Board of County Commissioners Sarpy County, Nebraska

Resolution: Grant 6 Month Extension of Approval to Preliminary Plat – Santa Fe Business Park 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 Santa Fe Business Park subdivision was approved at Resolution 2015-433 on property generally located on the east side of 180th Street, ¼ mile south of Harrison Street, legally described as follows:

Tax Lot 2 in Section 16, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE.

Whereas, the Preliminary Plat for Santa Fe Business Park has twelve months in which to file the Final Plat, or a portion of thereof, and said twelve months will expire on October 19, 2016. Therefore, the subdivider has requested an extension of the Preliminary Plat approval for Santa Fe Business Park; 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 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 Santa Fe Business Park is hereby extended for a period of six months beginning on October 20, 2016 and ending on April 19, 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 April 19, 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 4th day of October, 2016.

[Signature]
Sarpy County Board Chairman

[Signature]
Attest
County Clerk
Sarpy County Board of Commissioners
Exhibit “A”
Planning Department Report
County Board Meeting Date: October 4, 2016

<table>
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<tr>
<th>Subject</th>
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<tr>
<td>Request extension of Preliminary Plat approval for Santa Fe Business Park</td>
<td>Resolution</td>
<td>Donna Lynam, CFM Assistant Director, Planning &amp; Building</td>
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</table>

- **Summary and Purpose of Requests:**
  - Santa Fe Industrial, Inc. is requesting an extension of the Preliminary Plat approval for the subdivision to be known as Santa Fe Business Park.

- **Background and Analysis:**
  - The Preliminary Plat for the proposed subdivision to be known as Santa Fe Business Park was approved by County Board Resolution 2015-433 on October 20, 2015. The plat proposes a thirty-one lot Mixed Use Industrial Development located on the east side of 180th Street, ¾ of a mile south of Harrison Street.
  - 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 2015-433 will expire on October 19, 2016.
  - The applicant submitted an application on August 29, 2016 requesting an extension. The applicant is requesting the extension as they are working to refine the Final Plat and the Mixed Use Agreement for submittal.
  - The staff report that was presented to the County Board for the approval of the Preliminary Plat in October 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 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 Preliminary Plat of a subdivision to be known as Santa Fe Business Park for a six (6) month period from October 20, 2016 until April 19, 2017. Staff makes this recommendation as the Preliminary Plat still meets the requirements of the current Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
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

**APPLICATION FEE:** $100

**DATE OF ORIgINAL PLAT APPROVAL:** 10-20-2015

**90-DAY EXTENSION DATE:** 04-19-2017

**COUNTY BOARD ACTION:**

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

**NAME:** Santa Fe Industrial, Inc.

**E-MAIL:** jsudbeck@sudbeckcompanies.com

**MAILING ADDRESS:** 16255 Woodland Drive

**PHONE:** 402-895-3288

**CITY/STATE/ZIP:** Omaha, NE 68136

**FAX:** 402-895-5337

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

**NAME:** Douglas E. Kellner, P.E.

**E-MAIL:** dkellner@td2co.com

**MAILING ADDRESS:** 10836 Old Mill Road

**PHONE:** 402-330-8860

**CITY/STATE/ZIP:** Omaha, NE 68154

**FAX:** 402-330-5860

**REASON FOR EXTENSION:** Give detailed explanation as to why the 90 day extension to the approval of the Plat is necessary. There have been delays with working through some of the mixed use aspects and agreements for the plat. The Final Plat has been resubmitted.

**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:** Santa Fe Business Park

**ASSESSOR’S PARCEL NUMBER:** 010431918

**ADDITIONAL PARCEL NUMBERS**

**GENERAL LOCATION:** 180th and Giles Road

(example 189th & Giles Rd)

**LEGAL DESCRIPTION:** (Describe property to wit:) Tax Lot 2, 16-14-11

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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: 8-29-16
BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE PRELIMINARY PLAT and RESCIND 2014-436
SANTA FE BUSINESS PARK, Lots 1-31 and Outlots A - D

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, on November 18, 2014, via Resolution 2014-435 and 2014-436, the County Board of Commissioners approved a Preliminary Plat and a Change of Zone from AG, Agricultural Farming District to IL, Light Industrial District on the property generally located on the east side of 180th Street, ¾ mile south of Harrison Street, legally described as follows, herein after referred to as “the Property”:

Tax Lot 2 in Section 16, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE.

WHEREAS, the development plans for the Property have changed and the applicant currently seeks approval for a new Preliminary Plat. Based upon the amended development plans, Resolution 2014-436 (Preliminary Plat- Santa Fe Industrial Park, Lots 1-21) should be rescinded; and,

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the Preliminary Plat of a subdivision to be known as Santa Fe Business Park, Lots 1-31 and Outlots A - D for compliance with the Subdivision Regulations and 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 Property and a copy of the Preliminary Plat of the subdivision to be known as Santa Fe Business Park, Lots 1-31 and Outlots A - D.

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

I. This Preliminary Plat application has been submitted concurrently with an application for a Change of Zoning at Resolution 2015-432. 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 preliminary plat was held on September 15, 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 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 the proof of publication has been filed in the Office of the Sarpy County Clerk.

V. The Planning Department staff recommends approval.

VI. The proposed Preliminary Plat of a subdivision to be known as Santa Fe Business Park, Lots 1-31 and Outlots A - D is in conformity with the Zoning Regulations, the Subdivision Regulations, and the Sarpy County Comprehensive Plan.

BE IT FURTHER RESOLVED THAT the Preliminary Plat of a subdivision to be known as Santa Fe Business Park, Lots 1-31 and Outlots A - D and as further described in the attached Exhibit A is hereby approved subject to the following conditions:

1. Without additional action by the County Board, approval of this Resolution 2015-433 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.

2. A Mixed Use Development Agreement between the County and the District, Developer or Owner of the Property, compliant with the requirements of the Sarpy County Zoning and Subdivision Regulations, is required.

3. A three lane access into the subdivision should be considered. Contingency plans within the Mixed Use Agreement should be developed to allow for alternative temporary ingress/egress point from the subdivision in case an emergency blocks the 180th Street intersection.

4. The Mixed Use Agreement shall address on-street parking (including the number of spaces) with approval of the County Planning, Public Works, Legal and Sheriff’s Department.

5. The turning radius for the cul-de-sac shown at the east end of the development is required to meet the radius requirements.
FINALLY BE IT RESOLVED THAT the Preliminary Plat application for Santa Fe Industrial Park having been previously approved by this Board on November 18, 2014, at Resolution 2014-436, is hereby rescinded.

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 20th day of October, 2015.

Attest

SEAL

Sarpy County Board Chairman

County Clerk
I. GENERAL INFORMATION
A. APPLICANT:
Santa Fe Industrial, Inc.
16255 Woodland Drive
Omaha NE 68136

B. PROPERTY OWNERS (per application):
Clara V. Plambeck Family Trust
5212 S 185th Street
Omaha NE 68135

C. SUBJECT PROPERTY LOCATION: Subject property is located on the east side of 180th Street, ¾ mile south of Harrison Street.

D. CURRENT LEGAL DESCRIPTION: Tax Lot 2 in Section 16, Twp. 14N, Rng 11E of the 6th P.M. Sarpy County, Nebraska.

E. SUBJECT PROPERTY SIZE: approximately 38.24 acres.

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
- Future Land Use Designations: Light Industrial
- Zoning: AG (Agricultural Farming District) The property was rezoned from AG (Agricultural) to IL with Resolution 2014-435 to become effective with the filing of the Final Plat. The previous application for a Preliminary Plat was withdrawn and no Final Plat application was ever submitted, approved or recorded, therefore that change of zone does not become effective.

G. REQUESTED ACTION(S): To approve a Change of Zone from AG (Agricultural) to MU (Mixed Use) and a Preliminary Plat for a business park subdivision to be known as Santa Fe Business Park.

II. BACKGROUND INFORMATION
A. EXISTING CONDITION OF SITE: Undeveloped, currently being farmed

B. GENERAL VICINITY - LAND USE AND ZONING
- North: Industrial Park – IL (Light Industrial)
- East: Urban Residential – RD-50 (Two-Family Residential)
- South: Undeveloped (Creek and Railroad Tracks) – AG (Agricultural)
- West: Undeveloped – AG (Agricultural)

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 City of Omaha, and electrical power by OPPD.

D. RELEVANT CASE INFORMATION:
- Sanitary Sewer will drain by gravity to the Gretna Interceptor Sewer that is located along the southern boundary of this property. A Wastewater Service Agreement with the City of Gretna will need to be approved to allow connection to this system.
- Storm water management plans will need to reviewed and approved prior to Final Plat approval.

E. APPLICABLE REGULATIONS:
- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
  - Section 23, IL Light Industrial District
  - Section 25, MU, Mixed Use District
  - Section 30, Flood Plain Regulations
- Sarpy County Subdivision Regulations

III. GENERAL OVERVIEW:

A. Change of Zone:
- On November 18, 2014, a rezoning request was approved for this property by the Sarpy County Board of Commissioners to change from AG (Agricultural) to IL (Light Industrial). The change in zone was to become effective with the filing of the Final Plat of the property. No Final Plat was ever submitted in conjunction with that rezoning, so the approval of that change in zone is withdrawn without further action as per Resolution 2014-435.
- The applicant has now submitted a request to for a change of zone to a MU (Mixed Use) zoning designation for the proposed light industrial business park development. The list of proposed uses submitted by the applicant includes:
  
  Permitted Uses
  1. Automotive repair, body and fender, and painting establishments
  2. Bakery products manufacture
  3. Building material storage and sale
  4. Business services
  5. Child care facilities
  6. Cleaning establishments using nonflammmable solvents
  7. Contractor's offices and yards (properly screened)
  8. Commercial sports and recreation facilities (controlled impact)
  9. Data centers
  10. Equipment sales and service
  11. Fabrication, manufacture and treatment of lumber or wood products
  12. Greenhouses and plant nurseries
  13. Laboratories
14. Manufacture and assembly of electrical and electronic appliances and equipment
15. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise for previously prepared materials
16. Manufacture of light sheet metal products including heating and ventilation equipment
17. Machine shops or other metal working
18. Micro-breweries and alcohol distilleries, manufacturing and bottling
19. Mini storage
20. Offices, corporate
21. Offices, general
22. Offices, professional
23. Printing and publishing business
24. Sales area, office, and workshop for electrical, plumbing, heating, and refrigeration equipment businesses
25. Stone and monument works
26. Veterinary clinics, and hospitals, and animal daycare (not including boarding and outdoor runs)
27. Warehouses and wholesale businesses
28. Watchmen’s residences in conjunction with principal use
29. Woodworking and cabinet shops

Special Permitted Uses (requiring additional Special Use Permit)
1. Automotive sales, rental, and service, including the sales of new or uses autos, trucks, boats, vacation trailers and equipment, mobile vacation homes, farm implements and supplies
2. Commercial sports and recreation facilities (high impact)
3. Outdoor storage (Lots 12-22 only)
4. Radio, television, and communication towers and transmitters
5. Veterinary clinics, and hospitals, and animal daycare with boarding and outdoor runs
6. Wind energy generation systems
7. Parking lots

- In addition to the uses allowed, the Mixed Use Agreement for the MU Zoning will provide requirements for setbacks, height limitations, buffer widths, landscaping requirements, storm water detention, building materials, pedestrian facilities, access and parking lot connectivity, parking requirements, 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.
B. Preliminary Plat:
- The application is for a light industrial business park subdivision consisting of 31 lots ranging in size from 0.47 acres to 3.67 acres and 4 outlots served by a loop roadway through the development with one access point to 180th Street.
- Due to the limited amount of property fronting 180th Street, two access points from 180th are not likely.
- Previous submittals for preliminary plat concepts on this site consisted of 21 and 27 lots with one access point to 180th Street by way of a cul-de-sac which exceeded the allowable maximum length.
- The previous application for a Preliminary Plat was withdrawn as the County Board of Adjustment denied a variance application for a cul-de-sac of greater than 600 feet as allowed by the County Subdivision Regulations.
- This proposed subdivision is located in an area that abuts a residential subdivision on the east, an existing industrial development on the north, South Papillion Creek and BNSF Railroad on the south.
- Access from the residential development on the east is not recommended nor likely with flood plain and creek issues. The only way to gain a second access point would be to purchase a lot in Lite Limited Condo Park to the north and connect the roadways. The applicant has stated that they have researched this possibility without a resolution.
- The developer proposes to utilize on-street parking in order to meet County parking regulations for some of the smaller lots. This ultimately will have to be approved as part of the Mixed Use Agreement after consultation with the County Attorney’s Office and Sheriff’s Department regarding feasibility. The County Public Works Department has indicated that snow removal from any allowed on-street parking areas will be the responsibility of the adjoining landowners or SID.
- Engineer of record will need to coordinate with Public Works as plans are finalized for improvements to 180th Street.
- Any street, road or highway improvements required will be the developer’s responsibility.
- Any proposed lots affected by the Flood Plain will be required to meet all Flood Plain Regulations when developed.
- Proposed street names will need to be approved by the County GIS Department in conjunction with Emergency Services/911.

IV. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:
- The Comprehensive Plan shows the area as Light Industrial Development. The proposed development is consistent with this future land use designation.

B. TRAFFIC AND ACCESS:
- Access to the subject property is provided by one ingress/egress point, being dedicated right-of-way from 180th Street which connects to a loop roadway along with a cul-de-sac on the east end of approximately 470 feet in length. There would be no access if the intersection at 180th Street is closed due to an emergency and this remains a concern. Therefore, staff recommends that contingency plans be developed within the Mixed Use Agreement that could allow for an alternative temporary ingress/egress in case of such an emergency.
The Gretna Fire Chief has indicated that he is opposed to having this many lots with only one ingress/egress point to 180th Street (see attached email)

C. LANDSCAPING:
- The preliminary plat reflects a 20' perimeter landscape buffer as required by Section 37.3.2 of the Sarpy County Zoning Regulations. Additional interior landscaping requirements will be a part of the Mixed Use Agreement

D. 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 back from:
- Gretna Fire Chief – Email attached.
- Gretna City Engineer – Email attached
- Sarpy County Public Works – Memo attached.
- Papio Missouri River Natural Resource District – No comments received on this submittal. Comments from previous submittals stated that portions of this project lie within the flood fringe and floodway of the South Papillion Creek. A flood plain development permit will be required for any construction in those areas.

V. PLANNING COMMISSION RECOMMENDATION:
The Planning Commission held public hearings on these applications at their September 15, 2015 meeting and recommended APPROVAL to the County Board.

- MOTION: Malmquist moved, seconded by Ackley, to recommend Approval of the Change of Zone from AG (Agricultural Farming District) to MU (Mixed Use District) for the proposed Santa Fe Business Park subdivision, subject to the conditions outlined in the Planning Department’s Recommendation Report. The zoning will not become effective until the Final Plat is filed with the Sarpy County Register of Deeds and a Mixed Use Development Agreement for the overall development is approved by the County Board. 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.


- MOTION: Malmquist moved, seconded by Ackley, to recommend Approval of the proposed Preliminary Plat of a subdivision to be known as Santa Fe Business Park with the following conditions, 1) that contingency plans be developed within the Mixed Use Agreement to allow for alternative temporary ingress/egress point from the subdivision in case of an emergency that would block the 180th Street intersection, and that a three lane access into the subdivision be considered, 2) that the allowance for on-street parking (including the number of spaces) be negotiated as part of the Mixed Use Agreement with approval of the County Planning, Public Works, Legal and Sheriff’s Department, and 3) with the assurance that the turning radius for the cul-de-sac shown at the east end of the development is adequate and meets the radius requirements. This recommendation is being made as the preliminary plat is in conformance with the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.


VI. STAFF RECOMMENDATIONS:
Change of Zone:
Staff recommends APPROVAL of the change of zone from AG (Agricultural) to MU (Mixed Use) District for the proposed Santa Fe Business Park 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 Plat is filed with the Sarpy County Register of Deeds and a Mixed Use Development Agreement for the overall development is approved by the County Board.

Preliminary Plat:
- Staff still has concerns with the number of lots proposed within the development and having only one ingress/egress point to 180th Street. While the loop road provides greater accessibility within the development itself, the point remains that if there is ever an accident at the intersecting street with 180th Street, there may be no access in or out of the business park for a period of time. While the County’s current subdivision regulations do not specify a minimum number of access points to a development, other regulations require the consideration of public safety concerns in reviewing and approving development applications.
- Should the County Board move to approve the Preliminary Plat, staff would recommend that a requirement be placed on it to develop contingency plans within the Mixed Use Agreement that could allow for an alternative temporary ingress/egress point from the subdivision in case of an emergency that would block the 180th Street intersection.
  
In addition, if the County Board moves to approve the Preliminary Plat, a condition should be stipulated that the allowance for on-street parking (including the number of spaces) will have to be negotiated as part of the Mixed Use Agreement with approval by the County Planning, Public Works, Legal and Sheriff’s Departments.

VII. ATTACHMENTS TO REPORT:
A. Application for Change of Zone to MU (Mixed Use)
B. List of Proposed Uses
C. Preliminary Concept Plan
D. Application and Proposed Preliminary Plat
E. Comments from various jurisdictional agencies and departments within Sarpy County
F. Current Zoning Map
G. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan
   (showing subject property area)
H. Floodplain Map

VIII. COPIES OF REPORT SENT TO:
1. Santa Fe Industrial Inc. (applicant)
2. Doug Kellner, TD2 Engineering and Surveying (applicant’s engineering consultant)
3. Public Upon Request
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 $500.00 made payable to Sarpy County (an additional fee of $25.00 is also be 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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**APPLICANT INFORMATION:**

Name: Santa Fe Industrial, Inc.  
Address: 16255 Woodland Drive  
City/State/Zip: Omaha, NE 68136  
E-mail: jsudbeck@sudbeckcompanies.com

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**PROPERTY OWNER INFORMATION:**

Name: Clara V. Plambeck Family Trust  
Address: 5212 S 185th Street  
City/State/Zip: Omaha, NE 68135  
E-mail:  

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

Name: TD2 - Doug Kellner  
Address: 10836 Old Mill Road  
City/State/Zip: Omaha, NE 68154  
E-mail: dkellner@td2co.com  
Phone: 402-330-8860  
Fax: 402-330-5860
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.

The project is a proposed light industrial business park. The 38.24 acres will be subdivided into 31 lots (35.51 acres) with 4.73 acres of ROW dedication.

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: Santa Fe Industrial Park

GENERAL LOCATION: 180th Street and Willow Circle
(example 189th & Giles Rd)

ASSESSOR’S PARCEL NUMBER: 010431918

LEGAL DESCRIPTION: (Describe property to wit:) Tax Lot 2, 16-14-11

SIZE OF PROPERTY: 38.24 acres

CURRENT ZONING: AG

REQUESTED ZONING: MU

SOURCE OF UTILITY SERVICES:
- Water: MUD
- Gas: Black Hills Energy
- Sewer: Sarpy County
- 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.

[Signature]
Applicant Signature

Date 7-29-15

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.

[Signature]
Owner Signature (or authorized agent)

Date 7-29-15

[Signature]
Owner Signature (or authorized agent)
Santa Fe Business Park Mixed Use Permitted Uses and Setbacks

Principal Permitted Uses:

1. Automotive repair, body and fender, and painting establishments
2. Bakery products manufacture
3. Building material storage and sales
4. Business services
5. Child care facilities
6. Cleaning establishments using nonflammable solvents
7. Contractor’s offices and yards (properly screened)
8. Commercial sports and recreation facilities (controlled impact)
9. Data centers
10. Equipment sales and service
11. Fabrication, manufacture and treatment of lumber or wood products
12. Greenhouses and plant nurseries
13. Laboratories
14. Manufacture and assembly of electrical and electronic appliances and equipment
15. Manufacturing, compounding, processing, packaging, or treatment of articles or merchandise for previously prepared materials
16. Manufacture of light sheet metal products including heating and ventilation equipment
17. Machine shops or other metal working
18. Micro-breweries and alcohol distilleries, manufacturing and bottling
19. Mini storage
20. Offices, corporate
21. Offices, general
22. Offices, professional
23. Printing and publishing business
24. Sales area, office, and workshop for electrical, plumbing, heating, and refrigeration equipment businesses
25. Stone and monument works
26. Veterinary clinics, and hospitals, and animal daycare (not including boarding and outdoor runs)
27. Warehouses and wholesale businesses
28. Watchmen’s residences in conjunction with principal use
29. Woodworking and cabinet shops

Permitted Special Uses

1. Automotive sales, rental, and service, including the sales of new or uses autos, trucks, boats, vacation trailers and equipment, mobile vacation homes, farm implements and supplies
2. Commercial sports and recreation facilities (high impact)
3. Outdoor storage (Lots 12-22 only)
4. Radio, television, and communication towers and transmitters
5. Veterinary clinics, and hospitals, and animal daycare with boarding and outdoor runs
6. Wind energy generation systems
7. Parking lots
**SARPY COUNTY PLANNING & BUILDING DEPT.**
1210 GOLDEN GATE DRIVE PAPILLION, NE 68046
PHONE: 402-593-1555  FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

**PRELIMINARY PLAT APPLICATION**

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:
1. Completed Preliminary Plat Application $1350
2. Non-Refundable Fee of $510 made payable to Sarpy County Treasurer (additional fees may also be required to cover cost of mailing of public notifications)
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.

**PLANNING STAFF USE ONLY:**

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<thead>
<tr>
<th>APPLICATION #:</th>
<th>PP15-020</th>
</tr>
</thead>
<tbody>
<tr>
<td>DATE RECEIVED:</td>
<td>8-4-2015</td>
</tr>
<tr>
<td>CP DESIGNATION:</td>
<td>Light Industrial/Storage</td>
</tr>
<tr>
<td>CURRENT ZONING DESIGNATION:</td>
<td>AG</td>
</tr>
<tr>
<td>PROPOSED ZONING DESIGNATION:</td>
<td>MU</td>
</tr>
<tr>
<td>APPLICATION FEE:</td>
<td>$1320</td>
</tr>
<tr>
<td>PUBLIC NOTIFICATION PROCESSING FEE:</td>
<td>$30.00</td>
</tr>
</tbody>
</table>

**NOTES:**

**APPLICANT INFORMATION:**

<table>
<thead>
<tr>
<th>NAME:</th>
<th>Santa Fe Industrial, Inc.</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-MAIL:</td>
<td><a href="mailto:jsudbeck@sudbeckcompanies.com">jsudbeck@sudbeckcompanies.com</a></td>
</tr>
<tr>
<td>ADDRESS:</td>
<td>16255 Woodland Drive</td>
</tr>
<tr>
<td>CITY/STATE/ZIP:</td>
<td>Omaha, NE 68136</td>
</tr>
</tbody>
</table>

| PHONE: | (402) 895-3288 |
| FAX: | (402) 895-5357 |

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

<table>
<thead>
<tr>
<th>NAME:</th>
<th>Clara V. Plambeck Family Trust</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-MAIL:</td>
<td></td>
</tr>
<tr>
<td>ADDRESS:</td>
<td>5212 S 185th Street</td>
</tr>
<tr>
<td>CITY/STATE/ZIP:</td>
<td>Omaha, NE 68135</td>
</tr>
</tbody>
</table>

| PHONE: | (402) 895-4812 |
| FAX: |

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

<table>
<thead>
<tr>
<th>NAME:</th>
<th>Douglas E. Kellner</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-MAIL:</td>
<td><a href="mailto:dkellner@td2co.com">dkellner@td2co.com</a></td>
</tr>
<tr>
<td>ADDRESS:</td>
<td>10836 Old Mill Road</td>
</tr>
<tr>
<td>CITY/STATE/ZIP:</td>
<td>Omaha, NE 68154</td>
</tr>
</tbody>
</table>

| PHONE: | 402-330-8860 |
| FAX: | 402-330-5860 |
The project is a proposed light industrial business park. The 38.24 acres will be subdivided into 31 lots (35.51 acres) with 4.73 acres of ROW dedication.

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: Santa Fe Industrial Park

ASSESSOR'S PARCEL NUMBER: 010431918

LEGAL DESCRIPTION: (Describe property to wit:) Tax Lot 2, 16-14-11

SIZE OF PROPERTY: 38.24 acres

CURRENT ZONING: AG

REQUESTED ZONING: IL/MU

SOURCE OF UTILITY SERVICES:
- Water: MUD
- Gas: Black Hills Energy
- Sewer: Sarpy County
- 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.

156th Street will be extended to the south approximately 330 feet to provide access the subdivision. A street width of 30' with curb and gutter is proposed.

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.

[Signature]
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.

[Signature]
Owner Signature (or authorized agent)

[Date]
MEMO

TO: Bruce Fountain, AICP, EDFP, Director
FROM: Patrick M. Dowse, PE, Engineering Manager
DATE: September 9, 2015
RE: Santa Fe Industrial Park Change of Zone and Preliminary Plat – Revised Submittal

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

180th Street Paving:
Typically, the entire frontage of the development is paved for platted developments. However, due to the uncertainty of the 180th Street alignment, the development engineer will need to coordinate with Public Works as plans are finalized. Future roadway alignment of 180th Street may also impact lot along the frontage of 180th Street.

Means of Ingress/Egress:
The development only has a singular means of ingress/egress from 180th Street to the ring road at Cottonwood Street. This may be of concern for the Fire Department, and any other first responders. There is no means of exit if the intersection at 180th Street is closed in an emergency, and contingency plans should be considered, if single access is allowed.

On Street Parking:
It appears many of the lots will have only on-street parking, or a combination of on-street/off-street parking to satisfy parking requirements for each individual lot. On-street parking guidelines are not clearly defined in the current subdivision regulations, therefore Public Works would request a formal review from the County Attorney’s Office and the Sarpy County Sheriff’s Office to ensure on-street parking in this fashion is allowable, and any ordinances or laws pertaining to on-street parking are enforceable. Public Works is also not equipped nor has the manpower to be able to effectively remove snow from on street parking areas, therefore the adjoining landowners or SID would need to be responsible for snow removal for any on-street parking.
**Willow Street Retaining Wall:**
The location and height of the retaining wall may want to take into account the potential for snow accumulation and snow plowing practices as snow on the roadway will only be plowed to the curb line. Snow buildup/icing may be a potential issue if insufficient buffer room.
Kelly
The proposed subdivision will connect to the Gretna Municipal interceptor sewer. A WSA agreement with the City is required for the subdivision along with the required capital facilities fees.
Steve Perry

From: Kelly Jeck [mailto:kjeck@sarpy.com]
Sent: Friday, August 28, 2015 11:56 AM
To: Mark Wayne; Scott Bovick; Brian Hanson; Eric Herbert; Nikki Lampe; Denny Wilson; Pat Dowse; Nicole O'Keefe; Jeff Davis; Steven Perry; Jeff Schovanec - MUD; 'sfanslau@oppd.com' (sfanslau@oppd.com); llaster@papionrd.org; Grint, Amanda; 'Williams, Eric'; Kris Faris; Rod Buethe; Dr. Kevin Riley
Cc: Bruce Fountain; Donna Lynam
Subject: Planning Review: Change of Zone & Preliminary Plat - Santa Fe Business Park

Santa Fe Industrial, Inc. has submitted an application for consideration of Change of Zone from AG to MU and a Preliminary Plat of a subdivision to be known as Santa Fe Business Park, Lots 1-31 and Oulots A-D, being a platting of Tax Lot 2 of Section 16, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located Southeast of 180th Street and Storage Road.

This application is slated for a September 15, 2015 Public Hearing before the Sarpy County Planning Commission, therefore we would like to have any comments back prior to September 4, 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,

Kelly Jeck
Planning & Zoning Assistant
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046
kjeck@sarpy.com
From: buethe@werner.com
Sent: Thursday, September 10, 2015 7:00 AM
To: Donna Lynam
Cc: Bruce Fountain
Subject: Re: FW: Planning Review: Change of Zone & Preliminary Plat - Santa Fe Business Park

Donna,

I understand the challenges to develop this property, however, I am still not in favor of 31 lots with one access point.

Rod Buethe
Gretna Fire Chief

---

From: Donna Lynam <dynam@sarpy.com>
To: "buethe@werner.com" <buethe@werner.com>
Cc: Bruce Fountain <bfountain@sarpy.com>
Date: 09/09/2015 03:58 PM
Subject: FW: Planning Review: Change of Zone & Preliminary Plat - Santa Fe Business Park

Rod,

Sorry to be a pain, but we are preparing our staff report for the Planning Commission for the Santa Fe Business Park proposal. Their latest submittal was sent out for review on August 28, 2015 requesting any comments be submitted back to our office by September 4, 2015. As of today’s date we have not received anything from you. I realize that you had submitted comments on the Santa Fe Industrial park submittal but this proposal has a few significant differences and we would like to have your comments should you have any.

As we prepare our staff report, we will note that we have not received any comments from the GVFD but if we receive comments from you prior to the PC Meeting next Tuesday, we will present them at the meeting.

Respectfully,

Donna Lynam, CFM
Assistant Director
Planning and Building Department

Sarpy County, Nebraska
1210 Golden Gate Dr. #1240
Papillion, NE 68046
From: Kelly Jeck
Sent: Friday, August 28, 2015 11:56 AM
To: Mark Wayne <markw@sarpy.com>; Scott Bovick <sbovick@sarpy.com>; Brian Hanson <bhanson@sarpy.com>; Eric Herbert <eric@sarpy.com>; Nikki Lampe <nicole@sarpy.com>; Denny Wilson <dwilson@sarpy.com>; Pat Dowse <pdowse@sarpy.com>; Nicole O'Keefe <nokeefe@sarpy.com>; Jeff Davis <jdavis@sarpy.com>; Steve Perry <stevep@olmstedperry.com>; Jeff Schovanec - MUD <jeff_schovanec@mudnebr.com>; 'sfanslau@oppd.com' <sfanslau@oppd.com>; llaster@papionrd.org; Grint, Amanda <agrint@papionrd.org>; 'Williams, Eric' <ewilliams@papionrd.org>; Kris Faris <kris@cityofgretna.com>; Rod Buethe <FireChief@cityofgretna.com>; Dr. Kevin Riley <kriley@gretnadragons.org>
Cc: Bruce Fountain <bfountain@sarpy.com>; Donna Lynam <dlynam@sarpy.com>
Subject: Planning Review: Change of Zone & Preliminary Plat - Santa Fe Business Park

Santa Fe Industrial, Inc. has submitted an application for consideration of Change of Zone from AG to MU and a Preliminary Plat of a subdivision to be known as Santa Fe Business Park, Lots 1-31 and Oulots A-D, being a platting of Tax Lot 2 of Section 16, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located Southeast of 180th Street and Storage Road.

This application is slated for a September 15, 2015 Public Hearing before the Sarpy County Planning Commission, therefore we would like to have any comments back prior to September 4, 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,

Kelly Jeck
Planning & Zoning Assistant
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, NE 68046
kjeck@sarpy.com
Portions of this project lie within the flood fringe and floodway of South Papillion Creek. A floodplain development permit will be required for any construction in those areas.

Lori Ann Laster, CFM
Stormwater Management Engineer
Papio-Missouri River NRD
8901 South 154th Street
Omaha, Nebraska 68138
(402) 315-1773 office
(402) 505-1082 cell
llaster@papionrd.org

Santa Fe Industrial, Inc. has submitted an application for consideration of Revised Preliminary Plat of a subdivision to be known as Santa Fe Industrial Park, Lots 1-21, being a platting of Lot 2 of Section 16, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located southeast of 180th Street and Storage Road.

This application is slated for an April 21, 2015 Public Hearing before the Sarpy County Planning Commission, therefore we would like to have any comments back prior to March 31, 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,
Current FLU - Sarpy Co

Land Use Proposed
- Bellevue Future Growth
- Business Park
- Civic
- Conservation Residential
- Estate Residential
- Greenway
- Industrial
- Light Industrial/Storage
- Long Term Residential Growth
- Mixed Use
- Mixed Use Center
- New Richfield Village
- Park/School Site
- Pflug Interchange Development
- Residential - Community Systems
- Residential - Urban Systems
- Urban Residential
- Urban Residential II

Legend

Cross County Arterial
City Limit
City ETJ

Comprehensive Development Plan
Figure 5.1: Development Structure Plan
Sarpy County, Nebraska

Amended 3-07-2012

Santa Fe Business Park
STATE OF NEBRASKA  
COUNTY OF SARPY  

On 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

Ron Petak  
Executive Editor

County. Date: 9-2-2015

Notary Public

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

INTER'S FEE: $18.52  
Customer Number: 40638  
Order Number: 0001888836
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, gal 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, October 7, 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

This 8-7-2015 day's Date

is signed in my presence and sworn to before me:

[Signature]

Sharon Public

[Seal]

GENERAL NOTARY - State of Nebraska

ELIZABETH M WHITE

My Comm. Exp. December 22, 2018

Printers Fee $15.88
Customer Number: 40638
Order Number: 0001898167

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, October 20, 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:

Thompson, Dreessen, Dorner, Inc. on behalf of Charles & Sharon Barkley, 18484 Comhuker Road, have submitted applications for consideration of a Change of Zone from AG to RE1 and a Preliminary Plat and Final Plat of a subdivision to be known as Barkley's Hilltop being a platting of Part of Tax Lot 1A2 in the SW 1/4 of the SE 1/4 of Section 20, T14N, R11E, of the 6th P.M., Sarpy County, NE. Santa Fe Industrial, Inc. has submitted an application for consideration of Change of Zone from AG to MU and a Preliminary Plat of a subdivision to be known as Santa Fe Business Park, Lots 1-31 and Outlots A-D, being a platting of Tax Lot 2 of Section 16, Township 14N, Range 11E, of the 6th P.M., Sarpy County, NE. 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. 1098197; 10/7