

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE CHANGE OF ZONE

APPLICANT: JMF LLC; CHANGE OF ZONE FROM AG, AGRICULTURAL TO RS-100, SINGLE FAMILY RESIDENTIAL, RG-15 GENERAL RESIDENTIAL, AND BG, GENERAL BUSINESS

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; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2007); and,

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

WHEREAS, Bruce Fountain, Planning Director has reviewed the JMF LLC application for a Change of Zone from AG, Agricultural to RS-100, Single Family Residential, RG-15, General Residential, and BG, General Business for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property generally located on the north side of Highway 370 between 174th Street and 180th Street and legally described as follows:

Tax Lot 15A and 16B in the southwest corner of Section 28, Township 14 North, Range 10 East of the 6th P.M., Sarpy County, Nebraska.

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

- I. A public hearing regarding the Change of Zone Application was held before the Sarpy County Planning Commission on October 17, 2012 and further, the Planning Commission gave their recommendation.
- II. A public hearing regarding the Change of Zone Application was held by this 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 as required by Neb. Rev. Stat. §23-164 (Reissue 2007), and the proof of publication has been filed in the Office of the Sarpy County Clerk.

- IV. The Planning Director has made a recommendation as noted in the attached Exhibit "A", which includes the Planning Director Recommendation Report.
- V. The Change of Zone Application is in compliance with the Comprehensive Development Plan.

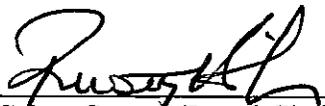
FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the change of zone from AG, Agricultural to RS-100, Single Family Residential, RG-15, General Residential, and BG, General Business on the property legally described above.

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 6th day of November, 2012.

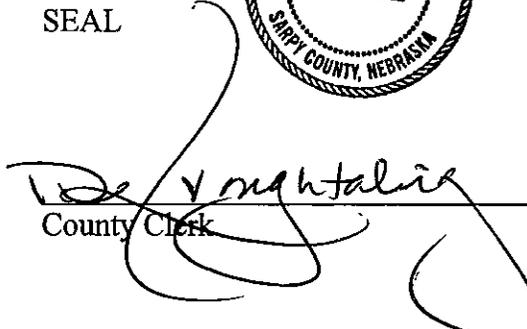
Attest

SEAL





Sarpy County Board Chairman



County Clerk

EXHIBIT "A"
Planning Director Report for
Sarpy County Board of Commissioners
 Meeting Date: November 6, 2012

Subject	Type	By
Applications related to property generally located on the north side of Highway 370 between 174 th Street and 180 th Street, legally described as Tax Lot 15A and 16 B in the southwest corner of Section 28, Township 14 North, Range 10 East of the 6 th P.M. Sarpy County, Nebraska <ul style="list-style-type: none"> • Change of Zone: AG to RS-100, RG-15, & BG • Preliminary Plat – Tiburon Ridge 	Public Hearings & Resolutions	Bruce Fountain, AICP, EDFP Director, Planning & Building

➤ **Summary and Purpose of Requests:**

- These applications are requesting approval of a Preliminary Plat for a proposed mixed use development consisting of 150 single-family lots, a multi-family lot, and nine commercial lots in a five-phase project to be known as Tiburon Ridge. The proposed zoning would change from AG (Agricultural Farming) to RS-100 (Single-family Residential), RG-15 (General Residential), and BG (General Business).

➤ **Background and Analysis:**

- The detailed staff report on these applications was presented to the Planning Commission at their October 17, 2012 meeting and is attached for your information and review.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of the Change of Zone for the proposed Tiburon Ridge development as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.
- Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as Tiburon Ridge, subject to the comments and conditions outlined in the attached Planning Commission staff report being addressed as necessary prior to submittal and consideration of the final plat. Staff makes this recommendation as the Preliminary Plat, with conditions as noted, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

- On October 17, 2012 the Planning Commission voted 8-0 to recommend **APPROVAL** of the Change of Zone and Preliminary Plat applications for Tiburon Ridge subject to the conditions outlined in the staff report.

MOTION: Vanek moved, seconded by Stuart, to recommend approval of a change of zone from AG to RS-100, RG-15A, and BG for proposed Tiburon Ridge Subdivision as it complies with the Sarpy County Comprehensive Plan and Zoning Ordinance. **Ballot:** Ayes – Torczon, Stuart, Whitfield, Mohr, Murante, Fenster, Farrell, and Vanek. Nays – none. Abstain – none. Absent – Thompson, Lichter, and Bliss. **Motion carried 8-0-3**

MOTION: Vanek moved, seconded by Torczon, to recommend approval of the proposed preliminary plat of a subdivision to be known as Tiburon Ridge subject to the conditions and comments as listed in the staff report being addressed as necessary prior to the submittal and consideration of the County Board, as it complies with the Sarpy County Comprehensive Plan, Zoning Regulation and Subdivision Regulation.

Ballot: Ayes – Torczon, Stuart, Whitfield, Mohr, Murante, Fenster, Farrell, and Vanek. Nays – none. Abstain – none. Absent – Thompson, Lichter, and Bliss. **Motion carried 8-0-3**

Respectfully submitted by:
 Bruce Fountain, AICP, EDFP
 Director, Planning & Building 



SARPY COUNTY PLANNING & BUILDING DEPARTMENT

RECOMMENDATION REPORT

PRELIMINARY PLAT (PP 12-0003)

CHANGE OF ZONE (CZ 12-0003)

APPLICANT: JMF LLC – PAUL MCCUNE

PROPOSED MIXED USE SUBDIVISION TO BE KNOWN AS TIBURON RIDGE

PLANNING COMMISSION HEARING OF: OCTOBER 17, 2012

I. GENERAL INFORMATION

A. APPLICANT:

JMF LLC – Paul McCune
11550 I Street, Suite 200
Omaha NE 68137

B. PROPERTY OWNERS:

JMF LLC – Paul McCune
11550 I Street, Suite 200
Omaha NE 68137

C. SUBJECT PROPERTY LOCATION: Subject property is located on the north side of Highway 370 between 174th Street and 180th Street.

D. LEGAL DESCRIPTION: Tax Lot 15A and 16 B in the southwest corner of Section 28, Township 14 North, Range 10 East of the 6th P.M. Sarpy County, Nebraska.

E. SUBJECT PROPERTY SIZE: approximately 124 acres

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Mixed Use Center and Urban Residential
- Zoning: AG (Agricultural Farming District)

G. REQUESTED ACTION(S): To approve a Preliminary Plat of a proposed mixed use development consisting of 150 single-family lots, a multi-family lot, and nine commercial lots in a five-phase project. The proposed zoning would change from AG (Agricultural Farming) to RS-100 (Single-family Residential), RG-15 (General Residential), and BG (General Business). All to be known as Tiburon Ridge.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Undeveloped

B. GENERAL VICINITY AND LAND USE

- North and East: Acreage Residential and Low Density Residential w/ Golf Course
- South: Undeveloped
- West: Acreage Residential Development on the west side of 180th Street

C. RELEVANT CASE INFORMATION:

- This property has been preliminary platted twice in the past by other developers. Those approvals expired for failure to move forward with a final plat.
- Water would be provided by MUD
- Sanitary Sewer would be provided by way of the Gretna Interceptor Sewer. A 6-party Wastewater Sewer Agreement would need to be approved if the proposed sewer for Phase 1 and 2 flows through Pebblebrooke. Sewer for Phase 3-5 would go to a proposed lift station along 180th Street and then be lifted into a gravity flow system in Tiburon.
- Proposed access points are as follows:
 - Highway 370 at 174th Street
 - 176th Street in Tiburon
 - 180th Street
 - 177th and Highway 370 - right in, right out only

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
 - Section 14, RS-100 Single-family Residential District
 - Section 18, RG-15 General Residential District
 - Section 20, BG General Business District
 - Section 32, Highway Corridor Overlay District
 - Section 38, Stormwater Regulations
- Sarpy County Subdivision Regulations
 - Section 5, Procedure for Approval of Preliminary Plat
 - Section 6, Preliminary plat and Supplementary Data
 - Section 10, Minimum Design Standards
 - Section 12, Standards for Construction Plans and Specifications
 - Section 17, Guidelines, Procedures for Public Improvements

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan shows the area as future Mixed Use Center and Urban Residential. The proposed development is consistent with these future land use designations.

B. TRAFFIC AND ACCESS:

- Access to the subject property will be available from several locations:
 - Full access at Highway 370 at 174th Street (Constructed with Phase 1)
 - Connect to existing access in Tiburon at 176th Street (constructed with Phase 1)
 - Access to 180th Street (constructed with Phase 4)
 - Right in, right out at 177th and Highway 370 (Constructed with Phase 5)
- Any street, road or highway improvements required will be the developer's responsibility.

C. OTHER AGENCY REVIEW/COMMENTS: The applications were sent to each of the five cities in Sarpy County as well as jurisdictional agencies or departments that may have an interest.

- Comments were received from:
 - **Sarpy County Public Works** – Comments include the requirement to include the legal description on the plat; location of existing utilities; proposed location of

- 180th Street and the possibility of it becoming a right in, right out in the future; general comments (see attached comments as submitted for details).
- **Sarpy County GIS** – Commented that once the Final Plat is approved they will add street names and addresses for the subdivision (see attached comments).
 - **Papio Missouri River Natural Resource District** – Comments include the requirement of a post construction stormwater management plan and the submittal of all documentation to the Papillion Creek Watershed Partnership Website (Omaha Permix); and Watershed Management Fees (see attached comments as submitted for details).
 - **City of Gretna City Engineer** – Commented on the connection to the Gretna Municipal Interceptor Sewer, applicable fees, and agreements necessary for service. Gretna recommends that the proposed subdivision be served by the ultimate system for the sub basin rather than connecting to the existing Pebblebrooke system although they realize that the ultimate system is development driven (see attached comments as submitted for details).
 - **City of Gretna Fire Chief** – Commented on the accesses and the amount of traffic that will be utilizing the 174th Street intersection; requests that when the streets are named that the north/south streets be “number” streets and the east/west streets be “name” streets (see attached comments as submitted for details).
 - **Other responses** received indicated they had no comments or objections to the application.

D. GENERAL COMMENTS:

▪ Preliminary Plat:

- Staff held a pre-application meeting with developer to discuss the proposed development. Staff has made the developer aware of general comments.
- Staff requested that the developer and or his agent schedule a neighborhood meeting with abutting property owners to discuss the proposed development.
- Proposed mixed use development to be completed in five phases.
- 150 total large single-family lots.
- One multi-family lot (with square footage to support 400 plus multi-family units pursuant to code).
- Nine commercial lots that will front Highway 370 and 180th Street.
- Outlots A and B and D through F are dedicated drainage ways and are unbuildable.
- Outlot C is proposed for landscape buffer for properties in Ballena (Tiburon South).
- No direct vehicular access will be allowed to any proposed lot within the subdivision from 180th Street or Highway 370.
- Staff recommends that no direct vehicular access be allowed from “Street 7” to Lots 1, 51, 94,95, 126, and 127.
- Additional Right-of-way will be dedicated along 180th Street.
- Highway 370 access at 174th Street is proposed to be a full movement access.
- 180th Street is proposed as a full movement access but pursuant to comment by Public Works, it could be restricted to right in, right out in the future.
- Proposed “Street 8” access to Hwy 370 will be right in, right out.
- Any required traffic improvements on Hwy 370 or 180th Street related to the development shall be the developer’s responsibility.

- Staff recommends that the 800 foot block length be waived for those blocks that exceed the maximum due to irregular shape of blocks and the existing developments to the north and east.
 - Staff has requested a Landscape Plan for Highway 370 right-of-way and Outlot C.
 - The commercial/multi-family development lots that are located with one quarter mile of the centerline of Highway 370 will be subject to the Highway Corridor Overlay District criteria.
 - Subdivision Agreement is to be submitted for review and approval.
 - Legal description needs to be corrected on preliminary plat to reflect Tax Lot 15A and Tax Lot 16B.
 - Lot 1A and 1B, Ballena are not included in the plat as the public right-of-way will be done by dedication (per consultant's email correspondence).
 - Development will be served with utilities as follows: water by MUD, natural gas by Black Hills Energy, sanitary sewer by City of Gretna, and electrical power by OPPD.
- **Change of Zone**
 - Currently zoned AG, Agricultural Farming District
 - Portion of the property that is located with one quarter mile of the centerline of Highway 370 is within the Highway Corridor Overlay District.
 - Lots 1-150 to be zoned RS-100, Single-family Residential
 - Lot 151 to be zoned RG-15, General Residential
 - Lots 152-160 to be zoned BG, General Business
 - Outlots A-F will be zoned according to abutting parcels but will remain unbuildable lots.

IV. STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the proposed preliminary plat of a subdivision to be known as Tiburon Ridge, subject to the comments and conditions listed above being addressed as necessary prior to submittal and consideration by County Board of Commissioners. Staff makes this recommendation as the Preliminary Plat, with conditions as noted, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the Change of Zone for the proposed Tiburon Ridge development as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.

V. PLANNING COMMISSION RECOMMENDATION:

- The Planning Commission voted 8-0 to recommend **APPROVAL** of the Change of Zone application from AG to RS-100, RG-15, and BG.

MOTION: Vanek moved, seconded by Stuart, to recommend approval of a change of zone from AG to RS-100, RG-15A, and BG for proposed Tiburon Ridge Subdivision as it complies with the Sarpy County Comprehensive Plan and Zoning Ordinance.

Ballot: Ayes – Torczon, Stuart, Whitfield, Mohr, Murante, Fenster, Farrell, and Vanek. Nays – none. Abstain – none. Absent – Thompson, Lichter, and Bliss. **Motion carried 8-0-3**

- The Planning Commission voted 8-0 to recommend **APPROVAL** of the Preliminary Plat for Tiburon Ridge with conditions to be addressed prior to the County Board's review.

MOTION: *Vanek moved, seconded by Torczon, to recommend approval of the proposed preliminary plat of a subdivision to be known as Tiburon Ridge subject to the conditions and comments as listed in the staff report being addressed as necessary prior to the submittal and consideration of the County Board, as it complies with the Sarpy County Comprehensive Plan, Zoning Regulation and Subdivision Regulation.*

Ballot: *Ayes – Torczon, Stuart, Whitfield, Mohr, Murante, Fenster, Farrell, and Vanek. Nays – none. Abstain – none. Absent – Thompson, Lichter, and Bliss.*

Motion carried 8-0-3

VI. ATTACHMENTS TO REPORT:

1. Application
2. Proposed Preliminary Plat as submitted
3. Current Zoning Map
4. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan
(showing subject property area)
5. Comments received from jurisdictional agencies or departments having an interest.

VII. COPIES OF REPORT SENT TO:

1. JFM LLC, Paul McCune (applicant and owner)
2. Public Upon Request

Report prepared by: Donna Lynam, Zoning Administrator
Reviewed, edited & approved by: Bruce Fountain, Planning Director



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 \$ 1064.00 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.: _____
 DATE RECEIVED: _____
 CP DESIGNATION: _____
 ZONING DESIGNATION: _____
 FEE: \$ _____ RECEIPT NO. _____
 RECEIVED BY: _____
 NOTES: _____

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

APPLICANT INFORMATION:

NAME: JMF LLC-Paul McCune E-MAIL: paul@mccuneddevelopment.com
 ADDRESS: 11550 I Street, Suite 200 CITY/STATE/ZIP: Omaha, NE 68137
 MAILING (IF DIFFERENT)
 ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402-715-5206 FAX: 402-558-1998

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

Please check box if attaching separate sheet with owner information.

NAME: JMF LLC-Paul McCune E-MAIL: paul@mccuneddevelopment.com
 ADDRESS: 11550 I Street, Suite 200 CITY/STATE/ZIP: Omaha, NE 68137
 MAILING (IF DIFFERENT)
 ADDRESS: _____ CITY/STATE/ZIP: _____
 PHONE: 402-715-5206 FAX: 402-558-1998

ENGINEER INFORMATION:

NAME: Scott Loos E-MAIL: scott.loos@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

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.*

Tiburon Ridge is a proposed subdivision located northwest of Hwy 370 and 174th Street. The first two phases will be single-family lots. The remaining phases will be 30 acres of commercial, 3 acres of office, 16 acres of apartments and single-family lots. The current plan to have single-family lots, commercial and also multi-family lots is to create a mixed use area along Highway 370. The sanitary sewers on the eastern portion of the site area will drain by gravity to the existing sewer and lift station on the south side of Pebblebrooke, where it is stored and pumped through the existing force-main system that currently serves the others areas of Pebblebrooke. An existing Wastewater Services Agreement will need to be amended between all parties, including Pebblebrooke, as well as several other existing developments, to allow Tiburon Ridge to connect to this system. Sanitary sewer on the western portion of the site, will drain to the southwest corner and be pumped by a lift station to the future Gretna Interceptor Sewer near Cornhusker Road. 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. Proposed commercial and office areas will have to treat their storm water runoff on their respective lots. 180th Street will be widened from Hwy 370 north to provide additional access to the commercial and 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: TIBURON RIDGE

ASSESSOR'S PARCEL NUMBER: 010919880

CURRENT ZONING: AG

ADDITIONAL PARCEL NUMBERS 011246553
Hwy 370

GEN. PROP. LOCATION*: NW - 174th &
**example 189th & Giles Rd*

LEGAL DESCRIPTION: *(Describe property to wit:)*

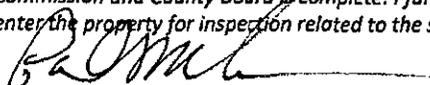
Taxlot 1S and Taxlot 16B in the southwest corner of Section 28, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska

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)

8-28-12
Date

Owner Signature (or authorized agent)

Date

TIBURON RIDGE

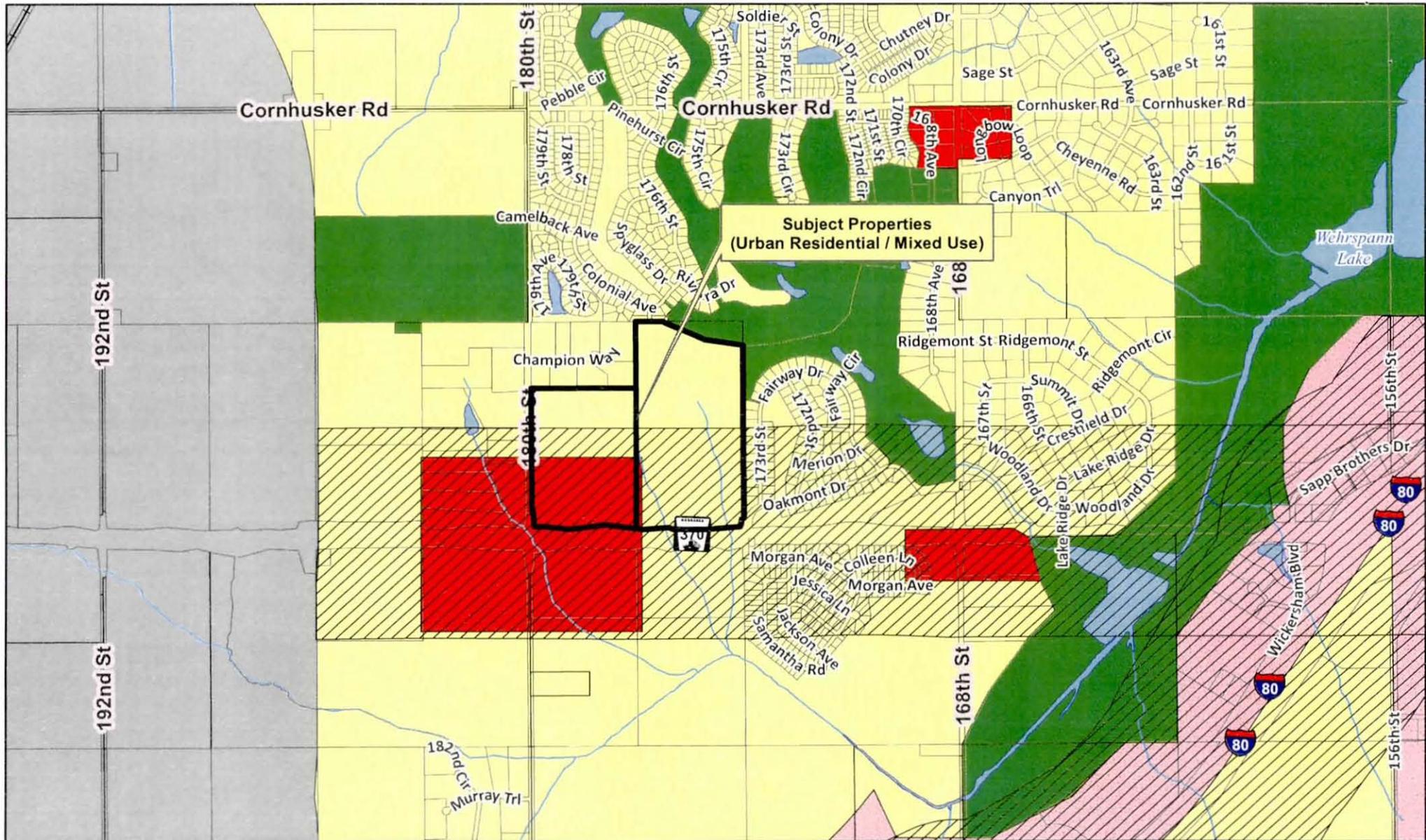
ZONING

EXISTING: AG

PROPOSED: RS-100
LOTS 1 THROUGH 150 – 45.752 ACRES
OUTLOTS A THROUGH C – 4.196 ACRES

RG-15
LOT 151 – 16.250 ACRES

BG
LOTS 152 THROUGH 160 – 32.962 ACRES
OUTLOTS D THROUGH F – 5.457 ACRES



Current FLU - Sarpy Co

0 750 1,500 3,000 Feet



Change of Zone - Preliminary Plat

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

Legend

- | | | |
|-------------------------------------|---------------------------------|-----------------------|
| features.GIS.HighwayCorridorOverlay | Long Term Residential Growth | Cross County Arterial |
| Bellevue Future Growth | Mixed Use | City Limit |
| Business Park | Mixed Use Center | City ETJ |
| Civic | New Richfield Village | |
| Conservation Residential | Park/School Site | |
| Estate Residential | Pflug Interchange Development | |
| Greenway | Residential - Community Systems | |
| Industrial | Urban Residential | |
| Light Industrial/Storage | Urban Residential II | |

Amended 3-07-2012



SARPY COUNTY

Dennis L. Wilson P.E.
Sarpy County Engineer

PUBLIC WORKS DEPARTMENT
15100 South 84th Street • Papillion, Ne 68046-2895
Phone (402) 537-6900 • FAX (402) 537-6855 • www.sarpy.com

MEMO

TO: Donna Lynam, Zoning Administrator / Building Inspector

FROM: Patrick M. Dowse, P.E., Engineering Manager *PMJ*

DATE: September 25, 2012

RE: Preliminary Plat Submittal Review – SID 278, Tiburon Ridge

Sarpy County Public Works has reviewed the submittal by Lamp Ryneerson and Associates for SID 278, Tiburon Ridge. After review, Sarpy County Public has the following comments:

6.1 General Requirements

A preliminary plat shall include a legal description; only a general description was included. There is no Metes and Bounds around the entire property, except for those portions conveyed for NE HWY 370 for street widening in the caption below TIBURON RIDGE.

6.2.8 Utility Locations

The preliminary plat does not show all existing utilities in or on streets adjoining the area, merely the Utility Note states that there was observed evidence of utilities in the area.

6.2.15.5 Locations of Streets

Street 9 is approximately 850 feet north of the intersection of 180th Street and NE HWY 370. Future expansion of 180th Street may warrant that Street 9 be converted into a right-in-right-out access due to the proximity to the major intersection.

Preliminary Plan and Profile General Comments

The sag vertical curves along the following roadway profiles should be checked for accuracy of the Headlight Sight Distance value:

Sheet 2 of 17, ST01, PVI STA 200+50
Sheet 3 of 17, ST02, PVI STA 23+99+96 and STA 30+86.93
Sheet 6 of 17, ST04, PVI STA 51+00
Sheet 7 of 17, ST04, PVI STA 5+05.23
Sheet 13 of 17, ST07, PVI STA 115+12.02

Also, the Title Block of Sheet 12 of 17, the AND of PLAN AND PROFILE has a typographical error.

If you have any questions, please give me a call at 537-6917.

**PAPIO-MISSOURI RIVER
NATURAL
RESOURCES
DISTRICT**



8901 S. 154th Street
Omaha, NE 68138-3621
402-444-6222
www.papionrd.org

September 28, 2012

Mr. Bruce Fountain, Director
Sarpy County Planning Department
1210 Golden Gate Drive
Papillion, Nebraska 68046

RE: Tiburon Ridge – Preliminary Plat and Change of Zone Applications

Dear Mr. Fountain:

The District has reviewed the preliminary plat and the change of zone applications for Tiburon Ridge, northwest of 174th Street and Highway 370 in Sarpy County and offers the following comments:

- A post construction stormwater management plan demonstrating on-site control of the first one-half inch of stormwater runoff and no-net increase in peak runoff from a 2-year storm event must be submitted for this project. An application and all supporting documentation must be submitted to the Omaha Permix website at <http://www.omahapermix.com/pcsmmp/applicant/login.php>.
- A development agreement was not provided for review; however, as stated in the Papillion Creek Watershed Partnership Interlocal Agreement adopted by the County in 2009, Watershed Management Fees are to be collected for all new development or significant redevelopment.

If you have any questions or concerns, I can be contacted at (402) 444-6222 or at llaster@papionrd.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lori Ann Laster'. The signature is stylized with overlapping loops and a long horizontal stroke at the bottom.

Lori Ann Laster, CFM
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

Bruce Fountain

From: Steven Perry [SteveP@olmstedperry.com]
Sent: Thursday, September 27, 2012 3:39 PM
To: Donna Lynam
Cc: James Olmsted; Sally McGuire. Mayor; Tammy Tisdall
Subject: RE: Preliminary Plat and Change of Zone - Tiburon Ridge
Attachments: Gretna Interceptor SewerConcept Plan-Tiburon Phase 2 12004.pdf

Donna

Based on the information furnished by LR&A and our discussion with Scott Loos, PE: we offer the following comments:

1. This area is programmed to be serviced with a future regional sewage lift station located south of Highway 370 as shown on the attached Concept Plan. The lift station would pump north to a future gravity main in 180th Street that will connect to the existing Tiburon sub-interceptor sewer. To date, this is a concept plan only.
2. There will be a sub basin interceptor fee levied for all properties within this basin in addition to the Gretna municipal interceptor fees already in place. If the developer chooses to connect to the existing Pebblebrook gravity sewer and lift station, these fees will still be payable to the City of Gretna at the time of platting pursuant to City code.
3. The City of Gretna is aware of the limitations of the Pebblebrook, Lake Ridge, Tiburon, and Palisades systems and would recommend that this area be served at this time by the ultimate system as initially programmed.
4. The City of Gretna realizes that this sub-interceptor sewer is development driven. As result, the revenue stream must be sufficient enough to support the project prior to the commence of any preliminary engineering design.

Please contact this office if you have any comments regarding the above

Steven W. Perry, P.E
Gretna City Engineer

From: Donna Lynam [mailto:dlynam@sarpy.com]
Sent: Monday, September 24, 2012 11:42 AM
To: Mark Wayne; Brian Hanson; Denny Wilson; Pat Dowse; Nicole O'Keefe; Jeff Davis; Chris Shewchuk; 'Tammy Tisdall'; Christopher Solberg; Brian Craig; 'Kathleen Gottsch'; 'Riley, Kevin'; 'firechief@cityofgretna.com'; Steven Perry; 'sfanslau@oppd.com'; Eric Herbert; Nikki Lampe; llaster@papiionrd.org; 'jeff_loll@MUDNEBR.com'; Sandy Knott
Cc: Cindy Gilbert; Bruce Fountain
Subject: RE: Preliminary Plat and Change of Zone - Tiburon Ridge

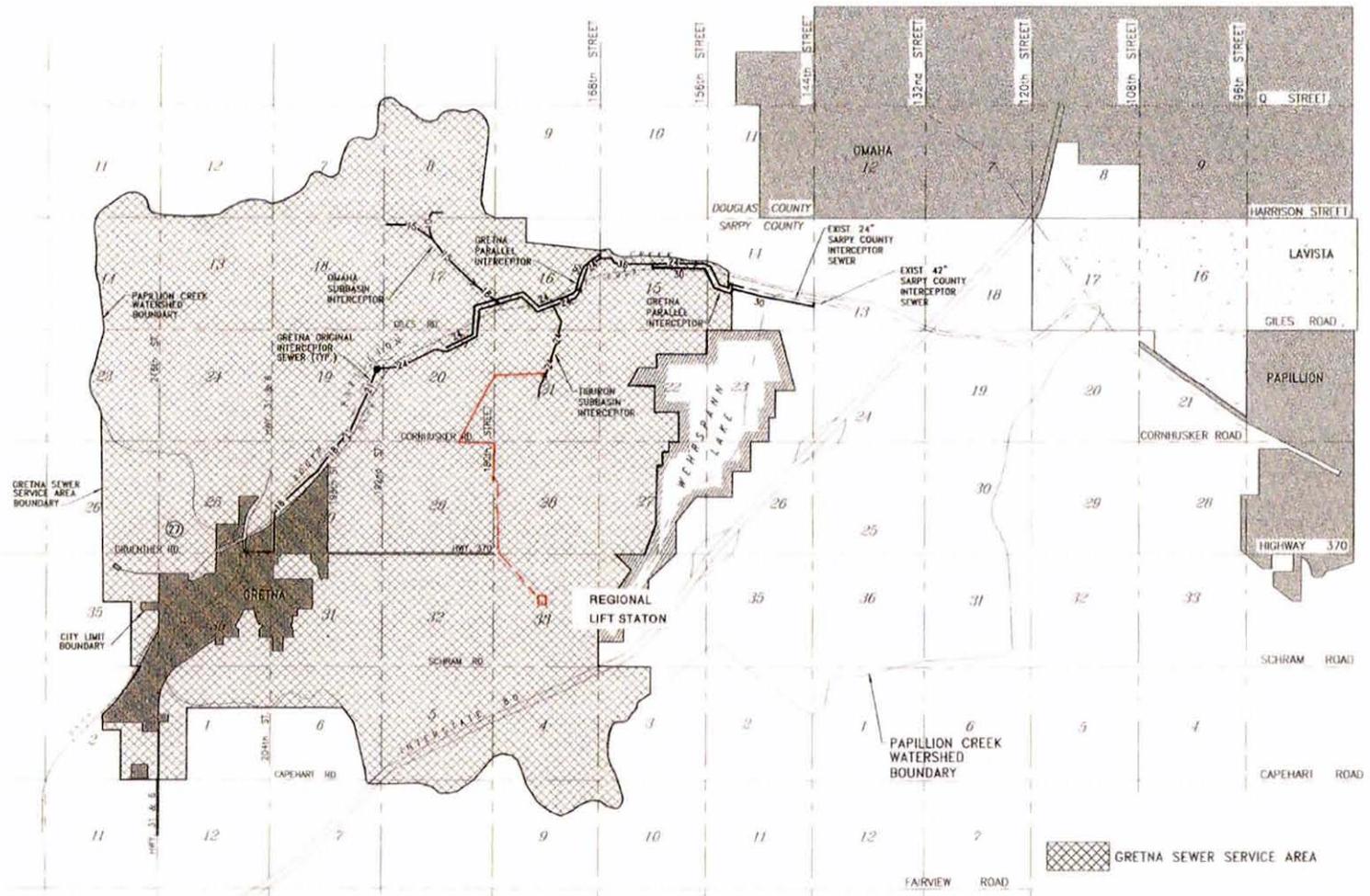
Attached is the Planning/Zoning Review form for a Preliminary Plat and Change of Zone application we recently received. The applicant, JMF LLC – Paul McCune has submitted application for consideration of a proposed Preliminary Plat for the 125+/- acres located in the southwest quarter of Section 28, T14N, R11E for SID 278, Tiburon Ridge. The proposal for a mixed use development consists of both single and multi-family residential, as well as a commercial development area. In conjunction with the proposed plat, the applicant has also requested a change of zoning from AG (Agricultural) to RS-100 (Single-family Residential), RG-15 (General Residential), and BG (General Business). This application is slated for the October 14th Public Hearing before the Sarpy County Planning Commission, therefore we would like to have any comments back prior to October 1, 2012.

Feel free to contact me if you have any questions.

Respectfully,

Donna Lynam
Zoning Administrator/Code Enforcement

Z:\land Dev\OPCE\MAPS\Gretna\Sewer Tract Map\2004-sewer maps\EXHIBIT-A_7-3-03.dwg, 1/22/2007 3:19:14 PM



GRETNA SEWER SERVICE AREA

EXHIBIT 01/07

OLMSTED & PERRY CONSULTING ENGINEERS INC.

OMAHA
NEBRASKA

GRETNA INTERCEPTOR SEWER SYSTEM	
OPCE PROJECT NO. 27004	
JANUARY 2007	
#12004	08-21-12

Bruce Fountain

From: Gretna Firechief [Firechief@cityofgretna.com]
Sent: Tuesday, October 02, 2012 6:05 PM
To: Donna Lynam
Subject: RE: Preliminary Plat and Change of Zone - Tiburon Ridge

Sorry I am late.

I think we have done this long enough, you know what I look at.

It appears that they are going to connect into 174th street for access to 370 and also connect into 176th Street of the existing subdivision to get their two access points. Is the access to 180th going to happen anytime soon since that is showing phase 4? Am I missing any other connections/outlets from this plat?

I see that the streets are not named yet but would like to keep the number streets going north and south and named east and west.

I think this is going to be a lot of traffic coming on at 174th street. Can't see many of the people wanting to cut thru to the north to get out.

Thanks

Rod

From: Donna Lynam [mailto:dlynam@sarpy.com]
Sent: Monday, September 24, 2012 11:42 AM
To: Mark Wayne; Brian Hanson; Denny Wilson; Pat Dowse; Nicole O'Keefe; Jeff Davis; Chris Shewchuk; Tammy Tisdall; Christopher Solberg; Brian Craig; 'Kathleen Gottsch'; 'Riley, Kevin'; Gretna Firechief; stevep@olmstedperry.com; 'sfanslau@oppd.com'; Eric Herbert; Nikki Lampe; llaster@papionrd.org; 'jeff_loll@MUDNEBR.com'; Sandy Knott
Cc: Cindy Gilbert; Bruce Fountain
Subject: RE: Preliminary Plat and Change of Zone - Tiburon Ridge

Attached is the Planning/Zoning Review form for a Preliminary Plat and Change of Zone application we recently received. The applicant, JMF LLC – Paul McCune has submitted application for consideration of a proposed Preliminary Plat for the 125+/- acres located in the southwest quarter of Section 28, T14N, R11E for SID 278, Tiburon Ridge. The proposal for a mixed use development consists of both single and multi-family residential, as well as a commercial development area. In conjunction with the proposed plat, the applicant has also requested a change of zoning from AG (Agricultural) to RS-100 (Single-family Residential), RG-15 (General Residential), and BG (General Business). This application is slated for the October 14th Public Hearing before the Sarpy County Planning Commission, therefore we would like to have any comments back prior to October 1, 2012.

Feel free to contact me if you have any questions.

Respectfully,

Donna Lynam
Zoning Administrator/Code Enforcement

Bruce Fountain

From: Nikki Lampe
Sent: Monday, September 24, 2012 11:53 AM
To: Donna Lynam
Subject: RE: Preliminary Plat and Change of Zone - Tiburon Ridge

Thanks. If/when they are ready for the street names on the prelim plat please have the CAD file sent to Chris or I.
Thanks.

Nikki

From: Donna Lynam
Sent: Monday, September 24, 2012 11:42 AM
To: Mark Wayne; Brian Hanson; Denny Wilson; Pat Dowse; Nicole O'Keefe; Jeff Davis; Chris Shewchuk; 'Tammy Tisdall'; Christopher Solberg; Brian Craig; 'Kathleen Gottsch'; 'Riley, Kevin'; 'firechief@cityofgretna.com'; 'stevep@olmstedperry.com'; 'sfanslau@oppd.com'; Eric Herbert; Nikki Lampe; 'laster@papionrd.org'; 'jeff_loll@MUDNEBR.com'; Sandy Knott
Cc: Cindy Gilbert; Bruce Fountain
Subject: RE: Preliminary Plat and Change of Zone - Tiburon Ridge

Attached is the Planning/Zoning Review form for a Preliminary Plat and Change of Zone application we recently received. The applicant, JMF LLC – Paul McCune has submitted application for consideration of a proposed Preliminary Plat for the 125+/- acres located in the southwest quarter of Section 28, T14N, R11E for SID 278, Tiburon Ridge. The proposal for a mixed use development consists of both single and multi-family residential, as well as a commercial development area. In conjunction with the proposed plat, the applicant has also requested a change of zoning from AG (Agricultural) to RS-100 (Single-family Residential), RG-15 (General Residential), and BG (General Business). This application is slated for the October 14th Public Hearing before the Sarpy County Planning Commission, therefore we would like to have any comments back prior to October 1, 2012.

Feel free to contact me if you have any questions.

Respectfully,

Donna Lynam

Zoning Administrator/Code Enforcement



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

☎ Phone: 402-593-4386

☎ Fax: 402-593-1558

✉ Email: dlynam@sarpy.com

🌐 Website: www.sarpy.com