RESOLUTION: GRANT SECOND 90 DAY EXTENSION OF APPROVAL TO FINAL
PLAT – OXBOW WAY, LOT 1 AND OUTLOT A

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 final plats to be filed with the Sarpy
County Register of Deeds Office within 90 days of approval by the County Board of
Commissioners. Further the Subdivision Regulation allows the County Board of Commissioners
to grant two separate ninety day extensions of the filing deadline with the Register of Deeds; and

WHEREAS, the final plat for Oxbow Way, Lot 1 and Outlot A, generally located at the
southwest corner of 150th St and Schram Rd was approved by Resolution 2015-266 on July 14,
2015 with the 90 day filing deadline of October 12, 2015 on the following described property, to
wit:

Tax Lot 2 in the East Half of the Northwest Quarter (E ½ NW ¼) of Section 2, Township 13N, Range 11E
of the 6th P.M. in Sarpy County, Nebraska.

WHEREAS, by Resolution 2015-420 the County Board approved the extension of the
Oxbow Way final plat filing deadline with the Register of Deeds for ninety (90) days beginning
on October 13, 2015 and ending on January 11, 2016.

WHEREAS, the applicant, John Miller, Oxbow Animal Health, has requested to extend
the Oxbow Way final plat filing deadline with the Register of Deeds for an additional ninety (90)
days.

NOW THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF
COMMISSIONERS THAT the Oxbow Way final plat filing deadline with the Register of Deeds
is hereby extended a second time for a period of ninety (90) days beginning on January 12, 2016
with an expiration date of April 12, 2016.

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 29th
day of January, 2016.

Sarpy County Board Chairman

County Clerk
Summary and Purpose of Requests:

- Eric Galley, of Olsson Associates, on behalf of his client Oxbow Animal Health, is requesting a second 90-day extension of the approval of the Final Plat to be known as Oxbow Way, Lot 1 and Outlot A.

Background and Analysis:

- The Final Plat for the proposed subdivision to be known as Oxbow Way, Lot 1 and Outlot A was approved by County Board Resolution 2015-266 on July 14, 2015. The intent of the subdivision plat was to provide a site for Oxbow Animal Health’s new corporate headquarters. The County’s Subdivision Regulations state, “The Final Plat shall be filed with the Register of Deeds within ninety (90) days of the date approved by the Board. Failure to do so shall require re-submittal of the Final Plat with repayment of application fees. The Board may grant up to two (2) ninety (90) day extensions upon the request of the applicant. Each extension must be requested separately.”

- The applicant has submitted a letter on October 6, 2015, requesting their first 90 day extension. The applicant requested the extension in order to complete additional internal review of the development project to assure the final plats meets their ultimate needs. That request was approved by the County Board by Resolution 2015-420 on October 13, 2015 and extended the approval to January 11, 2016.

- The applicant is still working on various internal issues regarding the plat and their development plans and has requested a second 90-day extension of the Final Plat approval.

- The original staff report to the County Board on the Final Plat application is attached for your information and review.

Staff Recommendation:

- While the location of the subject property of the Final Plat is now within the City of Papillion’s Extra-territorial Jurisdiction (ETJ), the Preliminary and Final Plats were approved by Sarpy County but have not yet been recorded. In discussing this request with Mark Stursma, Papillion’s Planning Director, he did not have any issues with the County granting the 90-day extension of the time frame to record the Final Plat with the Sarpy County Recorder of Deeds Office. If there are any proposed changes to the approved Final Plat, however, application would have to be made through the City of Papillion for a revised plat.

- There have been no significant changes in the County’s Subdivision or Zoning Regulations since this Final Plat was first approved which would have any impact on it.

- The applicant has submitted the application for an extension and paid the required application fees.

- Staff recommends APPROVAL of the extension of the proposed Final Plat of a subdivision to be known as Oxbow Way, Lot 1 and Outlot A for an additional ninety (90) day period from January 12, 2016 until April 12, 2016. Staff makes this recommendation as the Final Plat still meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
November 23, 2015

Sarpy County Board
1210 Golden Gate Dr.
Papillion, NE 68046

Re: Oxbow Way Lot 1 and Outlot A Final Plat – Filing Extension 2

Dear County Board,

Pursuant to Section 7.6 of the Sarpy County Subdivision Regulations, Oxbow Enterprises Inc. is requesting a ninety (90) day extension to file the Final Plat for Lot 1 and Outlot A of Oxbow Way that was approved by the Sarpy County Board on July 14, 2015.

The first ninety (90) day extension was approved on October 13, 2015.

The Applicant’s request is for additional time to continue its internal review.

Thank you for your time and consideration. Please contact me with any questions at (402) 970-2319.

Sincerely,

Eric Galley, P.E.

Ends.

Cc: Bruce Fountain, Planning Director
    Nicole O’Keefe, Deputy County Attorney
SARPY COUNTY PLANNING & BUILDING DEPT.
1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1553  FAX: 402-593-1558
E-MAIL: PLANNING@SAPARY.COM

EXTENSION OF APPROVAL FOR FINAL PLAT

| In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following: |
| 1. Submit completed Application |
| 2. Submit Non-Refundable Fee of $100.00 made payable to Sarpy County |

| PLANNING STAFF USE ONLY: |
| ORIGINAL APPLICATION #: FP 15-004 |
| DATE RECEIVED: 11-23-2015 |
| APPLICATION FEE: $100 RECEIPT NO. 2498 |
| RECEIVED BY: BF |
| DATE OF ORIGINAL PLAT APPROVAL: 7-14-15 |
| 90-DAY EXTENSION DATE: 7-14-15 TO 1-11-16 |
| COUNTY BOARD ACTION: | DATE: |

| APPLICANT/PROPERTY OWNER INFORMATION: (If multiple owners, please attach separate sheet) |
| NAME: John Miller |
| E-MAIL: jmiller@oxbowanimalhealth.com |
| MAILING ADDRESS: 29012 Mill Road |
| PHONE: 402-249-0366 |
| CITY/STATE/ZIP: Murdock, NE 68407 |

| ENGINEERING/SURVEYING PROFESSIONAL’S INFORMATION: |
| NAME: Olsson Associates |
| E-MAIL: eggally@olssonassociates.com |
| MAILING ADDRESS: 2111 S 67th St. Ste. 200 |
| PHONE: 402-341-1116 |
| CITY/STATE/ZIP: Omaha, NE 68106 |

| REASON FOR EXTENSION: Give detailed explanation as to why the 90 day extension to the approval of the Plat is necessary. Applicant requests this extension for additional time to complete an internal review. |

| 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: Oxbow Way |
| ASSESSOR’S PARCEL NUMBER: 010421203 |
| ADDITIONAL PARCEL NUMBERS |
| GENERAL LOCATION: 150th and Schram Road (example 189th & Giles Rd) |
| LEGAL DESCRIPTION: (Describe property to wit:) Northwest quarter of Section 2, Township 13 North, Range 11 East |

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

11/24/15 Date
BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE FINAL PLAT – OXBOW WAY
(Lots 1, Outlot A)

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2012), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2012), the powers of the County as a body are exercised by the County Board of Commissioners (County Board); and,

WHEREAS, the County Board has the authority to adopt Subdivision Regulations, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-374 (Reissue 2012); and,

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

WHEREAS, the applicant, Oxbow Animal Health, applied for approval of a Final plat on property generally located at the southwest corner of 150th Street and Schram Road and legally described as follows, hereinafter “the Property”:

Tax Lot 2 in the East Half of the Northwest Quarter (E ½ NW ¼) of Section 2, Township 13N, Range 11E of the 6th P.M. in Sarpy County, Nebraska.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the Final plat of a subdivision to be known as Oxbow Way (Lot 1, Outlot A) 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 Final plat of the subdivision to be known as Oxbow Way.

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

I. A public hearing regarding the approval of the Final plat was held on April 21, 2015 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.

II. A public hearing regarding the approval of the Final plat was held by this County Board.

III. 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.
IV. The Planning Department staff recommends approval.

V. The proposed Final plat of a subdivision to be known as Oxbow Way (Lot 1, Outlot A) is in conformity with the Zoning Regulations, the Subdivision Regulations, and the Sarpy County Comprehensive Plan.

BE IT FURTHER RESOLVED THAT the Final Plat of a subdivision to be known as Oxbow Way (Lot 1, Outlot A) and as further described in the attached Exhibit A is hereby approved.

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 July, 2015.

Sarpy County Board Chairman

County Clerk

Attest

SEAL

Resolution FP Oxbow Way  July 2015
I. GENERAL INFORMATION

A. APPLICANT: Oxbow Animal Health – John Miller
29012 Mill Road
Murdock, NE 68407

B. SUBJECT PROPERTY OWNER: Ronald and Susan Hollins
7606 N. 120th Street
Omaha, NE 68142

C. SUBJECT PROPERTY LOCATION: SW corner of 150th Street and Schram Road.

D. LEGAL DESCRIPTION: Tax Lot 2 in the East Half of the Northwest Quarter (E ½ NW ¼) of Section 2, Township 13N, Range 11E of the 6th P.M. in Sarpy County, Nebraska.

E. SUBJECT PROPERTY SIZE: approximately 73.5 acres.

F. EXISTING FUTURE LAND USE AND CURRENT ZONING DESIGNATIONS:
- Future Land Use Designations: Business Park and Light Industrial – Storage (see attached Future Land Use Map)
- Zoning: AG (Agricultural Farming) District (see attached Zoning Map)

G. PURPOSE OF REQUEST: The applicant is requesting approval of a Change of Zone to IL (Light Industrial), a Preliminary Plat for a six lot (Lots 1-3 and Outlots A-C) light industrial subdivision to be known as Oxbow Way. The applicant has also submitted a Final Plat application for Lot 1 and Outlot A of the project.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The majority of the site is currently being farmed. There is also a farmstead home and a few related agricultural buildings located on the site. All existing structures would be demolished.

B. SURROUNDING AREA CURRENT ZONING:
- North: AG (Agricultural Farming) District
- South: AG (Agricultural Farming) District
- East: IL (Light Industrial) District – location of Traveler’s Data Center
C. SURROUNDING AREA LAND USE DESIGNATIONS:
- North: Light Industrial - Storage
- South: Business Park
- East: Business Park
- West: Light Industrial - Storage

D. APPLICABLE REGULATIONS:
- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations –
  - Section 23, IL (Light Industrial) District
  - Section 32, Highway Corridor Overlay District
- Sarpy County Subdivision Regulations

III. ANALYSIS

A. COMPREHENSIVE PLAN: This property is located within the area in which a recent land use plan was completed by JEO Consulting Group for the County. This plan was approved by the County Board as an amendment to the Comprehensive Plan on June 9, 2015. The land use designation of this site as a result of that action is Business Park and Light Industrial-Storage. The proposed zoning of IL (Light Industrial) is consistent with this designation.

B. TRAFFIC AND ACCESS: The site abuts 150th Street on the east and Schram Road on the north. Proposed Lot 1 may be accessed from Schram Road and 150th Street. Proposed Lots 2 and 3 will be accessed from 150th Street.

The Development Agreement requires the Developer to pay one-third (1/3) of the actual costs to improve Schram Road to three lanes along the frontage of this site. The Agreement also requires the County to achieve Substantial Completion of the Schram Road improvements on or before October 1, 2016 with Final Completion by June 1, 2017.

In addition, the Development Agreement also requires the Developer to pay one third (1/3) of the actual cost of that portion of the 150th Street Improvements bordering Lot 1 between the intersection with Schram Road and the terminal point of the turn lane, plus one half (1/2) of the actual cost of the remainder of the 150th Street improvements bordering Lot 1 from the terminal point of the turn lane to the southern property line. The Agreement requires the County to achieve Substantial Completion of the 150th Street improvements on or before October 1, 2016 with Final Completion by June 1, 2017.

C. UTILITIES:
- Waste Water: Lot 1 will gravity flow into the recently completed Sarpy County Sewer line located to the north east of the property. Lots 2 and 3 will have to utilize a future proposed lift station to pump waste water over the ridgeline into the recently completed Sarpy County sewer line.
- Water: Metropolitan Utilities District (MUD).
- Gas: Black Hills Energy.
- Electric: Omaha Public Power District (OPPD).

D. GENERAL COMMENTS:
- Developer shall coordinate with Sarpy County Public Works regarding the paving of 150th Street and Schram Road, as well as any required sidewalks, along the entire frontages of the plat.
- Sarpy County Public Works staff comments regarding the additional dedicated right-of-way have been addressed by the engineer.
• The Development Agreement states that an easement within Outlot A shall be provided for a potential future trail connection through this area.
• Any sanitary sewer fees applicable to this property will be collected at the time of platting. 50% of the connection fee may be deferred to the time of issuance of a building permit.

IV. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to various jurisdictional agencies and departments within Sarpy County that may have an interest. Comments received from the Sarpy County Public Works are attached. No other comments were received.

IV. STAFF RECOMMENDATION:
• Staff recommends **APPROVAL** of the Change of Zone request from AG to IL as it is in conformance with the Sarpy County Comprehensive Plan
• Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as Oxbow Way (Lots 1-3 and Outlots A-C). Staff makes the recommendation as the application is in conformance with the Sarpy County Comprehensive Plan, Zoning Regulations and Subdivision Regulations.
• Staff recommends **APPROVAL** of the proposed Final Plat of Lot 1 and Outlot A of Oxbow Way. Staff makes the recommendation as the application is in conformance with the Sarpy County Comprehensive Plan, Zoning Regulations and Subdivision Regulations

V. PLANNING COMMISSION RECOMMENDATION:
The Planning Commission held public hearings on these applications at their April 21, 2015 meeting and recommended APPROVAL to the County Board.

**MOTION:** Bliss moved, seconded by Davis, to recommend **Approval** of the Change of Zone from AG to IL subject to the final adoption of the Highway 50/370 Small Area Plan Land Use Map into the Sarpy County Comprehensive Plan which would designate this property as Business Park. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Davis, Ackley, Sotak, Fenster, Torczon, and George. Nays: None. Abstain: None. Absent: Whitfield and Malmquist. **Motion carried 9-0-2.**

**MOTION:** Bliss moved, seconded by Lichter, to recommend **Approval** of the proposed Preliminary Plat of a subdivision to be known as Oxbow Way (Lots 1-3 and Outlots A-C) subject to:
- the final adoption of the Highway 50/370 Small Area Plan Land Use Map into the Sarpy County Comprehensive Plan which designates this property as Business Park;
- the final rezoning of the property to IL (Light Industrial); and
- the general comments as specified in the Planning Department’s Recommendation Report.
This recommendation is being made with these conditions as the application will then be consistent with the Sarpy County Comprehensive Plan, Zoning Regulations and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Davis, Ackley, Sotak, Fenster, Torczon, and George. Nays: None. Abstain: None. Absent: Whitfield and Malmquist. **Motion carried 9-0-2.**

**MOTION:** Bliss moved, seconded by Lichter, to recommend **Approval** of the proposed Final Plat of Lot 1 and Outlot A of Oxbow Way subject to:
- the final adoption of the Highway 50/370 Small Area Plan Land Use Map into the Sarpy County Comprehensive Plan which designates this property as Business Park;
- the final rezoning of the property to IL (Light Industrial); and
the general comments as specified in this report.
This recommendation is being made with these conditions as the application will then be consistent with the proposed amendment to the Sarpy County Comprehensive Plan, Zoning Regulations and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Davis, Ackley, Sotak, Fenster, Torczon, and George. Nays: None. Abstain: None. Absent: Whitfield and Malmquist. **Motion carried 9-0-2.**

VI. **ATTACHMENTS TO REPORT:**
A. Sarpy County Current Zoning Map
B. Current Development Structure Plan – Figure 5.1 of Sarpy Co. Comprehensive Plan (Future Land Use Map)
C. Change of Zone Application
D. Preliminary Plat Application and plat
E. Final Plat Application and plat
F. Comments Received from Sarpy County Public Works
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 required to cover cost of mailing of public notifications)
3. Copy of Deed on file with Register of Deeds or other acceptable proof of ownership
4. Two (2) site plan drawings (folded)
5. One (1) reduced size site plan drawing (8.5" x 11")
6. One (1) electronic copy of site plan drawing in PDF form
7. Site plan drawing should include the following (as applicable)
   a. Legal description with site layout (1" = 20’)
   b. Metes and bounds description with lot size
   c. Floodplain/floodway boundaries
   d. Existing easements
   e. General location map (2 mile radius)
   f. Elevations or other supporting materials
8. Detailed operational plans
9. Please review Section 43 of the Sarpy County Zoning Regulations for a complete list of change of zoning process and submittal requirements.

APPLICATION STAFF USE ONLY:
APPLICATION #: C2 15-007
DATE RECEIVED: 3-2-2015
CP DESIGNATION: Urban Residential
CURRENT ZONING DESIGNATION: AG
PROPOSED ZONING DESIGNATION: IL
APPLICATION FEE: $500.00 RECEIPT NO. 2727
PUBLIC NOTIFICATION PROCESSING FEE: $25.00 RECEIPT NO. 2727
RECEIVED BY: 
NOTES: ____________________________

APPLICANT INFORMATION: CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: Oxbow Animal Health, John Miller
ADDRESS: 29012 Mill Road
CITY/STATE/ZIP: Murdock, NE 68407

MAILING ADDRESS: ____________________________
(CITY/STATE/ZIP: ____________________________
PHONE: 402-867-2400
FAX: 402-867-2371

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

NAME: Ronald & Susan Hollins
ADDRESS: 7606 N. 120th Street
CITY/STATE/ZIP: Omaha, NE 68142

MAILING ADDRESS: ____________________________
(CITY/STATE/ZIP: ____________________________
PHONE: ____________________________
FAX: ____________________________

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL’S INFORMATION:

NAME: Olsson Associates, Eric Galley
ADDRESS: 2111 S 67th St. Ste. 200
CITY/STATE/ZIP: Omaha, NE 68106

MAILING ADDRESS: ____________________________
(CITY/STATE/ZIP: ____________________________
PHONE: 402-341-1116
FAX: 402-341-5895
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.

Oxbow Animal Health is an international distributor of small animal pet food. Their current operations are located on a hay farm in Murdock, NE. This project would allow them to consolidate their production, administrative and storage facilities into one location. The project will consist of over 25,000sf office/administrative space, 25,000sf production facility, 70,000sf warehouse and over 20,000sf of additional on-site storage.

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: Proposed to be Oxbow Way

GENERAL LOCATION: Southwest corner of 150th and Schram Road
(example is 189th & Giles Rd)

ASSessor’S PARCEL NUMBER: 010421203 ADDITIONAL PARCEL NUMBERS

LEGAL DESCRIPTION: (Describe property to wit:) Tax Lot 2 in the East Half of the Northwest Quarter (E1/2 NW1/4) of Section 2, Township 13 North, Range 11 East of the 6th P.M., in Sarpy County, Nebraska.

SIZE OF PROPERTY: 73.5 acres CURRENT ZONING: AG REQUESTED ZONING: LL IL


PLEASE NOTE THE FOLLOWING PROCEDURES:

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

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

Applicant Signature

3/2120.15 Date

Owner Signature (or authorized agent)

3/2/2015 Date

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

Owner Signature (or authorized agent)

3/2/2015 Date

Owner Signature (or authorized agent)

3/2/2015 Date
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 $1,060 made payable to Sarpy County
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. Please review Sections 5 and 6 of the Sarpy County Subdivision Regulations for a complete list of Preliminary Plat process and submittal requirements.

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

**PLANNING STAFF USE ONLY:**

APPLICATION #:

DATE RECEIVED:

CP DESIGNATION:

CURRENT ZONING DESIGNATION:

PROPOSED ZONING DESIGNATION:

APPLICATION FEE: $1,060 RECEIPT NO.

RECEIVED BY:

NOTES:

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**APPLICANT INFORMATION:**

**NAME:** Oxbow Animal Health, John Miller
**ADDRESS:** 29012 Mill Road
**E-MAIL:** jmiller@oxbowanimalhealth.com
**PHONE:** 402-867-2400
**FAX:** 402-867-2371

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

**NAME:** Ronald & Susan Hollins
**ADDRESS:** 7606 N. 120th Street
**E-MAIL:**
**PHONE:**
**FAX:**

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

**NAME:** Olsson Associates, Eric Galley
**ADDRESS:** 2111 S 67th St. Ste. 200
**E-MAIL:** egalley@olssonassociates.com
**PHONE:** 402-341-1116
**FAX:** 402-341-5895
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.

Oxbow Animal Health is an international distributor of small animal pet food. Their current operations are located on a hay farm in Murdock, NE. This project would allow them to consolidate their production, administrative and storage facilities into one location. The project will consist of over 25,000sf office/administrative space, 25,000sf production facility, 70,000sf warehouse and over 20,000sf of additional on-site storage.

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: Oxbow Way

ASSessor’s PARCEL NUMBER: 010421203 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: Southwest corner of 150th and Schram Road (example 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) Tax Lot 2 in the East Half of the Northwest Quarter (E1/2 NW1/4) of Section 2, Township 13 North, Range 11 East of the 6th P.M., in Sarpy County, Nebraska.

SIZE OF PROPERTY: 73.5 acres CURRENT ZONING: AG REQUESTED ZONING: IL


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.

Applicant Signature: [Signature]
Date: 3/2/2015

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

Owner Signature: [Signature]
Date: 3/2/2015
OXBOW WAY
LOTS 1 - 3 AND OUTLOTS A, B & C
BEING A REPLATTING OF TAX LOT 2, LOCATED IN THE EAST HALF OF THE
NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST, OF
THE 6TH P.M., SARPY COUNTY NEBRASKA
**SARPY COUNTY PLANNING & BUILDING DEPT.**

1210 GOLDEN GATE DRIVE, #1240  
PAPILLION, NE 68046  
PHONE: 402-593-1555  FAX: 402-593-1558  
E-MAIL: PLANNING@SARPY.COM

**FINAL PLAT APPLICATION**

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Final Plat Application
2. Submit Non-Refundable Fee of $560 made payable to Sarpy County
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. Please review Sections 7 and 8 of the Sarpy County Subdivision Regulations for a complete list of Final 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:**

APPLICATION #: FP 15-004  
DATE RECEIVED: 3-2-15  
CP DESIGNATION: Urban Residential  
CURRENT ZONING DESIGNATION: AG  
PROPOSED ZONING DESIGNATION: I L  
APPLICATION FEE: $495  RECEIPT NO. 3727  
RECEIVED BY: dpuhro@oxbowanimalhealth.com  
E-MAIL: jmliller@oxbowanimalhealth.com

**NOTES:**

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**APPLICANT INFORMATION:**

**NAME:** Oxbow Animal Health, John Miller  
**ADDRESS:** 29012 Mill Road  
**CITY/STATE/ZIP:** Murdock, NE 68407

**E-MAIL:** jmiller@oxbowanimalhealth.com

**MAILING ADDRESS:** (IF DIFFERENT)  
**PHONE:** 402-867-2400  
**FAX:** 402-867-2371

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

**NAME:** Ronald & Susan Hollins  
**ADDRESS:** 7606 N. 120th Street  
**CITY/STATE/ZIP:** Omaha, NE 68142

**E-MAIL:**

**MAILING ADDRESS:** (IF DIFFERENT)  
**PHONE:**  
**FAX:**

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

**NAME:** Olsson Associates, Eric Galley  
**ADDRESS:** 2111 S 67th St. Ste. 200  
**CITY/STATE/ZIP:** Omaha, NE 68106

**E-MAIL:** egalley@olssonassociates.com

**MAILING ADDRESS:** (IF DIFFERENT)  
**PHONE:** 402-341-1116  
**FAX:** 402-341-5895
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 will consist of over 25,000sf office/administrative space, 26,000sf production facility, 70,000sf warehouse and over 20,000sf of additional on-site storage.

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: Crossbow Way

ASSESSOR’S PARCEL NUMBER: 010421203 ADDITIONAL PARCEL NUMBERS

GENERAL LOCATION: Southwest corner of 150th and Schram Road
(example 189th & Giles Rd)

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

SIZE OF PROPERTY: 35.24 acres CURRENT ZONING: AG REQUESTED ZONING: IL


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 Final 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. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 mylar and 5 paper copies with signatures).

6. If a Change of Zoning application is applied for concurrently with the Preliminary Plat or Final Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request; however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

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

Applicant Signature 3/2/2015

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. Further, I understand the Preliminary Plat process as stated above and authorize Sarpy County staff to enter the property for inspection related to the specific request during this process.

Owner Signature (or authorized agent) 3/2/2015

Owner Signature (or authorized agent) 3/2/2015
OXBOW WAY
LOT 1 AND OUTLOT A
BEING A PLATTING OF A PORTION OF TAX LOT 2, LOCATED IN THE EAST HALF OF
THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST,
OF THE 6TH P.M., SARPY COUNTY NEBRASKA

LEGAL DESCRIPTION

POINT OF BEGINNING:
NORTHWEST CORNER
OF THE NORTHWEST
1/4 OF SECTION 2,
11T, R11E

DEDICATED RIGHT-OF-WAY
(2.91 AC. MORE OR LESS)
OUTLOT A
173622 S.F.
(3.99 AC.)

N10°14'34"W
226.77'
N24°24'17"W305.44'
N61°30'43"W180.99'
N87°22'37"E 1228.25'
(M) 1228.13' (R)
S3°38'27"E 1359.07'
N3°42'40"W 784.27'
S82°20'45"W150.15'
S86°21'33"W 789.67'

1256279 S.F.
(28.84 AC.)

NOTES

1. All areas are to original contours.

LEGAL DESCRIPTION

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LOT 1 AND OUTLOT A
BEING A PLATTING OF A PORTION OF TAX LOT 2, LOCATED IN THE EAST HALF OF
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1256279 S.F.
(28.84 AC.)

NOTES

1. All areas are to original contours.
SARPY COUNTY

MEMO

TO: Bruce Fountain, AICP, EDFP, Planning Director
FROM: Patrick M. Dowse, PE, Engineering Manager
DATE: March 30, 2015
RE: Oxbow Way – Change of Zone, Preliminary and Final Plat

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

Schram Road and 150th Street Right-of-Way Dedication
The frontage of Lot 1 along Schram Road and 150th Street shall have Right-of-Way (ROW) dedicated to a total of 50 feet (an additional 17 feet of ROW shall be dedicated). As other lots are final platted, ROW shall be dedicated to a total of 50 feet along the frontage of 150th Street.

Final Plat Redlines
Please see the attached redlines for typographical for various typographical corrections.

Feel free to let me know if you have any questions.
OXBOW WAY
LOT 1 AND OUTLOT A
BEING A PLATTING OF A PORTION OF TAX LOT 2, LOCATED IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST, OF THE 6TH P.M., SARPY COUNTY NEBRASKA

LEGAL DESCRIPTION

DEDICATION

ADJACENCY OF NOTARIES

SURVEYOR'S CERTIFICATION

REVIEW BY SARPY COUNTY PUBLIC WORKS

COUNTY TREASURER'S CERTIFICATE

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

NOTES

LEGEND

LEGAL DESCRIPTION

NOTES
MEMORANDUM

Date: March 23, 2015

To: Kelly Jeck

From: Michael Felschow, MAPA Transportation and Data Manager

Re: Oxbow Animal Health

With regard to the Oxbow Animal Health at 150th and Schram, please note that Schram road is slated to go from a gravel road to two lane rural road. This transportation improvement is anticipated between the years 2026 and 2030 depending on funding. In the coming decades, higher traffic volumes are anticipated around Schram road. MAPA recommends the need for future transportation system improvements, such as the preservation of sufficient right-of-way, be considered during the review process for this development.

If you have any questions, please contact me at 402-444-6866 ext. 229.
Vicinity Map - Current Zoning
12002 S 150th St - Tax Lot 2, 2-13N-11E
Oxbow Way
Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on [date] at [time].

Amendment of the Sarpy County Planning Commission's regulations for consideration of a Special Use Permit for a new storage facility.

Notice is hereby given that a public hearing will be held on [date] at [time] for consideration of a Change of Use Permit for a new storage facility.

Attention is hereby called to the fact that such action is being taken under the provisions of the Sarpy County Zoning Ordinance.

...
STATE OF NEBRASKA

County of Sarpy

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Ron Petak deposes and says that he is the Executive Editor of the Bellevue Leader, Papillion Times, Gretna Breeze and Springfield Monitor, legal newspapers of general circulation in Sarpy County, Nebraska, and published therein; that said newspaper has been established for more than one year last past; that it has a bona-fide paid subscription list of more than three hundred; that to this personal knowledge, the advertisement, a copy of which is hereto attached, was printed in the said newspaper once each week, the first insertion having been on:

Wednesday, July 1, 2015

Springfield Monitor
Bellevue Leader
Gretna Breeze
Papillion Times

And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

Shon Barenklau OR Ron Petak
Publisher Executive Editor

Today's Date: 7-1-2015
Signed in my presence and sworn to before me:

Notary

Dow Grain Company, Inc. has submitted applications for consideration of a Change of Zone from AG to BG and a Revised Preliminary Plat of a four (4) lot subdivision to be known as Oxbow Way being a platting of Tax Lot 5B in Section 15, Twp. 14 N, Rng. 11 E of the 6th P.M. Sarpy County, NE. Generally located: Northwest corner of 156th Street and Giles Road. Oxbow Animal Health, John Miller, has submitted applications for consideration of a Change of Zone from AG to IL, a Preliminary Plat (Lots 1-3 and Outlots A-C), and a Final Plat (Lot 1 and Outlot A), of a subdivision to be known as Oxbow Way being a platting of Tax Lot 2 in the E ½ of the NW ¼ of Section 2, Township 13 N, Range 11 E of the 6th P.M. in Sarpy County, NE. Generally located southwest of 150th Street and Schram Road.

Lockwood Development has submitted applications for consideration of a Change of Zone from RD-35 to RD-50 and PD, and a Revised Preliminary Plat (Lots 1-283 and Outlots A-R), of a subdivision to be known as River Oaks, being a platting of Part of the W ½ of the NE ¼, together with a part of the NW ¼ of the SE ¼ of Section 17, Township 14 N, Range 11 E of the 6th P.M., Sarpy County, Nebraska. Generally located south of 184th and Harrison Streets.

An agenda for the meeting, kept current and current, is available for inspection at the Sarpy County Planning Department, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE 68121.