RESOLUTION: GRANT 6 MONTH EXTENSION OF APPROVAL TO PRELIMINARY PLAT – SPRINGHILL 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 Preliminary Plat for Springhill Village subdivision was approved at Resolution 2015-269 on property generally located northwest of 156th Street and Giles Road, legally described as follows:

Tax Lot 5B in Section 15, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, NE

WHEREAS, the Preliminary Plat for Springhill Village has twelve months in which to file the Final Plat, or a portion of thereof, and said twelve months will expire on July 14, 2016. Therefore, the subdivider has requested a twelve month extension of the Preliminary Plat approval for Springhill Village; and,

WHEREAS, the Planning Department has reviewed the request and due to the update of the Sarpy County Comprehensive Plan and Zoning Regulations the Planning Department recommends the County Board should only grant a six month extension at this time.

NOW THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS THAT the approval of the Preliminary Plat of a subdivision to be known Springhill Village is hereby extended for a period of six months beginning on July 15, 2016 and ending on January 12, 2017.

FINALLY BE IT RESOLVED that an additional six month extension request for the Preliminary Plat approval must be acted upon by the County Board no later than January 12, 2017.

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 7th day of

June 2016.

Sarpy County Board Chairman

Attest

SEAL

County Clerk
Summary and Purpose of Requests:

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

Background and Analysis:

- The Revised Preliminary Plat for the proposed subdivision to be known as Springhill Village was approved by County Board Resolution 2015-269 on July 14, 2015. The platting is the final phase of the Springhill Subdivision, a single-family/multi-family development located on the northwest corner of 156th and Giles Road.
- 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.
- The Board may grant one (1), twelve (12) month extension upon submittal of application and payment of application fee.
- The approval granted by the County Board, Resolution 2015-269 will expire on July 14, 2016.
- The applicant submitted an application on May 24, 2016 requesting an extension. The applicant is requesting the extension as they are working to refine the lots within the platting.
- The staff report that was presented to the County Board for the approval of the Revised Preliminary Plat in July 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.
- With the update of the Sarpy County Comprehensive Plan and Zoning Regulations in process, staff recommends granting a six (6) month extension with the possibility of an additional six (6) month extension if a Final Plat is not approved prior to the expiration date of the extension.
- Staff recommends APPROVAL of the request to extend the approval of the Revised Preliminary Plat of a subdivision to be known as Springhill Village for a six (6) month period from July 14, 2016 until January 12, 2017, with the possibility of an additional six (6) month extension if a final plat has not been approved. 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.
**EXTENSION OF APPROVAL FOR PRELIMINARY PLAT**

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 **$100.00** made payable to Sarpy County

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**PLANNING STAFF USE ONLY:**

<table>
<thead>
<tr>
<th>ORIGINAL APPLICATION #:</th>
<th>PP 15-002</th>
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<tr>
<td>DATE RECEIVED:</td>
<td>5-24-16</td>
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<td>APPLICATION FEE: $100</td>
<td>RECEIPT NO: 229</td>
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<td>RECEIVED BY:</td>
<td>EDA Sunny</td>
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<td>DATE OF ORIGINAL PRELIM. PLAT APPROVAL:</td>
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<td>COUNTY BOARD ACTION:</td>
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**APPLICANT/PROPERTY OWNER INFORMATION:** (If multiple owners, please attach separate sheet)

| NAME: Dowd Grain Company, Inc. | E-MAIL: joedowd13@gmail.com, adam@dowdpropertiesne.com |
| Mailing Address: 220 North 89th St, Suite 201 | Omaha, NE 68114 |
| Phone: 402.391.5033 | City/State/Zip: Omaha, NE 68114 |

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

| NAME: E&A Consulting Group | E-MAIL: kvohl@eacg.com |
| Mailing Address: 330 N 117th Street | Omaha, NE 68154 |
| Phone: 402.895.4700 | Fax: 402.895.3599 |

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**REASON FOR EXTENSION:** Give detailed explanation as to why the extension to the approval of the Preliminary Plat is necessary.

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Working to refine the lots within the preliminary plat

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**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.

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**PLAT NAME:** Springhill Village

**ASSessor'S PARCEL NUMBER:** 011577422

**ADDitionAL PARCEL NUMBERS**

**GENERAL LOCATION:** Northwest Corner 156th and Giles Road
(example 189th & Giles Rd)

**LEGAL DESCRIPTION:** (Describe property to wit:) Tax Lot 5B in Section 15, TWP 14N, RNG 10 East of the 6th P.M.

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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.

Property Owner/Applicant Signature: ____________________________ Date: 5/24/16
BOARD OF COUNTY COMMISSIONERS  
SARPY COUNTY, NEBRASKA

APPROVE REVISED PRELIMINARY PLAT – Springhill Village and  
RESCIND RESOLUTION 2015-89

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), 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 (Reissue 2012), 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 (Reissue 2012); and,

WHEREAS, said Subdivision Regulations require the County Board to approve applications for preliminary plats; and

WHEREAS, in 2002, the County Board of Commissioners approved a preliminary plat of a subdivision known as Springhill Ridge on property generally located northwest of 156th Street and Giles Road, legally described as follows, hereinafter referred to as “the Property”:

Tax Lot 5b in Section 15, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, NE.

WHEREAS, pursuant to Resolution 2015-89, the County Board of Commissioners approved a revised preliminary plat of a subdivision known as Springhill Village. However, the application for the revised preliminary plat and subsequent approval of Resolution 2015-89 included a typographical error within the legal description; and,

WHEREAS, an application for the revised preliminary plat with the correct legal description was reviewed by the Planning Department and the Planning Commission per the usual process 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 (with the correct legal description) of the subdivision to be known as Springhill 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 2015-269. 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

Resolution Revised PP – Springhill Village
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 with the correct legal description was held on June 16, 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 with the correct legal description 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.

V. The Planning Department staff made a recommendation as noted in the attached Exhibit “A”, which includes the Planning Department Report.

VI. The proposed revised preliminary plat of a subdivision to be known as Springhill Village is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan.

BE IT FURTHER RESOLVED THAT this Board rescinds Resolution 2015-89.

FINALLY BE IT RESOLVED THAT this Board, in light of the above recited findings of fact, after due deliberation and consideration, approves the revised preliminary plat of a subdivision to be known as Springhill Village as further described in the attached Exhibit A, subject to the following condition:

1. Without additional action by the County Board, approval of this Resolution 2015-249 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 Preliminary Plat as a Final Plat, or (B) the County Board approves a twelve month extension of the Preliminary Plat approval. Final Plats and Extension requests for the 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 13th day of July, 2015.

Attest

[Signature]
Sarpy County Board Chairman

[Signature]
County Clerk

Resolution Revised PP – Springhill Village
Summary and Purpose of Requests:

Dowd Grain Company, Inc. requested approval of a revised preliminary plat for the remainder of the Springhill Subdivision and a Change of Zone from AG (Agricultural) to BG (General Business). The Sarpy County Board approved Resolutions 2015-88 and 2015-89 in March approving such requests but the legal description on the submitted applications contained a typographical error.

The applications have been republished with the corrected legal description, property has been reposted and advertised pursuant to State Statute requirements. The Planning Commission held a Public Hearing on these applications at their June 16, 2015 meeting and recommended APPROVAL to the County Board.

MOTION: Davis moved, seconded by Ackley, to recommend Approval of the Change of Zone from AG (Agricultural) to BG (General Business) for Tax Lot 5B in Section 15, Township 14 North, Range 11 East, an area proposed to be Springhill Village, as the Change of Zone is consistent with the previously approved Preliminary Plat and meets 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.

MOTION: Davis moved, seconded by Ackley, to recommend Approval of the Revised Preliminary Plat of a subdivision to be known as Springhill Village with the following stipulations prior to the Final Plat application being submitted:

- Traffic Impact Analysis shall be completed,
- Consideration of right turn lanes to be determined with Sarpy County Public Works,
- Evaluation of the drainage system serving upstream demands will be completed to ensure the downstream system is adequately sized,
- Access easement at approximately 157th Street shall be restricted to right-in right-out,
- Post construction storm water management plan (PCSMP) was provided for review but it must be submitted at omahapermix.com,
- 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 (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.

Staff Recommendation:
- Staff recommends **APPROVAL** of the Change of Zone request from AG (Agricultural) to BG (General Business) for the revised preliminary plat of a subdivision to be known as Springhill Village as it is consistent with previous approvals and meets the Sarpy County Zoning and Subdivision Regulations.

- Staff recommends **APPROVAL** of the proposed Revised Preliminary Plat of a subdivision to be known as Springhill Village as it meets the Sarpy County Zoning and Subdivision Regulations.
I. 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 northwest of 156rd and Giles Road.

D. LEGAL DESCRIPTION:
Tax Lot 5B in Section 15, Township 14N, Range 40E 11E of the 6th P.M. Sarpy County, Nebraska.

E. SUBJECT PROPERTY SIZE:
approximately 8.67 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-25 (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 for the remainder of the subdivision to be known as Springhill Village and a change of zone from AG (Agricultural) to BG (General Business).

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:
Tillable farm ground.

B. GENERAL VICINITY AND LAND USE:
- Surrounded by Urban Residential

C. RELEVANT CASE INFORMATION:
- The revised preliminary plat to be known as Springhill Village proposes a four (4) lot development to be zoned BG (General Business) which replaces and area originally platted as two parcels in a different layout.
- The change of zone, originally approved to be BG (General Business) and RG-25 (Multi-family Residential) in October 2002 with the approval of the preliminary plat for the Springhill Subdivision is now proposed to all be BG (General Business).
D. APPLICABLE REGULATIONS:
- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations
  - Section 20, General Business
  - 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.

B. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest. Comments were received from the following agencies:
  a. Sarpy County Public Works – Traffic Impact Analysis, Drainage, and Giles Road Access Issues (Please see complete comments attached)
  b. City of Gretna – Waste Water Service Agreement and Sanitary Sewer Fees (Please see complete comments attached)
  c. Papio Missouri NRD – Post Construction Stormwater Management Plan (PCSMP), calculations for no adverse impact statement, and Watershed Management Fees (Please see complete comments attached)

C. GENERAL COMMENTS:
- Springhill Subdivision History –
  - Oct 2002 Preliminary Plat and Change of Zone from AG to RD-50, BG, and RG-25 was approved.
  - Dec 2002 Final Plat of Phase I was approved
  - May 2003 Change of Zone for reconfigured Springhill Ridge (apartments) approved
  - Jun 2003 Final Plat of Phase II and Final Plat of Springhill Ridge approved
  - 2005 – 2013 Several Administrative Replats of Springhill Ridge approved
  - Dec 2014 Change of Zone, Rev Preliminary Plat, and Final Plat approved for Springhill Ridge (apartments)
  - Mar 2015 Change of Zone and Revised Preliminary Plat approved by County Board but applicant submitted an incorrect legal description on the application.

- The original preliminary plat proposed a 12 acre parcel for multi-family and a 9 acre parcel for general business.
- With the approval of final plat for Springhill Ridge (apartment property), the lots were reconfigured to lie north and south of each other and a portion of each of the originally preliminary platted lots, laying east and west of each other, were left.
- The applicant proposes to plat the remaining land into four lots for commercial development and changing the zoning to BG (General Business) which was originally approved just in a different configuration.
- Access to Lot 1 will be from 159th Street and Lots 2-4 will be from private roadway (approximately 157th Street) via Giles Road and access easements. Sarpy County Public Works has commented that this access easement should be restricted to a right-in right-out only.
- Drainage and Stormwater System will need to be evaluated to ensure all upstream demands are able to be handled downstream. (See Sarpy County Public Works comments)
Utilities will be served by MUD, OPPD, and Gretna Sewer. The City of Gretna has commented that applicable sewer fees will be due at time of final plat.

The applicant has scheduled a neighborhood meeting on February 10, 2015 to present the proposal.

IV. STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the proposed Change of Zone from AG (Agricultural) to BG (General Business) for Tax Lot 5B in Section 15, Township 14North, Range 11East, an area proposed to be Springhill Village, as the Change of Zone is consistent, no significate changes noted, with the previously approved Preliminary Plat and meets the Sarpy County Zoning and Subdivision Regulations.

- Staff recommends **APPROVAL** of the proposed Revised Preliminary Plat of a subdivision to be known as Springhill Village with the following stipulations:
  - Prior to Final Plat application being submitted,
    - Traffic Impact Analysis shall be completed,
    - Consideration of right turn lanes will be determined with Sarpy County Public Works,
    - Evaluation of the drainage system serving upstream demands will be completed to ensure the downstream system is adequately sized,
    - Access easement at approximately 157th Street shall be restricted to right-in right-out,
    - Post construction stormwater management plan (PCSMP) was provided for review but it must be submitted at omahapermix.com,
    - Calculations must be provided to support engineer’s statement regarding no adverse impact from increased peak flows.

Staff makes this recommendation as the Revised Preliminary Plat is consistent, no significate changes noted, with the previously approved Preliminary Plat and meets requirements of the Sarpy County Zoning and Subdivision Regulations.

V. PLANNING COMMISSION RECOMMENDATION:

**MOTION:** Davis moved, seconded by Ackley, to recommend **Approval** of the Change of Zone from AG (Agricultural) to BG (General Business) for Tax Lot 5B in Section 15, Township 14North, Range 11East, an area proposed to be Springhill Village, as the Change of Zone is consistent with the previously approved Preliminary Plat and meets 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.**

**MOTION:** Davis moved, seconded by Ackley, to recommend **Approval** of the Revised Preliminary Plat of a subdivision to be known as Springhill Village with the following stipulations prior to the Final Plat application being submitted:

- Traffic Impact Analysis shall be completed,
- Consideration of right turn lanes to be determined with Sarpy County Public Works,
- Evaluation of the drainage system serving upstream demands will be completed to ensure the downstream system is adequately sized,
- Access easement at approximately 157th Street shall be restricted to right-in right-out,
- Post construction storm water management plan (PCSMP) was provided for review but it must be submitted at omahapermix.com,
- 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 (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.**

VI. **ATTACHMENTS TO REPORT:**
1. Current Zoning Map
2. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
3. Application for Change of Zone
4. Application and Proposed Revised Preliminary Plat
5. Comments from various jurisdictional agencies and departments within Sarpy County

VII. **COPIES OF REPORT SENT TO:**
1. Dowd Grain Company (applicant and owner)
2. Jason Thiellen, E& A Consulting (applicant’s engineering consultant)
3. Public Upon Request

Report prepared by: Donna Lynam, Assistant Director – Planning & Building Dept.
Reviewed, edited & approved by: Bruce Fountain, Director – Planning & Building Dept.
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 $ 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.

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

APPLICANT INFORMATION: CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: Dowd Grain Company, Inc. E-MAIL: dowdproperties@gmail.com
ADDRESS: 220 N 89th Street, Suite 201 CITY/STATE/ZIP: Omaha NE 68114
MAILING ADDRESS: (IF DIFFERENT)
PHONE: 402-391-5033 FAX:

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 CITY/STATE/ZIP: Omaha NE 68114
MAILING ADDRESS: (IF DIFFERENT)
PHONE: 402-391-5033 FAX:

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: E & A Consulting Group, Inc. E-MAIL: jthiellen@eacg.com; thansen@eacg.com
ADDRESS: 330 N 117th Street CITY/STATE/ZIP: Omaha NE 68154
MAILING ADDRESS: (IF DIFFERENT)
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 BG on remaining parcels approved with preliminary plat of Springhill 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 Springhill Village

GENERAL LOCATION: Northwest corner of 156th and Giles Road
(example 189th & Giles Rd)

ASSessor'S PARCEL NUMBER: 011577422 ADDITIONAL PARCEL NUMBERS

LEGAL DESCRIPTION: (Describe property to wit:) Tax Lot 5B in Section 15, Twp. 14N, Rng 38 East of the 6th P.M.
Sarpy County Nebraska

SIZE OF PROPERTY: 8.67 acres CURRENT ZONING: AG REQUESTED ZONING: BG

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 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 ________________________________ 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) ________________________________ Date ________________

Owner Signature (or authorized agent) ________________________________ Date ________________
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 15; SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE NE1/4 OF THE NE1/4 OF SECTION 22; THENCE S87°04'50"W (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID SECTION 15, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 1257.53 FEET; THENCE N03°01'41"W ALONG THE EAST RIGHT-OF-WAY LINE OF 159TH STREET AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 383.37 FEET TO THE SOUTHWEST CORNER OF LOT 1, SPRINGHILL RIDGE REPLAT THREE, A SUBDIVISION LOCATED IN SAID SECTION 15; THENCE N87°04'50"E ALONG THE SOUTH LINE OF SAID LOT 1, SPRINGHILL RIDGE REPLAT THREE, A DISTANCE OF 685.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SPRINGHILL RIDGE REPLAT THREE, SAID POINT ALSO BEING WEST LINE OF LOT 1, SPRINGHILL RIDGE REPLAT FIVE, A SUBDIVISION LOCATED IN SAID SECTION 15; THENCE S03°01'41"E ALONG THE WEST LINE OF SAID LOT 1, SPRINGHILL RIDGE REPLAT FIVE, A DISTANCE OF 98.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SPRINGHILL RIDGE REPLAT FIVE; THENCE N87°04'50"E ALONG THE SOUTH LINE OF SAID LOT 1, SPRINGHILL RIDGE REPLAT FIVE AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 574.64 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 15; THENCE S02°30'44"E, A DISTANCE OF 288.38 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 428,133 SQUARE FEET OR 9.829 ACRES, MORE OR LESS.

SAID TRACT OF LAND ALSO CONTAINS 49,931 SQUARE FEET OR 1.146 ACRES OF 33.0 FEET OF GILES ROAD AND 156TH STREET RIGHT-OF-WAY.
LEGAL DESCRIPTION
A TRACT OF LAND LOCATED IN THE WEST 320TH OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 15, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 15, SAID LINE ALSO BEING THE NORTH LINE OF SAID SECTION 22, A DISTANCE OF 1257.53 FEET; THENCE EAST 1°:67'5" NORTH 383.37 FEET TO THE SOUTHWEST CORNER OF LOT 1, SPRINGHILL RIDGE REPLAT THREE, A SUBDIVISION LOCATED IN SEC. 15, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, THE DISTANCE OF 685.49 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SPRINGHILL RIDGE REPLAT THREE, SAID POINT ALSO BEING WEST LINE OF LOT 1, SPRINGHILL RIDGE REPLAT FIVE, A SUBDIVISION LOCATED IN SEC. 15, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, THE DISTANCE OF 95.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SPRINGHILL RIDGE REPLAT FIVE; THENCE SOUTH 1°:67'5" EAST 288.38 FEET TO THE POINT OF BEGINNING.
SAID TRACT OF LAND CONTAINS 428,133 SQUARE FEET OR 9.829 ACRES, MORE OR LESS.
SAID TRACT OF LAND ALSO CONTAINS 49,931 SQUARE FEET OR 1.146 ACRES OF 33.0 FEET OF GILES ROAD AND 156TH STREET RIGHT-OF-WAY.
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

**APPLICANT INFORMATION:**

**NAME:** Dowd Grain Company, Inc.  
**ADDRESS:** 220 N 89th Street, Suite 201  
**E-MAIL:** dowdproperties@gmail.com  
**PHONE:** 402-391-5033  
**CITY/STATE/ZIP:**________________

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

**NAME:** Dowd Grain Company, Inc.  
**ADDRESS:** 220 N 89th Street, Suite 201  
**E-MAIL:** dowdproperties@gmail.com  
**PHONE:** 402-391-5033  
**CITY/STATE/ZIP:**________________

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

**NAME:** E & A Consulting Group, Inc.  
**ADDRESS:** 330 N 117th Street  
**E-MAIL:** jthiellen@eacg.com; thansen@eacg.com  
**PHONE:** 402-895-4700  
**CITY/STATE/ZIP:** Omaha NE 68154

**PLANNING STAFF USE ONLY:**

**APPLICATION #:** P15-002  
**DATE RECEIVED:** 1-23-2015  
**CP DESIGNATION:** Urban Residential  
**CURRENT ZONING DESIGNATION:** AG  
**PROPOSED ZONING DESIGNATION:** BC  
**APPLICATION FEE:** $300  
**RECEIPT NO.:** 2047

**RECEIVED BY:**

**NOTES:** Revised Preliminary Plat
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.

Revised Preliminary Plat to be known as Springhill Village for the remaining parcels preliminary approved with Springhill Subdivision

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: Springhill Village

ASSessor'S PARCEL NUMBER: 011577422 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: Northwest corner of 156th and Giles Road

(example 189th & Giles NE)

LEGAL DESCRIPTION: [Describe property to wit:] Tax Lot 5B in Section 15, Twp. 14N, Rng 20 East of the 6th P.M. Sarpy County Nebraska

SIZE OF PROPERTY: 8.67 acres CURRENT ZONING: AG REQUESTED ZONING: BG

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

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

Original preliminary plat and zoning was approved in October 2002.

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 Preliminary Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. If a Change of Zoning application is applied for concurrently with the Preliminary Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request; however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

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 at the Planning Commission and County Board is complete. I further understand the Preliminary Plat 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)

Date

Owner Signature (or authorized agent)

Date
LEGAL DESCRIPTION
A TRACT OF LAND LOCATED WEST OF THE N.W. SECTION 15, TOWNSHIP 14, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. SAID TRACT OF LAND CONTAINS 428,133 SQUARE FEET OR 9.829 ACRES, MORE OR LESS. SAID TRACT OF LAND ALSO CONTAINS 49,931 SQUARE FEET OR 1.146 ACRES OF 33.0 FEET OF GILES ROAD AND 156TH STREET RIGHT-OF-WAY.

ENGINEER
DOWD GRAIN COMPANY, INC.
220 N 89TH STREET, STE 201
OMAHA, NE 68114

ENGINEERING & FIELD SERVICES
E&A CONSULTING GROUP, INC.
330 N 117TH STREET
OMAHA, NE 68154

ZONING:
EXISTING
AG

PROPOSED:
BG, LOTS 1-4

NOTES:
1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO GILES ROAD STREET FROM LOT 1, AND DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 156TH STREET FROM LOT 4.
MEMO

TO: Donna Lynam, CFM, Assistant Director
FROM: Patrick M. Dowse, PE, Engineering Manager
DATE: February 4, 2015
RE: Springhill 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 handle the upstream demands.

Giles Road Access:
The access easement at approximately 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).
Yes we will.

Steve,

I would assume that this WWSA, if there was one, was between the developer and Omaha as the original plat dates back to 2002.

Will you require the developer to enter into a WWSA with the City of Gretna for this portion of the development?

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

Donna

We have no record or correspondence regarding the WWSA Springhill subdivision.
Steve
Steve,

Thank you for your comments regarding the proposed Springhill Village submittal. Can you confirm that Springhill 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

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
February 4, 2015

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

RE: Springhill 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 Springhill Village northwest of 156th Street and Giles Road and offers the following comments:

- A post construction stormwater management plan (PCSMP) was provided for review. However, it must be submitted at omahapermix.com.
- In the PCSMP, 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. No calculations have been provided to support this statement. The applicant must show the existing and proposed flow paths to demonstrate that a no adverse impact condition will be achieved.
- 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 llaster@papionrd.org.

Sincerely,

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD
STATE OF NEBRASKA  

County of Sarpy  

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, June 3, 2015  

Papillion Times  
Springfield Monitor  
Bellevue Leader  
Gretna Breeze  

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  

Signed in my presence and sworn to before me:  

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

Printer's Fee  
$ 44.35  
Customer Number:  
40638  
Order Number:  
0001864249  

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, June 16, 2015, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.  

Kathy Yatesler, dba Canine Cabana LLC, has submitted an application for consideration of a Special Use Permit to allow animal daycare (with outdoor runs and overnight boarding) in BG (General Business District) on property commonly addressed 15665 Harrison Street, Suites I & J, and legally described as Lot 4 Millard Park Replat 4, as surveyed, platted, and recorded in Sarpy County, NE.  

Lockwood Development has submitted applications for consideration of a Change of Zone from RD-50 to MU and a Preliminary Plat of a subdivision to be known as Horse Creek Farms (Lots 1-10 and Outlots A-B) being a platting of part of the NW ¼ of Section 36, Township 14N, Range 11E, of the 6th P.M., Sarpy County, NE. Generally located southeast of Hwy 370 and Highway 50.  

Dowd Grain Company, Inc. has submitted applications for consideration of a Change of Zone from AG to BG and a Revised Preliminary Plat of a four (4) lot subdivision to be known as Springhill Village being a platting of Part Tax Lot 59 in Section 15, Twp 14N, Rng 11E of the 6th P.M., Sarpy County, NE. Generally located: Northwest corner of 156th Street and Giles Road.  

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 1-88 and Outlots A – R and a Final Plat of a subdivision to be known as River Oaks Lots 1-83 and Outlots A – I, being a platting of Part of the W ½ of the NE ½ of Section 17, Township 14N, Range 11E of the 6th P.M., Sarpy County, Nebr.
AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA  
County of Sarpy  

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, July 1, 2015  

Springfield Monitor  
Bellevue Leader  
Gretna Breeze  
Papillion Times  

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  

Ron Petak  
Executive Editor  

Today's Date  
Signed in my presence and sworn to before me:

Notary Public  

Printers Fee $ 33.52  
Customer Number: 40638  
Order Number: 0001871717

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, July 14, 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:

Sarpy County Planning Department requests approval of text amendments to the following sections of the Sarpy County Zoning Regulations: Section 32 - HC Highway Corridor Overlay District; and Section 40 - Signs.

Kathy Yutesler, dba Canine Cabana LLC, has submitted an application for consideration of a Special Use Permit to allow animal daycare (with outdoor runs and overnight boarding) in BG (General Business District) on property commonly addressed 15665 Harrison Street, Suites 1 & J, and legally described as Lot 4 Millard Park Replat 4, as surveyed, platted, and recorded in Sarpy County, NE.

Lockwood Development has submitted applications for consideration of a Change of Zone from AG to BG and a Revised Preliminary Plat of a four (4) lot subdivision to be known as Springhill Village being a platting of Tax Lot 58 in Section 15, Twp.14N, Rng. 11E of the 6th P.M. Sarpy County, NE. Generally located: Northwest corner of 158th Street and Giles Road.

Oxbow Animal Health, John Miller, has submitted applications for consideration of a Change of Zone from AG to IL, a Preliminary Plat (Lots 1-3 and Outlots A-C), and a Final Plat (Lot 1 and Outlot A), of a subdivision to be known as Oxbow Way being a platting of Tax Lot 2 in the E 1/4 of the NW 1/4 of Section 2, Township 13N, Range 11E of the 6th P.M. in Sarpy County, NE. Generally located southwest of 150th Street and Schram Road.

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 (Lots 1-263 and Outlots A - R), of a subdivision to be known as River Oaks, being a platting of Part of the W 1/4 of the NE 1/4, together with a part of the NW 1/4 of the SE 1/4 of Section 17, Township 14N, Range 11E of the 6th P.M., Sarpy County, Nebraska. Generally located south of 184th and Harrison Streets. An agency for the meeting, kept continual-ly current, is available for inspection at the Sarpy County Planning Department, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, NE. 18741717; 7/1

18-07-15 08:45  RCVD