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<td>PUBLIC NOTIFICATION PROCESSING FEE: $25.00</td>
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APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department

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<tr>
<th>NOTES: Revised Change of Zone</th>
<th>Original application date</th>
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APPLICANT INFORMATION: CHECK BOX IF TEXT AMENDMENT APPLICATION

**NAME:** Dowd Grain Company, Inc.  **E-MAIL:** dowdpropertiesne@gmail.com
**ADDRESS:** 220 N 89th ST. STE 201  **CITY/STATE/ZIP:** Omaha, NE. 68114

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

**NAME:** Dowd Grain Company, Inc.  **E-MAIL:** dowdpropertiesne@gmail.com
**ADDRESS:** 220 N 89th ST. STE 201  **CITY/STATE/ZIP:** Omaha, NE. 68114

**ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL’S INFORMATION:**

**NAME:** E & A Consulting Group, Inc.  **E-MAIL:** jthiellen@eacg.com; thansen@eacg.com
**ADDRESS:** 10909 Mill Valley Road, Suite 100  **CITY/STATE/ZIP:** Omaha, NE. 68154
**PHONE:** 402.895.4700  **FAX:** 402.895.3599
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 sheet

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.

SUBDIVISION NAME: Stonecrest Village

GENERAL LOCATION: Southwest corner of 156th and Giles

(example 185th & Giles Rd)

ASSESSOR'S PARCEL NUMBER: 010464867

LEGAL DESCRIPTION: (Describe property to wit:) See attached sheet

SOURCE OF UTILITY SERVICES: Water - MUD

Gas - Black Hills Energy

Electric - OPPD

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 Planning Commission and County Board.

2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.

3. The County Board will hold a public hearing and make a final decision on the Change of Zoning application.

4. Any necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.

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

Applicant Signature

8-3-15

Date

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process of the Planning Commission and County Board is complete. I further understand the Change of Zoning process as stated above and I authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Owner Signature (or authorized agent)

8-3-15

Date

Owner Signature (or authorized agent)

Date
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NE1/4 OF SECTION 22; THENCE S02°55'47"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GILES ROAD; THENCE S87°04'50"W ALONG SAID SOUTH RIGHT-OF-WAY LINE OF GILES ROAD, A DISTANCE OF 33.00 FEET; THENCE S02°55'47"E, A DISTANCE OF 764.11 FEET; THENCE S87°03'45"W, A DISTANCE OF 260.59 FEET; THENCE S02°54'18"E, A DISTANCE OF 360.05 FEET; THENCE S87°04'18"W, A DISTANCE OF 510.00 FEET TO THE SOUTHEAST CORNER OF LOT 14, STONECREST REPLAT ONE, A SUBDIVISION LOCATED IN SAID SECTION 22; THENCE N02°55'42"W ALONG THE EAST LINE OF STONECREST REPLAT ONE, SAID LINE ALSO BEING THE EAST LINE OF STONECREST REPLAT FOUR, A SUBDIVISION LOCATED IN SAID SECTION 22, A DISTANCE OF 750.54 FEET TO THE NORTHEAST CORNER OF LOT 23, SAID STONECREST REPLAT ONE; THENCE S87°04'50"W ALONG THE NORTH LINE OF SAID STONECREST REPLAT ONE, A DISTANCE OF 292.06 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STONECREST DRIVE AND THE EAST RIGHT-OF-WAY LINE OF STONECREST DRIVE; THENCE N00°22'55"E ALONG SAID EAST RIGHT-OF-WAY LINE OF STONECREST DRIVE, A DISTANCE OF 60.10 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF STONECREST DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF STONECREST DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF STONECREST DRIVE ON THE FOLLOWING TWO (2) COURSES: (1) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 68.96 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N78°20'13"W, A DISTANCE OF 68.52 FEET; (2) THENCE N25°32'38"E, A DISTANCE OF 7.19 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EASTERNLY RIGHT-OF-WAY LINE OF 159TH STREET; THENCE NORTHWESTERLY ALONG SAID EASTERNLY RIGHT-OF-WAY LINE OF 159TH STREET ON A CURVE TO THE RIGHT WITH A RADIUS OF 195.00 FEET, A DISTANCE OF 209.43 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N33°41'16"W, A DISTANCE OF 199.51 FEET; THENCE N02°55'10"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 159TH STREET AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 151.78 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 22; THENCE N87°04'50"E, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 1257.20 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 966,059 SQUARE FEET OR 22.178 ACRES, MORE OR LESS. SAID TRACT OF LAND ALSO CONTAINS 41,488 SQUARE FEET OR 0.952 ACRES OF 33.0 FEET RIGHT-OF-WAY OF GILES ROAD.
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NE1/4 OF SECTION 22; THENCE S02°55'47"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GILES ROAD; THENCE S87°04'50"W ALONG SAID SOUTH RIGHT-OF-WAY LINE OF GILES ROAD, A DISTANCE OF 33.00 FEET; THENCE S02°55'47"E, A DISTANCE OF 764.11 FEET; THENCE S87°03'45"W, A DISTANCE OF 260.59 FEET; THENCE S02°54'18"E, A DISTANCE OF 360.05 FEET; THENCE S87°04'18"W, A DISTANCE OF 510.00 FEET TO THE SOUTHEAST CORNER OF LOT 14, STONECREST REPLAT ONE, A SUBDIVISION LOCATED IN SAID SECTION 22; THENCE N02°55'42"W ALONG THE EAST LINE OF STONECREST REPLAT ONE, SAID LINE ALSO BEING THE EAST LINE OF STONECREST REPLAT FOUR, A SUBDIVISION LOCATED IN SAID SECTION 22, A DISTANCE OF 750.54 FEET TO THE NORTHWEST CORNER OF LOT 23, SAID STONECREST REPLAT ONE; THENCE S87°04'50"W ALONG THE SOUTH LINE OF SAID STONECREST REPLAT ONE, A DISTANCE OF 292.06 FEET TO THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF STONECREST DRIVE AND THE EAST RIGHT-OF-WAY LINE OF STONECREST DRIVE; THENCE W0°22'55"E ALONG SAID EAST RIGHT-OF-WAY LINE OF STONECREST DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF STONECREST DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF STONECREST DRIVE ON THE FOLLOWING TWO (2) COURSES: (1) THENCE NORTHWESTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 68.52 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N78°20'13"W, A DISTANCE OF 68.52 FEET; (2) THENCE N33°41'16"W, A DISTANCE OF 7.19 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF 159TH STREET; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 159TH STREET TO A CURVE TO THE RIGHT WITH A RADIUS OF 195.00 FEET, A DISTANCE OF 209.43 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N33°41'16"W, A DISTANCE OF 199.51 FEET; THENCE W0°32'18"E ALONG SAID EAST RIGHT-OF-WAY LINE OF 159TH STREET AND THE NORTHEASTERLY EXTENSION THEREOF, A DISTANCE OF 151.78 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 22, THENCE N87°04'57"E, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 1257.20 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 966,059 SQUARE FEET OR 22.178 ACRES, MORE OR LESS. SAID TRACT OF LAND ALSO CONTAINS 41,488 SQUARE FEET OR 0.952 ACRES OF 33.0 FEET RIGHT-OF-WAY OF GILES ROAD.
STONECREST VILLAGE

PERMITTED USES LIST

- Single family dwellings
- Two family dwellings
- Multi-family dwellings
- Home occupations II (minor)
- Child care facilities
- Religious facilities, including residences for teachers and religious leaders
- Offices, General
- Offices, Professional
- Offices, Corporate
- Offices, Medical
- Business services
- Restaurants (with no outdoor alcohol sales areas) – limit of 2 drive through restaurants
- Drinking establishments (with no outdoor alcohol sales area)
- Convenience stores with fuel sales – limit of 1
- Retail stores
- Clothing services
- Commercial sport and recreation facilities (Controlled Impact)
- Personal services
- Veterinary clinics, hospitals and animal day care (no outdoor runs or boarding)

PERMITTED SPECIAL USES (permitted with the issuance of a Special Use Permit)

- Private schools (such as pre-schools)
- Restaurants with outdoor alcohol sales areas
- Drinking establishments with outdoor alcohol sales areas
- Veterinary clinics, hospitals and pet services with outdoor runs and boarding
- Home occupations I (major)
NEW DEVELOPMENT PLAN

STONECREST VILLAGE LOTS 1-6
MIXED USE PLAN
SARPY COUNTY, NE

DESIGN FEATURES

- INTERNAL SYSTEM OF PEDESTRIAN WALKWAYS CONNECTS ALL BUILDINGS WITH THE PERIMETER PUBLIC WALKWAY.
- INTERIOR LOOP ROADS ARE DESIGNED AS TREE-LINED WAYS SHARING COMMON ACCESS POINTS WITH ADJACENT LOTS, WHERE POSSIBLE.
- PLANTING AND LANDSCAPING LAYOUTS SHALL BE PROVIDED THAT MEETS SARPY COUNTY STANDARDS THROUGHOUT THE PROJECT.
- ALL BUILDINGS ARE PHYSICALLY AND VISIBLY ACCESSIBLE TO PUBLIC SAFETY VEHICLES.
- A 20’ LANDSCAPE BUFFER TO BE MAINTAINED ALONG ALL PUBLIC RIGHT-OF-WAY FRONTAGE PER SECTION 37.3.C2 OF SARPY COUNTY ZONING CODE.

0 1 inch = 40 ft.
In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:

1. Completed Preliminary Plat Application
2. Non-Refundable Fee of $______ made payable to Sarpy County
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. Please review Sections 5 and 6 of the Sarpy County Subdivision Regulations for a complete list of Preliminary Plat process and submittal requirements.

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

PLANNING STAFF USE ONLY:

APPLICATION #: PP 15-003
DATE RECEIVED: 1-23-2015
CP DESIGNATION: Urban Residential
CURRENT ZONING DESIGNATION: AG
PROPOSED ZONING DESIGNATION: MY
APPLICATION FEE: $300 RECEIPT NO. 2469

RECEIVED BY:

NOTES: Revised Preliminary Plat

APPLICANT INFORMATION:

NAME: Dowd Grain Company, Inc. E-MAIL: dowdproperties@gmail.com
ADDRESS: 220 N 89th Street, Suite 201
MAILING ADDRESS: (IF DIFFERENT)
PHONE: 402-391-5033

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

NAME: Dowd Grain Company, Inc. E-MAIL: dowdproperties@gmail.com
ADDRESS: 220 N 89th Street, Suite 201
MAILING ADDRESS: (IF DIFFERENT)
PHONE: 402-391-5033

ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: E & A Consulting Group, Inc. E-MAIL: jthiellen@eacg.com; thansen@eacg.com
ADDRESS: 330 N 117th Street
MAILING ADDRESS: (IF DIFFERENT)
PHONE: 402-895-4700
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.

Requesting a change of zone from AG to /M U on remaining parcels approved with preliminary plat of Stonecrest/Meridian Park Subdivision

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.

SUBDIVISION NAME: To be known as Stonecrest Village

GENERAL LOCATION: Southwest corner of 156th and Giles Road

ASSESSOR'S PARCEL NUMBER: 010464867

LEGAL DESCRIPTION: (Describe property to which) Tax Lot 1A2 in Section 22, Twp. 14N, Rng 11 East of the 6th P.M. Sarpy County Nebraska

SIZE OF PROPERTY: 21.21 acres

CURRENT ZONING: AG

REQUESTED ZONING: /M U

SOURCE OF UTILITY SERVICES: Water - MUD  Sewer - Gretna

Gas - MUD  Electric - OPPD

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 Planning Commission and County Board.

2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.

3. The County Board will hold a public hearing and make a final decision on the Change of Zoning application.

4. Any necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the propery owner.

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

Applicant Signature  Date

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process of the Planning Commission and County Board is complete. I further understand the Change of Zoning process as stated above and authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Owner Signature (or authorized agent)  Date

Owner Signature (or authorized agent)  Date
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NE1/4 OF SECTION 22; THENCE S02°55'47"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF GILES ROAD; THENCE S87°04'50"W ALONG SAID SOUTH RIGHT-OF-WAY LINE OF GILES ROAD, A DISTANCE OF 33.00 FEET; THENCE S02°55'47"E, A DISTANCE OF 764.11 FEET; THENCE S87°03'45"W, A DISTANCE OF 260.59 FEET; THENCE S02°54'18"E, A DISTANCE OF 360.05 FEET; THENCE S87°04'18"W, A DISTANCE OF 510.00 FEET TO THE SOUTHEAST CORNER OF LOT 14, STONECREST REPLAT ONE, A SUBDIVISION LOCATED IN SAID SECTION 22; THENCE N02°55'42"W ALONG THE EAST LINE OF STONECREST REPLAT ONE, SAID LINE ALSO BEING THE EAST LINE OF STONECREST REPLAT FOUR, A SUBDIVISION LOCATED IN SAID SECTION 22, A DISTANCE OF 750.54 FEET TO THE NORTHEAST CORNER OF LOT 23, SAID STONECREST REPLAT ONE; THENCE S87°04'50"W ALONG THE NORTH LINE OF SAID STONECREST REPLAT ONE, A DISTANCE OF 292.06 FEET TO THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STONECREST DRIVE AND THE EAST RIGHT-OF-WAY LINE OF STONECREST DRIVE; THENCE N00°22'55"E ALONG SAID EAST RIGHT-OF-WAY LINE OF STONECREST DRIVE, A DISTANCE OF 60.10 FEET TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE OF STONECREST DRIVE AND THE NORTH RIGHT-OF-WAY LINE OF STONECREST DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF STONECREST DRIVE ON THE FOLLOWING TWO (2) COURSES: (1) THENCE NORTHWesterLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET, A DISTANCE OF 68.96 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N78°20'13"W, A DISTANCE OF 68.52 FEET; (2) THENCE N25°32'38"E, A DISTANCE OF 7.19 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF 159TH STREET; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF 159TH STREET ON A CURVE TO THE RIGHT WITH A RADIUS OF 195.00 FEET, A DISTANCE OF 209.43 FEET, SAID CURVE ALSO HAVING A LONG CHORD WHICH BEARS N33°41'16"W, A DISTANCE OF 199.51 FEET; THENCE N02°55'10"W ALONG SAID EAST RIGHT-OF-WAY LINE OF 159TH STREET AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 151.78 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 22; THENCE N87°04'50"E, ALONG THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 1257.20 FEET TO THE POINT OF BEGINNING.

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ENGINEER
DOWD GRAIN COMPANY, INC.
220 N 89TH STREET, STE 201
OMAHA, NE. 68114
PLANNING
E&A CONSULTING GROUP, INC.
10909 MILL VALLEY ROAD, SUITE 100
OMAHA, NE 68154
PHONE: 402.895.4700    FAX: 402.895.3599

LEGAL DESCRIPTION
A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.
BEGINNING AT THE WEST CORNER OF THE NE1/4 OF THE NE1/4 OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA; thence S 89° 57’ 10” E 134’ 02” to a 10’ property line; thence N 6° 31’ 03” E 10’ to a 10’ property line; thence N 28° 29’ 37” W 105’ to a 10’ property line; thence S 11° 31’ 39” W 12’ to a 10’ property line; thence S 33° 01’ 44” E 39’ to a 10’ property line; thence S 59° 09’ 27” E 25’ to a 10’ property line; thence S 89° 57’ 10” E 20’ to a point on the north property line of Lot 1; thence N 27° 12’ 12” W 50’ to the north property line of Lot 1; thence S 68° 35’ 56” E 20’ to a point on the east property line of Lot 1; thence S 11° 31’ 39” W 12’ to a 10’ property line; thence S 59° 09’ 27” E 25’ to a 10’ property line; thence S 89° 57’ 10” E 20’ to a point on the east property line of Lot 1; thence S 89° 57’ 10” E to the beginning.

NOTES:
1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO GILES ROAD STREET FROM LOTS 1 THRU 5.
2. TEMPORARY TURNAROUNDS WILL BE CONSTRUCTED AT ALL DEADEND STREETS.
3. LOTS 3, 4, AND 5 SHALL MAINTAIN A 10’ SIDE SETBACK ALONG STONECREST DRIVE FRONTAGE.
4. LOTS 3 AND 4 SHALL MAINTAIN A 20’ SIDE SETBACK ALONG 157TH STREET FRONTAGE.
Donna Lynam

From: Donna Lynam [mailto:dlynam@sarpy.com]
Sent: Thursday, February 05, 2015 9:42 AM
To: Steven Perry; Kelly Jeck
Cc: kris@cityofgretna.com; Bruce Fountain
Subject: RE: Planning Review: Change of Zone and Revised Preliminary Plat - Stonecrest Village

Steve,

Thank you for your comments regarding the proposed Stonecrest Village submittal. Can you confirm that Stonecrest/Meridian Park Subdivision has a valid WWSA and if so, could you please provide our office with a copy so that we may calculate the sewer fees according to the WWSA.

Please let us know if this applicant needs to work with the City of Gretna to enter into a valid WWSA.

Respectfully,
Donna Lynam
Assistant Director

Sarpy County, Nebraska
1210 Golden Gate Dr. #1240
Papillion, NE 68046
Phone: 402-593-1555
Fax: 402-593-1558
Email: dlynam@sarpy.com
Website: www.sarpy.com

From: Steven Perry <SteveP@olmstedperry.com>
Sent: Monday, February 02, 2015 10:49 AM
To: Kelly Jeck
Cc: kris@cityofgretna.com
Subject: RE: Planning Review: Change of Zone and Revised Preliminary Plat - Stonecrest Village

Kelly
The sanitary sewer for this plat will be served by the Gretna Municipal Interceptor Sewer. The applicable fees will need to be paid prior to final plat approval.
Steve

From: Kelly Jeck [mailto:kjeck@sarpy.com]
Sent: Tuesday, January 27, 2015 10:46 AM
To: Mark Wayne; Scott Bovick; Eric Herbert; Nikki Lampe; Nicole O'Keefe; Pat Dowse; Denny Wilson; Jeff Davis; Steven Perry; Jeff Schovanec - MUD ; 'sfanslau@oppd.com' (sfanslau@oppd.com); llaster@papionrd.org; Grint, Amanda; Christopher Solberg; kelutz@mpsomaha.org; kevinedwards@prfd.omhcoxmlcom
Cc: Bruce Fountain; Donna Lynam
Subject: Planning Review: Change of Zone and Revised Preliminary Plat - Stonecrest Village

Dowd Grain Company, Inc. has submitted applications for consideration of a Change of Zone from AG to BG and RG-15, and a Revised Preliminary Plat of a six (6) lot subdivision to be known as Stonecrest Village being a platting of Tax lot 1A2 in Section 22, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE (Parcel #010464867). Generally located: Southwest corner of 156th Street and Giles Road.

This application is slated for a February 17, 2015 Public Hearing before the Sarpy County Planning Commission, therefore we would like to have any comments back prior to February 3, 2015. Note: If additional information is required to complete your review, please contact our office by e-mail with a description of the information needed.

Thank you in advance,

Sarpy County Planning Department

kj
Kelly,

Public Works has no new comments in regards to this CZ/RPP from our comments on February 4, 2015. If the 156th Street access has been completely removed from consideration, the comment on the submittal in regards to the 156th Access can be stricken.

Please let me know if you have any questions.

Thanks,
Patrick M. Dowse, P.E.
Engineering Manager
Sarpy County Public Works
15100 South 84th Street
Papillion, NE 68046-4627
402-537-6900 Office
402-537-6917 Direct
402-885-1590 Mobile
402-537-6955 Fax
pdowse@sarpy.com

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Dowd Grain Company, Inc. has submitted applications for consideration of a Change of Zone from AG to MU, and a Revised Preliminary Plat of a six (6) lot subdivision to be known as Stonecrest Village being a platting of Tax lot 1A2 in Section 22, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE (Parcel #010464867). Generally located: Southwest corner of 156th Street and Giles Road.

This application is slated for an August 18, 2015 Public Hearing before the Sarpy County Planning Commission, therefore we would like to have any comments back prior to August 7, 2015. Note: If additional information is required to complete your review, please contact our office by e-mail with a description of the information needed.
MEMO

TO: Donna Lynam, CFM, Assistant Director
FROM: Patrick M. Dowse, PE, Engineering Manager
DATE: February 4, 2015
RE: Stonecrest Village – Change of Zone and Revised Preliminary Plat Review

Sarpy County Public Works has reviewed the above mentioned Change of Zone and Revised Preliminary Plat, and has the following comments:

Traffic Impact Analysis:
A Traffic Impact Analysis should be completed prior to Final Plat. Right turn deceleration lanes along Giles Road may be warranted given the proposed zoning designation.

Drainage:
The drainage system needs to be systematically evaluated from Stonecrest Village to Springhill Village to Giles Ridge to ensure the Giles Ridge drainage system is adequate to handle the upstream demands.

Giles Road Access:
157th Street is closer than 1/8 mile (660 feet) from the signalized intersection at 156th Street and access should be restricted to right-in right-out (RIRO).

156th Street:
It appears improvements to 156th Street have not been finalized at the time of this submittal. Public Works would prefer 156th Street be improved if Stonecrest Drive is to tie to 156th Street. As 156th Street is currently signalized, it would appear to be a preferred route for motorists to turn left from the development, especially during peak traffic hours.
Date: August 6, 2015

To: Kelly Jeck

From: Michael Felschow, MAPA Program Director

Re: Stonecrest Village

MAPA has reviewed 156th Street and Giles Road. With regards to this development please note that in the 2035 Long-Range Transportation Plan and Draft 2040 Long-Range Transportation Plan Giles Road has been identified for future development from a 2 lane road to a 4 lane road between 2015 and 2020. In the coming decades higher traffic volumes are anticipated along Giles Road.

MAPA recommends the need for future transportation system improvements, such as the preservation of sufficient right-of-way, be considered during the review process for this development.

If you have any questions, please contact me at 402-444-6866 ext. 229.
August 6, 2015

Mr. Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, Nebraska 68046

RE: Stonecrest Village – Application for Change of Zone and Preliminary Plat

Dear Mr. Fountain:

The District has received the applications for change of zone and preliminary plat for Stonecrest Village southwest of 156th Street and Giles Road and offers the following comments:

- A post construction stormwater management plan (PCSMP) was provided for review at the time of the original preliminary plat (dated January 23, 2015). However, an updated version was not provided with the revised preliminary plat.

- In the PCSMP from January 23, 2015, the applicant’s engineer states that an increase in peak flow from a 10-year and 100-year storm events will not cause adverse impact as it flows to an existing District water quality basin. No calculations have been provided to support this statement. The applicant must analyze the flows into the existing structure to ensure that it will not be adversely impacted and provide such information to the District.

- The District owns property adjacent to and southeast of the proposed Stonecrest Village (TL 1A2 in Section 22, T14N, R11E, Sarpy County). The District would request that the landscape buffer and detailed detention pond plans and flow computations be submitted to the District for review, as these items will have an impact on the District property and USA owned Chalco Hills Recreation Area property that it manages. The District requests that a perimeter fence be required on the Stonecrest Village property south and east boundaries adjacent to the District and USA owned property lines to discourage trespassing into these properties.

- ROW for a 10’ trail should be included along the south side of Giles Road. The existing park trail at Chalco Hills is currently in process of being extended to the east side of 154th Ave. This will also be continued to the southeast corner of 156th Street, and the existing sidewalk along the south side of Giles Road from 159th Street to the west is planned as a continuation of the active transportation and recreation corridor. Trail design should meet AASHTO and ADA standards, and the Papio-Missouri River NRD is available to discuss details about trail planning and design. This will also need to be discussed with Sarpy County Public Works in accordance with their long-range plans for crossing of Giles Road.

- This project is subject to the Watershed Management Fees as stated in the Papillion Creek Watershed Partnership Interlocal Agreement adopted by Sarpy County in 2014.

If you have any questions or concerns, I can be contacted at (402) 444-6222 or at laster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, Martin Cleveland, Eric Williams P-MRNDRD
Vicinity Map - Current Zoning

SW corner of 156th Street and Giles Road – Tax Lot 1A2 in 22-14N-11E

Stonecrest Village
Subject Property Outlined in Blue (Urban Residential)

Current FLU – Sarpy County
Southwest corner of 156th Street and Giles Road – Tax Lot 1A2 in 22-14N-11E
Stonecrest Village
Calculations must be provided to support engineer’s statement regarding no adverse impact from increased peak flows.

This recommendation is being made as the Revised Preliminary Plat is consistent with the previously approved Preliminary Plat and meets the Zoning and Subdivision Regulations of Sarpy County. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Ackley, Whitfield, Malmquist, Torczon and George. Nays: None. Abstain: None. Absent: Davis, Christianson and Fenster. **Motion carried 8-0-3.**

8. **PUBLIC HEARING AND RECOMMENDATION:** Dowd Grain Company, Inc. has submitted applications for consideration of a Change of Zone from AG (Agricultural Farming District) to BG (General Business District) and RG-15 (General Residential District), and a Revised Preliminary Plat of a six (6) lot subdivision to be known as Stonecrest Village being a platting of Tax Lot 1A2 in Sec. 22, Twp. 14N, Rng. 11E of the 6th P.M. Sarpy County, NE. Generally located: Southwest corner of 156th Street and Giles Road.

Donna Lynam, Assistant Planning Director, said this revised preliminary plat to be known as Stonecrest Village, is the remainder of the Stonecrest/Meridian Park subdivision and proposes a six (6) lot development to be zoned BG (General Business) and RG-15 (Multi-family Residential) which is a minor reconfiguration of what was originally rezoned, platted and approved in October 2004. The original preliminary plat proposed 5 lots, one being a 13.9 acre lot for multi-family residential to the south abutting the dam site property and 4 lots for commercial development along Giles Road.

Ms. Lynam said this request proposes to decrease the multi-family area from 13.9 acres to 10.6 acres and increase the number of commercial lots from 4 to 5. The change of zone that was approved in 2004 was for the parcels as originally configured on the preliminary plat including a much larger multi-family area and a curve in Stonecrest Drive, therefore, the Planning Department requested the applicant submit a change of zone application to make the lines clean and clear and for the record.

Ms. Lynam said the subject property is 21.21 acres in area and is currently being farmed. The Future Land Use designation is Urban Residential. She noted that the Future Land Use designation in 2004 was Urban. The surrounding property is developed as urban residential with the Chalco Hills Recreation Area to the south and east.

Ms. Lynam stated relevant information to this request:
- Access to the proposed development will be from an existing access point at 159th Street, a new proposed access at 157th Street from Giles Road and from 156th Street south of Giles Road.
- The property proposed to be 156th Street is not currently owned by the applicant, and is not dedicated right-of-way as it was vacated in August of 1989 by County Board resolution and deeded to the abutting property owners. In 1990, Bemis/Dowd conveyed their half (33 ft.) of the right-of-way to the PMNRD for $47,000. The applicant is currently negotiating with the PMNRD for rights to the property so that 156th Street can be improved as an access to this proposed development.
- If 156th Street right-of-way is rededicated and improved, the existing cellular tower located on the southwest corner of 156th & Giles Road would not conform to current required setback distances.
- Utilities will be served by MUD, OPPD, and Gretna Sewer. Sewer fees are applicable and due at time of final plat.
- A waste water service agreement with the City of Gretna will need to be entered into prior to final plat submittal.
- Watershed fees and ASIP fees are applicable to the property at the time of building permit.
- Drainage and Storm Water System will need to be evaluated to ensure all upstream demands are able to be handled downstream, as a large portion of this property flows through the PMNRD property and the Corps of Engineers property.
- Draft Subdivision Agreement will need to be submitted for review by the Sarpy County Attorney’s office prior to final plat.
- The applicant held a neighborhood meeting on both of his proposals on February 10, 2015.

Mrs. Lynam reported that the Papio-Missouri River Natural Resources District is requesting that this application be delayed until such time as the property rights issue is resolved.
Ms. Lynam said the Planning Department recommends that the application for the proposed Revised Preliminary Plat of a subdivision to be known as Stonecrest Village be Tabled until land rights over the vacated 156th Street right-of-way are resolved. Staff makes this recommendation based on research done by the Planning Department and comments received from the PMNRD.

Ms. Lynam said while the proposed Change of Zone from AG to BG and RG-15 is consistent with the previously approved Preliminary Plat and meets the Sarpy County Zoning and Subdivision Regulations, the Planning Department recommends action on the rezoning be Tabled until the Revised Preliminary Plat is acted upon.

Duane Dowd, representing Dowd Grain Company, Inc. clarified that they did not receive $47,000 for a little bit of property. That amount was for the whole 3 acres or more that the Papio-Missouri Natural Resources District acquired for the site where their maintenance facility is located.

Mr. Dowd said the real issue is whether the vacation actually took place. He said it needed to have the notice and the vacation resolution filed 30 days after it was done back in 1989, however, it was not filed until a few weeks ago, so it was 25 years and 6 months late, and he does not believe it is valid. Mr. Dowd said he does not resist the tabling of this request, adding that there is a meeting tomorrow with the PMNRD to resolve the issues.

Chairman Whitfield opened the Public Hearing on this request at 9:25 p.m.

Brandon Harms, 8503 S 159th Street, spoke in opposition to this request. Mr. Harms said the proposed commercial site will be right in his back yard and while this development may have been in the works for commercial or multi-family residential since 2004, it was not known to him when he was in the process of buying his home.

Mr. Harms said the residents are opposed to the idea of spot zoning and the addition of commercial space in the middle of an existing residential area. Development on this site should be similar and in keeping with the character of the existing neighborhood and not be zoned for anything other than single family residential. He pointed out that there are already a number of large apartment buildings on the north side of Giles and that adding another 10 plus acres of multi-family residential area south of Giles will change the essential character of the neighborhood from single family residential to that of large apartment buildings. Additionally, the proposed three-story apartment buildings are going to overlook the Chalco Recreation Area and will be visible throughout the park area.

Mr. Harms said if the property is rezoned commercial, as an adjacent property owner he would like the following to be considered:

- The developer erect a privacy fence along all of the back yards of the adjacent residential properties that will follow Stonecrest Drive. This should be one of the first items done before construction of a new road and buildings.
- No commercial buildings over one-story.
- Installation of a privacy berm on the commercial side of the new road with at least 30 ft. of landscaped buffer between the edge of the road and the new construction.
- No 24-hour businesses, bars or bright commercial signs.
- Proposal remaining at 4 commercial lots and not increased to 5.

Mr. Harms said he has already had a car lose control and go through his back yard. He believes that the connection of Stonecrest Drive to 156th Street will result in a major increase of traffic behind the residences and he would like to see that street thought out a little bit more with the possibility of speed bumps being installed.

Shari Wheeler, 15804 Cary Circle, said she has the same concerns as her neighbor, noting that she is very concerned about the very large apartment parking lot proposed in her back yard. Ms. Wheeler said at the time she was planning to put a pool in her back yard, she spoke with the applicant who shared with
thems that there would be multi-family development, but that it would more than likely be townhomes closer to Giles Road.

Lukas Brazier, 15944 Virginia Street, spoke in opposition to this request and requested that the subject property remain zoned AG.

Martin Cleveland, representing the Papio-Missouri River Natural Resources District, expressed the District’s concern about 156th Street and confirmed that there is a meeting scheduled with Mr. Dowd to explore the possibilities. He encouraged the board to table this request until some kind of settlement is worked out with Mr. Dowd that would be suitable to all parties.

With no one else appearing in regard of this request, Mr. Whitfield closed the Public Hearing on this request at 9:35 p.m.

In response to the comments of the neighbors, Mr. Dowd noted that the subject property has been zoned for apartments and business since 2004. For the record, Mr. Dowd said he does not recall telling anyone the site would be developed with townhomes.

In response to a question by Lichter, Bruce Fountain, Planning Director, stated that the cell tower was constructed before the County had wireless tower regulations. This item will require further discussion with the legal department.

Kyle Vohl, E&A Consulting Group, presented an exhibit showing that they can successfully construct a 38’ wide street section, which would be a 3 lane improvement, that would line up with 156th Street to the north and that would not impact the existing cell tower.

In response to a question by Torczon, Nicole O’Keefe, Assistant Sarpy County Attorney, said the regulations state that if you have a preliminary plat it is good for one year, however, if a portion of that is final platted, and if the preliminary plat is the same then there can be a phased development.

Mr. Fountain added that if there is a phased development and if it is not final plating at all within a year, the preliminary plat would expire. As long as a phased development is continuing to final plat the phases, the preliminary plat remains in effect.

Torczon questioned how a home buyer would know the history on a property that has an approved preliminary plat but sits undeveloped for a few years because zoning does not change on the property until the final plat is recorded.

Mr. Fountain said this has been discussed with the GIS department.

Donna Lynam, Assistant Planning Director, said a phased subdivision could technically live for years such as this subdivision which is on year eleven. Her research of the history of this subdivision revealed Lots 1 – 183 were final platted in 2004; the second phase was final platted in August, 2004; there was a final plat for Stonecrest West in 2006, a final plat for Meridian Marketplace in 2006, and another final plat in 2012.

Ms. Lynam said as long as final plats are consistent with the approved preliminary plat an applicant does not need to do a revised preliminary plat. In this case, the Planning Department determined that the applicant needed to make application for a change of zone and submit a revised preliminary plat because there was an increase in the number of commercial lots, Stonecrest Boulevard was straightened out and there was an issue with the 156th Street connection.

**MOTION:** Ackley moved, seconded by Lichter, to Table this request to the March 17, 2015 meeting.  
**Ballot:** Ayes – Bliss, Lichter, Huddleston, Ackley, Whitfield, Malmquist, Torczon and George.  Nays: None.  Abstain: None.  Absent: Davis, Christianson and Fenster.  **Motion carried 8-0-3.**

**IV. CORRESPONDENCE AGENDA**

Mr. Fountain presented each commissioner with a copy of the Strategic Plan that the County Board adopted in 2014.
This recommendation is being made as the Revised Preliminary Plat is consistent with the Sarpy County Comprehensive Development Plan, Zoning Regulations and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Davis, Whitfield, Malmquist, and George. Nays: None. Abstain: None. Absent: Ackley, Christianson, Fenster and Torczon. **Motion carried 7-0-4.**

**MOTION:** Huddleston moved, seconded by Davis, to recommend Approval of the Final Plat of a subdivision to be known as Remington Ridge Lots 157 – 256 and Outlots E-H (Phase III), subject to: a) the block lengths being 800 ft. maximum; b) the developer working with the Planning Department staff on the corner lots that shall have limited access to streets and noting this on the Final Plat; and, c) confirmation that Lot 187 is buildable in the RS-72 District. This recommendation is being made as the Final Plat is consistent with the Sarpy County Comprehensive Development Plan, Zoning Regulations and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Davis, Whitfield, Malmquist, and George. Nays: None. Abstain: None. Absent: Ackley, Christianson, Fenster and Torczon. **Motion carried 7-0-4.**

**6. PUBLIC HEARING AND RECOMMENDATION:** Tabled at the February 17, 2015 meeting. Dowd Grain Company, Inc. has submitted applications for consideration of a Change of Zone from AG (Agricultural Farming District) to BG (General Business District) and RG-15 (General Residential District), and a Revised Preliminary Plat of a six (6) lot subdivision to be known as Stonecrest Village being a platting of Tax Lot 1A2 in Section 22, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located: Southwest corner of 156th Street and Giles Road.

Donna Lynam, Assistant Planning Director, said the Planning Department received a letter from the applicant dated March 10, 2015, requesting that the Planning Commission consider only the Change of Zone request from AG to BG and RG-15 at this meeting and to table the Preliminary Plat application so they can continue to work with the Papio-Missouri Natural Resources District to resolve land rights issues for 156th Street.

Ms. Lynam said the Planning Department recommends that the Change of Zone be tabled and considered with the Preliminary Plat so that there are lot lines to determine the areas to be zoned BG and the areas to be zoned RG-15. The Planning Department recommends both the Change of Zone and the Preliminary Plat be tabled until the April 21, 2015 meeting.

Adam Watson, representing the applicant, indicated that tabling both requests is acceptable as they are going to work through some revisions and improvements to the plans and look forward to presenting those at the April meeting.

Chairman Whitfield opened the Public Hearing on this request at 8:10 p.m.

Shari Wheeler, 1504 Cary Circle, spoke in opposition to the rezoning. Ms. Wheeler said according to State Statute, the County Board is responsible for ensuring that development lessens congestion in the streets, prevents excessive concentration of populations and encourages the most appropriate use of land.

Ms. Wheeler said she has concerns about the increase in traffic from additional apartments units on an already congested Giles Road. She reported that there was a recent news story about the traffic congestion in the area not only on Giles Road, but within the Stonecrest and Meridian Park neighborhoods. Ms. Wheeler said the site plan proposes 157th Street to be right-in, right-out only, however, she believes that will force the majority of traffic onto 159th Street which is the access into the Stonecrest neighborhood.

Ms. Wheeler said she does not feel the rezoning to multi-family is in line with the essential character of the existing neighborhood. She pointed out that there are already 9-10 apartment buildings (over 200 units) on the northwest corner of 156th and Giles Streets and she does not see the need for 266 more units proposed in 7 more buildings concentrated in the area.

With the Chalco Hills Recreation area to the south and east, Ms. Wheeler said she looked at how other similar areas in the metro area have developed, like Walnut Creek in Sarpy County and Zorinsky Lake in Douglas County, and aerials of those areas show that there are single family houses around those park like settings and not a concentration of apartment buildings.
Ms. Wheeler said she does not believe this is the right place for 266 apartment units and is recommending that the commission consider rezoning the property for single family residential to make it more in line with the character of the existing neighborhood and to lessen that high concentration of population in the area.

Ms. Wheeler said if multi-family development is considered, out of respect for the character of the existing neighborhood, a privacy fence should be required along 159th Street, Stonecrest Drive, and all the way down the eastern edge of the existing neighborhood. Additionally, a roundabout or speed bumps should be considered for 159th Street to manage/control traffic flow into the area and a left turn signal considered at 156th and Giles Streets.

With no one else appearing in regard to this request, Chairman Whitfield closed the Public Hearing at 8:15 p.m.

**MOTION:** Bliss moved, seconded by Malmquist, to Table the applications submitted by Dowd Grain Company, Inc. for a Change of Zone from AG to BG and RG-15 and the Revised Preliminary Plat of a six (6) lot subdivision to be known as Stonecrest Village to the April 21, 2015 meeting. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Davis, Whitfield, Malmquist, and George. Nays: None. Abstain: None. Absent: Ackley, Christianson, Fenster and Torczon. **Motion carried 7-0-4.**

**IV. CORRESPONDENCE AGENDA**

Next Currently Scheduled Meeting: Tuesday, April 21, 2015.

Bruce Fountain, Planning Director, reported that Commissioner Don Fenster received the Carol Swain Planning Commissioner award for the State of Nebraska at the NPZA Conference this year which recognizes his extensive length of service to both the Sarpy County Planning Commission as well as the City of Bellevue’s Planning Commission.

**V. ADJOURNMENT**

Being no further discussion, Malmquist moved, seconded by Whitfield, to adjourn the meeting. With the unanimous consent of the Planning Commission, the meeting adjourned at 8:20 p.m.

_____________________________________
Doug Whitfield, Chairman

_____________________________________
Kelly Jeck, Recording Secretary
APRIL 21, 2015
PLANNING COMMISSION
destroy their front door.

Torczon questioned how the considerable amount of perimeter landscaping shown on the plan will be maintained, and recommended an irrigation system to insure its survival.

With no one else appearing in regard to this request, Vice Chairman Ackley closed the Public Hearing at 7:35 p.m.

In response to a question by Ackley, Mr. Fountain said more and more storage developments are being located close to the neighborhoods that they serve. The staff’s recommendations are made to get the best design possible so the development blends in with both the commercial and the residential around it. Mr. Fountain noted that the commercial developments in that area are masonry and brick with no metal façades, and the staff would prefer that this development maintain the masonry character on the commercial side and have the lap siding on the remaining exterior elevations adjacent to the residential development.

**MOTION:** Bliss moved, seconded by Lichter, to recommend **Approval** of the Special Use Permit application to allow for a mini-storage facility with a watchmen’s residence in the BG Zoning District, subject to: a) the amended building materials as recommended by Planning Department; b) the landscape plan to include an irrigation system; and, c) if Phase 2 is not constructed within 6 years that landscaping consistent with the approved landscape plan be planted along the east property line. This recommendation is being made as it is consistent with the Sarpy County’s Comprehensive Plan and Zoning Regulations. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Ackley, Sotak, Fenster, Torczon and George. Nays: Davis. Abstain: None. Absent: Whitfield and Malmquist. **Motion carried 8-1-2.**

3. **PUBLIC HEARING AND RECOMMENDATION:** Tabled at the March 17, 2015 Meeting. Dowd Grain Company, Inc. has submitted applications for consideration of a Change of Zone from AG (Agricultural Farming District) to BG (General Business District) and RG-15 (General Residential District), and a Revised Preliminary Plat of a six (6) lot subdivision to be known as Stonecrest Village being a platting of Tax Lot 1A2 in Section 22, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located: Southwest corner of 156th Street and Giles Road. The applicant has requested that this item be tabled until the June 16, 2015 meeting.

Vice Chairman Ackley opened the Public Hearing on this request at 7:40 p.m., and with no one appearing in regard to this request, closed the Public Hearing at 7:40 p.m.

**MOTION:** Bliss moved, seconded by Torczon, to **Table** both the Change of Zone and Revised Preliminary Plat applications for a subdivision to be known as Stonecrest Village until the June 16, 2015 Planning Commission meeting. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Davis, Ackley, Sotak, Fenster, Torczon and George. Nays: None. Abstain: None. Absent: Whitfield and Malmquist. **Motion carried 9-0-2.**

4. **PUBLIC HEARING AND RECOMMENDATION:** Adam and Andrea Nowka have submitted an application for consideration of a Change of Zone from RD-50 to RE2 at 12707 North Shore Drive, legally described as Lot 29, Villa Springs, as surveyed, platted and recorded in Sarpy County, NE. Generally located southeast of 132nd Street and Buffalo Road.

Donna Lynam, Assistant Planning Director, said the application submitted is requesting approval of a Change of Zone from RD-50 to RE2 on an existing platted lot in the Villa Springs Subdivision. The property is currently improved with a single-family dwelling and the lake encroaches into a portion of the lot. A zoning change would allow the applicant to construct a larger accessory building on the property. The RD-50 zoning district allows a 720 sq. ft. accessory structure, and the RE2 district allows an accessory structure up to 1.5 times the
This recommendation is being made as the Revised Preliminary Plat is consistent (no significant changes noted) with the previously approved Preliminary Plat and meets requirements of the Sarpy County Zoning and Subdivision Regulations. **Ballot:** Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Malmquist, Torczon, and George. Nays: None. Abstain: None. Absent: Bliss, Sotak and Fenster. **Motion carried 8-0-3.**

4. **PUBLIC HEARING AND RECOMMENDATION:** *Tabled at the March 17, 2015 Meeting.*

**APPLICANT HAS REQUESTED THAT THIS ITEM BE TABLED TO JULY 21, 2015 MEETING.* Dowd Grain Company, Inc. has submitted applications for consideration of a Change of Zone from AG (Agricultural Farming District) to BG (General Business District) and RG-15 (General Residential District), and a Revised Preliminary Plat of a six (6) lot subdivision to be known as Stonecrest Village being a platting of Tax Lot 1A2 in Section 22, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located: Southwest corner of 156th Street and Giles.

Donna Lynam, Assistant Planning Director, stated that the applicant is working on a revised plan and has requested the Planning Commission table the applications to the July 21, 2015 meeting.

**MOTION:** Lichter moved, seconded by Torczon, to **Table** the applications submitted by Dowd Grain Company, Inc. to the July 21, 2015 meeting of the Planning Commission. **Ballot:** Ayes – Lichter, Huddleston, Davis, Ackley, Whitfield, Malmquist, Torczon, and George. Nays: None. Abstain: None. Absent: Bliss, Sotak and Fenster. **Motion carried 8-0-3.**

Chairman Whitfield stated that the following two agenda items will be heard simultaneously.

5. **PUBLIC HEARING AND RECOMMENDATION:** *Tabled at the May 19, 2015 meeting.*

Walnut Opportunities, LLC has submitted applications for consideration of a Change of Zone from AG and RG-35 to RD-50 and PD, and a Revised Preliminary Plat of a subdivision to be known as River Oaks, Lots 1-288 and Outlots A – R, being a platting of Part of the W ½ of the NE ¼, together with a part of the NW ¼ of the SE ¼ of Section 17, Township 14N, Range 11E of the 6th P.M., Sarpy County, Nebraska. Generally located south of 184th Street and Harrison Streets.

Ms. Lynam, Assistant Planning Director, recalled that the Change of Zone and Preliminary Plat of River Oaks was tabled by the Planning Commission at the April public hearing to allow the developer to meet with neighbors and provide an explanation of the proposal to them. The applicant held their first neighborhood meeting on May 5, 2015 and then held a follow up meeting after revising the plan on June 10, 2015.

Ms. Lynam said the Future Land Use designation of this 106 acre parcel is Urban Residential II. The property owner is in the process of removing a number of trees from the area to allow for better use of the property whether that be for farming or for development. The property is surrounded by single-family residential subdivisions and farm ground.

Ms. Lynam said the applicant is requesting that all lots be zoned RD-50 with a Planned Development to allow 14 lots to have a reduced rear yard setback from 25 feet to 15 feet. The preliminary plat submitted proposes 283 single-family lots and 20 outlots. The proposed outlots are for creek channels, drainage areas, storm water retention and to provide trail amenities. The final plat is proposing 80 single-family lots with 10 outlots. As allowed by the
3. **PUBLIC HEARING AND RECOMMENDATION:**  *Tabled at the June 16, 2015 meeting. Applicant has requested that this item be tabled to the August 18, 2015 meeting.* Dowd Grain Company, Inc. has submitted applications for consideration of a Change of Zone from AG (Agricultural Farming District) to BG (General Business District) and RG-15 (General Residential District), and a Revised Preliminary Plat of a six (6) lot subdivision to be known as *Stonecrest Village* being a platting of Tax Lot 1A2 in Section 22, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located: Southwest corner of 156th Street and Giles Road.

**MOTION:** Fenster moved, seconded by Lichter, to *Table* the applications for Stonecrest Village as submitted by Dowd Grain Company, Inc. to the August 18, 2015 meeting of the Planning Commission. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Ackley, Whitfield, Sotak, Malmquist, Fenster and Torczon. Nays: None. Abstain: None. Absent: Davis and George. **Motion carried 9-0-2.**

4. **PUBLIC HEARING AND RECOMMENDATION:**  **Application has been withdrawn**

BCJ Ventures, LLC, dba Seven Wonders Senior Care, has submitted an application for consideration of a Special Use Permit to allow an assisted living facility in RS-72 on property commonly addressed 16210 Greenleaf Street, and legally described as Lot 418, Millard Park South, as surveyed, platted, and recorded in Sarpy County, NE.

5. **PUBLIC HEARING AND RECOMMENDATION:**  Truitt Priddy, QuikTrip Corporation has submitted an application for consideration of a Revised Preliminary Plat and Final Plat of a subdivision to be known as *Murray Sapp Replat 1*, being a platting of Tax Lots 6 and 14 of the SE ¼ of the SE ¼ of Section 27, Township 14N, Range 11E of the 6th P.M., Sarpy County, NE, together with Lot 1, Murray Sapp, a subdivision, as surveyed, platted and recorded in Sarpy County, NE. Generally located on the northeast corner of Hwy 370 and Sapp Bros. Drive.

Bruce Fountain, Planning Director, said this request is for the approval of 4.44 acre, one-lot commercial subdivision to be known as Murray Sapp Replat 1. The site is currently developed with three structures that will be removed from the site, and the property is proposed to be redeveloped with a convenience store. Access to the proposed lots will be from Sapp Brothers Drive. A preliminary traffic impact study has been submitted and details from that study will be implemented into the site plan as it moves forward.

Mr. Fountain noted the following general comments in regard to this proposed subdivision:

- A Post Construction Storm Water Management Plan must be submitted to the County and approved prior to the issuance of any grading or construction permits.
- Sanitary Sewer connection fees must be paid prior to recording of the plat with the County Recorder of Deeds Office.
- The Papillion Creek Watershed Management fees and the County’s Arterial Street Improvement Program (ASIP) fees will be due at the time of issuance of a building permit.

Mr. Fountain pointed out that there is a fairly larger sewer easement that runs through the property and staff has been working with the project engineer on design to make sure the development does not interfere with that easement.

Mr. Fountain said the Planning Department recommends approval of the proposed Preliminary
I. CALL MEETING TO ORDER

A meeting of the Planning Commission of Sarpy County, Nebraska was convened in open and public session at the call of Chairman Doug Whitfield at 7:00 P.M. at the Sarpy County Courthouse in Papillion, Nebraska. Chairman Whitfield stated that a copy of the “Nebraska Open Meetings Act” is posted on the north wall of the Sarpy County Boardroom. Roll call attendance was taken.

Present: Charly Huddleston, Jan Davis, Tom Ackley, Doug Whitfield, Mike Sotak, Don Fenster, Jerry Torczon, and Michael George. Absent: Susie Bliss, Pat Lichter, Gayle Malmquist.

Notice of the public hearing was given in advance thereto by publication in the Omaha World Herald dba Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor. Proof of Publication is on file in the Planning Department. Notice of the meeting was simultaneously given to all members of the Planning Commission of Sarpy County, Nebraska. Availability of the agenda was communicated in the published notice and in the notice to members of the Planning Commission of this meeting.

Sarpy County Staff present: Bruce Fountain, Director of Planning & Building Department, Donna Lynam, Assistant Planning Director, Kelly Jeck, Planning & Zoning Assistant, and Nicole O’Keefe, Deputy County Attorney.

Bruce Fountain, Planning Director, stated that the following applications were approved by the County Board, as recommended by the Planning Commission:

- Preliminary and Final Plat of a subdivision to be known as Murray Sapp Replat 1, requested by QuikTrip Corporation, generally located on the northeast corner of Hwy 370 and Sapp Bros. Drive.
- Change of Zone, Preliminary Plat and Final Plat of a subdivision to be known as Fornoff 1st Addition, requested by Kyle Fornoff, generally located northeast of Hwy 31 and Ruff Road.
- Change of Zone, Preliminary Plat and Final Plat of a subdivision to be known as Wemhoff’s 2nd Addition, requested by Gerard Wemhoff, generally located southwest of 63rd Street and Platteview Road.
- Change of Zone, Preliminary and Final Plat of a subdivision to be known as Olivo Estates Replat 1, requested by Dustin Sturgeon, generally located southeast of 96th Street and Mitchell Road.

Mr. Fountain stated that a public workshop on the Comprehensive Plan Update is planned for August 31, 2015 from 6:30 – 8:30 p.m. at Papillion South High School.

II. CONSENT AGENDA

1. Approval of Minutes from the July 21, 2015 meeting.

Chairman Whitfield stated the Public Hearing rules that would apply to the following agenda items.

III. REGULAR AGENDA

1. PUBLIC HEARING AND RECOMMENDATION: *Tabled at the July 21, 2015 meeting.* Dowd Grain Company, Inc. has submitted applications for consideration of a Change of Zone from AG (Agricultural Farming District) to MU (Mixed Use District), and a Revised Preliminary Plat of a six (6) lot subdivision to be known as **Stonecrest Village** being a platting of Tax Lot 1A2 in Section 22, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located: Southwest corner of 156th Street and Giles.

Donna Lynam, Assistant Planning Director, said the revised preliminary plat to be known as Stonecrest Village proposes a six (6) lot development to be zoned MU (Mixed Use) on the remaining parcel in the Stonecrest/Meridian Park Subdivision. This property was rezoned to BG (General Business) and RG-15 (Multi-Family Residential) at the time of Preliminary Plat approval in 2004, but the zoning does not become effective until the final plat is recorded. That preliminary plat proposed a 13.9 acre multi-family lot to the south abutting the dam site property and four (4) commercial lots along Giles Road.

Ms. Lynam said this proposal decreases the amount of multi-family residential from 13.9 acres to approximately 10.6 acres and increases the number of commercial lots from four to five. Access will be from Stonecrest Drive via 159th Street and from 157th Street which will be designated as a right-in, right-out access at Giles Road. Ms. Lynam pointed out that Stonecrest Drive does not connect to 156th Street.

Ms. Lynam said the applicant, along with staff, have determined that Mixed Use zoning would be more appropriate for this development as it would allow for flexibility in the layout of the lots, the siting of buildings, building materials used, landscaping etc., all details that will be determined in the Mixed Use Agreement. The applicant has submitted a revised application requesting that the change of zone be from Agricultural to Mixed Use, along with a concept plan and the following list of proposed uses:

**PERMITTED USES LIST**

- Single family dwellings
- Two family dwellings
- Multi-family dwellings
- Home occupations II (minor)
- Child care facilities
- Religious facilities, including residences for teachers and religious leaders
- Offices, General
- Offices, Professional
- Offices, Corporate
- Offices, Medical
- Business services
- Restaurants (with no outdoor alcohol sales areas) – limit of 2 drive through restaurants
- Drinking establishments (with no outdoor alcohol sales area)
- Convenience stores with fuel sales – limit of 1
- Retail stores
- Clothing services
- Commercial sport and recreation facilities (Controlled Impact)
- Personal services
- Veterinary clinics, hospitals and animal day care (no outdoor runs or boarding)
PERMITTED SPECIAL USES (permitted with the issuance of a Special Use Permit)

- Private schools (such as pre-schools)
- Restaurants with outdoor alcohol sales areas
- Drinking establishments with outdoor alcohol sales areas
- Veterinary clinics, hospitals and pet services with outdoor runs and boarding
- Home occupations I (major)

Additionally, Ms. Lynam said the following will be required:

- A Mixed Use Development Agreement and Subdivision Agreement to be submitted with the final plat application;
- A traffic impact study shall be completed and submitted with the final plat application;
- Payment of sewer connection fees, watershed management fees and ASIP fees;
- A Waste Water Service Agreement with the City of Gretna will need to be submitted with the final plat application.
- The comments submitted by the Papio-Missouri NRD will need to be addressed.

Ms. Lynam recalled that the applicant did hold a neighborhood meeting back on February 10, 2015 to present this proposal to the neighborhood for discussion purposes and approximately one dozen property owners attended that meeting. Since the initial Public Hearing before the Planning Commission in February, the applications have been tabled several times. A few new letters from area residents have been received and have been provided to the Planning Commission.

Ms. Lynam said the Planning Department recommends approval of the Change of Zone from AG to MU and the Revised Preliminary Plat of Stonecrest Village, subject to the conditions as outlined in the Recommendation Report.

Duane Dowd, applicant, appeared in support of these applications.

Chairman Whitfield opened the Public Hearing on this request at 7:16 p.m.

Chad Snow, Stonecrest resident, spoke in opposition to this project as it is planned. Mr. Snow said there are already several apartment complexes in the area and there are traffic issues. In reading previous minutes, Mr. Snow said it seemed that the apartments were contingent upon this development having access from 156th Street. As it is planned now with no access to 156th Street, all of the traffic will come in and out of the neighborhood entrance at 159th Street which is already a difficult intersection.

Mr. Snow said if apartments are allowed, he believes some major adjustments need to be made on the final plan. He pointed out that there is only 20’ between the residential lots and where the interior street and apartment buildings will be located. He expressed concern about bright security lighting from the apartment buildings illuminating into the adjacent residential backyards. Mr. Snow asked the Commission to consider a project that takes into consideration the surrounding residential property values.

Melinda Corrigan, expressed concern about an increase in traffic. She said there is a very large elementary school in the neighborhood that supports not only the area on the south side of Giles Road, but also the north side of Giles Road. A multi-family apartment development will increase the traffic through the area which could be dangerous for the hundreds of children who walk in the area.

Brandon Harms, 8503 S 159th Street, said he still has the same concerns on this matter as he did
in February along with new concerns. Now that this development does not tie into 156th Street, all of the traffic from this large apartment complex and commercial development is going to travel right next to the neighborhood, and he would like to see speed bumps added to Stonecrest Drive.

Mr. Harms said he is concerned about the crime rate increasing in the area due to an increase in population density, noting that there are already plenty of apartments in this area. In regard to the commercial development, he still has concerns about there being no late night businesses and no bright lights. Mr. Harms said he would like this area developed with single family homes rather than commercial development and apartments and is requesting that the applicant’s proposal for MU be denied.

With no one else appearing in regard to this request, Chairman Whitfield closed the Public Hearing at 7:30 p.m.

Bruce Fountain, Planning Director, explained that it is the County Attorney’s Office position that 156th Street was vacated, therefore, a street connection cannot be made. Mr. Fountain clarified that the staff’s requirement was not that this development has to connect to 156th Street, but that 156th Street would have to be a publicly dedicated street in order to do so. He said there has always been the requirement for a traffic study which will determine what traffic improvements may be necessary due to the development.

Donna Lynam, Assistant Planning Director, noted that the applicant is still in negotiations with Papio-Missouri NRD to try to acquire the vacated right-of-way of 156th Street back so that this development would be able to connect into it.

Mr. Fountain said the Planning Department pushed for the Mixed Use zoning to address some of the concerns expressed by the area residents. He said one of the first concept plans showed several drive-in restaurants and a couple of convenience stores for the development which would have been allowed with the BG zoning. With the MU zoning, the staff can negotiate what is appropriate for the area in terms of aesthetic, design, lighting, parking, setbacks, fencing, and all of those types of things can be put into a Mixed Use Agreement. Mr. Fountain said this is a preliminary concept plan only, a preliminary step to give the developer the idea of whether the general concept is acceptable.

Ms. Lynam added that under the RG-15 zoning there potentially could be more apartment units than the concept plan currently shows. The MU zoning district gives the staff the ability to negotiate how many multi-family units would be allowed in the development. Ms. Lynam said a completed traffic study will also determine how this site is developed.

In response to a question by Davis, Mr. Dowd stated that the apartment buildings are proposed to be two and three story buildings, approximately 200-220 units total.

Davis asked the applicant to consider a different type of housing for the area adjacent to the single-family lots such as duplexes, villas, or town homes.

In response to a question by Ackley in regard to providing speed bumps on Stonecrest Drive from the apartment area to the west, Mr. Dowd said he would have no objection.

Mr. Fountain noted that Public Works Department prefers speed tables, and this can be part of the negotiation of a Mixed Use Agreement along with the results of the traffic study.

Sotak said he hopes that the Planning Department continues to work with the developer to provide the best development possible on this site within the guidelines to buffer the adjacent park area.
He said it is a great park but when one looks to the southeast from the park and all the lights can be seen from the Sapp Brothers area it does take a little bit away from the experience. Mr. Sotak said he would hate to see that happen on both sides of the park.

**MOTION:** Ackley moved, seconded by Sotak, to recommend Approval of the Change of Zone from AG (Agricultural) to MU (Mixed Use) District for the proposed Stonecrest Village subdivision, subject to the conditions as outlined in the Planning Department's Recommendation Report. This recommendation is being made as the Change of Zone is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations. **Ballot:** Ayes – Huddleston, Davis, Ackley, Whitfield, Sotak, Fenster, Torczon and George. Nays: None. Abstain: None. Absent: Bliss, Lichter, and Malmquist. **Motion carried 8-0-3.**

**MOTION:** Ackley moved, seconded by Sotak, to recommend Approval of the Revised Preliminary Plat of a subdivision to be known as Stonecrest Village, as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations, subject to a Mixed Use Development Agreement for the overall development is approved by the County Board. **Ballot:** Ayes – Huddleston, Davis, Ackley, Whitfield, Sotak, Fenster, Torczon and George. Nays: None. Abstain: None. Absent: Bliss, Lichter, and Malmquist. **Motion carried 8-0-3.**

2. **PUBLIC HEARING AND RECOMMENDATION:** Due to the recent annexation and extension of Extraterritorial Jurisdiction by the City of Papillion, Sarpy County no longer has jurisdictional authority over this property and, therefore, cannot take action on this application. James L. Krambeck has submitted an application for consideration of a Change of Zone from AG (Agricultural Farming District) to IL (Light Industrial District) on four (4) properties legally described as, 1) Irreg. 14.2 x 50 foot tract in the SE corner of Tax Lot 10; 2) Irreg. East 719.79 feet except road ROW in the SW ¼; 3) Irreg. West 931.56 feet of the East 1651.35 ft. in the SW ¼ except road ROW; and 4) Irreg. South 1334.63 feet of the West 1438.57 feet except road ROW; all in Section 35, Township 14N, Range 11E of the 6th P.M., Sarpy County, NE. Generally located northeast of 156th Street and Schram.

3. **PUBLIC HEARING AND RECOMMENDATION:** Outland Crossing, LLC, has submitted an application for a Preliminary and Final Plat of subdivision to be known as Outland Crossing Office Park Replat One, being a replat of Lot 3, Outland Crossing Office Park, as surveyed, platted and recorded in Sarpy County, Nebraska. General location: Northwest corner of 168th Street and Cornhusker.

Donna Lynam, Assistant Planning Director, said the applicant is requesting approval of a preliminary and final plat on this 2.9 acre site allowing for four additional lots in the Outland Crossing Office Park development for a total of six (6) lots. Access is from 168th Avenue and each lot will have a blanket easement across the parking lots for access.

Ms. Lynam said the property was zoned from AG to BG with the platting of the Palisades subdivision in 2004. The County Comprehensive Plan designates the area as Urban Residential. While the existing zoning is not consistent with the Future Land Use Map, the zoning was approved prior to the adoption of that map and staff feels that the proposed office/neighborhood service type uses will blend with the character of the surrounding development and land uses.

Ms. Lynam said review of the application generated the following comments that will need to be addressed:
LETTERS SUBMITTED
FOR PERMANENT RECORD
Dear Commissioners of the Planning Board:

This letter is being written in opposition of the rezoning of the plat to be Stonecrest Village at the southwest corner of 156th and Giles. Although we understand that it cannot remain agricultural forever, we strongly oppose the rezoning to allow apartments to be built. There are several reasons why this is a poor use of land for the immediate community.

There are already several apartment complexes in the area. The closest is the Springhill Apartments directly across the street on the northwest corner of 156th and Giles. The next closest being the Rock Creek apartments on 147th and Giles. Each of these apartment complexes have 282 and 540 units respectively for a total of 822 units. Several other apartment complexes in the area include Meadows Park, Willow Creek, and Foxboro Apartment complexes. Clearly, there is no shortage of apartment housing available in the area.

Another issue is the traffic that an additional 500 to 1,000 people would bring to the area. Upon speaking with the managers from the apartment complexes, they stated that there are complaints from current residents about difficulty getting in and out of the complexes due to heavy traffic. Giles is planned to be widened from 144th to 156th. Although this will help along that stretch of Giles, the problem extends beyond that. Morning traffic on 144th from Giles to I-80 is consistently backed up. The widening of Giles only adds to the problem on 144th if more commuters are added. In addition, evening traffic from 144th on to Giles is also consistently backed up. Turning northbound on 156th or 168th from Giles in the morning and evening rush is often at a standstill and stop-and-go traffic for miles, especially now that school is getting back in session. The neighborhoods north of Giles on 156th consistently have a line of cars waiting to get out of their neighborhood due to the line of traffic. Adding another apartment complex will add to the traffic problems in all of these directions. I ask that if apartments must go up in the area, that it not be allowed until after plans are made to widen 156th and 168th and until after construction is complete on Giles from 144th to 156th.

Next, I am concerned that placing apartments so close to the Chalco Hills Recreation Area will disturb the wildlife of the park. This plat of land is directly adjacent to the park. Deer, turkey, and other animals make their way in and out of the park through this land several times a day. Driving these animals away from the park takes away from the beauty of the park.

Finally, the plat of land sits on a hill overlooking the adjacent
neighborhood. The additional height of the apartments will tower over the adjacent houses. The bright security lights shining from the complex buildings will illuminate the currently quiet neighboring yards from dusk until dawn.

I ask that you take these factors into consideration before making a decision on the rezoning of this plat of land. I truly believe that the addition of more apartments in this already apartment-dense area will create more problems than they will solve with the tax dollars they generate. I ask that you consider zoning the land as something that is more of an extension of the Chalco Hills park or even single-family or dual-family dwellings.

If the decision is made to allow apartments to be built, we ask for some stipulations and adjustments to the current plan:

• Just as the Papio-Missouri Natural Resources District has requested a fence be built on the south and east boundaries, we would request a privacy wall on the western boundary to prevent trespassing.

• The current plan allows very little room between the property line and where the buildings and streets are planned. We ask that the current water run-off channel on the western boundary be allowed to remain as a natural boundary. The southeastern-most building appears to be planned to be just 20 feet from the property line. The access street also runs just feet from several back yards.

• Height restrictions be put on the buildings to allow for no more than 2-story buildings within 100 feet of the property line. The security lights on a taller building will act like spotlights shining in the back yards and into bedroom windows of adjacent houses. Measures must be taken to allow for adequate security lighting for the apartments without gross disturbance of the existing community.

• Adequate landscaping be placed to create a more private environment on each side.

I know a solution can be reached that will be agreeable to all parties, however, the current plan is not acceptable.

Sincerely;

Chad Snow and Sarah Snow
Stonecrest Residents
Dear Sarpy Planning,

I find it really disheartening that you believe or would put the following in a official report:

E. GENERAL PUBLIC COMMENTS: Notice of the public hearing for these applications was published in area newspapers, notification letters also were sent out at two separate times to property owners within 300 feet of the subject property, and the subject property was posted with a sign indicating a zoning action was pending on it. At the time of this staff report, no inquiries or comments have been received by Staff in regards to the application.

I was at the February meeting and I stated that I was against this change for numerous reasons. My name Lukas Brazier can be found in your meeting minutes to where I spoke in opposition of the change. I even continued to keep track of this though all the tabling at other meetings and the revisions and all the issues Dowd Grain has been having.

I am not sure if I will be able to make it to the meeting on the 18th so I will use this email as my speaking at the meeting.

For one, the increased traffic will be problematic. Mr. Hamm across from me already had a person drive though his yard. We have a stop sign to the southeast of my lot going onto 159th that no one pays attention to so if you add more drivers you are asking for more crashes.

Secondly, If you add more people to the area with the apartments you are asking for more trouble. More people will be likely to be in Chalco after hours and being that close to Chalco you are inviting people to cause trouble to the area.

Thirdly, when I get up in the morning and see deer all over the field, that you want to change into a road and parking lot, I would prefer not to see dead deer that have been hit by a car waiting to be picked up. If you continue to remove areas that the deer use and roam into you likely increase the amount of animal and vehicle crashes.

Fourth, I enjoy my nights quiet and even the street light bothers me when I am trying to sleep. Now you want to put up some businesses that are more than likely have lights on overnight which is going to really brighten up the area.

Fifth, what businesses do we really need here? What fast food restaurant is so far away that I would love to have across the street? Gas Station? What business for that matter is so far away that I would love to have one across the street, answer: NONE. In fact if a business does go up across the street I will not shop there as will most the people in our area. What do we do when I business goes out of business? Do you want empty buildings in Sarpy County not being used? How trashy does that look?
Lastly, if I were looking for a home back in 2012 (same year I bought this home) and there was a business across the street I wouldn't even walked into this house. I wouldn't put the close to $30000 into the house to make it my home.

I completely understand that Dowd Grain wants to make money for his land but I believe there are better ways for that to happen. Make the lots single family homes. I would love to have a home close to Chalco with a larger yard.

Respectfully Submitted,

Lukas Brazier
Donna Lynam

From: Donna Lynam  
Sent: Tuesday, August 18, 2015 8:30 AM  
To: LUKAS BRAZIER; Planning & Building Department  
Subject: RE: Stonecrest Village

Lukas,

Thank you for your correspondence with regard to the Change of Zone and Revised Preliminary Plat applications for the Stonecrest Village proposal. We will present your comments to the Planning Commission at tonight’s meeting and they will become part of the permanent record just like all of the past correspondence and testimony that we have received with regard to this development.

As for the statement in our staff report, we were referring to the present report and the amended application. The application was amended to reflect a MU (Mixed Use) zoning rather than the previously requested zoning of BG (General Business) and RG-15 (Multi-Family). It was for this reason that the request was published in the legal newspaper for the county and a second letter was sent to those property owners within 300 feet of the project.

Please be assured that the Commission has received a full record of any letters and testimony given over the past couple of months regarding this application, as well as, the complete file is available to the public for review in our office. All of this information will also be recapped in our staff presentation at the meeting this evening.

Respectfully,

**Donna Lynam, CFM**  
Assistant Director  
Planning and Building Department

Sarpy County, Nebraska  
1210 Golden Gate Dr. #1240  
Papillion, NE  68046  
☎ Phone: 402-593-1555  
✉ Fax: 402-593-1558  
✉ Email: dlynam@sarpy.com  
🌐 Website: www.sarpy.com
STATE OF NEBRASKA

County of Sarpy

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the publisher or Anne Lee deposes and says that she is the Business Manager of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor 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 printed in the said newspaper once each week, the first insertion having been on:

Wednesday, February 4, 2015

Gretna Breeze
Papillion Times
Bellevue Leader
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.

Shon Barenklau

OR

Anne Lee

Business Manager

By

GENERAL NOTARY - State of Nebraska
ELIZABETH M WHITE
My Comm. Exp. December 22, 2018

Printer's Fee
Customer Number:
Order Number:
$31.39
40638
0001831953
STATE OF NEBRASKA

County of Sarpy

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the
Publisher 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
printed in the said newspaper once each week, the first insertion having been on:

Wednesday, August 5, 2015

Papillion Times
Gretna Breeze
Bellevue Leader
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.

Shon Barenklau OR Ron Petak
Publisher Executive Editor

Today's Date 8-5-2015

Order Number: 0001881164

Customer Number: 40638

Printer's Fee $ 29.55

NOTICE OF PUBLIC HEARING

SARPY COUNTY
PLANNING COMMISSION

Notice is hereby given that a regular meeting of the Sarpy County Planning
Commission will be held on Tuesday, August 18, 2015, at 7:00 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 applications:

Dowd Grain Company, Inc. has submitted applications for consideration of a
Change of Zone from AG to MU, and a Revised Preliminary Plat of a six (6) lot
subdivision to be known as Stonewall Village being a platting of Tax lot T22
In Section 22, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE
Generally located: Southwest corner of 156th Street and Giles Road.

James L. Krambeck has submitted an application for consideration of a
Change of Zone from AG to IL on four (4) properties legally described as, 1)
Irreg. 14.2 x 50 foot tract in the NE corner of Tax Lot 10; 2) Irreg. East
719.79 feet except road ROW in the SW ¼; 3) Irreg. West 931.56 feet of the
East 1651.35 ft. in the SW ¼ except road ROW; and 4) Irreg. South
1334.63 feet of the West 1438.57 feet except road ROW; all in Section 35,
Township 14N, Range 11E of the 6th P.M., Sarpy County, NE. Generally located northeast of 156th Street and Schram Road.

OuOand Crossing, LLC, has submitted an application for consideration of a
Final Plat of a subdivision to be known as
Outland Crossing Office Park Replat
One, being a replat of Lot 3, Outland Crossing Office Park, as surveyed, plat­ted and recorded in Sarpy County, Nebraska. General location: Northwest corner of 166th Street and Commissary Road.

14506 Schram LLC has submitted an application for consideration of a
Final Plat of a subdivision to be known as
14506 Schram Place, Lots 1 and 2, being a tract of land located in the
Southwest Quarter of Section 35, Township 14N, Range 11E, of the 6th P.M., Sarpy County, NE. Generally located northwest 
of Highway 50 and Schram Road.

An agenda for the meeting, kept continually current, is available for inspection
at the Sarpy County Planning Department office, Sarpy County Administra­tion Bldg., 1210 Golden Gate Drive, Papillion, NE.

1881184; 8/5
STATE OF NEBRASKA

County of Sarpy

SS.

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the publisher 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 printed in the said newspaper once each week, the first insertion having been on:

Wednesday, September 2, 2015

Bellevue Leader
Gretna Breeze
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.

Shon Barenklau
Publisher

OR

Ron Petak
Executive Editor

Date: 9-2-2015

GENERAL NOTARY
State of Nebraska
ELIZABETH M WHITE
My Comm. Exp. December 22, 2018

Printer's Fee $ 15.88
Customer Number: 40638
Order Number: 0001888835

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, September 15, 2015, 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 applications:

Dowd Grain Company, Inc. has submitted applications for consideration of a Change of Zone from AG to MU, and a Revised Preliminary Plat of a six (6) lot subdivision to be known as Stonecrest Village being a platting of Tax lot 1A2 in Section 22, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located: Southwest corner of 156th Street and Giles Road.

Outland Crossing, LLC, has submitted an application for a Preliminary and Final Plat of subdivision to be known as Outland Crossing Office Park Replat One, being a replat of Lot 3, Outland Crossing Office Park, as surveyed, platted and recorded in Sarpy County, Nebraska. General location: Northwest corner of 168th Street and Cornhusker 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.