BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA

APPROVE CHANGE OF ZONE

APPLICANT: Gene Graves (Bridgeport)

CHANGE OF ZONE FROM AG, AGRICULTURAL DISTRICT TO RS-72/PD, SINGLE FAMILY RESIDENTIAL DISTRICT WITH PLANNED DEVELOPMENT OVERLAY

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104, the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103, the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114; and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve Change of Zone Applications; and

WHEREAS, the Sarpy County Planning Department staff has reviewed Mr. Gene Grave’s application for a Change of Zone from AG, Agricultural District to RS-72/PD, Single Family Residential District with Planned Development Overlay for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property generally located southwest of 180th and Cornhusker Road and legally described as follows, hereinafter “the Property”:

NE ¼ of Section 29, Township 14N, Range 11E of the 6th P.M., Sarpy County, Nebraska.

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

I. This Change of Zoning application has been submitted concurrently with an application for a Preliminary Plat at Resolution 2016-388.

II. A Preliminary Plat shall become void after 12 months from the date of such approval unless the County Board has approved either (1) all of, or a portion of the Preliminary Plat as a Final Plat, or (2) a 12 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 the Resolution approving said Preliminary Plat.
A public hearing regarding the Change of Zone Application was held before the Sarpy County Planning Commission on September 20, 2016 and further, the Planning Commission gave their recommendation.

A public hearing regarding the Change of Zone Application was held by this Board.

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.

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

The Change of Zone Application is in compliance with the Comprehensive Development Plan.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the change of zone from AG, Agricultural District to RS-72/PD, Single Family Residential District with Planned Development Overlay on the Property legally described above with the following conditions:

1. The Change of Zone shall only take effect on the Property, or with approval of a phased development on 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.

2. If a Final Plat of the Property, or a Final Plat of a portion of the Property, is not timely filed with the Sarpy County Register of Deeds, Sarpy County’s approval of the Change of Zone application shall be withdrawn without further action by Sarpy County and the approval for this Resolution 2016-31 shall be void.

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 30th day of November, 2016.

Sarpy County Board Chairman

County Clerk

Resolution CZ – Bridgeport – Nov 2016
I. GENERAL INFORMATION

A. APPLICANT:
   Gene Graves
   3803 N. 153rd Street
   Omaha, NE 68116

B. PROPERTY OWNER:
   CHHH Investments, LLC
   16820 Frances Street, Suite 206
   Omaha, NE 68130

C. SUBJECT PROPERTY LOCATION:
   Subject property is located at the southwest corner of Cornhusker Road and 180th Street.

D. LEGAL DESCRIPTION:
   NE ¼ of Section 29, Township 14N, Range 11E of the 6th P.M., Sarpy County, Nebraska.

E. SUBJECT PROPERTY SIZE:
   approximately 75.99 acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:
    Future Land Use Designation: Urban Residential
    Zoning: AG (Agricultural).

G. REQUESTED ACTION(S):
   Approval of a Change of Zone from AG (Agricultural) to RS-72 PD (Single Family Residential) and a Preliminary Plat of a Subdivision to be known as Bridgeport, located southwest of 180th Street and Cornhusker Road.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:
   Tillable farm ground with some wetland areas; a portion of the property is developed with old farm Quonset building which is being utilized as storage facility for a garbage refuse company.

B. GENERAL VICINITY AND LAND USE
   North – tillable farm ground; historic cemetery
   East – single family residential subdivision
   South – future site of Gretna middle and high school campus
   West – in process of being platted for single family residential subdivision

C. RELEVANT CASE INFORMATION:
    The preliminary plat submitted proposes 162 single-family lots and multiple outlots.
    Development will be served with utilities as follows: water by MUD, natural gas by Black Hills Energy, sanitary sewer by City of Gretna, and electrical power by OPPD.
    Proposed access points are as follows:
Two access points from Cornhusker Road
- One access from 180th Street
- Multiple accesses from street on south side of development (Camelback Drive)
- Four proposed lots on west side of development will access via 186th Street

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations
  - Section 15, RS-72 Single-family Residential District
  - Section 28, Planned Development District
- Sarpy County Subdivision Regulations

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:
The Comprehensive Plan shows the area as Urban Residential. The proposed development is consistent with this future land use designation.

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

C. GENERAL COMMENTS:

Change of Zone:
- Change of Zone to Single-Family Residential is consistent with the Sarpy County Comprehensive Plan.
- The Planned Development Overlay allows for reduced setbacks on the front and rear yards. The proposal is to allow 20 foot front yard setbacks and 15 foot rear yard setbacks on those lots identified in the Change of Zone Exhibit. The setback allowance allows for the unique design of the development.

Preliminary Plat
- The preliminary plat is proposing 162 single-family dwelling lots with 32 being villa townhomes that will include outside maintenance. Lot 163 will be developed with a 2,500 square community building.
- The development has fourteen outlots that appear to serve as wetlands, drainage areas, storm water detention, landscaping and park area. List of designated use for each outlot is attached.
- Pursuant to Section 37.3.1 a 20 foot landscape buffer will be planted within the subdivision, along 180th, Cornhusker Rd, and 186th Street.
- An additional 17 feet of right-of-way has been dedicated along Cornhusker Road and 180th Street, for a total of 50 feet, for future street improvements.
- Full accesses along Cornhusker Road will be limited to quarter mile access points with future road improvements, however, due to the potential impacts to environmentally sensitive areas, full access at one of the proposed accesses will be considered by the Sarpy County Public Works Department at the time of future roadway improvements. Access roads to future development on the north side of Cornhusker Road should align with access roads on the south to assist in locating full access points at full buildout of Cornhusker Road. Currently the westerly access (Street 2) would be considered for full access depending on future development on the north side of Cornhusker.
• Full access for the proposed access to 180th Street will not be allowed at the ultimate buildout of 180th Street. Full access will be limited to the quarter mile points.

• Proposed access for street fronting Lots 159 through 162 onto 186th will be limited to right-in, right-out only (RIRO).

• Applicant and/or SID will contribute to roadway reconstruction and/or roadway improvements along Cornhusker and 180th Street for the frontage of the development. The Subdivision Agreement will provide the terms and conditions of such contribution.

• The City of Gretna has concerns with the proposed access to Lots 14-17 directly onto 186th Street with it being a major north/south connection serving the Aspen Creek subdivision and multiple schools site, including high school, in the future.

• Truck turning template was submitted as requested to provide information on maneuverability of tandem axle snowplows through each horizontal curve and cul-de-sac.

• Sidewalk exhibit showing a preliminary sidewalk layout has been submitted and reviewed by staff. At the pre-application meeting held on July 13, 2016, it was discussed that the topography and terrain along Cornhusker Road will not be conducive to building a future trail along it as shown in both the draft Sarpy County Trails Plan and the City of Gretna Trails Plan. Since it does not appear that there will be a trail along Cornhusker to tie into, the developer of Bridgeport will not be required to provide a trail along 186th Street at this time. The current exhibit proposes a 5 foot sidewalk along the property frontage on 186th Street. They will be providing a 10’ wide trail along Camelback Ave. along the entire frontage of their development, however. They also will be required to participate in the cost of development of a sidewalk or trail, as determined by the County in the future, along 180th Street from Camelback north to Cornhusker when improvements to 180th Street are undertaken. This would be a part of their cost share in the future improvements to 180th Street and will be detailed in the Subdivision Agreement.

• Outlot K on the south end of Street 7 between Lots 8 and 9, is proposed to serve as an emergency access to cul-de-sac. Pursuant to Engineers letter dated 9/14/16, access is to be designed as a 10 foot wide concrete trail with a thickness that will accommodate the weight of a fire truck. Such access will be maintained by the townhouse association, including snow removal and grass trimming.

• Plat Note has been added identifying those lots limited to interior street access only. The last note needs to be updated to include Outlots H and N on the Final Plat.

• Applicant has submitted letter requesting a waiver of the maximum 800 foot block length on proposed Streets 1 and 2 due to the topography and designated wetland areas. They believe that curvilinear alignment of the streets will reduce vehicle speeds enough to meet the intent of the block length requirement.

• Gretna Fire Chief has concerns with the proposed landscaped islands in the middle of the cul-de-sacs and the ability to get a fire truck radius. During discussions with Planning Staff at meeting on August 13, 2016, the developer stated that the landscaped islands within the cul-de-sacs would be designed with a hardscape material 3 to 4 feet inside a rollover curb, for additional width for emergency vehicles, with landscaping in the center of such islands.
- Stream Set-Backs as required by Section 38.24 of the Sarpy County Zoning Regulations do not apply to the wetland areas within this development according to the Papio Missouri NRD. See letter attached.
- A post construction storm water management plan must be submitted for this project prior to Final Plat.
- A Wastewater Sewer Agreement with the City of Gretna will be required to be submitted with the Final Plat application.
- Sarpy County Planning will try to facilitate a meeting with the property owner of Lot 1 Barley Acre, the developer, and County staff to discuss the impact of this development and future road improvements affecting his property. Sarpy County Public Works has agreed to allow this property owner one direct access to an adjacent street when improvements to Cornhusker Road take place, most likely requiring his access to Cornhusker Road to be closed but allowing an alternative access to 186th Street. This conclusion is due to statements from the Bridgeport developer that the topography from this property into their subdivision property is too steep to tie an access drive into one of the new streets interior to the development. With this, we note that the City of Gretna appears to have jurisdiction over 186th Street and they would likely have the final determination on any future access to 186th Street for Lot 1 Barkley Acre.

IV. PLANNING COMMISSION RECOMMENDATION:
The Planning Commission held public hearings on these applications at their September 20, 2016 meeting and recommended APPROVAL to the County Board.

MOTION: Davis moved, seconded by Sotak, to recommend APPROVAL of the Change of Zone from AG to RS-72/PD for the proposed Bridgeport Subdivision so long as the issues noted in the Planning Department Recommendation Report and as presented by staff at this public hearing are addressed prior to the change of zone application being presented to County Board. This recommendation is being made as the Change of Zone will be in conformance with the Sarpy County Zoning Regulations and current Comprehensive Plan provided those conditions are met. Ballot: Ayes – Korth, Lichter, Huddleston, Davis, Whitfield, Ackley, Sotak, Malmquist, Giff, and Torczon. Nays: None. Abstain: None. Absent: George. Motion carried.

MOTION: Davis moved, seconded by Sotak, to recommend APPROVAL of the Preliminary Plat of the subdivision to be known as Bridgeport Subdivision so long as the issues noted in the Planning Department’s Recommendation Report and as presented by staff at this public hearing are addressed prior to the application being presented to County Board, with a recommendation to waive the 800’ cul-de-sac length requirement. This recommendation is being made as the Preliminary Plat will be in conformance with the Sarpy County Zoning Regulations, Subdivision Regulations and the current Comprehensive Plan provided those conditions are met. Ballot: Ayes – Korth, Lichter, Huddleston, Davis, Whitfield, Ackley, Sotak, Malmquist, Giff, and Torczon. Nays: None. Abstain: None. Absent: George. Motion carried.

V. STAFF RECOMMENDATIONS:
Staff recommends APPROVAL of a Change of Zone from AG (Agricultural Farming District) to RS-72/PD (Single-family Residential Planned Development) as it is consistent with the Sarpy County Comprehensive Plan.

Staff recommends APPROVAL of a Preliminary Plat of a subdivision to be known as Bridgeport, Lots 1-163 and Outlots A-N, subject to the general comments as noted in this report, as it meets the requirements of the Sarpy County Zoning Regulations and Subdivision Regulations.

VI. ATTACHMENTS TO REPORT:
1. Application for Change of Zone
2. Application for Preliminary Plat and plat exhibit
3. Correspondence (Letters to Engineer w/ responses, comments)
4. Current Zoning Map
5. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan
   (showing subject property area)

VII. **COPIES OF REPORT SENT TO:**
1. Gene Graves (applicant)
2. CHHH Investments, LLC (current property owner)
3. Jeff Elliott (Applicant’s Agent)
4. 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 made payable to Sarpy County (an additional fee of $25.00 is also required to cover cost of mailing of public notifications)
3. Mailing list labels certified by a Title Company of all property owners within 300 ft. of the subject property.
4. Copy of Deed on file with Register of Deeds or other acceptable proof of ownership
5. Two (2) site plan drawings (folded)
6. One (1) reduced size site plan drawing (8.5 x 11)
7. One (1) electronic copy of site plan drawing in PDF form
8. 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
9. Detailed operational plans
10. Please review Section 43 of the Sarpy County Zoning Regulations for a complete list of change of zoning process and submittal requirements.

### Applicant Information

<table>
<thead>
<tr>
<th><strong>Name:</strong></th>
<th>Gene Graves</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>E-mail:</strong></td>
<td><a href="mailto:gene@gonebraska.com">gene@gonebraska.com</a></td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>3803 N. 153rd Street</td>
</tr>
<tr>
<td><strong>City/State/Zip:</strong></td>
<td>Omaha, NE 68116</td>
</tr>
<tr>
<td><strong>Mailing Address:</strong></td>
<td>Same</td>
</tr>
<tr>
<td><strong>Phone:</strong></td>
<td>402-614-9100</td>
</tr>
<tr>
<td><strong>Property Owner Information:</strong></td>
<td>CHHH Investments, LLC</td>
</tr>
<tr>
<td><strong>E-mail:</strong></td>
<td><a href="mailto:Chofer@jasperstone.com">Chofer@jasperstone.com</a></td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>16820 Frances St. Suite 206</td>
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<td><strong>Phone:</strong></td>
<td>402-778-9077</td>
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### Engineering/Surveying or Other Consulting Professional’s Information

<table>
<thead>
<tr>
<th><strong>Name:</strong></th>
<th>Jeff Elliott</th>
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<tbody>
<tr>
<td><strong>E-mail:</strong></td>
<td><a href="mailto:jeff@woodsonia.net">jeff@woodsonia.net</a></td>
</tr>
<tr>
<td><strong>Address:</strong></td>
<td>13131 W. Dodge Road, Suite 200</td>
</tr>
<tr>
<td><strong>City/State/Zip:</strong></td>
<td>Omaha, NE 68154</td>
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<tr>
<td><strong>Mailing Address:</strong></td>
<td>Same</td>
</tr>
<tr>
<td><strong>Phone:</strong></td>
<td>402-203-0808</td>
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</table>
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.

Proposed 163 Lot single family subdivision with 2,500 s.f. community building and pool.

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: Bridgeport Subdivision

GENERAL LOCATION: SW Corner of 180th Street and Cornhusker Road (example 189th & Giles Rd)

ASSESSOR’S PARCEL NUMBER: 010431411 ADDITIONAL PARCEL NUMBERS

LEGAL DESCRIPTION: (Describe property to wit:) N1/2 of the NE1/4 Section 29-14-11

SIZE OF PROPERTY: 75.99 acres CURRENT ZONING: AG REQUESTED ZONING: RS72PD

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

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Change of Zoning application.
4. Any necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.

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

Applicant/Property Owner Signature

8/1/2016 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.

Property Owner Signature

8/1/2016 Date

Property Owner Signature

Date
PLANNED DEVELOPMENT OVERLAY EXHIBIT

BRIDGEPORT SUBDIVISION
LOCATED IN THE NORTHEAST 1/4
OF SEC 29, T14N, R1E, OF THE 6TH P.M.
SARPY COUNTY, NEBRASKA

Seal: NOTE: Zoning will be a R-72
PD Single-Family Residential with Planned Development Overlay.

Front Yard:
All lots 250 minimum setback
EXCEPT for the following which will be
200 minimum:
Lots 12, 17, 79-99, 125-139

Rear Yard:
All lots 250 minimum setback
EXCEPT for the following which will be
150 minimum:
Lots 6, 11-14, 23-24, 42, 46, 48, 60, 65, 66, 69, 79-107, 110, 113, 115, 120, 123, 124, 125, 130-134, 142, 148, 153-156, 158, 161

Side Yard: 150 minimum, 150 minimum on
lots that adjoin streets.
### 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
2. Non-Refundable Fee of $24.30 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 format
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

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**PLANNING STAFF USE ONLY:**

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<th>APPLICATION #:</th>
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<td>8-1-16</td>
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<td>CP DESIGNATION:</td>
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<td>PROPOSED ZONING DESIGNATION:</td>
<td>Z-72 PD</td>
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<td>APPLICATION FEE:</td>
<td>$1230</td>
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**RECEIVED BY:**

<table>
<thead>
<tr>
<th>Name</th>
<th>Lisa Simpky</th>
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**NOTES:**

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**APPLICANT INFORMATION:**

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<tr>
<th>Name</th>
<th>Gene Graves</th>
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**PROPERTY OWNER INFORMATION:** (If multiple owners, please attach separate sheet)

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

<table>
<thead>
<tr>
<th>Name</th>
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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.

75 Acre parcel to be developed into 130 single family home sites and 33 single family villa townhome sites with associated roads and infrastructure. Also to include a 2,500 s.f. community building.

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: Bridgeport Subdivision

ASSESSOR’S PARCEL NUMBER: 010431411 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: SW Corner of 180th Street and Cornhusker Road
(examples 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) N 1/2 of the NE 1/4 of Section 29-14-11

SIZE OF PROPERTY: 75 acres CURRENT ZONING: AG REQUESTED ZONING: RS72-

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

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

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the 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.

Property Owner/Applicant Signature

Date 8/1/2016

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.

Property Owner Signature

Date 8/1/2016
## Purpose of Outlots

<table>
<thead>
<tr>
<th>OUTLOT</th>
<th>DESCRIPTION OF PURPOSE</th>
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<tbody>
<tr>
<td>A</td>
<td>Permanent Stormwater Basin</td>
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<td>B</td>
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<td>C</td>
<td>Permanent Stormwater Basin</td>
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<td>Permanent Stormwater Basin</td>
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<td>N</td>
<td>Green Space/ Common Area</td>
</tr>
</tbody>
</table>
From: Denny Wilson
Sent: Thursday, October 27, 2016 11:14 AM
To: Bruce Fountain; Pat Dowse; Donna Lynam
Subject: FW: Bridgeport Proposal

Sincerely,
Denny

Dennis Wilson, P.E., PhD
Sarpy County Engineer
15100 S. 84th Street
Papillion, NE 68046-4627
(402) 537-6900 Office
(402) 537-6908 Direct

From: Bruce Fountain
Sent: Wednesday, October 26, 2016 12:31 PM
To: Denny Wilson <dwilson@sarpy.com>
Cc: Pat Dowse <pdowse@sarpy.com>; Donna Lynam <dlynam@sarpy.com>; Mark Wayne <markw@sarpy.com>; Scott Bovick <sbovick@sarpy.com>
Subject: RE: Bridgeport Proposal

Denny,

As we are preparing to take the Bridgeport Subdivision Preliminary Plat forward for consideration by the County Board, I wanted to verify my understanding of our last meeting with the developer regarding the issues as outlined in Donna’s email below.

1. We will try to facilitate a meeting with the property owner of Lot 1 Barley Acre, the developer, and County staff to discuss the impact of this development and future road improvements on his property. It is my understanding from our meeting, however, that Public Works would continue to allow this property owner one direct access to an adjacent street when improvements to Cornhusker Road take place – most likely requiring his access to Cornhusker Road to be closed but allowing an alternative access to 186th Street. This is due to statements from the Bridgeport developer that the topography from this property into their subdivision property is too steep to tie an access drive into one of the new streets interior to the development. An additional question I have is since Gretna appears to have jurisdiction over 186th Street, can they ultimately say no to allowing that driveway access to be shifted to 186th? Most definitely they would have the right/ability to do so. If access rights or restrictions are purchased as in state access control, someone would have to buy back the rights. However, that would apply in this case.

2. It was discussed that the topography and terrain along Cornhusker Road will not be conducive to building a future trail along it as shown in both the draft Sarpy County Trails Plan and the City of Gretna Trails Plan. Since it does not appear that there will be a trail along Cornhusker to tie into, the developer of Bridgeport will not be required to provide a trail along 186th Street at this time. I don’t recall the discussion but this works for me.
They will be providing a 10’ wide trail along Camelback Ave. along the entire frontage of their development, however. They also will be required to participate in the cost of development of a sidewalk or trail, as determined by the County in the future, along 180th Street from Camelback north to Cornhusker in the future when improvements to 180th Street are undertaken. This would be a part of their cost share in the future improvements to 180th Street and will be detailed in the Subdivision Agreement. **Good.**

3. **The developer has acknowledged that the proposed access points from the development to Cornhusker Road and 180th Street will likely become Right-in, Right-out only turning movements in the future. They have requested that the County consider the possibility that one of the access points on Cornhusker Road be allowed to remain a full movement intersection. At our last meeting, you acknowledged the possibility of one of the access points along Cornhusker to remain a full access. It was stated that the western most access would be the preferred one to allow full movements depending on future development on the north side of Cornhusker. I recall that we would give a full access to one or the other connection onto Cornhusker but not both. The developer can decide which would be better since he was here first. The parties on the north side would align with that intersecting street if they wished to have full access (no offsets!).**

4. **It was decided that the developer would remove the phrase “to the extent that it is financially feasible” from their response letter regarding the financial contribution to future improvements to 180th Street. The contribution amount will be determined based on County policies. The amount and timing of the payment of the contribution will be specified in the Subdivision Agreement to be approved at the time of Final Plat consideration by the County Board. Good.**

Could you or Pat please respond to this email with your agreement to the points outlined above or provide me any edits or additional points that should be made? We will need your response by tomorrow afternoon (Thursday, Oct. 27th) at the latest so we can finalize the staff report and get the applications on the County Board agenda Friday morning. Thanks for your help!!

**Bruce**

Bruce A. Fountain, AICP, EDFP  
Director, Planning & Building Dept.

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*Sarpy County, Nebraska*  
1210 Golden Gate Dr.  
Papillion, NE 68046  
☎ Phone: 402-593-1555  
✉ Fax: 402-593-1558  
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🌐 Website: www.sarpy.com

"It's amazing how much you can accomplish if you don't care who gets the credit."

- President Harry Truman

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MEMO

TO: Bruce Fountain, AICP, EDFP, Director
FROM: Patrick M. Dowse, PE, Engineering Manager  
DATE: September 15, 2016
RE: Bridgeport – Change of Zone and Preliminary Plat

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

**Preliminary Plat:**

Please see attached redlines. Right of Way along 180th and Cornhusker should be dedicated out to a minimum of 50 feet.

**Access Management:**

Full accesses along Cornhusker Road should be limited to the ¼ mile points, however, due to the potential impacts to environmentally sensitive areas, access management should be discussed and potentially limited at the full buildout of Cornhusker Road at one or both of the proposed accesses.

The Street6/Street7 access to 180th should not be allowed full access at the ultimate buildout of 180th Street. Full access should be limited to the ¼ mile points.

Street 8 access onto 186th Street should be limited to right-in, right-out only (RIRO).

**180th Street Improvements:**

SID should contribute to roadway reconstruction and/or roadway improvements along 180th Street for the frontage of the development. Roadway reconstruction and/or improvements are not anticipated in the near future, however safety and/or traffic conditions may warrant improvements to be reprioritized. Interlocal agreement should include language regarding said future reconstruction and/or improvements.
**Proposed Roadway Network:**

Please submit a truck turning template file to show tandem axle snowplows are able to maneuver through each horizontal curve and cul-de-sac. Please show vertical curvature K-values on the roadway profiles.

Please provide a preliminary sidewalk layout prior to Final Plat.

Please let me know if you have any questions.
October 5, 2016

Mr. Bruce Fountain
Planning Director, Sarpy County
1261 Golden Gate Drive, Suite 2E
Papillion, Nebraska 68046

RE: Bridgeport – Change of Zone and Preliminary Plat Applications

Dear Mr. Fountain:

The District provided a review letter on August 26, 2016 on the change of zone and preliminary plat applications for Bridgeport, southwest of 180th Street and Cornhusker Road in Sarpy County. The District has met with Jeff Elliott, Woodsonia Real Estate, Inc., and reviewed Exhibits A and B by SEH, Inc. submitted via email on September 30, 2016, and finds the watercourse through Bridgeport does not meet the definition of watercourse requiring a 3:1 plus 20 foot setback. Due to the new information provided, the District would like to remove that comment and offer only the following:

- The preliminary drainage report provided for review shows approximately 15 acres of the subdivision draining directly to a watercourse without water quality control BMPs. This area should be directed to a BMP to the maximum extent practicable.

If you have any questions, please contact me at 315-1722 or by email at agrint@papionrd.org.

Sincerely,

Amanda Grint, PE, CFM
Water Resources Engineer

Cc: Lori Laster and Marlin Petermann, PMNRD
Kelly:
The following are the City of Gretna’s comments on the Preliminary Plat submittal:

1. The proposed Bridgeport Subdivision will be served by an future extension of the Gretna Municipal Interceptor Sewer. This new sub-interceptor sewer will extend southwest from the City’s sub-interceptor sewer located directly north of Tiburon. The City of Gretna has been in discussions with the Bridgeport Subdivision design team regarding the schedule for this sewer. As of this date, no design work has commenced on this portion of the sub-basin sewer. There has not been a time line established for the City to design and build this sewer.

2. The City requests that the future integration of Lot 1 Barkley Acres into this platting be taken into account as part of the County’s review.

3. The City is concerned about the proposed access for Lots 14-17 directly onto 186th Street. 186th Street will be a major north south connection that serves the Aspen Creek area as well as the Gretna Elementary school, Middle School, and future high school.

Steven W. Perry, PE
City Engineer

Confidentiality Statement:
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Donna Lynam
Donna Lynam

From: buethe@werner.com
Sent: Thursday, September 15, 2016 10:21 AM
To: Donna Lynam
Subject: Bridgeport Subdivision

Donna,

I met with Jeff Elliott and Gene Graves on this subdivision.

A couple of items were discussed during our meeting.

1. Cul de sacs - All the cul de sacs have some type of obstruction in the middle of the cul de sac. I expressed my concern about the ability to get emergency equipment maneuvered in this type of environment. They assured me that a 42 ft vehicle could make the turn. I asked about parking and if parking on the cul de sac was considered when the turning radius was calculated. I did not get a straight answer, but thru our continued discussion, I would guess it was not taken into account. They told me they could make the cul de sac no parking areas. I then asked where cars would park when those residents had company, a birthday party, graduation party, Christmas etc, would easily fill up most driveways and have extra cars that would need a place to park. The Gretna Fire Department was recently in the Tiburon development. We had a carbon monoxide detector activation. Our normal response is an ambulance and a fire truck. We approached the address and it was in a cul de sac with vegetation in the middle. Similar to what is being proposed in Bridgeport. There was a car parked on the cul de sac in front of one of the houses. We could not get thru with either vehicle. We had to go to the house and ask for the vehicle to be moved. Thank goodness it was a carbon monoxide detector call and not a fire or a serious medical emergency.

2. 2 access points to all areas of the subdivision. I apologize and do not have the plat in front of me but there are two cul de sacs coming off of 180th street I believe. One entrance for a number of homes. I generally request two means of egress. The reason for the two means of egress is two fold. 1. So I can get additional emergency equipment in the area if needed and 2. So the residents will be able to get to their homes or leave the subdivision during the emergency. My example would be that I have a fire in one of the first homes at the start of the cul de sac. Once we position the truck and pull the hose lines, that street is shut down until the fire or other emergency is completed. Nobody gets in and nobody can get out. A structure fire can last from 30 minutes to multiple hours. The developer has offered an approximately 10 ft wide path from the south cul de sac out to Camelback Drive. A couple of concerns with this option. This needs to be maintained 365 days a year. A emergency access point that if full of snow, or used as parking by the adjoining homes will not work. Our trucks currently weigh in the neighborhood of 23 -25 tons. The concrete on this path will have to be thick enough to withstand that type of weight. We will also need to make sure the turning radius on both ends of the emergency access point is wide enough to enable a 40+ foot truck to make the turn on and off the cul de sac as well as on and off of Camelback.

Please contact me if you have any additional questions.

Thank you,

Rod Buthe - Fire Chief
Gretna Fire and Rescue Department.
Date: August 23, 2016

To: Kelly Jeck

From: Michael Felschow, MAPA Transportation and Data Manager

Re: Bridgeport Subdivision

With regard to the Bridgeport Subdivision at 180th and Cornhusker, please note that 180th street is slated to 4 lane divided road. This transportation improvement is anticipated between the years 2031 and 2035 depending on funding. In the coming decades, higher traffic volumes are anticipated around 180th street, MAPA recommends the need for future transportation system improvements, such as the preservation of sufficient right-of-way, be considered during the review process for this development.

If you have any questions, please contact me at 402-444-6866 ext. 229.
Subject Property (Outlined in red)

Vicinity Map - Current Zoning
NE1/4 of Section 29-14-11 (Parcel #010431411)
SW corner of 180th Street and Cornhusker Road
Bridgeport Subdivision
Current FLU - Sarpy Co

NE1/4 Section 29-14-11 (Parcel #010431411)
SW corner of 180th Street and Cornhusker Road
Bridgeport Subdivision

Legend

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

Subject Property Outlined in Blue (Urban Residential)

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

Legend

Long Term Residential Growth
Mixed Use
Mixed Use Center
New Richfield Village
Park/School Site
Pflug Interchange Development
Residential - Community Systems
Urban Residential
Urban Residential II

Amended 6-11-2015
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, September 7, 2016

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

Signed in my presence and sworn to before me:

Notary Public

Printer's Fee: $33.52
Customer Number: 40638
Order Number: 0001975496
STATE OF NEBRASKA  
County of Sarpy  

Being duly sworn, upon oath, Michael Harrington deposes and says that he is the Accounting Manager 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 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 on Wednesday, October 19, 2016.

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.

Michael Harrington  
Accounting Manager

Ron Petak  
Executive Editor

Signed in my presence and sworn to before me:

Notary Public

Laura A Estep-Bronk  
Notary Public, Exp. October 21, 2017

Printer's Fee $ 12.35  
Customer Number: 40638  
Order Number: 0001984920