

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE FINAL 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 final plats; and

WHEREAS, the applicant, Rogers Development Inc. has applied for approval of a final 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 final 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 final 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 final plat was held on October 19, 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 final 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 final 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 final 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 _____st day of November, 2011.

Tom Richard
Sarpy County Board Chairman

Attest:

SEAL



Debra L. Houghtaling
County Clerk

SARPY COUNTY
PLANNING COMMISSION
STAFF REPORT
NOVEMBER 1, 2011
FINAL PLAT PEBBLEBROOKE 11-0005

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 33-14-11E of the 6th P.M., Sarpy County, NE.

E. REQUESTED ACTION: To approve a final plat for two commercial lots, and one multi-family lot as part of Pebblebrooke Subdivision.

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

G. SIZE OF SITE: Approximately 16.5 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:

- At the September 21, 2011 meeting, the Planning Commission approved a Change of Zone from AG to BG for Lots 204-205 and from AG to RG-15 for Lot 206 and a Preliminary Plat for the remaining 90 acres of Pebblebrooke, which was originally preliminary platted by Gretna in 2003.
- The County Board unanimously accepted the Planning Commission's recommendation for the Change of Zone and Preliminary Plat at its October 4, 2011 meeting.

E. APPLICABLE REGULATIONS: Subdivision Regulations and Comprehensive Plan.

III. ANALYSIS AND DEVELOPMENT ALTERNATIVES

STAFF COMMENTS:

A. REQUEST: This is a request to approve a final plat for two commercial lots and one multi-family lot as part of Pebblebrooke Subdivision.

B. LAND USE/COMPREHENSIVE PLAN: The proposed lots meet the Comprehensive Plan projected use of commercial and urban residential.

C. GENERAL:

1. **Zoning:** All lots meet the minimum lot area and width requirements of its respective zoning district. The change of zone approved by the County Board October 4, 2011 is considered conditionally approved until the final plat is filed.
2. **Final Plat:**
 - a. The Final Plat consists only of Lots 204, 205, 206 and Outlots A and B, and establishes Morgan Avenue and Jessica Lane.
 - b. The applicant has indicated this is Phase 3 of a total of 8 projected phases.
 - c. The plat shows the required 50' right-of-way dedication along 168th Street.
 - d. The applicant provided a traffic study justifying the level of improvements necessary to 168th Street, including some analysis on the impact of future development on the east side of 168th Street. The applicant has provided adequate right-of-way for the improvements.
 - e. As is typical, the subdivision agreement will specify that all infrastructure improvements will be at the cost of the developer or the Sanitary Improvement District (SID), except for 168th Street improvements, in which case the County and the future development to the east will pay a portion of the cost.
 - f. The owner has provided the 20' landscape buffer along Hwy 370 and 168th Street.
 - g. Lots 204-206 are subject to the Highway Corridor Overlay District with regards to building orientation, building materials, and screening requirements.
 - h. 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 has been accepted by the County Attorney's Office.

IV. RECOMMENDATION:

Planning Commission Action October 19, 2011: Wear moved, seconded by Torczon to recommend approval of the Final Plat for a subdivision known as Pebblebrooke, as it complies with the Subdivision Regulations, with the stipulations that: 1) an agreement be established with the Sarpy County Engineer for Morgan Avenue and Jessica Lane improvements and, 2) a subdivision agreement is accepted by the County Attorney's Office prior to going to the County Board. Ballot: Ayes – Bliss, Mohr, Fenster, Vanek, Stuart, Torczon, Wear and Whitfield. Nays – none. Abstain – none. Absent – Lichter and Thompson. Motion carried (10-0).

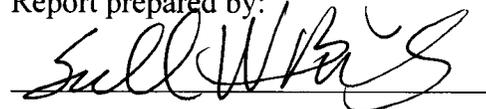
V. COPIES OF REPORT TO:

Applicant, and Public upon request

VI. ATTACHMENTS:

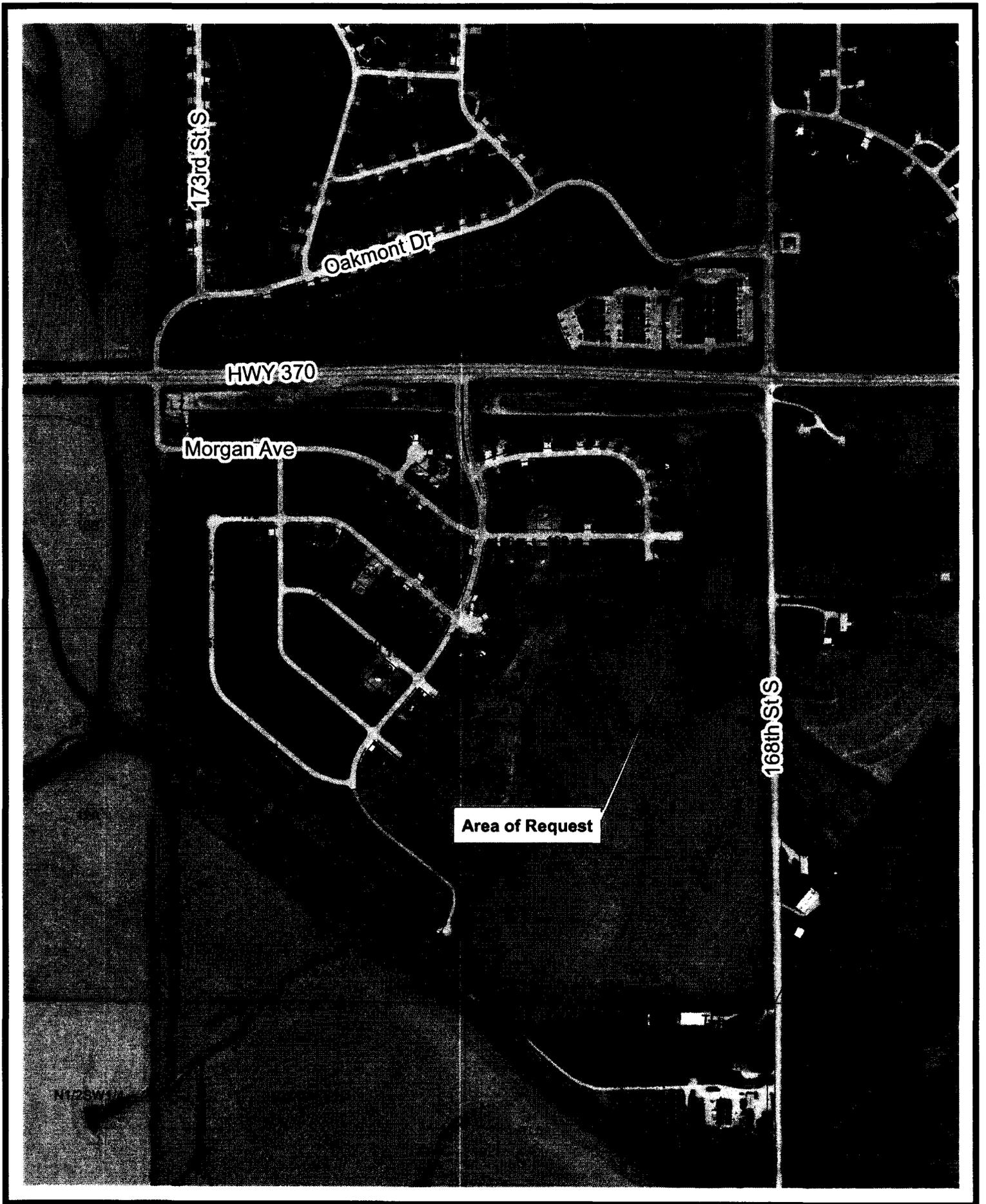
Application, Plats and corresponding exhibits, Site Plan and Aerial

Report prepared by:



Scott Bovick, Deputy County Administrator

Report reviewed by Planning Consultants Steve Jensen and Tom Blair



PEBBLEBROOKE
168th & Hwy 370



ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

November 1, 2011

FINAL PLAT

PEBBLEBROOKE SUBDIVISION

168TH & HWY 370

ROGERS DEVELOPMENT



SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE 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 \$ 200.00 made payable to Sarpy County Treasurer
3. 1 Electronic copy of the plat drawing (PDF)
4. 25 full sized, **folded** plat drawings
5. Please review sections 7 and 8 of the Sarpy County Subdivision Regulations for complete Final Plat process requirements.

PLANNING STAFF USE ONLY:

APPLICATION NO.: FP 11-0005
 DATE RECEIVED: _____
 CP DESIGNATION: _____
 ZONING DESIGNATION: _____
 FEE: \$ _____ RECEIPT NO. 734188
 RECEIVED BY: _____
 NOTES: _____

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 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 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. This Final Plat includes the commercial areas, the first area of multi-family development and the trail corridor between them. 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 Final Plat.
3. All necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the Final Plat applicant or the property owner.
4. 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).

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 Final Plat 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)

7/29/11
Date

Owner Signature (or authorized agent)

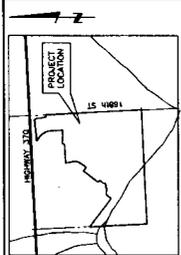
AUG 2 2011
Date

Drawn by:	AMC
Checked by:	AMC
Project No.:	1000000000
Sheet No.:	1
Date:	11/11/2022

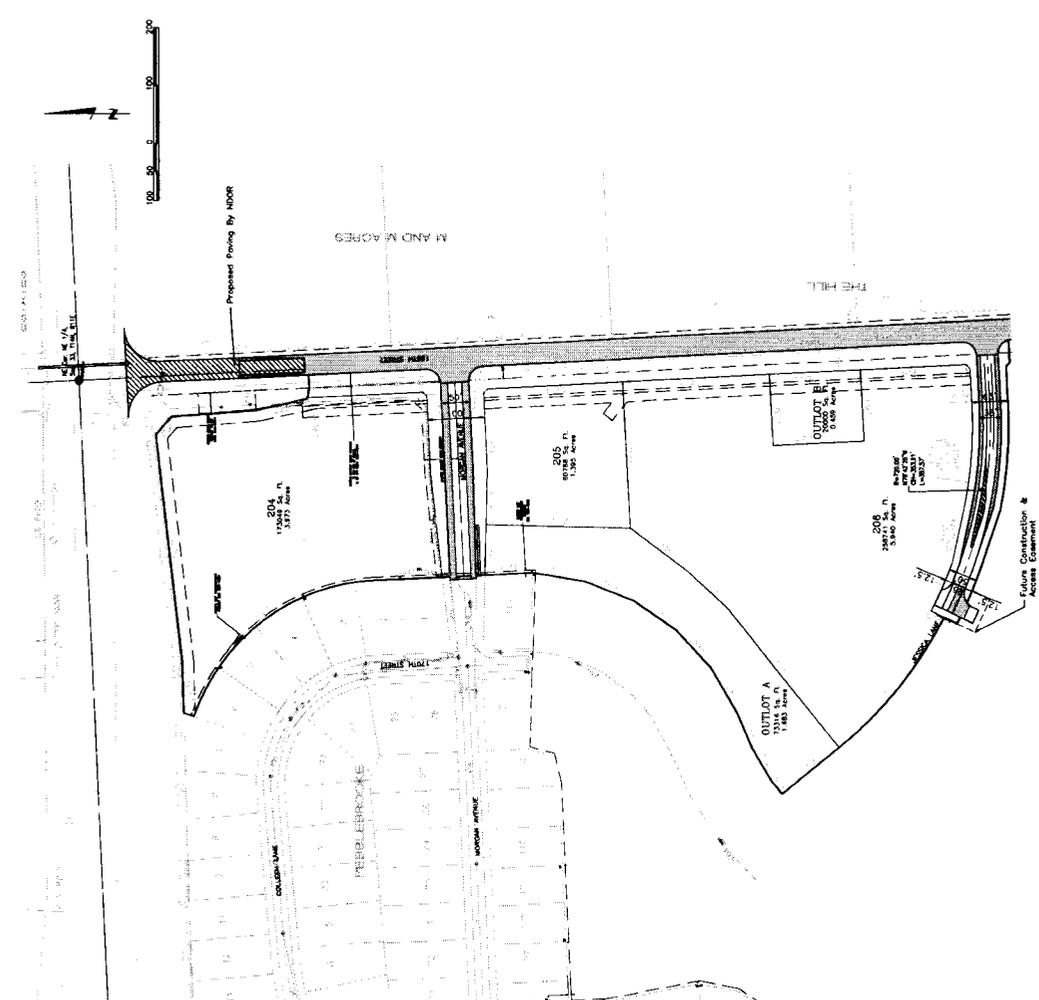
1. This drawing is a preliminary drawing and is not to be used for construction without the approval of the engineer. 2. The engineer is not responsible for the accuracy of the information provided by the client. 3. The engineer is not responsible for the accuracy of the information provided by the client.

14710 West Dodge Road Suite 100
Omaha, Nebraska 68154-2027
402.496.2199
402.496.2700
LAMP RYNEARSON
PEBBLEBROOKE
SARPY COUNTY, NEBRASKA

RNAL PLAT
PAYING PLAN
DATE: 11/11/2022
SCALE: AS SHOWN
PROJECT NO: 1000000000
SHEET NO: 1



PEBBLEBROOKE



LEGEND

	Proposed Pavement
	Proposed C.O. Placement
	Proposed Barricade
	Existing Gas
	Existing Water
	Existing Storm Sewer
	Existing Sanitary Sewer
	Existing Sanitary Force Main
	Existing Manhole
	Existing Overhead Power
	Existing Underground Power

EXHIBIT B

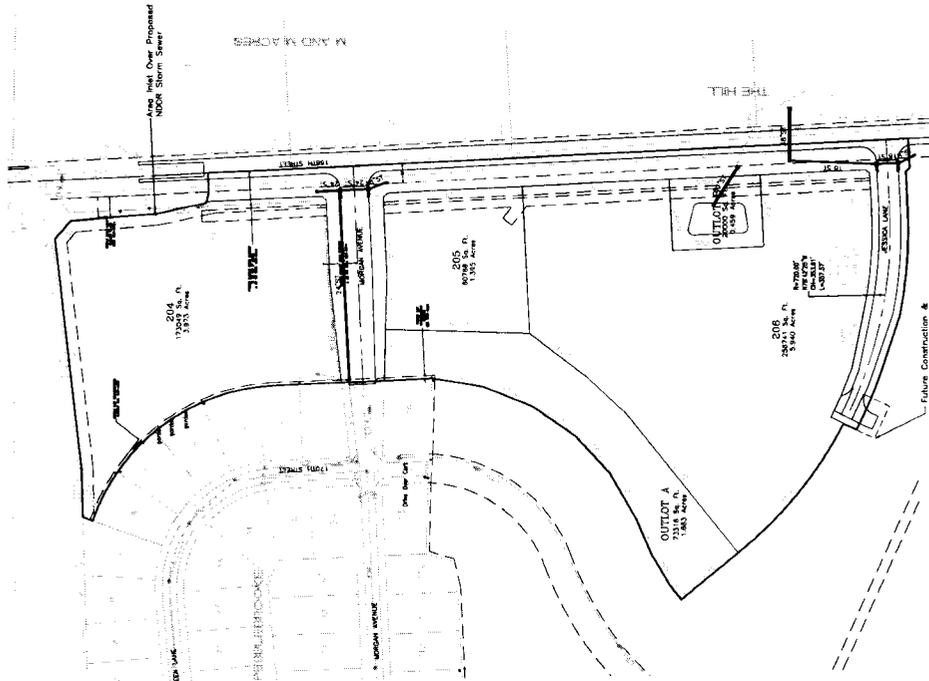
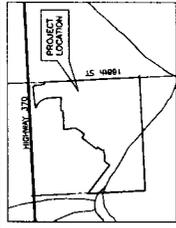
Diagrams/Utilities
Nebraska
Professional Engineer
No. 0000000000
Date: 11/11/2022

10/11/2022

PROJECT NO. 1000000000
SHEET NO. 1

1. This drawing is a preliminary drawing and is not to be used for construction without the approval of the engineer. 2. The engineer is not responsible for the accuracy of the information provided by the client. 3. The engineer is not responsible for the accuracy of the information provided by the client.

PEBBLEBROOKE



LEGEND

—	Proposed Storm Sewer
—	Proposed Manhole
—	Proposed F.F.S.
—	Proposed Curb Inlet (By Others)
—	Proposed Area Inlet
—	Existing Gas
—	Existing Water
—	Existing Storm Sewer
—	Existing Sanitary Sewer
—	Existing Sanitary Force Main
—	Existing Manhole
—	Existing Overhead Power
—	Existing Underground Power

Dyers, Inc.
 1000 S. 10th Street
 Lincoln, NE 68502
 Phone: 402.441.1000
 Fax: 402.441.1001
 Website: www.dyersinc.com

NOT TO SCALE
 ALL DIMENSIONS UNLESS OTHERWISE NOTED
 THIS PLAN IS THE PROPERTY OF DYERS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DYERS, INC.
 DATE: 07/29/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

EXHIBIT D

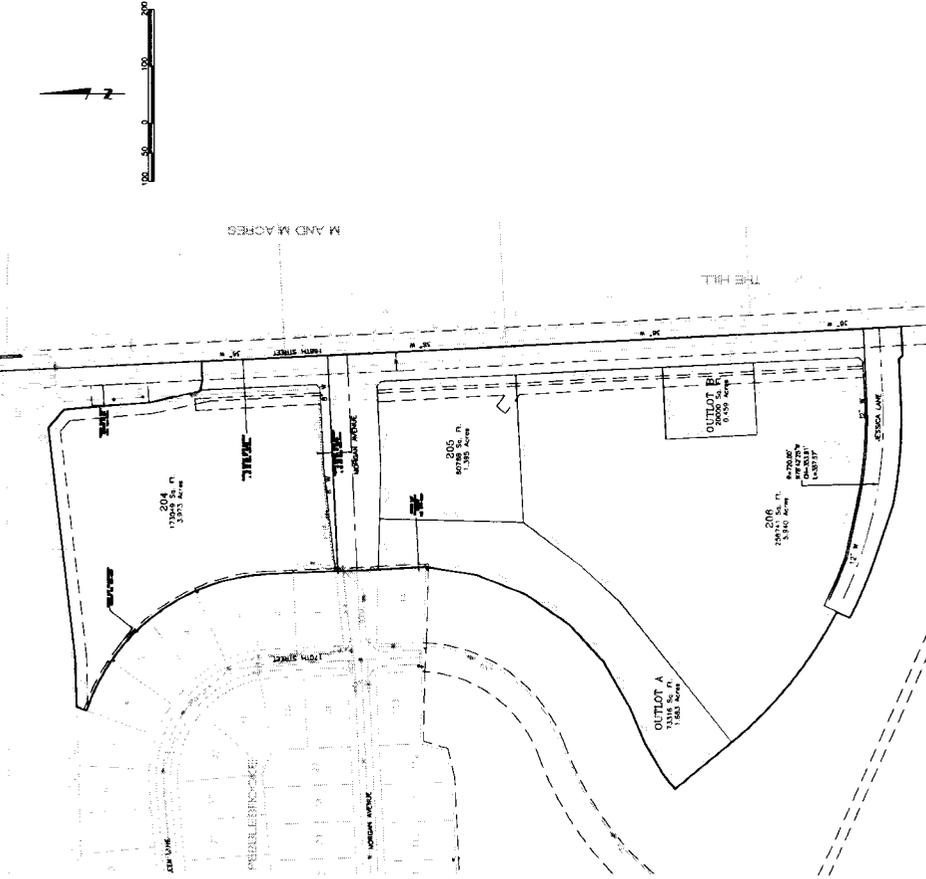
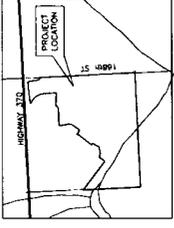
LAMP RYNEARSON
 14710 West Dodge Road, Suite 100, Omaha, Nebraska 68154-2027
 Phone: 402.486.2481
 Fax: 402.486.2700
 WWW.PA.INFO@LRS.COM

PEBBLEBROOKE
 SARPY COUNTY, NEBRASKA

FINAL PLAN
STORM SEWER PLAN

SHEET NO. 07/29/2011
 DATE: 07/29/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PEBBLEBROOKE



LEGEND

- Proposed Water Main
- Existing Gas
- Existing Water
- Existing Storm Sewer
- Existing Sanitary Sewer
- Existing Sanitary Force Main
- Existing Manhole
- Existing Overhead Power
- Existing Underground Power



NOTE: UNLESS OTHERWISE NOTED, ALL UTILITIES SHOWN ARE FROM AIRBORNE PHOTOGRAPHY AND FIELD SURVEY. THE LOCATION OF UTILITIES IS APPROXIMATE. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RIGHTS OF WAY.

EXHIBIT E

<p>DESIGN/CONSTRUCT, INC. 1477 West Dodge Road, Suite 105 Omaha, NE 68134 Phone: 402.496.2700 Fax: 402.496.2701 Website: www.designconstruct.com</p>	<p>LAMP RYNEARSON 1477 West Dodge Road, Suite 105 Omaha, NE 68134 Phone: 402.496.2700 Fax: 402.496.2701 Website: www.lamprynearson.com</p>	<p>PEBBLEBROOKE SARY COUNTY, NEBRASKA</p>	<p>RNAL PLAN WATER PLAN</p>	<p>Project No.: 0102008-03-000 Date: 07/29/2011 Sheet: 1 of 1</p>
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AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }

} SS.

County of Sarpy }

Being duly sworn, upon oath, Shon Barenklau deposes and says that he is the Publisher or Kirk Hoffman deposes and says that he is the Business Manager 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, October 19, 2011

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 OR Kirk Hoffman
Publisher Business Manager

Today's Date 10-18-2011

Signed in my presence and sworn to before me:

Notary Public



Printer's Fee \$ 14.55
Customer Number: 40941
Order Number: 0001439356

SARPY COUNTY DEPARTMENT OF PLANNING
 Sarpy County Courthouse
 1210 Golden Gate Drive
 Papillion, Nebraska 68046
 Phone (402) 593-1555
 Fax (402) 593-1558
 Scott Bovick, Deputy County Administrator/Planning Director

**NOTICE OF PUBLIC HEARING
 SARPY COUNTY BOARD OF COMMISSIONERS**

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, November 1, 2011, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska. Rogers Development, Inc. 8250 Grover St., Omaha, requests approval of a Final Plat for a subdivision to be known as Pebblebrooke on property legally described as Tax Lot 10A except right-of-way in Part of the NE1/4 of Section 33, T14N, R11E of the 6th P.M., Sarpy County, Nebraska.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.
 1439356; 10/19

Deb Houghtaling

Fred Uhe
Chief Deputy

Sarpy County Clerk

Renee Lansman
Assistant Chief Deputy

1210 Golden Gate Drive • Papillion, Nebraska 68046-2895
Phone: 402-593-2105 • Fax: 402-593-4471 • Website www.Sarpy.com • Email: Clerk@sarpy.com

November 2, 2011

Pansing, Hogan, Ernst & Bachman LLP
Denny Hogan
10250 Regency Circle, Suite 300
Omaha NE 68114

RE: Residential Subdivision Agreement and Final Plat Pebblebrooke

Action by the Sarpy County Board on November 1, 2011 is as follows:

Resolution 2011-361: Authorize Chairman to sign subdivision agreement between Sarpy County, Rogers Development, Inc., and SID 240 for Pebblebrooke. Nicole O'Keefe, Deputy County Attorney

MOTION: Thompson resolved, seconded by Warren, to approve the resolution for the Pebblebrooke subdivision agreement. Ayes: Hike, Thompson, Richards, Nekuda & Warren. Nays: None.

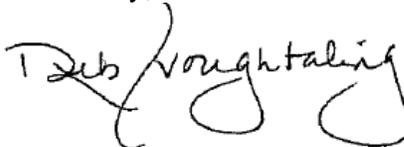
Public Hearing and Resolution 2011-362: Final Plat, Rogers Development Inc., Pebblebrooke, southwest corner of 168th Street and Highway 370. Scott Bovick, Deputy County Administrator

MOTION: After a public hearing, Warren resolved, seconded by Hike, to approve the resolution for the Pebblebrooke final plat. Ayes: Hike, Thompson, Richards, Nekuda & Warren. Nays: None.

Please find enclosed three (3) originals of the agreement which have been approved and signed by the Chairman of the Board. Upon completion, please provide **one original** for Sarpy County records. I have also included a copy of the final plat documentation for your records.

Mail to: Sarpy County Clerk
Attn: Kendra Koehler
1210 Golden Gate Dr.
Papillion NE 68046-2895

Sincerely,



Deb Houghtaling
Sarpy County Clerk

Enclosures (4)
DH/kk