

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE PRELIMINARY PLAT – PEBBLEBROOKE

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), 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 2007), 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 2007); and,

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

WHEREAS, the applicant, Rogers Development Inc. has applied for approval of a preliminary plat of a subdivision to be known as Pebblebrooke on property generally located at 168th and Highway 370 with a legal description as follows:

Part of NE ¼ of Section 33, Township 14N, Range 11E of the 6th P.M.,
Sarpy County, NE..

WHEREAS, Scott Bovick, Deputy County Administrator has reviewed the application of the preliminary plat of a subdivision to be known as Pebblebrooke for compliance with the Subdivision Regulation; and

WHEREAS, the Deputy County Administrator has made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Deputy County Administrator report, the aerial map of the subject property and a copy of the preliminary plat of the subdivision to be known as Pebblebrooke.

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 preliminary plat was held on September 21, 2011 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 preliminary plat was held by this County Board.
- III. Notice of each of the public hearings described above was published at least once in the ten (10) day period immediately prior to each respective public hearing.
- IV. The Deputy County Administrator recommends approval.
- V. The proposed preliminary plat of a subdivision to be known as Pebblebrooke is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan;

BE IT FURTHER RESOLVED THAT the block length requirement for 170th Street is hereby waived and the preliminary plat of a subdivision to be known as Pebblebrooke, as 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 October, 2011.

Tom Richal
Sarpy County Board Chairman

Attest:

SEAL



Debra J. Houghtaling
County Clerk

EXHIBIT A

**SARPY COUNTY
COUNTY BOARD
STAFF REPORT
SEPTEMBER 29, 2011
CHANGE OF ZONE FROM AG TO BG AND RG-15 11-0014
PRELIMINARY PLAT (REVISED) PEBBLEBROOKE 11-0004**

I. GENERAL INFORMATION

A. APPLICANT: Rogers Development Inc.
8250 Grover Street
Omaha, NE 68124-3397

B. PROPERTY OWNER: Rogers Development Inc

C. LOCATION: 168th Street and Highway 370

D. LEGAL DESCRIPTION: Part of NE ¼ of Section 33, Township 14N, Range 11E of the 6th P.M., Sarpy County, NE.

E. REQUESTED ACTION: To approve a change of zone from AG to RG-15, RS-72, and BG and a preliminary plat for 2 commercial lots, 68 single family lots, and 5 multi-family lots to be known as Pebblebrooke Subdivision.

F. EXISTING ZONING AND LAND USE: Undeveloped, AG, Agricultural.

G. SIZE OF SITE: Approximately 90 acres.

II. BACKGROUND INFORMATION

A. COMPREHENSIVE PLAN SPECIFICATIONS:

The Comprehensive Plan shows the northeast corner of the property as Mixed Use Center and the area south as Urban Residential. (Figure 5.1) Hwy 370 is being improved to a 4-lane Expressway and 168th Street is projected to be a Collector Road (Figure 6.1, 6.2).

B. EXISTING CONDITION OF SITE: Undeveloped.

C. GENERAL VICINITY AND LAND USE: Multi-Family Residential to the north; single family dwelling zoned AG to the south; single family dwellings zoned AG to the east; single family dwellings zoned RS-72 to the west.

D. RELEVANT CASE HISTORY:

- Pebblebrooke Subdivision was preliminary platted in 2003 when it was within the City of Gretna's zoning jurisdiction, but only the first phase of single family lots were final platted.
- The 2003 preliminary plat included the currently proposed commercial area with the remaining property to be platted entirely into single family lots.
- Because the plat has changed to replace some single family lots with several multi-family lots, staff requested the applicant to submit a revised preliminary plat and new final plat

E. APPLICABLE REGULATIONS: Zoning and Subdivision Regulations and Comprehensive Plan.

III. ANALYSIS AND DEVELOPMENT ALTERNATIVES

STAFF COMMENTS:

A. REQUEST: This is a request to approve a change of zone from AG to RG-15, RS-72, and BG and a revised preliminary plat for 2 commercial lots, 68 single family lots, and 5 multi-family lots to be known as Pebblebrooke Subdivision.

B. LAND USE/COMPREHENSIVE PLAN: The Comprehensive Plan indicates the northern area as Mixed Use Center, projecting the area as commercial. The area south is projected to be urban residential. Therefore, no comprehensive plan amendment is necessary.

C. GENERAL:

1. **Change of Zone:** The applicant requests:

- a. Lots 204 and 205 be zoned BG – General Business District
- b. Lots 211-278 (single family lots) be zoned RS-72
- c. Lots 206-210 and Outlots A-J be zoned RG-15
- d. Outlots K and L to remain AG – Agricultural.
- e. The applicant will final plat Lots 204, 205, 206 and Outlots A and B at this time
- f. All lots meet the minimum lot area and width requirements of its respective zoning district. The change of zone will be considered conditionally approved until a final plat is filed.

2. **Preliminary Plat and Final Plat:**

- a. The plat indicates an additional right of way dedication along 168th Street for a total of 50' as required by the County Engineer.
- b. Staff met with the applicant to discuss the level of improvements necessary for 168th Street, Morgan Avenue and Jessica Avenue. It was decided the applicant needed to provide a traffic study to confirm that the right-of-way set aside for Morgan Avenue and Jessica Lane are adequate, and that a three-lane configuration of 168th Street is all that is needed at this time.
- c. Staff requested the property owner make contact with the neighbors to the east of 168th Street to advise them of the proposed access points. If this plat is approved, the County will only allow access points on the east side of 168th Street to match Morgan Avenue and Jessica Lane.
- d. Morgan Avenue is projected to be a full movement access point.
- e. Jessica Lane will be a full movement access point, but in the distant future may be restricted, depending upon the level of development to the east and south. Jessica Lane will provide access to Lot 206 and will intersect with future 169th Street.
- f. Staff recommends the Planning Commission waive the 800' block length requirement for 170th Street as the development from the west establishes access connections on Morgan Avenue or Christensen Road.
- g. The owner has indicated that Outlot A will buffer the single family lots from the commercial and multi-family lots and will include a trail. The developer intends to construct splash parks instead of a swimming pool that would be accessible to both the multi-family and single family lots.
- h. The preliminary plat shows the proposed phasing plan, with the initial Phase 3 to be final platted in the near future, and Phase 8, the single family lots, to be final platted in the distant future.
- i. The plat shows the existing and proposed utility easements, with the specific improvements to be outlined in the subdivision agreement. Proposed sanitary sewers

will drain by gravity to the existing lift station on the south side of the site. The project will have MUD water, BHE gas, OPPD power and street lights.

- j. The owner has provided the 20' landscape buffer along Hwy 370 and 168th Street.
- k. Lots 204-206 are subject to the Highway Corridor Overlay District with regards to building orientation, building materials, and screening requirements.
- l. Because the property was previously preliminary platted with the commercial and single family dwelling lots, staff agreed to waive the 2-year no net increase requirement for the commercial lots and the single family dwelling lots, but the applicant will have to meet the requirement for the multi-family lots as if the lots were going from agricultural to multi-family.

3. General

- a. A final subdivision agreement is required prior to scheduling to County Board and the applicant has submitted a draft agreement for the County's review.

IV. PLANNING COMMISSION ACTION:

Whitfield moved, seconded by Vanek to recommend approval of the Change of Zone from AG to RG-15 for multi-family lots and Outlots A-J, AG to BG for the commercial lots 204-205, and AG to RS-72 for the single family lots 211-278 as the proposed zoning conforms to the Sarpy County Comprehensive Plan. Ballot: Ayes – Bliss, Fenster, Labart, Lichter, Mohr, Stuart, Torczon, Vanek, Wear and Whitfield. Nays – none. Abstain – none. Absent – Thompson. Motion Carried (10-0)

Whitfield moved, seconded by Vanek to recommend waiving the block length requirement for 170th Street, and recommend approval of the Preliminary Plat for Pebblebrooke Subdivision as it is in conformance with the Sarpy County Zoning and Subdivision Regulations. Ballot: Ayes – Bliss, Fenster, Labart, Lichter, Mohr, Stuart, Torczon, Vanek, Wear and Whitfield. Nays – none. Abstain – none. Absent – Thompson. Motion Carried (10-0)

V. RECOMMENDATION:

Recommend approval to the change of zone for Pebblebrooke as it is in conformance with the County's Zoning and Subdivision Regulations.

Recommend approval to the preliminary plat for Pebblebrooke, with the condition that a traffic study and the level of road improvements be accepted by staff before scheduling the final plat.

VI. COPIES OF REPORT TO:

Applicant
Public upon request

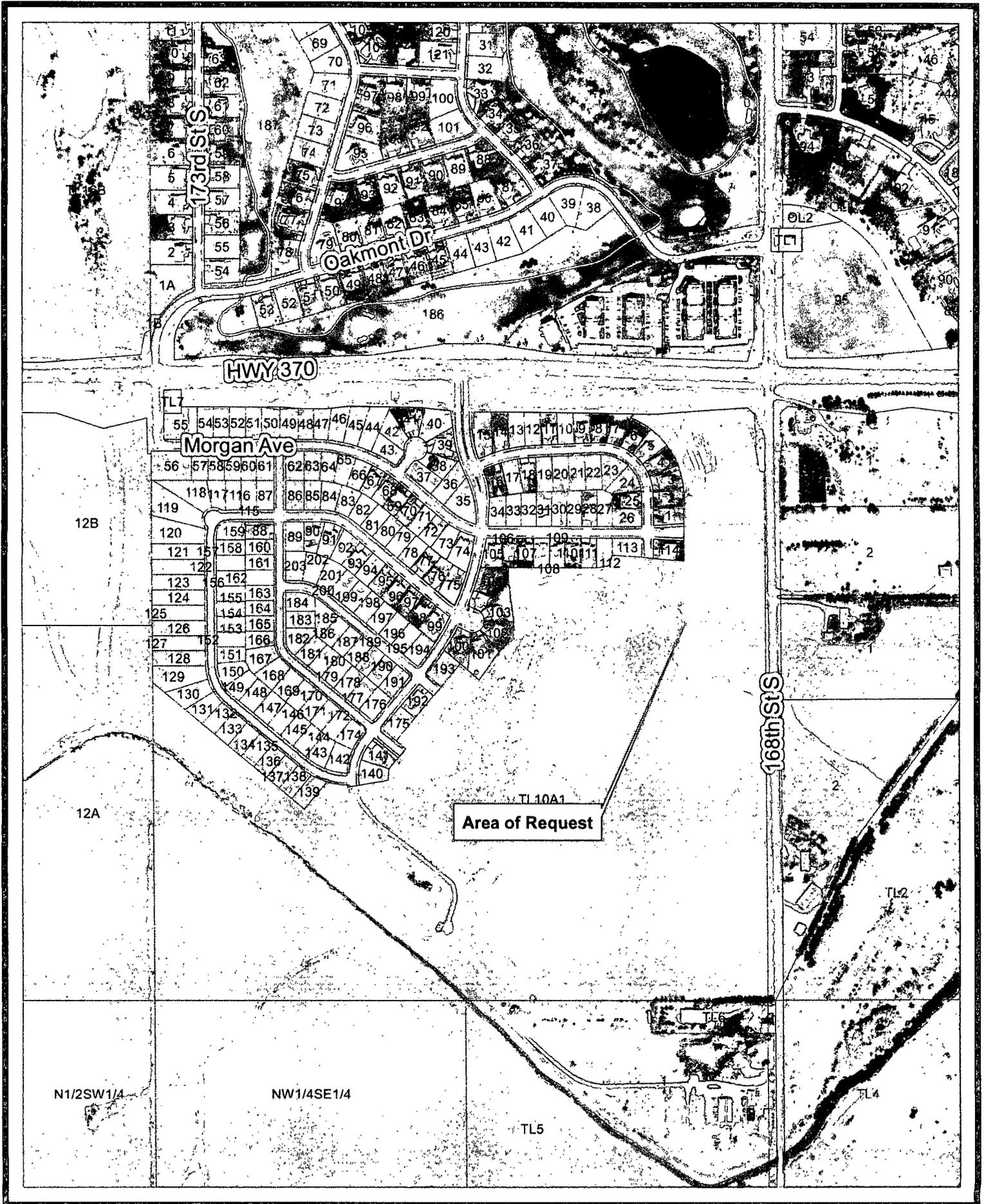
VII. ATTACHMENTS:

Application, Plats and corresponding exhibits
Site Plan and Aerial

Report prepared by:

Scott Bovick, Deputy County Administrator

Report reviewed by Planning Consultants Steve Jensen and Tom Blair

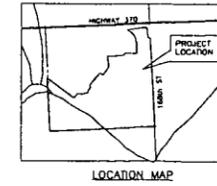


PEBBLEBROOKE
168th & Hwy 370

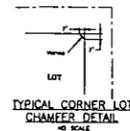


PEBBLEBROOKE

Lots 204 through 279 and Outlots A through L being a platting of that part of the Northeast Quarter of Section 33, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska



LOCATED IN:
 NE 1/4 NE 1/4 SECTION 33, T14N, R11E
 NE 1/4 NE 1/4 SECTION 33, T14N, R11E
 NE 1/4 NE 1/4 SECTION 33, T14N, R11E
 NE 1/4 NE 1/4 SECTION 33, T14N, R11E



ZONING

RG-15 GENERAL RESIDENTIAL DISTRICT

18.1 HEIGHT AND LOT REQUIREMENTS
 18.1.1 The height and minimum lot requirements shall be as follows, except as provided in Section 20:

Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
5,000 sq. ft. or less	25'	5'	5'	5'	10'
5,000 sq. ft. to 10,000 sq. ft.	25'	5'	5'	5'	12'
10,000 sq. ft. to 15,000 sq. ft.	25'	5'	5'	5'	14'
Over 15,000 sq. ft.	30'	5'	5'	5'	16'

By Special Use Permit:
 - Plus 1,000 sq. ft. per family unit.
 - For multi-family units the side yard shall be 10 feet if it is a 2-story structure, and 2 feet additional side yard in each side shall be provided for each story in excess of 2 stories.

RS-72 SINGLE FAMILY RESIDENTIAL DISTRICT

15.1 HEIGHT AND LOT REQUIREMENTS
 15.1.1 The height and minimum lot requirements shall be as follows, except as provided in Section 20:

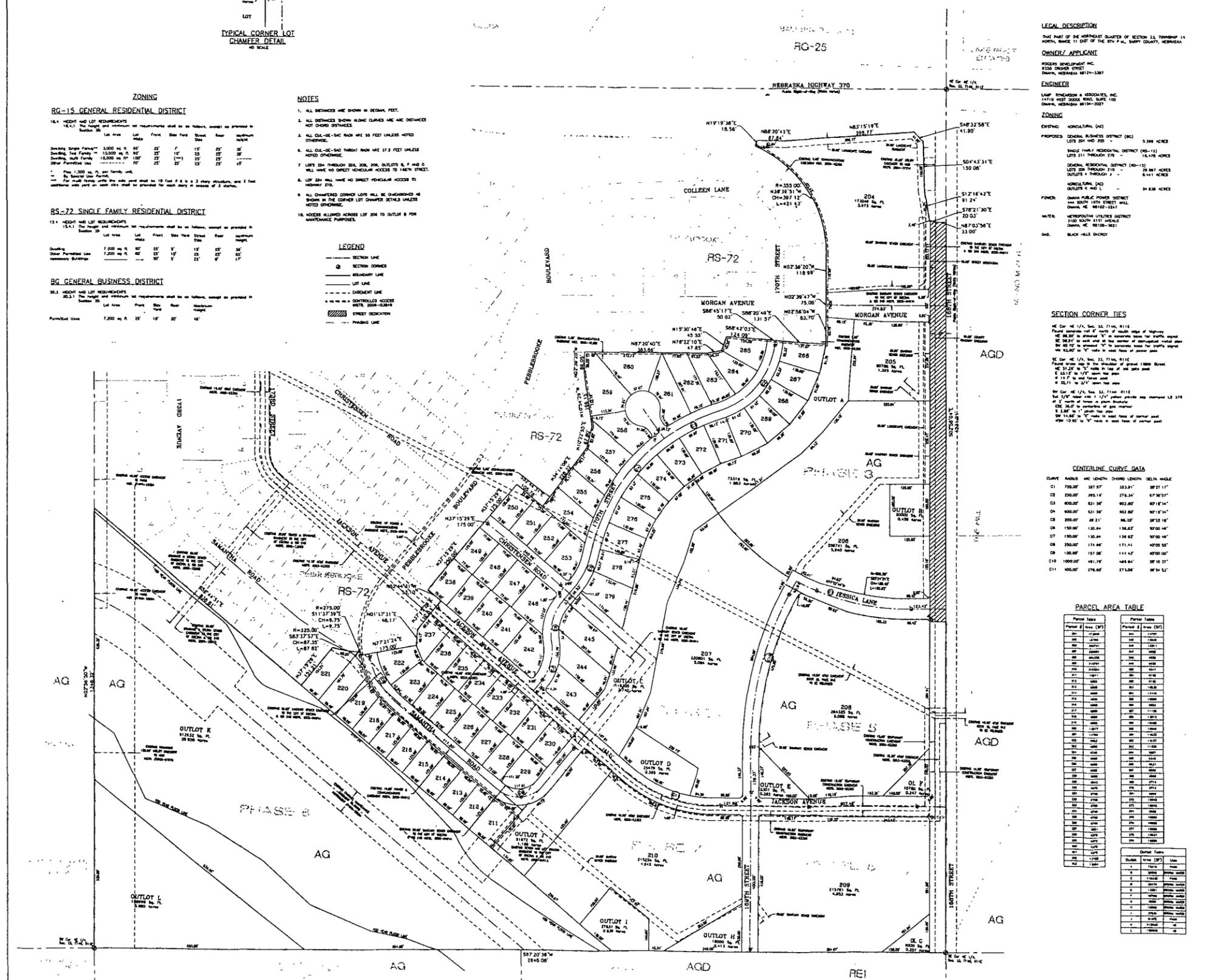
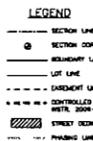
Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Maximum Height
7,000 sq. ft. or less	25'	5'	5'	5'	10'
7,000 sq. ft. to 10,000 sq. ft.	25'	5'	5'	5'	12'
Over 10,000 sq. ft.	30'	5'	5'	5'	14'

RG GENERAL BUSINESS DISTRICT

18.3 HEIGHT AND LOT REQUIREMENTS
 18.3.1 The height and minimum lot requirements shall be as follows, except as provided in Section 20:

Lot Area	Front Yard	Side Yard	Rear Yard	Maximum Height
7,000 sq. ft. or less	10'	5'	5'	15'
Over 7,000 sq. ft.	10'	5'	5'	15'

- NOTES**
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 - ALL OIL-TO-SAC ROAD ARE 30 FEET UNLESS NOTED OTHERWISE.
 - ALL OIL-TO-SAC THROUGH ROAD ARE 37.5 FEET UNLESS NOTED OTHERWISE.
 - LOTS 204 THROUGH 208, 209, 209A, 209B, 209C, 209D, 209E, 209F AND G WILL HAVE NO DIRECT VEHICULAR ACCESS TO 180TH STREET.
 - LOT 204 WILL HAVE NO DIRECT VEHICULAR ACCESS TO HIGHWAY 370.
 - ALL CHAMFERED CORNER LOTS WILL BE CHAMFERED AS SHOWN IN THE CORNER LOT CHAMFER DETAIL UNLESS NOTED OTHERWISE.
 - ACCESS ALLOWED ACROSS LOT 204 TO OUTLOT B FOR MAINTENANCE PURPOSES.



LEGAL DESCRIPTION
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

OWNER/APPLICANT
 PROGRESS DEVELOPMENT INC.
 6334 CHAMBER STREET
 DAVENP, NEBRASKA 68424-3387

ENGINEER
 LAMP RYNEARSON & ASSOCIATES, INC.
 1717A WEST 260TH STREET, SUITE 100
 OMAHA, NEBRASKA 68130-2027

ZONING
 EXISTING: AGRICULTURAL (AG)
 PROPOSED: GENERAL BUSINESS DISTRICT (RG)
 LOTS 204 AND 205 - 3.384 ACRES
 SINGLE FAMILY RESIDENTIAL DISTRICT (RS-72)
 LOTS 211 THROUGH 219 - 18.478 ACRES
 GENERAL RESIDENTIAL DISTRICT (RG-15)
 LOTS 220 THROUGH 279 - 28.997 ACRES
 OUTLOTS A THROUGH L - 8.441 ACRES
 AGRICULTURAL (AG)
 OUTLOT K AND L - 24.838 ACRES

POWER
 OMAHA PUBLIC POWER DISTRICT
 1800 SOUTH 18TH STREET, WALL
 OMAHA, NE 68102-2247

WATER
 METROPOLITAN UTILITIES DISTRICT
 3100 SOUTH 41ST AVENUE
 OMAHA, NE 68105-3621

DRS
 MICHIGAN HILLS DIVISION

SECTION CORNER TIES

NE COR. NE 1/4, SEC. 33, T14N, R11E
 PLAT 18030-03-002, 18030-03-003, 18030-03-004, 18030-03-005, 18030-03-006, 18030-03-007, 18030-03-008, 18030-03-009, 18030-03-010, 18030-03-011, 18030-03-012, 18030-03-013, 18030-03-014, 18030-03-015, 18030-03-016, 18030-03-017, 18030-03-018, 18030-03-019, 18030-03-020, 18030-03-021, 18030-03-022, 18030-03-023, 18030-03-024, 18030-03-025, 18030-03-026, 18030-03-027, 18030-03-028, 18030-03-029, 18030-03-030, 18030-03-031, 18030-03-032, 18030-03-033, 18030-03-034, 18030-03-035, 18030-03-036, 18030-03-037, 18030-03-038, 18030-03-039, 18030-03-040, 18030-03-041, 18030-03-042, 18030-03-043, 18030-03-044, 18030-03-045, 18030-03-046, 18030-03-047, 18030-03-048, 18030-03-049, 18030-03-050, 18030-03-051, 18030-03-052, 18030-03-053, 18030-03-054, 18030-03-055, 18030-03-056, 18030-03-057, 18030-03-058, 18030-03-059, 18030-03-060, 18030-03-061, 18030-03-062, 18030-03-063, 18030-03-064, 18030-03-065, 18030-03-066, 18030-03-067, 18030-03-068, 18030-03-069, 18030-03-070, 18030-03-071, 18030-03-072, 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ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

October 4, 2011

PRELIMINARY PLAT

For a subdivision to be known as Pebblebrooke

168th & Highway 370

Rogers Development

Sarpy County, Nebraska



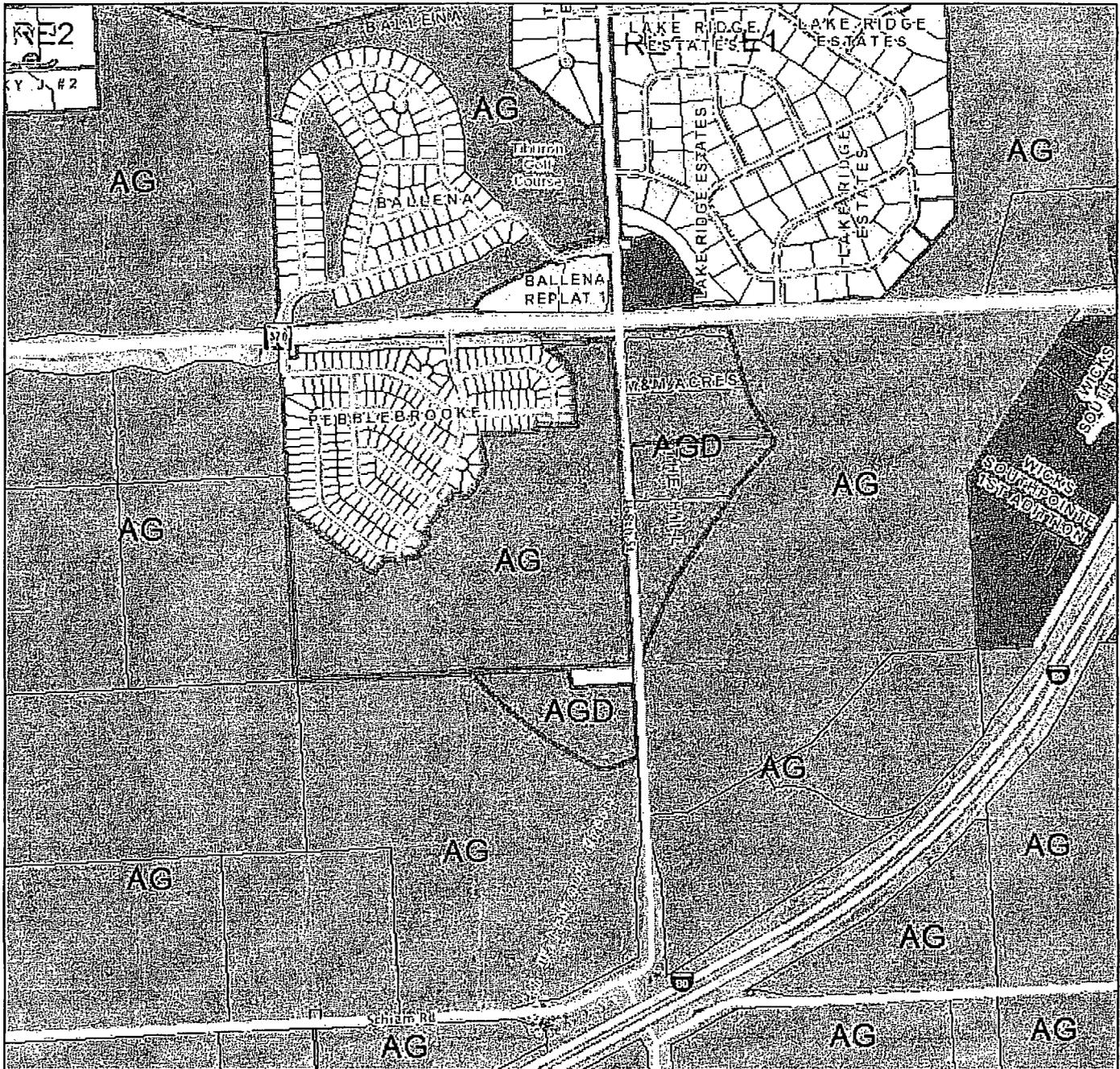
Parcel ID Number	010431535	Property Type	FARM
Owner Name	ROGERS DEVELOPMENT INC	Improvements Value	\$0
Mailing Address	8250 GROVER ST	Land Value	\$217,097
City State	OMAHA NE	Total Value	\$217,097
Zip Code	68124-	Estimated Acres	90.81395470
Property Address	17001 HWY 370	Tax District	37010
Legal Description	TAX LOT 10A EXC ROW 33-14-11 (90.82 AC)	Snow Ordinance	County #3-1-01
Neighborhood Code	FRM		

Disclaimer: This data is for informational purposes only, and should not be substituted for a true titles search, property appraisal, survey, or for zoning district verification. Sarpy County and the Sarpy County GIS Coalition assume no legal responsibility for the information contained in this data.

Map Scale
1 inch = 1152 feet

9/14/2011

Sarpy County, Nebraska



Parcel ID Number	010431535	Property Type	FARM
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Mailing Address	8250 GROVER ST	Land Value	\$217,097
City State	OMAHA NE	Total Value	\$217,097
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Map Scale
1 inch = 1152 feet

9/14/2011



SARPY COUNTY PLANNING

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

CHANGE OF ZONE APPLICATION

<p>In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> 1. Submit complete Change of Zone Application 2. Submit Non-Refundable Fee of \$ <u>200.00</u> made payable to Sarpy County Treasurer 3. Copy of Deed on file with Register of Deeds (showing applicant as owner) 4. 25 full size site plan drawings (folded) 5. 1 reduced size sit plan drawing (8.5 x 11) 6. Detailed operational plans 	<p>PLANNING STAFF USE ONLY:</p> <p>APPLICATION NO.: <u>CZ 11-0014</u> DATE RECEIVED: <u>8/31/11</u> CP DESIGNATION: _____ ZONING DESIGNATION: _____ FEE: <u>\$200</u> RECEIPT NO. <u>330734198</u> RECEIVED BY: <u>CS</u> NOTES: _____</p>
---	---

APPLICANT INFORMATION: CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: Rogers Development, Inc E-MAIL: mikerogers@rogersnewhomes.com
ADDRESS: 8250 Grover Street CITY/STATE/ZIP: Omaha, NE 68124
MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: 402-392-0500 FAX: 402-392-2076

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

Please check box if attaching separate sheet with owner information.

NAME: Rogers Development, Inc E-MAIL: mikerogers@rogersnewhomes.com
ADDRESS: 8250 Grover Street CITY/STATE/ZIP: Omaha, NE 68124
MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: 402-392-0500 FAX: 402-392-2076

ENGINEER INFORMATION:

NAME: Ken Pollard E-MAIL: ken.pollard@lra-inc.com
ADDRESS: 14710 W. Dodge Road, Ste 100 CITY/STATE/ZIP: Omaha, NE 68154
MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
PHONE: 402-496-2498 FAX: 402-496-2730

AUG 31 2011

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.

Pebblebrooke is an existing subdivision located southwest of Hwy 370 and 168th St. The first two phases have been developed with single-family lots. The remaining unplatted portion was designated as commercial and single-family lots. The current plan is to continue to have single-family lots, and commercial and also multi-family lots to create a pedestrian friendly mixed use area along 168th St. The plan proposes a trail with open space, to provide a means of pedestrian access to the commercial areas, but also to act as a buffer between the multi-family lots and the single-family lots. This Final Plat includes the commercial areas, the first area of multi-family development and the trail corridor between them. Proposed sanitary sewers will drain by gravity to the existing lift station on the south side of the site, where it is stored and pumped through the existing force-main system that serves Pebblebrooke now. Storm water runoff will be captured in landscaped storm water quality basins where it will be treated before leaving the site. 168th St. will be widened from Hwy 370 south to the edge of the property. The project will have MUD water, BHE gas, OPPD power and street lights.

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.

ASSESSOR'S PARCEL NUMBER: 010431535

ADDITIONAL PARCEL NUMBERS _____

LEGAL DESCRIPTION: (Describe property to wit:)

Part of the Northeast Quarter of Section 33, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska TAX LOT 10A EXC ROW 33-14-11 (90.82 AC) - Per Sarpy County GIS Site

GENERAL PROPERTY LOCATION: SW corner 168th & HWY 370 **ACRES:** 16.421

CURRENT ZONING: AG **REQUESTED ZONING:** BG, RG-15

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

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Change of Zone Permit
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Special Use Permit applicant or the property owner.

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 Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

[Signature]
Owner Signature (or authorized agent)

8/25/11
Date

Owner Signature (or authorized agent)

Date **AUG 31 2011**



SARPY COUNTY PLANNING

• 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. Submit complete Preliminary Plat Application
2. Submit Non-Refundable Fee of **\$ 561.00** made payable to Sarpy County Treasurer
3. 1 reduced size site plan drawing (8.5 x 11)
4. 1 Electronic copy of the plat drawing (PDF)
5. 25 full sized, **folded** plat drawings
6. Preliminary Drainage Plan
7. 5 copies proposed Post- Construction Storm Water Management Plan

PLANNING STAFF USE ONLY:

APPLICATION NO.: PA 11-0004
 DATE RECEIVED: 8/2/11
 CP DESIGNATION: _____
 ZONING DESIGNATION: _____
 FEE: \$561.00 RECEIPT NO. 734187
 RECEIVED BY: SU
 NOTES: Also doing JP

Please review sections 5 and 6 of the Sarpy County Subdivision Regulations for complete Preliminary Plat process requirements.

APPLICANT INFORMATION:

NAME: Rogers Development, Inc. - Michael F. Rogers E-MAIL: mikerogers@rogersnewhomes.com
 ADDRESS: 8250 Grover Street CITY/STATE/ZIP: Omaha, NE 68124
 MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402-392-0500 FAX: 402-392-2076

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

Please check box if attaching separate sheet with owner information.

NAME: Rogers Development, Inc. - Michael F. Rogers E-MAIL: mikerogers@rogersnewhomes.com
 ADDRESS: 8250 Grover Street CITY/STATE/ZIP: Omaha, NE 68124
 MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402-392-0500 FAX: 402-392-2076

ENGINEER INFORMATION:

NAME: Ken Pollard E-MAIL: ken.pollard@Lra-inc.com
 ADDRESS: 14710 West Dodge Road, Suite 100 CITY/STATE/ZIP: Omaha, NE 68154
 MAILING (IF DIFFERENT) ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402-496-2498 FAX: 402-496-2730

AUG 2 2011

PROJECT DESCRIPTION: (Describe the project in detail, including physical features, 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.

Pebblebrooke is an existing subdivision located southwest of Hwy 370 and 168th Street. The first two phases have been developed with single-family lots. The remaining unplatted portions were designated as commercial and single-family lots. The current plan is to continue to have single-family lots, and commercial and also multi-family lots to create a mixed use, pedestrian friendly atmosphere along 168th Street. The development of the commercial spaces will provide the residents of Pebblebrooke with additional neighborhood services. The plan proposes a trail corridor with plenty of open space, not only to provide a satisfying means of pedestrian access to the commercial areas, but also to act as an increased buffer between the multi-family lots and the single-family lots. The multi-family units intend to provide the majority of the required parking within the footprint of the buildings themselves which will minimize exterior surface parking. The sanitary sewers that will serve this area will drain by gravity to the existing sewer lift station on the south side of the site, where it is stored and pumped through the existing force-main system that currently serves the others areas of Pebblebrooke. Storm water runoff from the project will be captured in landscaped storm water quality basins in key locations where it will be treated before leaving the site. 168th Street will be widened from Hwy 370 south to provide additional access to the multi-family lots as they are developed so that traffic will not be required to traverse through the single-family lots. The project will have MUD water, BHE gas, OPPD power and street lights.

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: PEBBLEBROOKE

ASSESSOR'S PARCEL NUMBER: 010431535 **CURRENT ZONING:** AG

ADDITIONAL PARCEL NUMBERS _____ **GEN. PROP. LOCATION*:** SW - 168th & Hwy 370
*example 189th & Giles Rd

LEGAL DESCRIPTION: (Describe property to wit:)

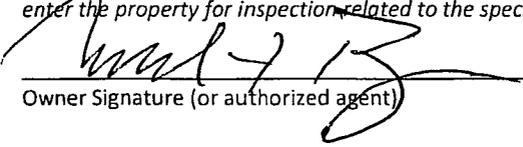
Part of the Northeast Quarter of Section 33, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska
TAX LOT 10A EXC ROW 33-14-11 (90.82 AC) – Per Sarpy County GIS Site

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

PLEASE NOTE THE FOLLOWING PROCEDURES:

1. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
2. County Board will hold a public hearing and make a final decision on the Preliminary Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Preliminary Plat applicant or the property owner.

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 County Staff to enter the property for inspection related to the specific request during this process.


Owner Signature (or authorized agent)

7/29/11
Date

Owner Signature (or authorized agent)

Date **AUG 2 2011**