

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

RESOLUTION AMENDING THE SARPY COUNTY
COMPREHENSIVE DEVELOPMENT PLAN

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 and amend the County's Comprehensive Development Plan pursuant to Neb. Rev. Stats. §§ 23-174.05 and 23-174.06 (Reissue 2007); and,

WHEREAS, Bruce Fountain, Planning Director has reviewed the Marjovi Properties, LLC's application for a Comprehensive Plan amendment from Urban Residential and Urban Residential II to Mixed Use Center on the property generally located at 204th & Harrison Street and legally described as follows:

N3/4 of the NE1/4, Except the ROW of Sec 13, Twp14N, Rng 10E 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 Comprehensive Plan Amendment was held before the Sarpy County Planning Commission on January 18, 2012 and further, the Planning Commission gave their recommendation.
- II. A public hearing regarding the Comprehensive Plan Amendment 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 Exhibit "A" includes the Planning Director Recommendation Report and Figure 5.1: Revised Development Structure Plan.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the Comprehensive Plan Amendment from Urban Residential and Urban Residential II to Mixed Use Center on the above described property and approves and adopts Figure 5.1 Revised Development Structure Plan. Said Sarpy County Comprehensive Development Plan is hereby amended consistent with the above.

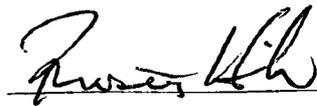
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the

7th day of February, 2012.

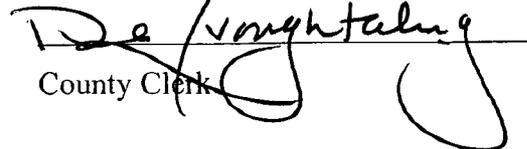
Attest

SEAL





Sarpy County Board Chairman



County Clerk



**SARPY COUNTY PLANNING
& BUILDING DEPARTMENT**

RECOMMENDATION REPORT

COMPREHENSIVE PLAN AMENDMENT AND CHANGE OF ZONE APPLICATIONS
FOR SW CORNER OF HARRISON ST. AND 204th ST. (Highway 6/31)

FOR COUNTY BOARD OF COMMISSIONERS HEARING OF: February 7, 2012

SUMMARY OF INFORMATION

I. OVERVIEW

A. APPLICANT:

Chris Langpaul, Attorney (agent for owner)
LaMarca & Landry, P.C.
1820 NW 118th Street, #200
Clive, IA 50325

B. SUBJECT PROPERTY OWNER:

Marjovi Properties, LLC
1753 S. 49th Street
West Des Moines, IA 50265

C. SUBJECT PROPERTY LOCATION: SW corner of Harrison St. and 204th St. (Hwy 6/31)

D. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

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

G. REQUESTED ACTION(S):

1. Amend the Sarpy County Comprehensive Plan future land use designation to expand the existing Mixed Use Center designation at the northeast corner of the site to the entire subject property (changing areas designated Urban Residential and Urban Residential II to Mixed Use Center)
2. Rezone the subject property from AG (Agricultural Farming District) to BG (General Business).

H. PURPOSE OF REQUEST: This site has been marketed by both the owners and the Sarpy County Economic Development Corporation (SCEDC) for several data center projects. In fact, the site has been presented for two major data center projects within the last couple of months. A major issue with such projects is timing. These types of projects typically will only consider sites that are "shovel ready" meaning they are properly zoned and ready to go for development. These projects are under tight timelines to begin construction and are very concerned about the time it would take to get through the rezoning process as they need to begin development quickly following their decision. The sites in other cities currently competing for these projects are already zoned and ready for construction giving them an advantage over Sarpy County in the site selection, or elimination, process. In order to overcome this disadvantage, this property owner would like to move forward to have the site properly zoned in order to help expedite the development process for potential prospects, and not have it be a reason for elimination from the competition.

II. RECOMMENDATIONS

A. PLANNING DEPARTMENT

The proposed amendment to the Sarpy County Future Land Use Map and rezoning application for this site is consistent with the overall goals and objectives of the County's Comprehensive Plan as well as the City of Gretna's future land use plan for the area as they grow and extend their jurisdiction.

It is also consistent with existing and planned development for the area directly north of the site in the City of Omaha's extraterritorial jurisdiction. This area has been planned to be a mix of commercial, office, civic and residential uses. Currently developed areas include an elementary school, single family homes and a large corporate office building. Sites in this area have also been considered for smaller data center projects.

The applicant's proposed changes will also support quality economic development in Sarpy County. It will allow the region to be more competitive in attracting data center projects for national companies as well other commercial development which will continue to diversify the County tax base and provide services for surrounding residential development. High standards of development quality will be ensured through the Highway Corridor Overlay District designation already in place in this area. Those standards are regulated by the Sarpy County Zoning requirements as well.

- Staff recommends APPROVAL of the application to amend the Sarpy County Comprehensive Plan future land use designation to expand the existing Mixed Use Center designation at the northeast corner of the site to the entire subject property (changing areas designated Urban Residential and Urban Residential II to Mixed Use Center)
- If the amendment to the Sarpy County Comprehensive Plan future land use designation is approved, the requested zoning will be in conformance with the Comprehensive Plan; then, staff recommends APPROVAL of the application to rezone the subject property from AG (Agricultural Farming District) to BG (General Business).

B. PLANNING COMMISSION

- On January 18, 2012 the Planning Commission voted 9-0 to recommend APPROVAL of the amendment to the Comprehensive Plan future land use designation. *Bliss moved, seconded by Lichter, to recommend approval of an amendment to the Comprehensive Plan future land use designation for the subject property from Urban Residential and Urban Residential II to Mixed Use Center because it meets the economic development vision of the comprehensive plan as well as the land use policy vision statement. Ballot: Ayes – Bliss, Mohr, Fenster, Lichter, Vanek, Stuart, Murante, Farrell and Whitfield. Nays – none. Abstain – none. Absent – Torczon and Thompson. Motion carried.*
- On January 18, 2012 the Planning Commission voted 8-1 to recommend APPROVAL of the Change of Zone application. *Bliss moved, seconded by Stuart, to recommend approval of a Change of Zone from AG (Agricultural Farming District) to BG (General Business District) as it meets the amended future land use designation of the comprehensive plan, the economic development vision of the comprehensive plan as well as the land use policy vision statement. Ballot: Ayes – Bliss, Mohr, Fenster, Lichter, Vanek, Stuart, Murante and Farrell. Nays – Whitfield. Abstain – none. Absent – Torczon and Thompson. Motion carried.*

DETAILED INFORMATION

I. GENERAL BACKGROUND

- A. SUBJECT PROPERTY LEGAL DESCRIPTION:** N3 N3/4 of the NE1/4, Except the Right-Of-Way of Sec 13, Twp 14N, Rng 10E of the 6th P.M., Sarpy County, Nebraska (204th & Harrison)
- B. SUBJECT PROPERTY SIZE:** approximately 111.54 acres
- C. EXISTING CONDITION OF SITE:** The entire site is currently being farmed.
- D. SURROUNDING AREA ZONING AND LAND USES:**
1. North: AG (Agricultural), MU (Mixed Use), DR (Development Reserve), R-6 (Low Density Multi-family Residential); existing uses are the mixed use Coventry development in Douglas County (City of Omaha jurisdiction) which includes the ACI corporate office building, a single family residential development, as well as a school and undeveloped sites planned for future commercial, office, and single and multi-family residential projects.
 2. East: RS-72 (Single-Family Residential); AG (Agricultural Farming); existing uses include undeveloped farmland and the Bellbrook single-family residential development approximately ¼ mile to the east of 204th St.
 3. South: AG (Agricultural Farming); undeveloped farmland
 4. West: AG (Agricultural Farming); undeveloped farmland
- E. APPLICABLE REGULATIONS:**
1. Current Zoning District: Section 9, Zoning Regulations, regarding the AG(Agricultural Farming) District
 2. Proposed Zoning District: Section 20, Zoning Regulations, regarding the BG (General Business) District
 3. Section 32, Zoning Regulations: Highway Corridor Overlay District

II. ANALYSIS

- A. COMPREHENSIVE PLAN:** The Sarpy County Comprehensive Plan includes a number of goals, policies and statements that are relevant to this application:

Economy and Economic Development Vision Statement: Diversifying and expanding the business and employment base in the county is encouraged. In supporting growth, the county will encourage quality development and the effective use of public resources.

Relevant Goals:

- #1 Establish and support clear policies for land use throughout the county.
- #3 Strive to broaden the tax base with emphasis on support to existing business and industrial activities.

Relevant Development Policies:

- #1.2 Use the land use plan to establish zoning and other development policies and standards that will encourage more business growth relative to housing in the county.
- #1.3 Have the Sarpy County Economic Development Corporation recommend to the Sarpy County Board areas for designation as “prime industrial commercial, and office park land” that should be reserved for business development and protected from housing development encroachment as an amendment to the Comprehensive Plan.

Land Use Policies Vision Statement: The county uses policy, clear regulation and capital improvements planning to support quality development. Through land use designations and development policies, the county established priorities for various types of development based on natural resources and current public investments.

Relevant Goals:

- #1 Promote the county's role in providing overall coordination for land use and growth issues.
- #2 Utilize a combination of development policy and regulations to manage future growth and development.
- #3 Guide growth in the most land use efficient and cost effective manner possible.

Relevant Development Policies:

- #1.1 Develop a policy which requires the coordination and review of all planning and zoning activities as they relate to extraterritorial jurisdictions and the unincorporated portion of the county. This policy would require review and comment on the proposed activity by adjacent cities and/or the county before the activity proceeds to the next step.
- #2.1 Establish policy guidelines and regulations to set standards for compatibility and sound transitions among varying land uses.
- #3.3 Support land use guidelines that address compatible transitions between cities; recommend compatible activities along designated transportation corridors.

Basic Plan Principles: These principles provide the guiding assumptions for the development concept and implementing systems presented in the plan's subsequent sections.

Principle 3: Sarpy County will accommodate a wide range of development demands and markets, including high intensity mixed use development, urban residential, large lot and estate residential, and conservation development.

Principle 7: The Sarpy County Plan will meet the demand for significant metropolitan area economic development. Sarpy County will not be a suburban "bedroom" for Omaha, but will accommodate a major share of future metropolitan area industrial and business park growth. This is especially important in view of the limited capacity for industrial development in the western part of the Omaha municipal jurisdiction, created by the prevalence of residential development in these areas. Sarpy's cities each have comprehensive plans that designate a substantial amount of land for industrial and business park development. Major areas in the county jurisdiction will include the Interstate 80 corridor, and emerging mixed use corridors along Highway 50, Highway 370, and Platteview/Pflug Road. All development in these areas should follow design guidelines to enhance their quality as highly visible, civic corridors.

Future Land Use Map of the Comprehensive Plan: The future land use map currently shows three land use categories for this area: *Urban Residential II* (higher density residential) along the 204th Street/Highway 6/31 corridor; *Urban Residential* on the western portion of the property; and *Mixed Use Center* at the intersection of Harrison Street and 204th Street/Highway 6/31.

The Comprehensive Plan states that the development structure presented in Figure 5.1: Development Structure Plan should not be interpreted as a literal land use map such as

those typically included in municipal comprehensive plans; and that the large scale of the county and lack of limiting precedents and contexts make such a detailed, lot-by-lot land use plan both inappropriate and meaningless; and that rather it should be viewed as a diagram that illustrates major principals and patterns, and should be used to both design and evaluate individual development proposals.

In this particular proposal, however, it makes sense to expand the *Mixed Use Center* designation to coincide with the actual property lines of this site in order to avoid confusion and conflict as to allowable future uses and development. The *Mixed Use Center* designation also will allow more flexibility in the development and design of the site. In addition, the Highway Corridor Overlay Zone in this area will dictate quality development in the area.

B. TRAFFIC AND ACCESS: The site is bounded by Harrison Street on the north, which is currently a gravel road, and 204th Street/Highway 6/31 on the east. Access details will be worked out when an actual development plan for the site comes forward. However, at that time Harrison Street will have to be improved to serve the site and any access will be limited to 204th Street/Highway 6/31 by the Nebraska Department of Roads.

C. UTILITIES:

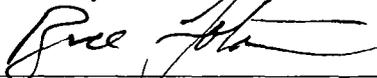
- *Waste Water:* the site is located in the City of Gretna's Waste Water Service Area; sewer line will need to be extended approximately 2 miles from the southeast (at 192nd & Giles) to serve this site at time of development.
- *Water:* the site is served by Metropolitan Utilities District (MUD); a 12 inch water main is located in Harrison Street from 210th to 207th Street adjacent to the site
- *Gas:* natural gas service to the site will be provided by Black Hills Energy by extending a 4" line from about 2 miles to the south of the property.
- *Electric:* the site is served by Omaha Public Power District (OPPD). Planning has taken place to provide adequate service to accommodate large users such as data center developments.

III. 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. No comments or responses regarding the applications were received from any of these entities.

IV. COPIES OF REPORT SENT TO:

1. Chris Langpaul, LaMarca & Landry, P.C.
2. Public Upon Request

Respectfully submitted by:



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

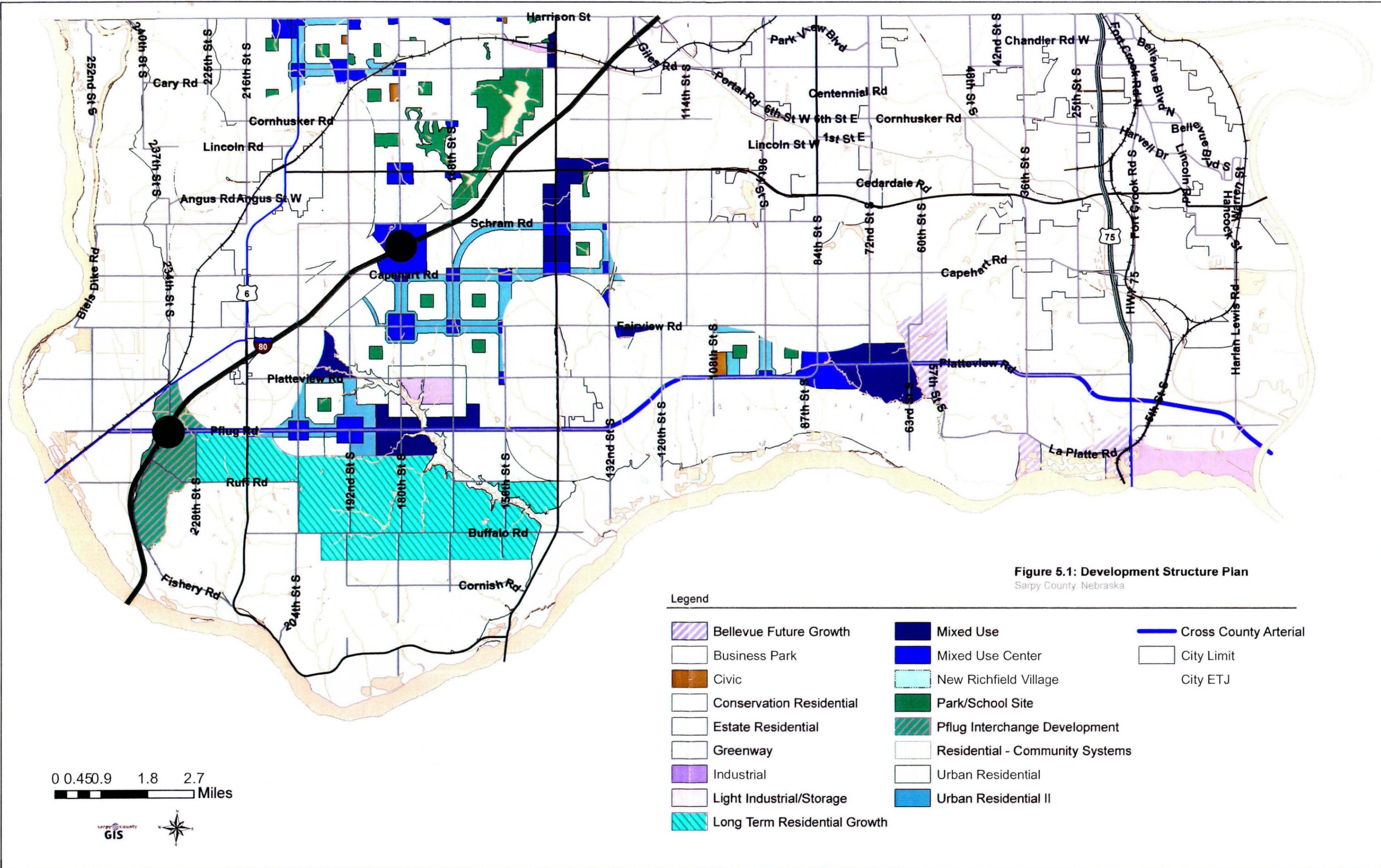


Figure 5.1: Development Structure Plan
Sarpy County, Nebraska

Legend

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

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Miles



ADDITIONAL INFORMATION

SARPY COUNTY BOARD OF COMMISSIONERS

February 7, 2012

**COMPREHENSIVE PLAN AMENDMENT
Entire property to Mixed Use Center**

Attachments:

**Comp Plan application letter from Mr. Langpaul
Change of Zone Application
Vicinity Map
Douglas/Sarpy Zoning Map
Douglas/Sarpy Future Land Use Map
Gretna Future Land Use Map
Letter from Sarpy County Economic Development Corp.**



"YOUR IOWA LAWYERS"

ATTORNEYS AND COUNSELORS AT LAW

GEORGE A. LAMARCA*

November 22, 2011

GREGORY W. LANDRY**

GARY G. MATTSON

Sarpy County Planning Department

ROMAN VALD

Attn: Bruce Fountain

1210 Golden Gate Dr.

CHAD F. KNAPP

Papillion, NE 68046

planning@sarpy.com

JAMES J. BISCOGLIA*

JUSTIN J. DALTON

Re: *Zoning Change Application and Request for Amendment to Comprehensive Plan – 204th & Harrison, Parcel ID: 010407758*

DRENNAN L. FISCHER

Dear Bruce:

ANDREW H. DOANE

RISTOPHER J. LANGPAUL S

As you know, I represent Marjovi Properties, LLC and Ambur Investments, LLC with regard to the rezoning of the above-reference parcel at 204th & Harrison (the "Parcel"). Enclosed please find the completed Change of Zone Application for that Parcel. This application requests a change of zoning from AG agricultural to BG commercial. As stated in the application, the purpose for this request is to make the site more readily available for potential data center purchasers/developers, and it is submitted at the suggestion of the Sarpy County Economic Development corporation.

ANNEMARIE M. KELLY

PHILIP J. DE KOSTER

RYAN C. NIXON D

NICK J. AVGERINOS*

of Counsel

In furtherance of this application, please also let this letter serve as the property owners' request for an Amendment to the Comprehensive Plan. We respectfully request the portions of the Parcel which are currently identified as Urban Residential and Urban Residential II land uses be amended and reclassified as Mixed Use Center land use. In effect, this will serve to expand the Mixed Use Center land use which is already found on part of this Parcel.

ALSO ADMITTED IN FLORIDA

ALSO ADMITTED IN ILLINOIS

ALSO ADMITTED IN MISSOURI

ALSO ADMITTED IN NEBRASKA

ALSO LICENSED CPA IN IOWA

If possible, please place this application on the agenda for the next meeting of the Planning Commission, which I understand to be January 18, 2012. If you have any additional questions or need additional information, please contact me at 515-225-2600.

1820 N.W. 118th Street

Suite 200

Des Moines, Iowa 50325

Telephone: (515) 225-2600

FAX: (515) 225-8581

Thank you for your consideration of this application for rezoning and request for amendment.

www.YourIowaLawyers.com

www.lamarcalandry.com



"YOUR IOWA LAWYERS"

Sarpy County Planning Department
Page 2

Very truly yours,

LaMARCA & LANDRY, P.C.

Christopher J. Langpaul



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>400</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>C2 11. 0015</u> DATE RECEIVED: <u>11-23-11</u> CP DESIGNATION: _____ ZONING DESIGNATION: _____ FEE: \$ _____ RECEIPT NO. _____ RECEIVED BY: <u>Cindy Gilbert</u> NOTES: <u>New Application</u></p>
--	--

APPLICANT INFORMATION: CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: Chris Langpaul, attorney E-MAIL: chris@lamarcalandry.com
ADDRESS: 1820 NW 118th St. #200 CITY/STATE/ZIP: Clive, IA 50325

MAILING (IF DIFFERENT)
ADDRESS: _____ CITY/STATE/ZIP: _____

PHONE: 515-225-2600 FAX: 515-661-5922

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

Please check box if attaching separate sheet with owner information.

NAME: Marjovi Properties, LLC E-MAIL: margaret@langpaul.com
ADDRESS: 1753 S. 49th St. CITY/STATE/ZIP: West Des Moines, IA 50265

MAILING (IF DIFFERENT)
ADDRESS: _____ CITY/STATE/ZIP: _____

PHONE: 515-491-7946 FAX: 515-226-0843

ENGINEER INFORMATION:

NAME: N/A E-MAIL: _____
ADDRESS: _____ CITY/STATE/ZIP: _____

MAILING (IF DIFFERENT)
ADDRESS: _____ CITY/STATE/ZIP: _____

PHONE: _____ FAX: _____

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 site has been identified as a good data center location. In order to increase the likelihood of securing a purchaser, it is important to pre-qualify the site for developers. One essential criteria is that it already be zoned for a use permitting data centers. We understand this parcel is also part of a highway corridor overlay designation which imposes additional standards. It is also expected and understood that this change in zoning may support other desirable business uses for the parcel.

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: 010407758

ADDITIONAL PARCEL NUMBERS _____

LEGAL DESCRIPTION: (Describe property to wit:)
N3/4 NE1/4 EXC ROW 13-14-10 (111.54 AC)

GENERAL PROPERTY LOCATION: 204th & Harrison St. ACRES: 111.54

CURRENT ZONING: AG (agricultural) REQUESTED ZONING: BG (commercial)

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 contact Chris Langpaul for any questions pertaining to this application.

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.

Margaret K. Langpaul, Manager
Owner Signature (or authorized agent)

11/23/11
Date

Robert A. Almat, Manager
Owner Signature (or authorized agent)

11/23/11
Date

Additional Owner Information: Ambur Investments, LLC
(owners are tenants in common, each holding an undivided 50% interest)

AMBUR INVESTMENTS, LLC

Principal Office:
17622 ADAMS CIRCLE
OMAHA, NE 68135

Registered Agent and Office:
PATRICK J. SULLIVAN
1246 GOLDEN GATE DRIVE
PAPILLION, NE 68046

Manager LESLIE ANN SLOVAK
 17622 ADAMS CIRCLE
 OMAHA, NE 68135

Manager LORI LYNN EADES
 5502 S. 174TH STREET
 OMAHA, NE 68135

Future Land Use Douglas Sarpy



Legend

Douglas Co. Future Land Use LANDUSE

- Civic
- Elkhorn Special Development
- High Density Residential
- Low Density Residential
- Office/Comm

Sarpy Co. Future Land Use Landuse

- Bellevue Future Growth
- Business Park
- Civic
- Conservation Residential
- Estate Residential
- Greenway
- Industrial
- Light Industrial-Storage
- Long Term Residential Growth
- Mixed Use
- Mixed Use Center
- New Richfield Village
- Park-School Site
- Plug Interchange Development
- Residential - Community Systems
- Urban Residential
- Urban Residential II

Sarpy Highway Corridor Overlay

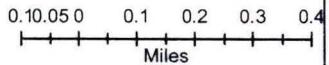
- Sarpy Highway Corridor Overlay

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- ETJ
- Lots

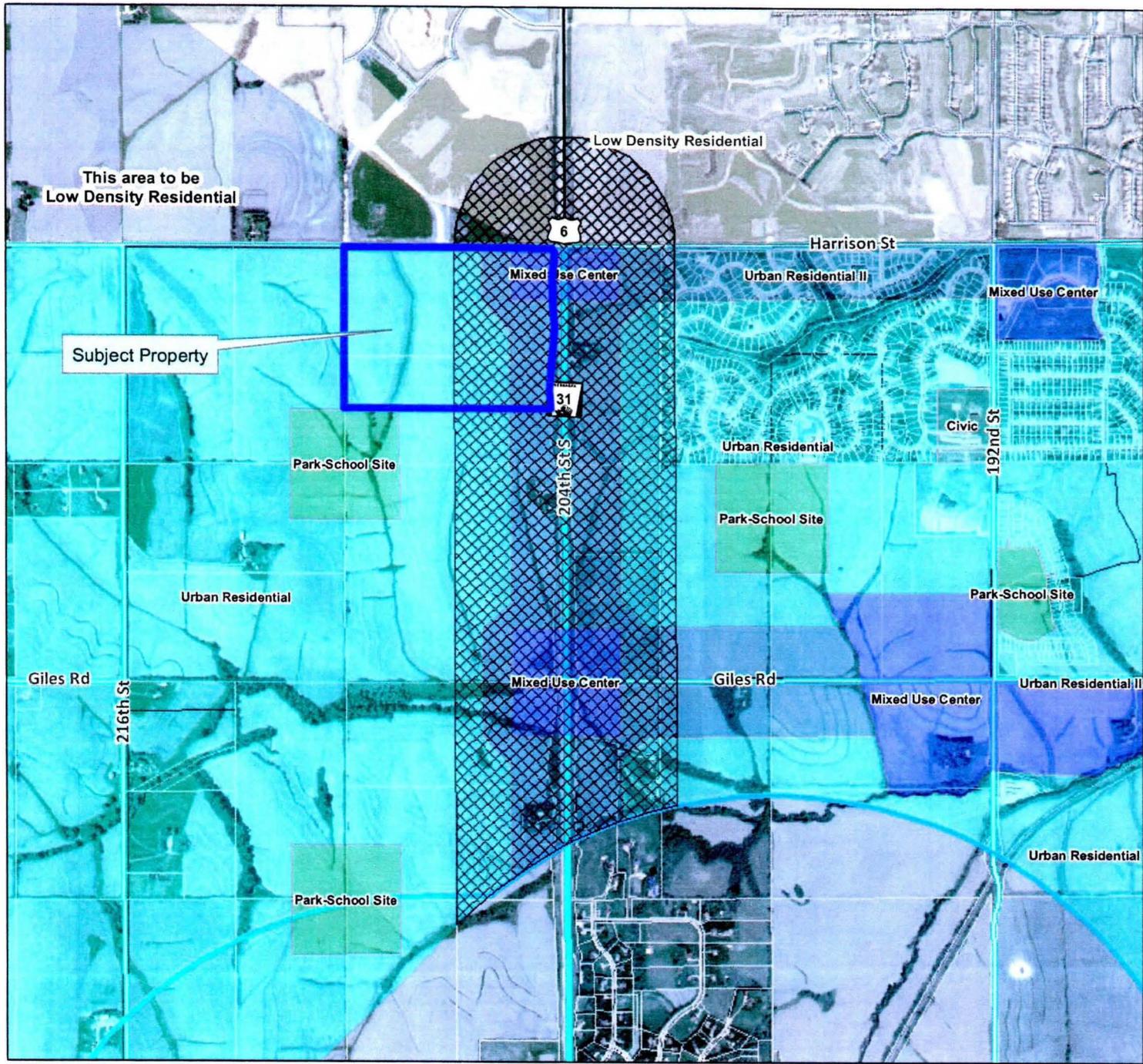
Parcels

- Parcels



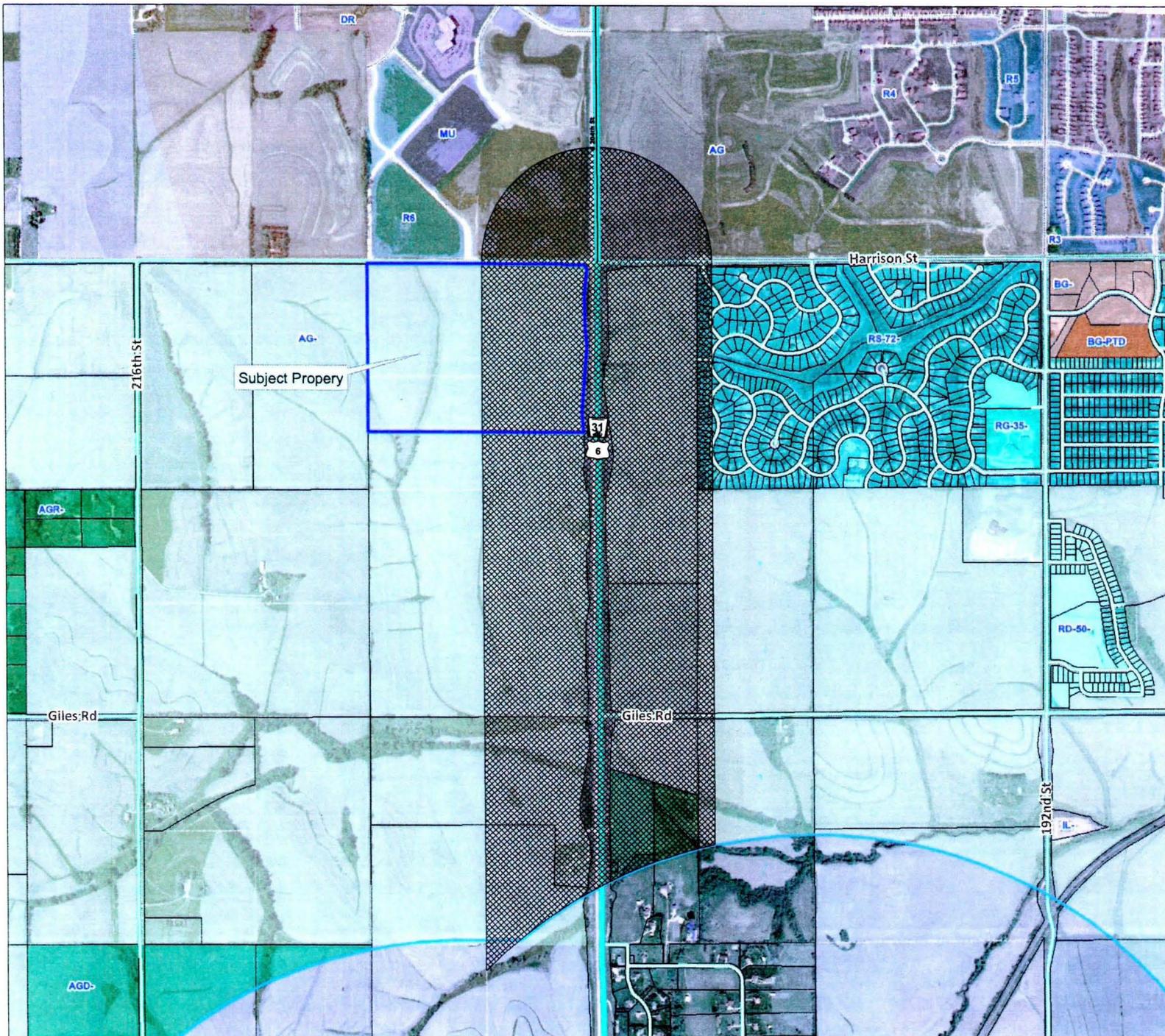
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Zoning For Douglas Sarpy



Legend

Douglas Co. Zoning

- AG
- DR
- MU
- R3
- R4
- R5
- R6

Sarpy Co. Zoning

- RS-72
- RG-35
- RD-50
- BG - PTD
- BG
- AGR
- AGD
- AG
- IL

Sarpy Highway Corridor Overlay

- Sarpy Highway Corridor Overlay

ETJ

- ETJ

Parcels

- Parcels

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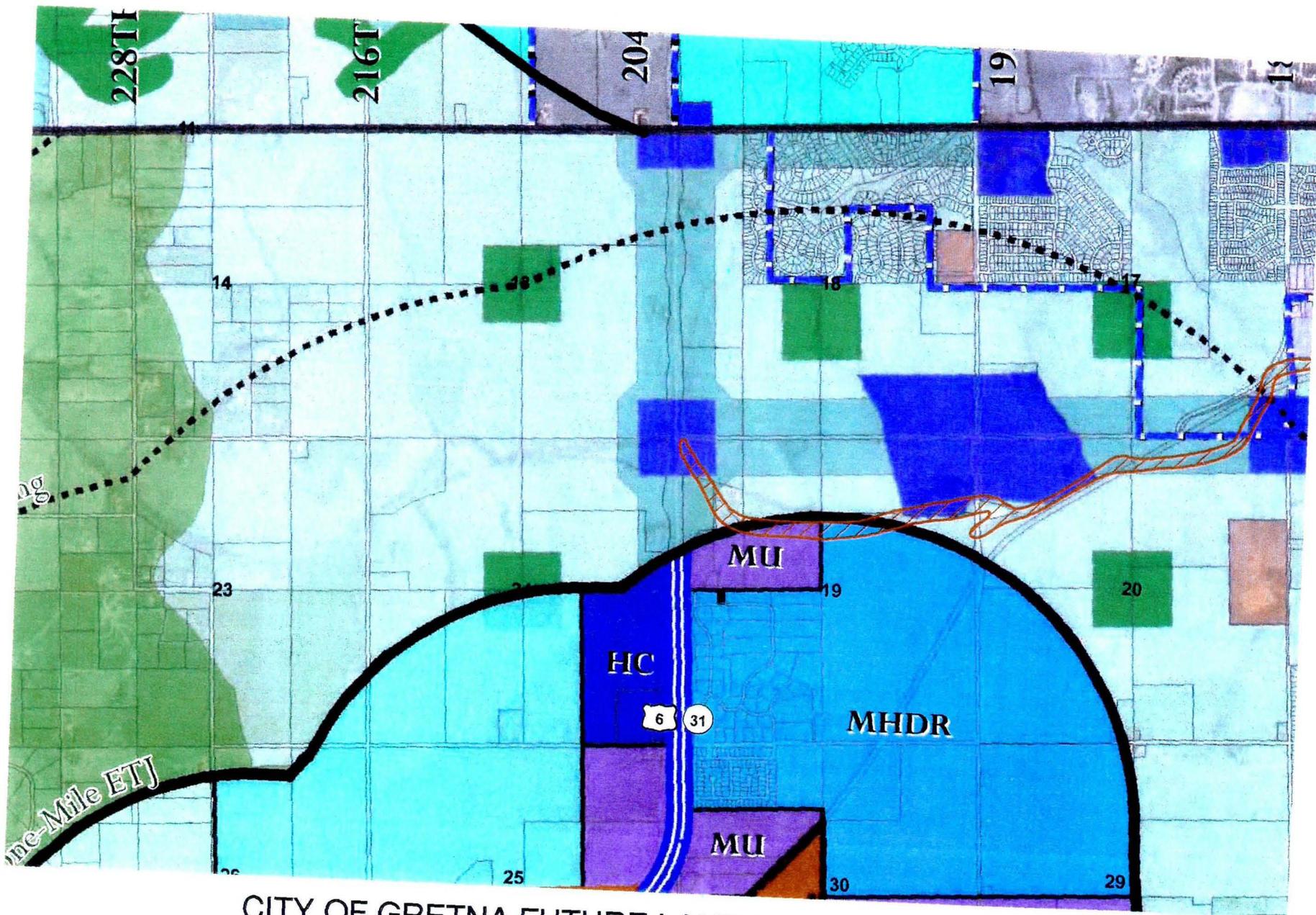
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Map authored on 1/3/2012 by:

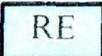


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CITY OF GRETNA FUTURE LAND USE MAP OF VICINITY

City of Gretna Future Land Use

-  Agriculture
-  Transitional Agriculture
-  Residential Estates
-  Low Density Residential
-  Medium to Low Density Residential
-  Medium to High Density Residential
-  Mixed Use
-  General Commercial
-  Central Business District
-  Highway Commercial
-  Business Park Commercial
-  Flex Space
-  Light Industrial
-  Heavy Industrial
-  Public / Quasi Public
-  Parks, Recreation, and Open Space

Future Transportation

-  Interstate Highway
-  Major Arterial
-  Other Arterial
-  Collector
-  Local Roads



January 3, 2012

Mr. Bruce Fountain, Planner
Sarpy County
1210 Golden Gate Drive
Papillion, NE 68046

Dear Mr. Fountain:

The Sarpy County Economic Development Corporation supports the rezoning of the site located at Harrison Street & 204th Street (SW corner) also identified as Sarpy County GIS Parcel #010407558 and the legal description N3/4 NE ¼ Excluding ROW 13-14-10 (115 acres) from Agriculture (AG) to General Business (BG).

SCEDC in conjunction with the Greater Omaha Economic Development Corporation has spent the past two years researching the location of "Power Parks" for data center locations within Sarpy County.

The number of data center inquiries has significantly increased over the past three years because of our recruitment of Yahoo! and Google and the expansion of existing data centers such as Scott Technology Center, First Data Resources and CoSentry. The Omaha metro is positioned for continued growth of data centers because of very competitive electrical rates, abundant and low cost water, technical and educated workforce and experienced vendors.

One of the top three sites in Sarpy County that was identified through the analysis of over 35 site location factors is the site identified above. Within the last six months this site was in the running for a 240,000 s.f., \$230 million data center that would create 50 new jobs. Because several of our competing Nebraska and Iowa communities provided "shovel-ready" sites, we were eliminated from this project. This project was predicated on a very short timetable and thus the need for a "shovel-ready" site was extremely important. "Shovel-Ready" sites include ownership, grading, zoning and utility extensions.

We are encouraging each owner of these sites to rezone their properties in order to satisfy one the "shovel-ready" requirements to prepare these sites for future projects.

Sarpy County Economic Development Corporation is a non-profit corporation founded in 1975 whose mission is to grow and diversify Sarpy County through the recruitment, expansion and development of industrial and service enterprises - creating new employment opportunities, capital investment and a broader tax base.

Sincerely,

A handwritten signature in black ink that reads "Toby S. Churchill". The signature is written in a cursive style with a horizontal line above the first few letters.

Toby S. Churchill, Executive Director
Sarpy County EDC

The Omaha World-Herald Ad Order Confirmation

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SARPY COUNTY DEPARTMENT OF PLANNING

Sarpy County Courthouse
1210 Golden Gate Drive
Papillion, Nebraska 68046
Phone (402) 593-1555
Fax (402) 593-1558
Bruce Fountain, AICP, Director

NOTICE OF PUBLIC HEARING SARPY COUNTY PLANNING COMMISSION

Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Wednesday, January 18, 2012, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.

Anson Nowka, 15010 Chandler Road, Omaha, requests approval to Zone a former Right-Of-Way property to IL (Light Industrial) legally known as the vacated portion of Lathrop Avenue lying Southerly of the 33.00 foot Right-Of-Way of Chandler Road, as now established and the Northerly Right-Of-Way of North Railway Street, as platted in the Original Town of Chalco as surveyed, platted and recorded in Sarpy County, Nebraska. (Chandler & Lathrop Ave)

Chris Langpaul, Attorney and representative for Marjovi Properties, LLC, 1820 NW 118th Street #200, Clive, IA, requests an amendment to the Comprehensive Development Plan from Urban Residential and Urban Residential II to Mixed Use Center and a Change of Zone from AG (Agricultural) to BG (General Business) on the property legally known as the N3/4 of the NE1/4, Except the Right-Of-Way of Sec 13, Twp 14N, Rng 10E of the 6th P.M., Sarpy County, Nebraska (204th & Harrison)

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.

1465417: 1/4

Ad Number 0001465417-01

Sales Rep. jerwin

Order Taker jerwin

Ad Type SNI Legals

Ad Size
: 1.0 X 52 Li

PO Number Anson Nowka, 150

Color B&W

Promo Type

Customer

SARPY COUNTY PLANNING DI

Customer Account

40638

Customer Address

CINDY GILBERT, 1210 GOLDEN
PAPILLION NE 68046 USA

Customer Phone

(402)593-2156

Ordered By

Special Pricing

None

Invoice Text

Anson Nowka, 15010 Chandler F

Materials

Ad Order Notes

<u>Tear Sheets</u>	<u>Proofs</u>	<u>Blind Box</u>
0	0	

<u>Net Amount</u>	<u>Total Amount</u>
\$22.26	\$22.26

Payment Method

<u>Payment Amount</u>	<u>Amount Due</u>
\$0.00	\$22.26

<u>Product Information</u>	<u>Placement/Classification</u>	<u>Run Dates</u>	<u># Inserts</u>	<u>Cost</u>
SNI Classified::	Bellevue Legals	1/4/2012	1	\$14.47
	SNI Legals Sarpy BL-Sarpy L			
SNI Classified::	Gretna Legals	1/4/2012	1	\$0.00
	SNI Legals Sarpy GB-Sarpy I			
SNI Classified::	Papillion Legals	1/4/2012	1	\$7.79
	SNI Legals Sarpy PT-Sarpy L			
SNI Classified::	Springfield Legals - Springfield I	1/4/2012	1	\$0.00
	SNI Legals Sarpy SM-Sarpy I			

The Omaha World-Herald Ad Order Confirmation

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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, February 7, 2012, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.

¶ Anson Nowka, 15010 Chandler Road, Omaha, requests approval to zone a former Right-Of-way property to IL (Light Industrial) legally known as the vacated portion of Lathrop Avenue lying southerly of the 33.00 foot Right-Of-way of Chandler Road, as now established and the Northerly Right-Of-way of North Railway Street, as platted in the Original Town of Chalco as surveyed, platted and recorded in Sarpy County, Nebraska. (Chandler & Lathrop Ave)

¶ Chris Langgaul, Attorney and representative for Marjovi Properties, LLC, 1820 NW 118th Street #200, Clive, IA, requests an amendment to the Comprehensive Development Plan from Urban Residential and Urban Residential II to Mixed Use Center and a Change of Zone from AG (Agricultural) to BG (General Business) on the property legally known as the N3/4 of the N21/4, except the Right-Of-way of Sec 13, Twp 14N, Rng 10E of the 6th P.M., Sarpy County, Nebraska (204th & Harrison)

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.

Ad Number 0001473400-01
Sales Rep. tthompson
Order Taker tthompson
Ad Type Liner Classified New
Ad Size : 1.0 X 66 Li
PO Number
Color B&W
Promo Type
Customer
 SARPY COUNTY PLANNING
Customer Account
 168048
Customer Address
 1210 GOLDEN GATE DR, CINDY GI
 PAPIILLION NE 68046 USA
Customer Phone
 (402)593-1555
Ordered By
Special Pricing
 None
Invoice Text
Materials
Ad Order Notes

Tear Sheets	Proofs	Blind Box
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Net Amount		Total Amount
\$394.12		\$394.12
Payment Method		
Payment Amount	Amount Due	
\$0.00	\$394.12	

Product Information	Placement/Classification	Run Dates	# Inserts	Cost
OWH::All Editions	Public Notices - Classified	1/24/2012	1	\$384.12
	0675-Public Notices			
On Line Class::All Editions	Public Notices - Classified	1/24/2012	1	\$10.00
	0675-Public Notices			