

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**APPROVE FINAL PLAT –SOUTH HIGHWAY 50 ADDITION LOT 2**

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

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

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

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

WHEREAS, the applicants, Ronald and Susan Hollins, applied for approval of a final plat of a subdivision to be known South Highway 50 Addition Lot 2 on property generally located approximately one-half mile south of Schram Road on the East side of 150<sup>th</sup> Street and legally described as follows:

A portion of the Northeast ¼ of Section 2, Township 13N, Range 11E of the 6<sup>th</sup> P.M. Sarpy County, Nebraska.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the final plat of a subdivision to be known as South Highway 50 Addition Lot 2 for compliance with the Subdivision Regulations; and

WHEREAS, the Planning Department staff made a recommendation of approval as noted in Exhibit A, attached hereto and incorporated by reference, which Exhibit A includes the Planning Department report, the aerial map of the subject property and a copy of the final plat of the subdivision to be known as South Highway 50 Addition Lot 2.

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 September 17, 2013 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation of approval 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 Planning Department staff recommends approval.

- V. South Highway Addition Lot 2 is the parcel identified in Section I.G. of the Development Agreement approved on September 17, 2013 by Resolution 2013-333.
- VI. The proposed final plat of a subdivision to be known as South Highway 50 Addition Lot 2 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 South Highway 50 Addition Lot 2 as described in the attached Exhibit A is hereby approved.

BE IT FINALLY RESOLVED THAT this Resolution will be effective upon the condition that the Development Agreement approved at Resolution 2013-333 is signed by all parties and filed with the County Clerk. If said condition is not satisfied, the proposed final plat shall not be approved.

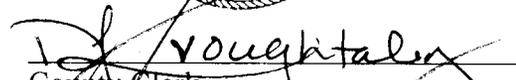
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 8<sup>th</sup> day of October, 2013.

Attest

SEAL



  
Sarpy County Board Chairman

  
County Clerk

Sarpy County Board of Commissioners  
 Exhibit "A"  
 Planning Department Report  
 County Board Meeting Date: October 8, 2013

Subject	Type	By
Preliminary and Final Plats - South Highway 50 Addition Lot 2 located west of Highway 50, one half mile south of Schram Road on 150 <sup>th</sup> Street, legally described as a portion of the Northeast 1/4 of Section 2, Twp 13N, Rng 11E of the 6 <sup>th</sup> P.M. Sarpy County, Nebraska.	Public Hearings & Resolutions	Donna Lynam Zoning Administrator Planning & Building Dept.

➤ **Summary and Purpose of Requests:**

These applications are requesting approval of a Preliminary and Final Plat for a one lot subdivision totaling approximately 41 acres in size. The site is proposed to be developed for the Travelers Companies' new data center.

➤ **Background and Analysis:**

A detailed staff report on these applications was presented to the Planning Commission at their September 17, 2013 meeting and is attached for your review.

➤ **Staff Recommendations:**

- Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as South Highway 50 Addition, Lot 2. Staff makes this recommendation as the Preliminary Plat meets requirements of the Sarpy County Comprehensive Development Plan, Sarpy County Zoning and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Final Plat of a subdivision to be known as South Highway 50 Addition, Lot 2. Staff makes this recommendation as the Preliminary Plat meets requirements of the Sarpy County Comprehensive Development Plan, Sarpy County Zoning and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

On September 17, 2013 the Planning Commission voted to recommend **APPROVAL** of the Preliminary and Final Plats for South Highway 50 Addition, Lot 2.

**MOTION:** Lichter moved, seconded by Bliss, to APPROVE the Preliminary Plat of a subdivision to be known as South Highway 50 Addition, Lot 2 as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – none. **Motion carried 11-0.**

**MOTION:** Lichter moved, seconded by Bliss, to APPROVE the Final Plat of a subdivision to be known as South Highway 50 Addition, Lot 2, as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – none. **Motion carried 11-0.**



# SARPY COUNTY PLANNING & BUILDING DEPARTMENT

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## RECOMMENDATION REPORT

PRELIMINARY PLAT (PP 13-0010)  
FINAL PLAT (FP 13-0010)

APPLICANT: RONALD R. AND SUSAN C. HOLLINS

PROPOSED SUBDIVISION TO BE KNOWN AS SOUTH HIGHWAY 50 ADDITION, LOT 2  
PLANNING COMMISSION HEARING OF: SEPTEMBER 17, 2013

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### I. GENERAL INFORMATION

#### A. APPLICANT:

Ronald R. and Susan C. Hollins  
C/O Katie Underwood, Olsson Associates  
211 S 67<sup>th</sup> Street  
Omaha NE 68106

#### B. PROPERTY OWNERS:

Ronald R. and Susan C. Hollins  
7605 S 120<sup>th</sup> Street  
Omaha NE 68142

C. **SUBJECT PROPERTY LOCATION:** Subject property is located approximately one-half mile south of Schram on east side of 150<sup>th</sup> Street.

D. **LEGAL DESCRIPTION:** A portion of the Northeast 1/4 of Section 2, Twp 13N, Rng 11E of the 6<sup>th</sup> P.M. Sarpy County, Nebraska.

E. **SUBJECT PROPERTY SIZE:** approximately 41 acres being platted.

#### F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Business Park (see attached Land Use Map)
- Zoning: IL (Light Industrial District)

G. **REQUESTED ACTION(S):** To approve a Preliminary and Final Plat of a proposed subdivision to be known as South Highway 50 Addition, Lot 2, a one lot subdivision. The proposed lot is approximately 41 acres in area and is being platted for marketability purposes.

### II. BACKGROUND INFORMATION

A. **EXISTING CONDITION OF SITE:** Currently open farm ground for row crop farming.

#### B. GENERAL VICINITY AND LAND USE

- North: Undeveloped Farmland with existing farmsteads
- South: Undeveloped Farmland
- East: Highway 50 and Undeveloped Farmland
- West: Undeveloped Farmland with existing farmstead

### C. RELEVANT CASE INFORMATION:

- The Sarpy County Economic Development Corporation has presented this site for a number of major data center projects within the last couple of years. These projects were under tight timelines to begin construction and were very concerned about the time it would take to get through the rezoning process as they needed to begin construction immediately following their site selection decision. The sites in other cities competing for the projects were already zoned, platted, and ready for construction giving them an advantage over Sarpy County in the site selection process. In order to overcome this disadvantage, this property owner would like to move forward with the process to have the site properly platted in order to help expedite the development process for the prospect.
- Utility Proposals are as follows:
  - *Waste Water*: the site is located in the County's Waste Water Service Area; sewer line will need to be extended approximately 7,400 feet from the northeast (on the west side of the Westmont Subdivision) to serve the site at time of development.
  - *Water*: the site is served by Metropolitan Utilities District (MUD); a 24 inch water will need to be extended south down Highway 50 and a 12 inch line would then be extended down Schram Road to serve the site at time of development. A redundant water line can also be extended from the northwest if necessary for the development.
  - *Gas*: natural gas service to the site can be provided by Black Hills Energy by extending a 4" line from a location north of the property if necessary.
  - *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 with the construction of a new substation at the southeast corner of this site.

### D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations: Section 23, IL Light Industrial District
- Sarpy County Subdivision Regulations

## III. ANALYSIS / STAFF COMMENTS

### A. COMPREHENSIVE PLAN:

- The Comprehensive Plan designates the area as Business Park.

### B. TRAFFIC AND ACCESS:

- The proposed lot has frontage on a publicly dedicated right-of-way as required (150<sup>th</sup> Street). Other access also could be granted with proper easements being recorded.
- Any interior access improvements required will be the developer's responsibility and must be coordinated with the appropriate state/local departments.

### 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 – All review comments have been addressed
  - Sarpy County GIS – No comment
  - Papio Missouri River Natural Resource District – Please see attached

- **Other responses** received indicated they had no comments or objections to the application.

#### **D. GENERAL COMMENTS:**

##### **▪ Preliminary Plat:**

- Development is a single lot subdivision proposed for marketability purposes
- Staff review comments were forwarded to applicant's consulting engineer. Please see copy of letter included in this packet.
- Comments from Planning Department Staff, Public Works, and PMNRD have all been addressed

##### **▪ Final Plat:**

- Development is a single lot subdivision proposed for marketability purposes
- Staff review comments were forwarded to application consulting engineer. Please see copy of letter included in this packet.
- Comments from Planning Department Staff, Public Works, and PMNRD have all been addressed

#### **IV. STAFF RECOMMENDATIONS:**

- Staff recommends **APPROVAL** of the Preliminary Plat of a subdivision to be known as South Highway 50 Addition, Lot 2. Staff makes this recommendation as the Preliminary Plat, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the Final Plat of a subdivision to be known as South Highway 50 Addition, Lot 2. Staff makes this recommendation as the Final Plat, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

#### **V. PLANNING COMMISSION RECOMMENDATION:**

**MOTION:** Lichter moved, seconded by Bliss, to APPROVE the Preliminary Plat of a subdivision to be known as South Highway 50 Addition, Lot 2 as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – none. Motion carried 11-0.*

**MOTION:** Lichter moved, seconded by Bliss, to APPROVE the Final Plat of a subdivision to be known as South Highway 50 Addition, Lot 2, as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations **Ballot:** *Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – none. Motion carried 11-0.*

#### **VI. ATTACHMENTS TO REPORT:**

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

**VII. COPIES OF REPORT SENT TO:**

1. Ronald R. and Susan C. Hollins (applicant and owner)
2. Olsson and Associates (applicant's engineering consultant)
3. Jerry Slusky, SGS Law Firm (applicant's attorney)
4. Public Upon Request

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



September 3, 2013

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

RE: South Highway 50 Addition – Preliminary and Final Plat Applications

Dear Mr. Fountain:

The District has reviewed the preliminary and final plat applications for South Highway 50 Addition, southwest of Highway 50 and Schram Road in Sarpy County. The District 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/pcsmp/applicant/login.php>.

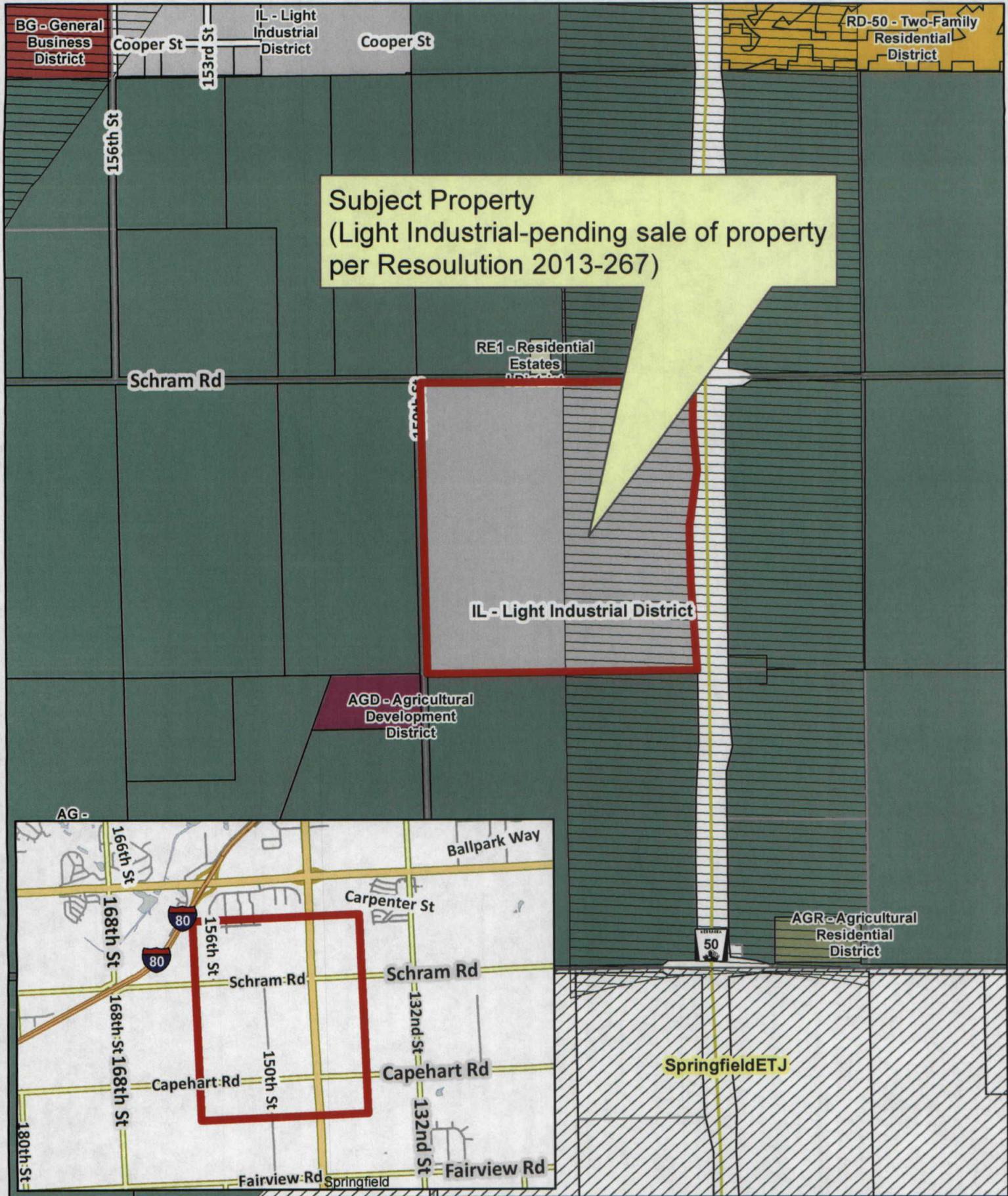
If you have any questions or concerns, I can be contacted at (402) 444-6222 or at [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

Lori Ann Laster, CFM  
Stormwater Management Engineer

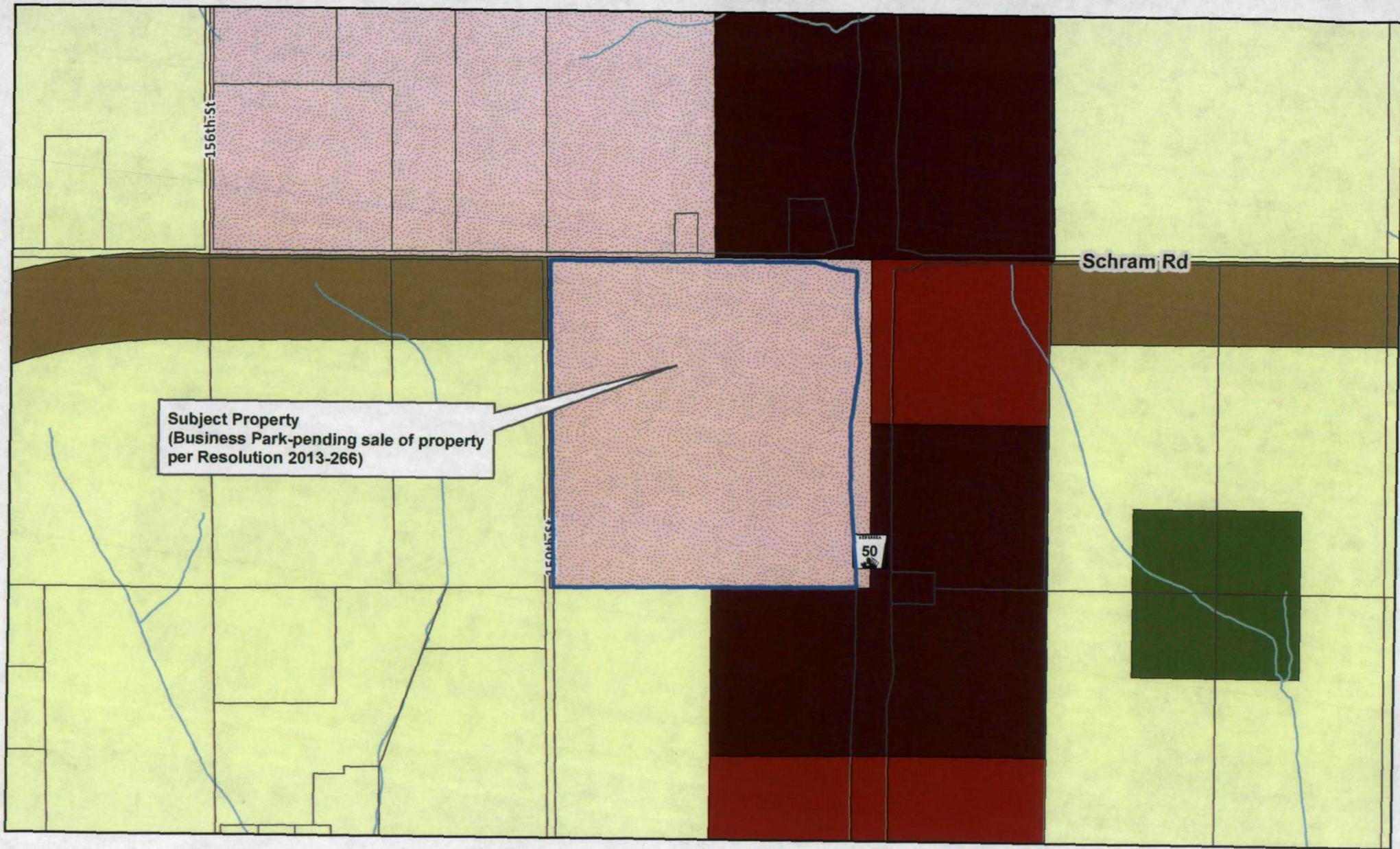
Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\My Documents\Permit-Zoning Reviews\Sarpy County\Reach 10-4\130903-South HWY 50 Addition.doc  
Reach: 10-4

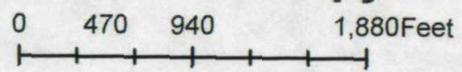


**Vicinity Map - Zoning**  
 12202 S 144th St  
 Zoning





**South Highway 50 Addition - Lot 2  
Preliminary & Final Plat Application  
Current FLU - Sarpy Co**



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

Legend			
	Bellevue Future Growth		Mixed Use
	Business Park		Mixed Use Center
	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
	Long Term Residential Growth		Cross County Arterial
			City Limit
			City ETJ



# SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE PAPHILLION, 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. Completed Preliminary Plat Application
2. Non-Refundable Fee of \$200 made payable to Sarpy County Treasurer (additional fees may also be required to cover cost of mailing of public notifications)
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. **Please review Sections 5 and 6 of the Sarpy County Subdivision Regulations for a complete list of Preliminary Plat process and submittal requirements.**

### PLANNING STAFF USE ONLY:

APPLICATION #: PP 13-0010  
08-02-13P02:54 RCVD

DATE RECEIVED: \_\_\_\_\_

CP DESIGNATION: BP

CURRENT ZONING DESIGNATION: IL

PROPOSED ZONING DESIGNATION: —

APPLICATION FEE: \$200.00 RECEIPT NO. 922448

PUBLIC NOTIFICATION PROCESSING FEE: \$ \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_

RECEIVED BY: [Signature]

NOTES: \_\_\_\_\_

### APPLICANT INFORMATION:

NAME: Ronald R. & Susan C. Hollins E-MAIL: Kunderwood@olssonassociates.com

ADDRESS: c/o Katie Underwood, Olsson Associates CITY/STATE/ZIP: \_\_\_\_\_

MAILING ADDRESS: 2111 S. 67th Street CITY/STATE/ZIP: Omaha, NE 68106  
(IF DIFFERENT)

PHONE: 402.341.1116 FAX: \_\_\_\_\_

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

NAME: Ronald R. & Susan C. Hollins E-MAIL: \_\_\_\_\_

ADDRESS: 12202 S. 144th Street CITY/STATE/ZIP: Omaha, NE 68138

MAILING ADDRESS: 7606 N. 120th Street CITY/STATE/ZIP: Omaha, NE 68142  
(IF DIFFERENT)

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

### ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: Steve Van Voltenberg, Olsson Associates E-MAIL: Svvoltenberg@olssonassociates.com

ADDRESS: 2111 S. 67th Street CITY/STATE/ZIP: Omaha, NE 68106

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT)

PHONE: 402.341.1116 FAX: 402.341.5895

**PROJECT DESCRIPTION:** Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.  
**PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

Existing site consists of an open field for a potential data center.

**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:** South Highway 50 Addition

**ASSESSOR'S PARCEL NUMBER:** 010380671 **ADDITIONAL PARCEL NUMBERS** \_\_\_\_\_

**GENERAL LOCATION:** Highway 50 & Schram Road  
*(example 189<sup>th</sup> & Giles Rd)*

**LEGAL DESCRIPTION:** (Describe property to wit:) See attached. Lot 2, South Highway 50 Addition

**SIZE OF PROPERTY:** 42.78 ± acres **CURRENT ZONING:** AG **REQUESTED ZONING:** IL

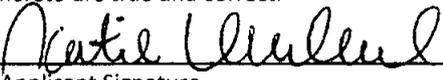
**SOURCE OF UTILITY SERVICES:** Water - MUD Sewer - Sarpy County  
Gas - MUD Electric - OPPD

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

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

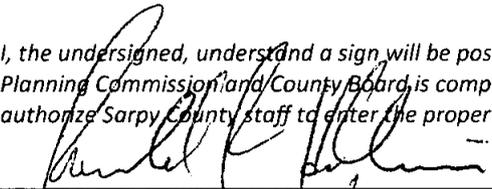
1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Preliminary Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. If a Change of Zoning application is applied for concurrently with the Preliminary Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request; however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

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

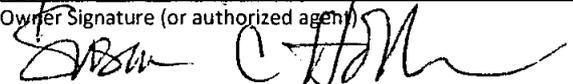
  
Applicant Signature

7-31-13  
Date

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

  
Owner Signature (or authorized agent)

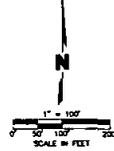
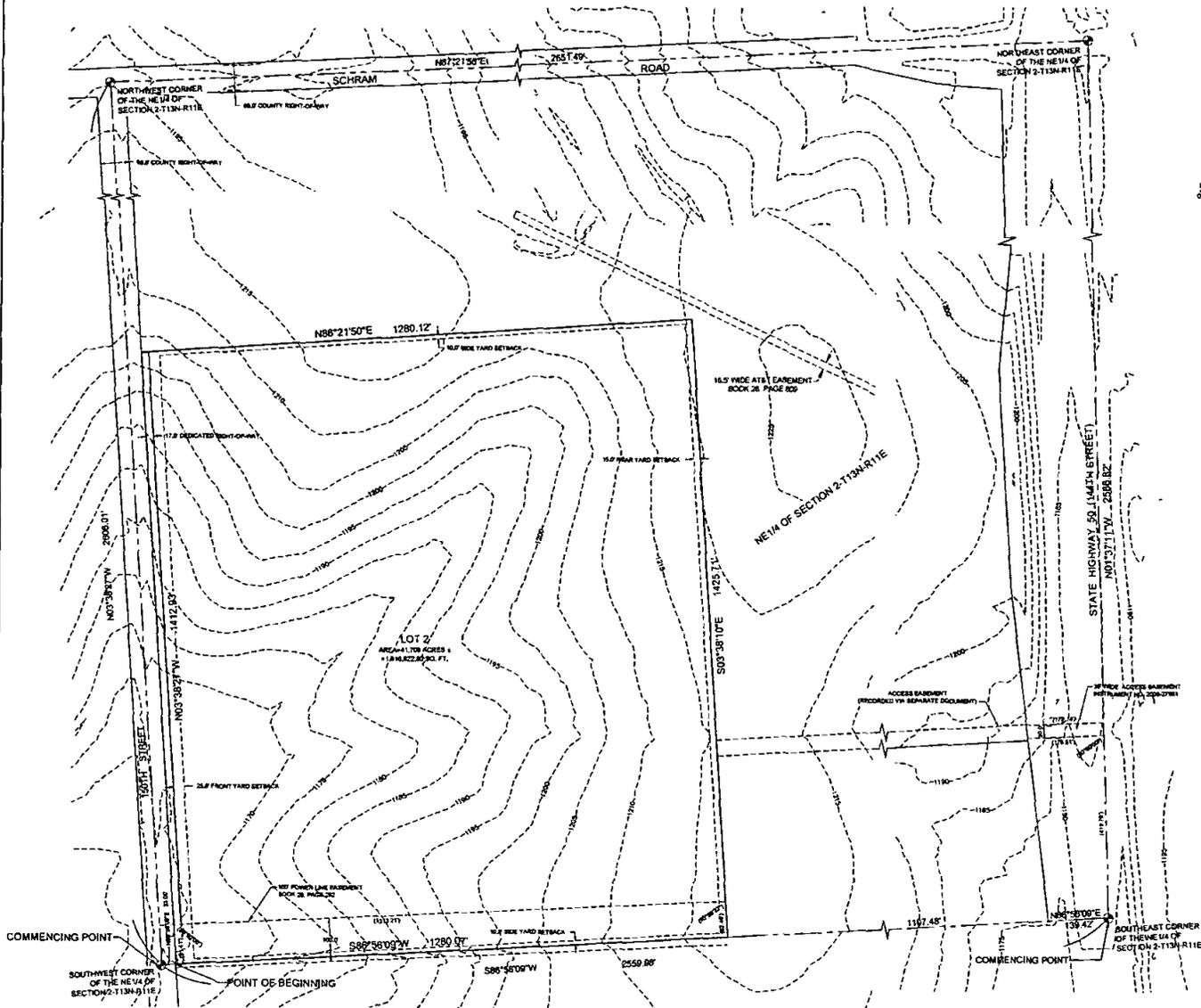
7/30/13  
Date

  
Owner Signature (or authorized agent)

7/30/13  
Date

# SOUTH HIGHWAY 50 ADDITION

LOT 2  
BEING A PLATTING OF PART OF THE NE 1/4 OF  
SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST  
OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



**NOTES**  
1. ALL DIMENSIONS SHOWN IN PARALLELS ARE EASEMENT DIMENSIONS.

**NAME OF SUBDIVIDER**  
RONALD R. AND SUSAN G. HOLLIS

**ZONING:** SUBJECT PROPERTY IS ZONED  
R - LIGHT INDUSTRIAL DISTRICT  
(SEE ZONING ORDINANCES IN EFFECT FROM THE SARPY COUNTY GOV OFFICE AS OF THE DATE OF SALE HEREON)

**LOT SETBACKS**

REGULATOR	(R) LIGHT INDUSTRIAL DISTRICT
MINIMUM LOT AREA (SQ. FEET)	10,000
FRONT YARD SETBACK (FEET)	25
STREET SIDE YARD SETBACK (FEET)	25
SIDE YARD SETBACK (FEET)	10
REAR YARD SETBACK (FEET)	15
MAXIMUM HEIGHT (FEET)	43

DATE: JULY 27, 2017, 9:25AM  
 USER: rholli  
 PROJECT: SOUTH HIGHWAY 50 ADDITION LOT 2

**OLSSON ASSOCIATES**

1111 N. 11th St., Suite 100  
Lincoln, NE 68502  
Phone: 402.441.1111  
Fax: 402.441.1112

REVISIONS

DATE	BY	DESCRIPTION

PRELIM PLAT  
SOUTH-HIGHWAY 50 ADDITION  
LOT 2  
SARPY COUNTY, NE

2013

SHEET  
1 of 1



# SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046

PHONE: 402-593-1555 FAX: 402-593-1558

E-MAIL: [PLANNING@SARPY.COM](mailto: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 made payable to Sarpy County Treasurer (additional fees may also be required to cover cost of mailing of public notifications)
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. Please review Sections 7 and 8 of the Sarpy County Subdivision Regulations for a complete list of Final Plat process and submittal requirements.

### PLANNING STAFF USE ONLY:

APPLICATION #: FP 13-0010  
~~08-02-13P02:34 RCVD~~

DATE RECEIVED: \_\_\_\_\_

CP DESIGNATION: BP

CURRENT ZONING DESIGNATION: IL

PROPOSED ZONING DESIGNATION: -

APPLICATION FEE: \$200.00 RECEIPT NO. 922449

PUBLIC NOTIFICATION PROCESSING FEE: \$ \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_

RECEIVED BY: DL

NOTES: \_\_\_\_\_

### APPLICANT INFORMATION:

NAME: Ronald R. & Susan C. Hollins E-MAIL: Kunderwood@olssonassociates.com

ADDRESS: c/o Katie Underwood, Olsson Associates CITY/STATE/ZIP: \_\_\_\_\_

MAILING ADDRESS: 2111 S. 67th Street CITY/STATE/ZIP: Omaha, NE 68106  
(IF DIFFERENT)

PHONE: 402.341.1116 FAX: \_\_\_\_\_

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NAME: Ronald R. & Susan C. Hollins E-MAIL: \_\_\_\_\_

ADDRESS: 12202 S. 144th Street CITY/STATE/ZIP: Omaha, NE 68138

MAILING ADDRESS: 7606 N. 120th Street CITY/STATE/ZIP: Omaha, NE 68142  
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PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

### ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

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ADDRESS: 2111 S. 67th Street CITY/STATE/ZIP: Omaha, NE 68106

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(IF DIFFERENT)

PHONE: 402.341.1116 FAX: 402.341.5895

**PROJECT DESCRIPTION:** Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.

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Existing site consists of an open field for a potential data center.

**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: South Highway 50 Addition

ASSESSOR'S PARCEL NUMBER: 010380671 ADDITIONAL PARCEL NUMBERS \_\_\_\_\_

GENERAL LOCATION: Highway 50 & Schram Road  
(example 189<sup>th</sup> & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) See attached. Lot 2 South Highway 50 Addition

SIZE OF PROPERTY: 42.78± acres CURRENT ZONING: AG REQUESTED ZONING: IL

SOURCE OF UTILITY SERVICES: Water - MUD Sewer - Sarpy County  
Gas - MUD Electric - OPPD

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

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Final Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 mylar and 5 paper copies with signatures).
6. If a Change of Zoning application is applied for concurrently with the Preliminary Plat or Final Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request, however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

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

[Signature] 7/31/13  
Applicant Signature Date

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

[Signature] 7/30/13  
Owner Signature (or authorized agent) Date

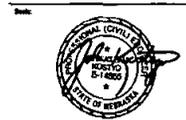
[Signature] 7/30/13  
Owner Signature (or authorized agent) Date



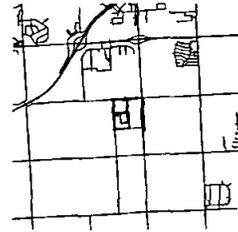
# KLING STUBBINS

2301 Chestnut Street  
Pittsburgh, Pennsylvania  
15222  
P 724.389.2300  
F 724.389.2883  
www.kstubbins.com

Owned by:  
**Gensler**  
711 Louisiana Street, Suite 200  
Houston, Texas 77002  
P 713.844.0000  
F 713.844.0071  
www.gensler.com



John Kasper, P.E., No. 46220  
General Notes:



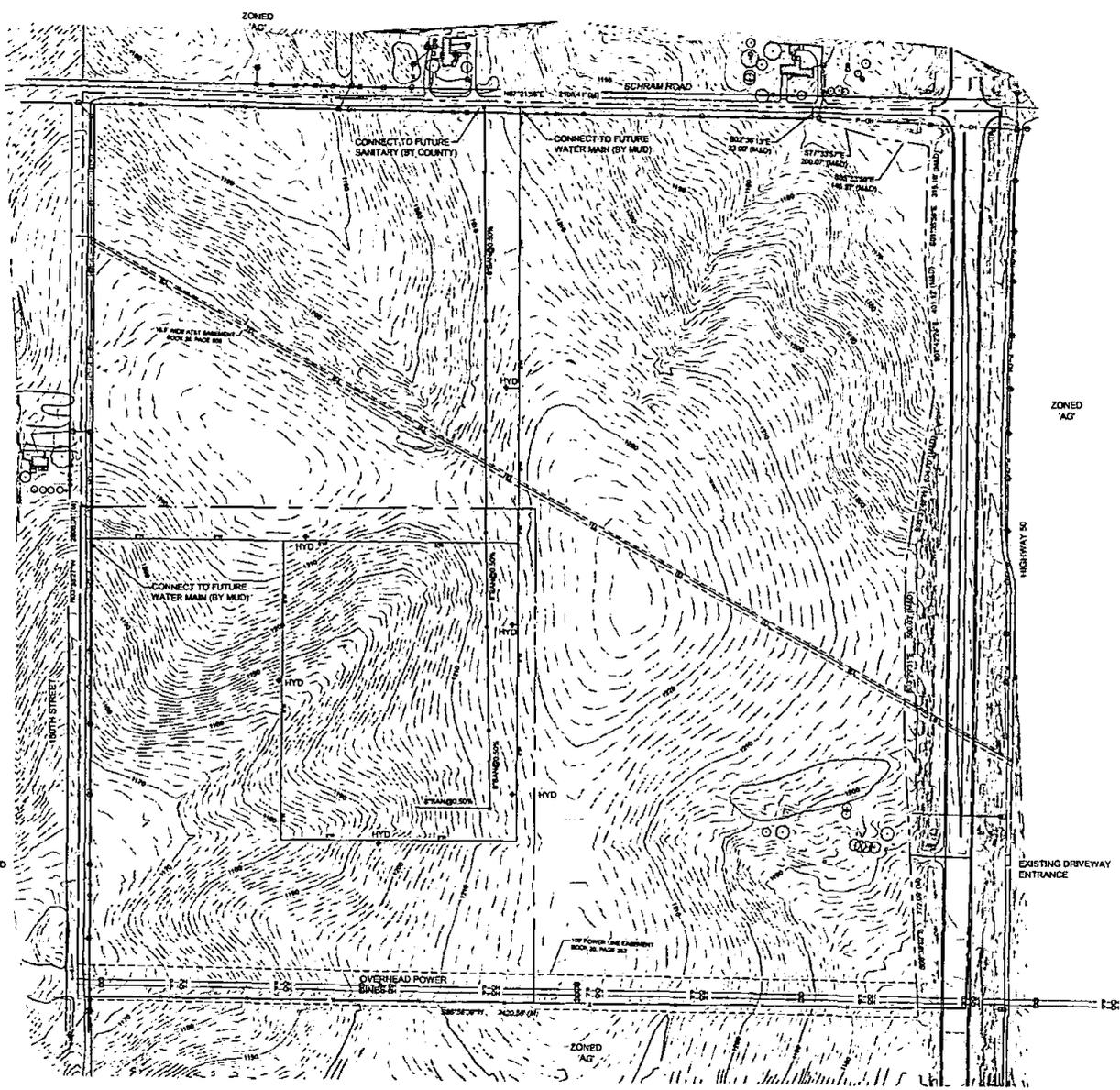
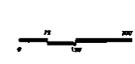
Project Title:

Number	Description	Date
0	FOR PRELIM & FINAL PLAT	09/29/2015

CAD File: 2015 09 29 SITE PLAN.dwg  
Project No: KSC0-100  
Copyright: 2015 KlingStubbins, Inc.

Drawing Sheet Title:  
**SITE PLAN**

Drawing Sheet Number:  
**SKC-100**  
Owner's Drawing Sheet No.:



1  
SCALE: 1" = 100'

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00000000



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 Anne Lee 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 herein; 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, September 4, 2013

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.

Handwritten signatures of Shon Barenklau and Anne Lee.

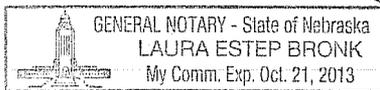
Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 09-04-2013

Signed in my presence and sworn to before me:

Handwritten signature of Notary Public.

Notary Public



Printer's Fee \$ 36.98
Customer Number: 40638
Order Number: 0001675086

Sarpy County Planning Department
Bruce Fountain, AICP, EDFP - Director
Phone: (402)593-1555
Fax: (402) 593-1558
Sarpy County Administration Offices
1210 Golden Gate Drive, #1240
Papillion, NE 68046
www.sarpy.com
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 Tuesday, September 17, 2013, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.
Julie Nielson, 16410 South 180th Street, has submitted an application for consideration of an extension of a previously approved Special Use Permit allowing an animal kennel for personal pets on property legally described as Tax Lot 8A all in Section 29, Township 13N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located southwest of 180th & Pflug Road.
Robert Giese has submitted applications for consideration of a Preliminary Plat and Final Plat of a subdivision to be known as Giese Addition Replat being a platting of Part of Lot 1 Giese Addition together with a portion of the S1/2 of the SW 1/4 of Section 7, Township 13N, Range 13E of the 6th PM, Sarpy County, Nebraska. Generally located east of 60th Street and Fairview Road.
Ronald & Susan Hollins have submitted applications for consideration of a Preliminary Plat and Final Plat of a subdivision to be known as South Highway 50 Addition, Lot 2 being a platting of part of the NW 1/4 of Section 2, Township 13N, Range 11E of the 6th P.M., Sarpy County Nebraska. Generally located on the east side of 150th Street 1/4 mile south of Schram Road.
LKM Investments, LLC has submitted application for consideration of a Change of Zone from BG to BG & RG-15 and a Preliminary Plat of a subdivision to be known as Plambeck Addition Replat 1 being a platting of Lots 1 and 2, Plambeck Addition all in Section 16, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located on the Southeast corner of 180th & Harrison Streets.
Sarpy County Planning Department requests approval of text amendments to Section 40 of the Sarpy County Zoning Regulations concerning signage regulations to be more consistent with design standards and to correct clerical errors.
Sarpy County Planning Department requests approval of text amendments to several sections of the Sarpy County Zoning Regulations concerning sexually oriented businesses. The proposed amendments include adding Section 45 - Sexually Oriented Business Zoning Regulations and amending Section 9 - Agricultural Farming District, Section 23 - Light Industrial District, and Section 24 - General Manufacturing District to add Sexually Oriented Businesses as Permitted Special Uses. The proposed amendments will be available on the Sarpy County Planning Department website when the agenda and staff reports are posted.
An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.
1675086: 9/4

09-09-13 A10:42 RCVD

Sarpy County Board of Commissioners  
 Exhibit "A"  
 Planning Department Report  
 County Board Meeting Date: October 8, 2013

Subject	Type	By
Preliminary and Final Plats - South Highway 50 Addition Lot 2 located west of Highway 50, one half mile south of Schram Road on 150 <sup>th</sup> Street, legally described as a portion of the Northeast 1/4 of Section 2, Twp 13N, Rng 11E of the 6 <sup>th</sup> P.M. Sarpy County, Nebraska.	Public Hearings & Resolutions	Donna Lynam Zoning Administrator Planning & Building Dept.

➤ **Summary and Purpose of Requests:**

These applications are requesting approval of a Preliminary and Final Plat for a one lot subdivision totaling approximately 41 acres in size. The site is proposed to be developed for the Travelers Companies' new data center.

➤ **Background and Analysis:**

A detailed staff report on these applications was presented to the Planning Commission at their September 17, 2013 meeting and is attached for your review.

➤ **Staff Recommendations:**

- Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as South Highway 50 Addition, Lot 2. Staff makes this recommendation as the Preliminary Plat meets requirements of the Sarpy County Comprehensive Development Plan, Sarpy County Zoning and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Final Plat of a subdivision to be known as South Highway 50 Addition, Lot 2. Staff makes this recommendation as the Preliminary Plat meets requirements of the Sarpy County Comprehensive Development Plan, Sarpy County Zoning and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

On September 17, 2013 the Planning Commission voted to recommend **APPROVAL** of the Preliminary and Final Plats for South Highway 50 Addition, Lot 2.

**MOTION:** Lichter moved, seconded by Bliss, to APPROVE the Preliminary Plat of a subdivision to be known as South Highway 50 Addition, Lot 2 as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – none. **Motion carried 11-0.**

**MOTION:** Lichter moved, seconded by Bliss, to APPROVE the Final Plat of a subdivision to be known as South Highway 50 Addition, Lot 2, as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – none. **Motion carried 11-0.**



# SARPY COUNTY PLANNING & BUILDING DEPARTMENT

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## RECOMMENDATION REPORT

PRELIMINARY PLAT (PP 13-0010)  
FINAL PLAT (FP 13-0010)

APPLICANT: RONALD R. AND SUSAN C. HOLLINS

PROPOSED SUBDIVISION TO BE KNOWN AS SOUTH HIGHWAY 50 ADDITION, LOT 2  
PLANNING COMMISSION HEARING OF: SEPTEMBER 17, 2013

---

### I. GENERAL INFORMATION

#### A. APPLICANT:

Ronald R. and Susan C. Hollins  
C/O Katie Underwood, Olsson Associates  
211 S 67<sup>th</sup> Street  
Omaha NE 68106

#### B. PROPERTY OWNERS:

Ronald R. and Susan C. Hollins  
7605 S 120<sup>th</sup> Street  
Omaha NE 68142

C. **SUBJECT PROPERTY LOCATION:** Subject property is located approximately one-half mile south of Schram on east side of 150<sup>th</sup> Street.

D. **LEGAL DESCRIPTION:** A portion of the Northeast 1/4 of Section 2, Twp 13N, Rng 11E of the 6<sup>th</sup> P.M. Sarpy County, Nebraska.

E. **SUBJECT PROPERTY SIZE:** approximately 41 acres being platted.

#### F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Business Park (see attached Land Use Map)
- Zoning: IL (Light Industrial District)

G. **REQUESTED ACTION(S):** To approve a Preliminary and Final Plat of a proposed subdivision to be known as South Highway 50 Addition, Lot 2, a one lot subdivision. The proposed lot is approximately 41 acres in area and is being platted for marketability purposes.

### II. BACKGROUND INFORMATION

A. **EXISTING CONDITION OF SITE:** Currently open farm ground for row crop farming.

#### B. GENERAL VICINITY AND LAND USE

- North: Undeveloped Farmland with existing farmsteads
- South: Undeveloped Farmland
- East: Highway 50 and Undeveloped Farmland
- West: Undeveloped Farmland with existing farmstead

### C. RELEVANT CASE INFORMATION:

- The Sarpy County Economic Development Corporation has presented this site for a number of major data center projects within the last couple of years. These projects were under tight timelines to begin construction and were very concerned about the time it would take to get through the rezoning process as they needed to begin construction immediately following their site selection decision. The sites in other cities competing for the projects were already zoned, platted, and ready for construction giving them an advantage over Sarpy County in the site selection process. In order to overcome this disadvantage, this property owner would like to move forward with the process to have the site properly platted in order to help expedite the development process for the prospect.
- Utility Proposals are as follows:
  - *Waste Water*: the site is located in the County's Waste Water Service Area; sewer line will need to be extended approximately 7,400 feet from the northeast (on the west side of the Westmont Subdivision) to serve the site at time of development.
  - *Water*: the site is served by Metropolitan Utilities District (MUD); a 24 inch water will need to be extended south down Highway 50 and a 12 inch line would then be extended down Schram Road to serve the site at time of development. A redundant water line can also be extended from the northwest if necessary for the development.
  - *Gas*: natural gas service to the site can be provided by Black Hills Energy by extending a 4" line from a location north of the property if necessary.
  - *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 with the construction of a new substation at the southeast corner of this site.

### D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations: Section 23, IL Light Industrial District
- Sarpy County Subdivision Regulations

## III. ANALYSIS / STAFF COMMENTS

### A. COMPREHENSIVE PLAN:

- The Comprehensive Plan designates the area as Business Park.

### B. TRAFFIC AND ACCESS:

- The proposed lot has frontage on a publicly dedicated right-of-way as required (150<sup>th</sup> Street). Other access also could be granted with proper easements being recorded.
- Any interior access improvements required will be the developer's responsibility and must be coordinated with the appropriate state/local departments.

### 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** – All review comments have been addressed
  - **Sarpy County GIS** – No comment
  - **Papio Missouri River Natural Resource District** – Please see attached

- **Other responses** received indicated they had no comments or objections to the application.

#### **D. GENERAL COMMENTS:**

##### **▪ Preliminary Plat:**

- Development is a single lot subdivision proposed for marketability purposes
- Staff review comments were forwarded to applicant's consulting engineer. Please see copy of letter included in this packet.
- Comments from Planning Department Staff, Public Works, and PMNRD have all been addressed

##### **▪ Final Plat:**

- Development is a single lot subdivision proposed for marketability purposes
- Staff review comments were forwarded to application consulting engineer. Please see copy of letter included in this packet.
- Comments from Planning Department Staff, Public Works, and PMNRD have all been addressed

#### **IV. STAFF RECOMMENDATIONS:**

- Staff recommends **APPROVAL** of the Preliminary Plat of a subdivision to be known as South Highway 50 Addition, Lot 2. Staff makes this recommendation as the Preliminary Plat, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.
- Staff recommends **APPROVAL** of the Final Plat of a subdivision to be known as South Highway 50 Addition, Lot 2. Staff makes this recommendation as the Final Plat, meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

#### **V. PLANNING COMMISSION RECOMMENDATION:**

**MOTION:** Lichter moved, seconded by Bliss, to APPROVE the Preliminary Plat of a subdivision to be known as South Highway 50 Addition, Lot 2 as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations. **Ballot:** *Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – none. Motion carried 11-0.*

**MOTION:** Lichter moved, seconded by Bliss, to APPROVE the Final Plat of a subdivision to be known as South Highway 50 Addition, Lot 2, as it meets the requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations **Ballot:** *Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – none. Motion carried 11-0.*

#### **VI. ATTACHMENTS TO REPORT:**

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

**VII. COPIES OF REPORT SENT TO:**

1. Ronald R. and Susan C. Hollins (applicant and owner)
2. Olsson and Associates (applicant's engineering consultant)
3. Jerry Slusky, SGS Law Firm (applicant's attorney)
4. Public Upon Request

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



September 3, 2013

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

RE: South Highway 50 Addition – Preliminary and Final Plat Applications

Dear Mr. Fountain:

The District has reviewed the preliminary and final plat applications for South Highway 50 Addition, southwest of Highway 50 and Schram Road in Sarpy County. The District 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/pcsmp/applicant/login.php>.

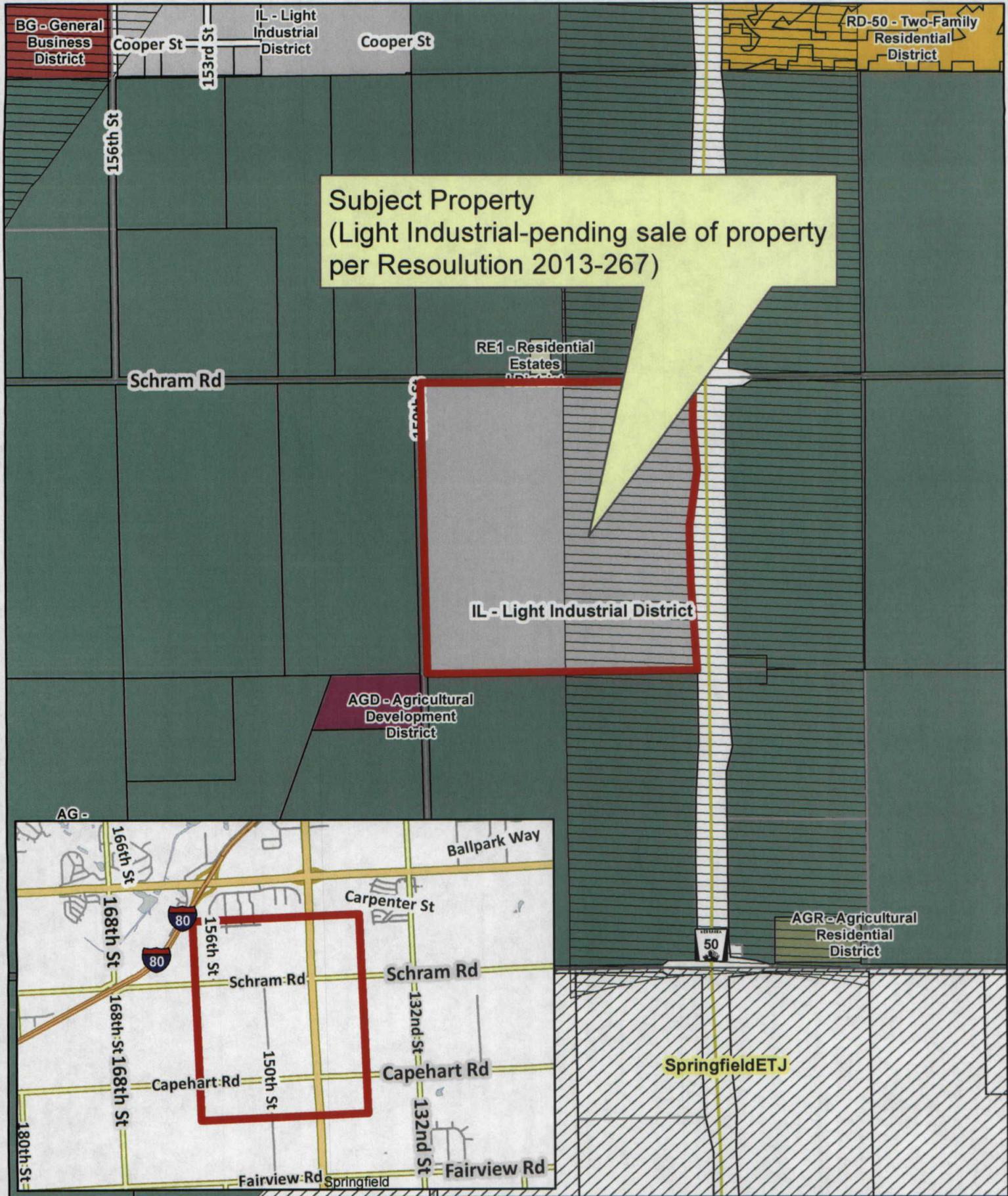
If you have any questions or concerns, I can be contacted at (402) 444-6222 or at [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

Lori Ann Laster, CFM  
Stormwater Management Engineer

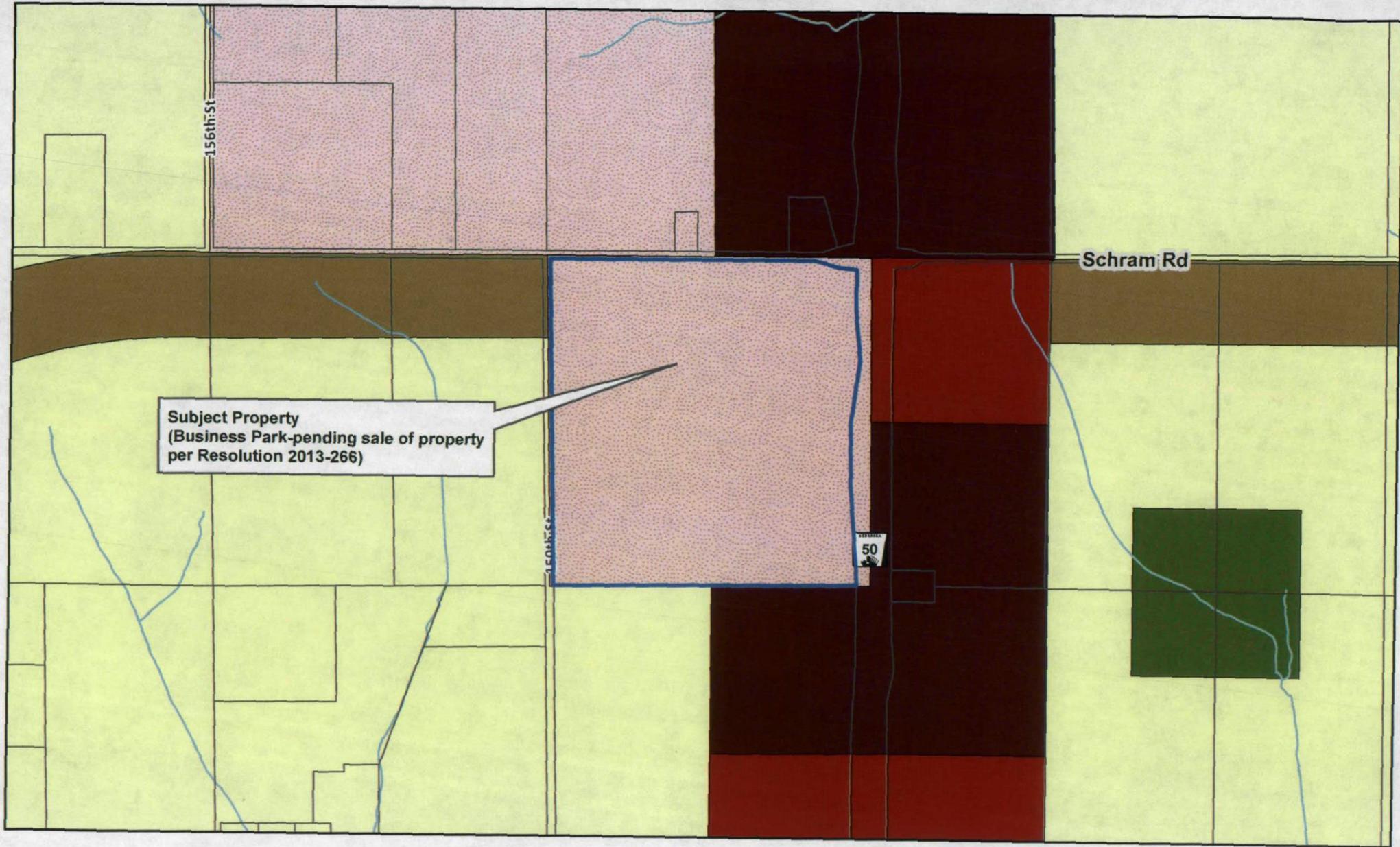
Cc: Marlin Petermann, Amanda Grint, P-MRNRD

\\laster\My Documents\Permit-Zoning Reviews\Sarpy County\Reach 10-4\130903-South HWY 50 Addition.doc  
Reach: 10-4



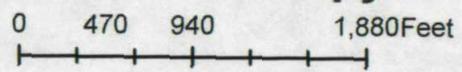
**Vicinity Map - Zoning**  
 12202 S 144th St  
 Zoning





Subject Property  
 (Business Park-pending sale of property  
 per Resolution 2013-266)

**South Highway 50 Addition - Lot 2  
 Preliminary & Final Plat Application  
 Current FLU - Sarpy Co**



Comprehensive Development Plan  
**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		



# SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE PAPHILLION, 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. Completed Preliminary Plat Application
2. Non-Refundable Fee of \$200 made payable to Sarpy County Treasurer (additional fees may also be required to cover cost of mailing of public notifications)
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. Please review Sections 5 and 6 of the Sarpy County Subdivision Regulations for a complete list of Preliminary Plat process and submittal requirements.

### PLANNING STAFF USE ONLY:

APPLICATION #: PP 13-0010  
08-02-13P02:54 RCVD

DATE RECEIVED: \_\_\_\_\_

CP DESIGNATION: BP

CURRENT ZONING DESIGNATION: IL

PROPOSED ZONING DESIGNATION: —

APPLICATION FEE: \$200.00 RECEIPT NO. 922448

PUBLIC NOTIFICATION PROCESSING FEE: \$ \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_

RECEIVED BY: [Signature]

NOTES: \_\_\_\_\_

### APPLICANT INFORMATION:

NAME: Ronald R. & Susan C. Hollins E-MAIL: Kunderwood@olssonassociates.com

ADDRESS: c/o Katie Underwood, Olsson Associates CITY/STATE/ZIP: \_\_\_\_\_

MAILING ADDRESS: 2111 S. 67th Street CITY/STATE/ZIP: Omaha, NE 68106  
(IF DIFFERENT)

PHONE: 402.341.1116 FAX: \_\_\_\_\_

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

NAME: Ronald R. & Susan C. Hollins E-MAIL: \_\_\_\_\_

ADDRESS: 12202 S. 144th Street CITY/STATE/ZIP: Omaha, NE 68138

MAILING ADDRESS: 7606 N. 120th Street CITY/STATE/ZIP: Omaha, NE 68142  
(IF DIFFERENT)

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

### ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: Steve Van Voltenberg, Olsson Associates E-MAIL: Svvoltenberg@olssonassociates.com

ADDRESS: 2111 S. 67th Street CITY/STATE/ZIP: Omaha, NE 68106

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT)

PHONE: 402.341.1116 FAX: 402.341.5895

**PROJECT DESCRIPTION:** Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.  
**PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

Existing site consists of an open field for a potential data center.

**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:** South Highway 50 Addition

**ASSESSOR'S PARCEL NUMBER:** 010380671 **ADDITIONAL PARCEL NUMBERS** \_\_\_\_\_

**GENERAL LOCATION:** Highway 50 & Schram Road  
*(example 189<sup>th</sup> & Giles Rd)*

**LEGAL DESCRIPTION:** (Describe property to wit:) See attached. Lot 2, South Highway 50 Addition

**SIZE OF PROPERTY:** 42.78 ± acres **CURRENT ZONING:** AG **REQUESTED ZONING:** IL

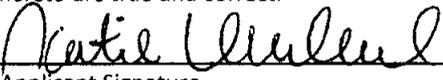
**SOURCE OF UTILITY SERVICES:** Water - MUD Sewer - Sarpy County  
Gas - MUD Electric - OPPD

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

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

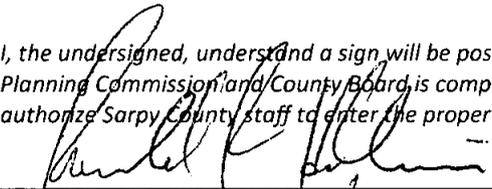
1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Preliminary Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. If a Change of Zoning application is applied for concurrently with the Preliminary Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request; however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

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

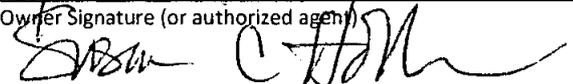
  
Applicant Signature

7-31-13  
Date

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

  
Owner Signature (or authorized agent)

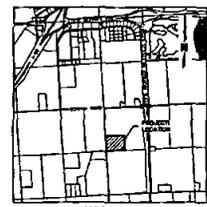
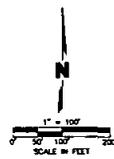
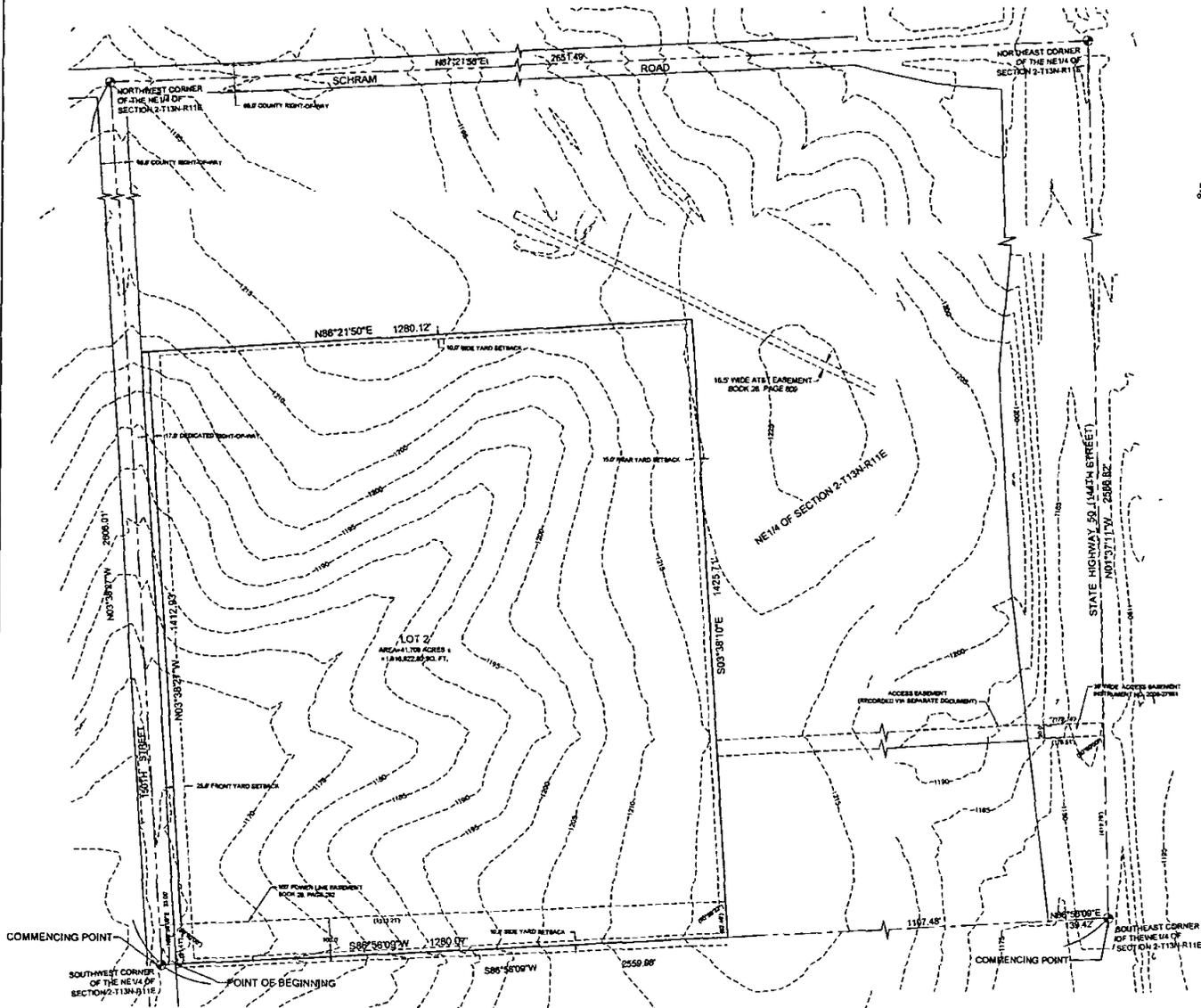
7/30/13  
Date

  
Owner Signature (or authorized agent)

7/30/13  
Date

# SOUTH HIGHWAY 50 ADDITION

LOT 2  
BEING A PLATTING OF PART OF THE NE 1/4 OF  
SECTION 2, TOWNSHIP 13 NORTH, RANGE 11 EAST  
OF THE 6TH P.M., SARPY COUNTY, NEBRASKA



**NOTES**  
1. ALL DIMENSIONS SHOWN IN PARAGRAPHS ARE EASEMENT DIMENSIONS.

**NAME OF SUBDIVIDER**  
RONALD R. AND SUSAN G. HOLLIS

**ZONING:** SUBJECT PROPERTY IS ZONED  
R - LIGHT INDUSTRIAL DISTRICT  
(SEE ZONING ORDINANCES AS APPLIED FROM THE SARPY COUNTY GOV WEBSITE OR THE TOWN OF SARTY WEBSITE)

**LOT SETBACKS**

REGULATOR	(R) LIGHT INDUSTRIAL DISTRICT
MINIMUM LOT AREA (SQ. FEET)	10,000
FRONT YARD SETBACK (FEET)	25
STREET SIDE YARD SETBACK (FEET)	25
SIDE YARD SETBACK (FEET)	10
REAR YARD SETBACK (FEET)	15
MAXIMUM HEIGHT (FEET)	43

DATE: JULY 27, 2017, 9:25AM  
 USER: rholli  
 PROJECT: SOUTH HIGHWAY 50 ADDITION LOT 2

**OLSSON ASSOCIATES**

1111 N. 11th St., Suite 100  
Lincoln, NE 68502  
Phone: 402.441.1111  
Fax: 402.441.1112

REVISIONS

NO.	DATE	DESCRIPTION
1		

PRELIM PLAT  
SOUTH-HIGHWAY 50 ADDITION  
LOT 2  
SARPY COUNTY, NE

2013

SHEET  
1 of 1



# SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE PAPPILLION, NE 68046

PHONE: 402-593-1555 FAX: 402-593-1558

E-MAIL: [PLANNING@SARPY.COM](mailto: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 made payable to Sarpy County Treasurer (additional fees may also be required to cover cost of mailing of public notifications)
3. Two (2) full sized, folded plat drawings
4. One (1) reduced size site plan drawing (8.5 x 11)
5. One (1) electronic copy of the plat drawing in PDF form
6. One (1) electronic copy in autoCAD format as required by the County GIS Section (for subdivisions of 20+ lots)
7. Please review Sections 7 and 8 of the Sarpy County Subdivision Regulations for a complete list of Final Plat process and submittal requirements.

### PLANNING STAFF USE ONLY:

APPLICATION #: FP 13-0010  
~~08-02-13P02:34 RCVD~~

DATE RECEIVED: \_\_\_\_\_

CP DESIGNATION: BP

CURRENT ZONING DESIGNATION: IL

PROPOSED ZONING DESIGNATION: -

APPLICATION FEE: \$200.00 RECEIPT NO. 922449

PUBLIC NOTIFICATION PROCESSING FEE: \$ \_\_\_\_\_ RECEIPT NO. \_\_\_\_\_

RECEIVED BY: DL

NOTES: \_\_\_\_\_

### APPLICANT INFORMATION:

NAME: Ronald R. & Susan C. Hollins E-MAIL: Kunderwood@olssonassociates.com

ADDRESS: c/o Katie Underwood, Olsson Associates CITY/STATE/ZIP: \_\_\_\_\_

MAILING ADDRESS: 2111 S. 67th Street CITY/STATE/ZIP: Omaha, NE 68106  
(IF DIFFERENT)

PHONE: 402.341.1116 FAX: \_\_\_\_\_

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

NAME: Ronald R. & Susan C. Hollins E-MAIL: \_\_\_\_\_

ADDRESS: 12202 S. 144th Street CITY/STATE/ZIP: Omaha, NE 68138

MAILING ADDRESS: 7606 N. 120th Street CITY/STATE/ZIP: Omaha, NE 68142  
(IF DIFFERENT)

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

### ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: Steve Van Voltenberg, Olsson Associates E-MAIL: Svvoltenberg@olssonassociates.com

ADDRESS: 2111 S. 67th Street CITY/STATE/ZIP: Omaha, NE 68106

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
(IF DIFFERENT)

PHONE: 402.341.1116 FAX: 402.341.5895

**PROJECT DESCRIPTION:** Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.

**PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

Existing site consists of an open field for a potential data center.

**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: South Highway 50 Addition

ASSESSOR'S PARCEL NUMBER: 010380671 ADDITIONAL PARCEL NUMBERS \_\_\_\_\_

GENERAL LOCATION: Highway 50 & Schram Road  
(example 189<sup>th</sup> & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) See attached. Lot 2 South Highway 50 Addition

SIZE OF PROPERTY: 42.78± acres CURRENT ZONING: AG REQUESTED ZONING: IL

SOURCE OF UTILITY SERVICES: Water - MUD Sewer - Sarpy County  
Gas - MUD Electric - OPPD

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

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

1. The Planning Department will review the application material along with other appropriate departments and/or agencies and provide a recommendation report to the Planning Commission and County Board.
2. The Planning Commission will hold a public hearing and make a recommendation to the County Board.
3. The County Board will hold a public hearing and make a final decision on the Final Plat application.
4. All necessary agreements/drawings are to be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.
5. Upon approval of the Final Plat, a certification of approval by the Board shall be endorsed thereon by the County Clerk, and eight (8) copies of the Final Plat shall be filed with the Register of Deeds office within 90 days. (3 mylar and 5 paper copies with signatures).
6. If a Change of Zoning application is applied for concurrently with the Preliminary Plat or Final Plat, the conditional approval of the plat also allows for conditional approval of the rezoning request, however, the rezoning does NOT become official until the Final Plat is approved and filed with the Register of Deeds office.

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

[Signature] 7/31/13  
Applicant Signature Date

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

[Signature] 7/30/13  
Owner Signature (or authorized agent) Date

[Signature] 7/30/13  
Owner Signature (or authorized agent) Date



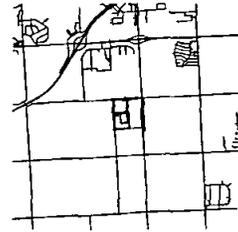
# KLING STUBBINS

2301 Chestnut Street  
Pittsburgh, Pennsylvania  
15222  
P 724.389.2300  
F 724.389.2883  
www.kstubbins.com

Owned by:  
**Gensler**  
711 Leukhove Street, Suite 203  
Houston, Texas 77002  
P 713.844.0000  
F 713.844.0001  
www.gensler.com



John Kasper, P.E., No. 46229  
General Notes:



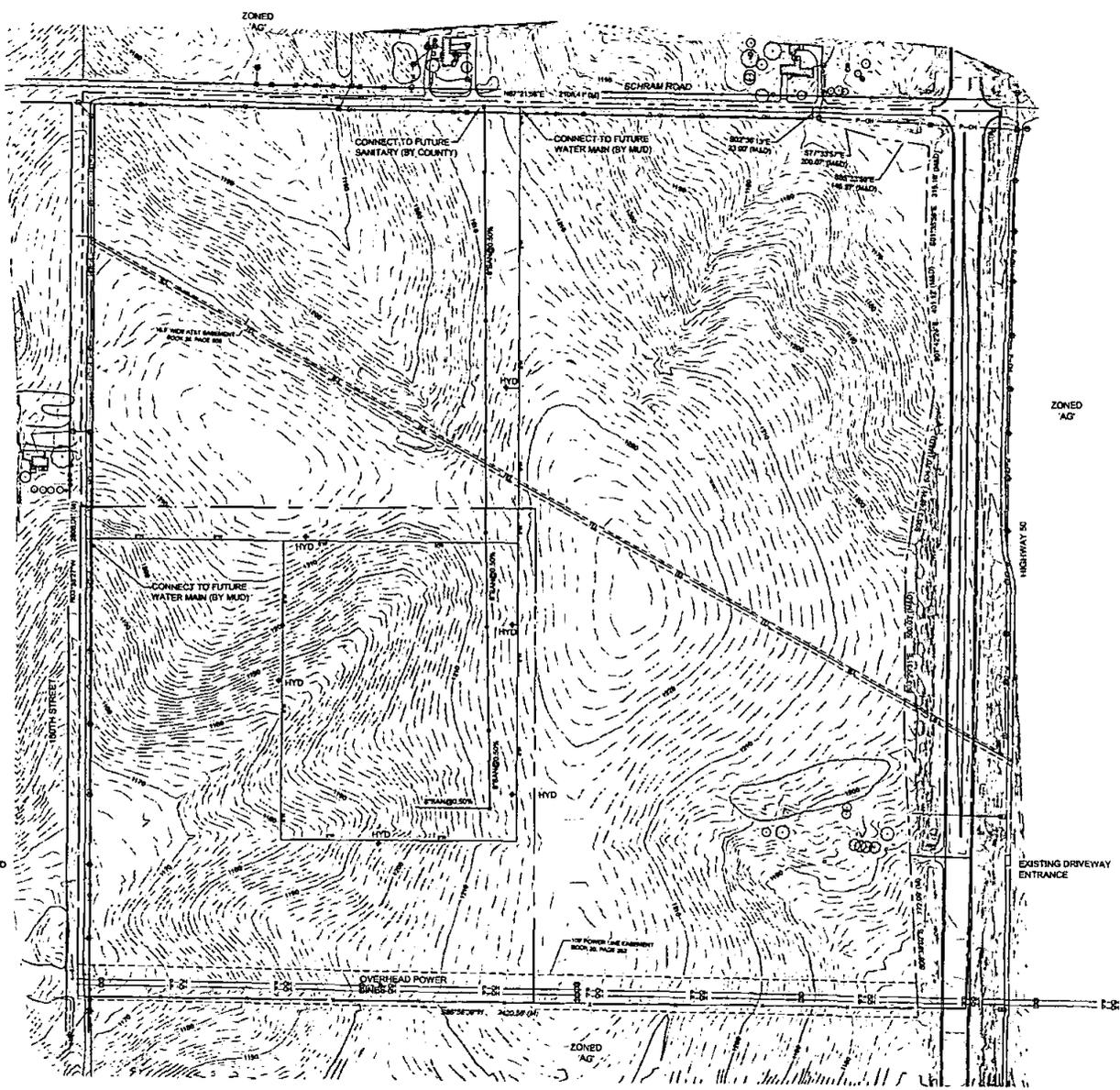
Project Title:

Number	Description	Date
0	FOR PRELIM & FINAL PLAT	09/29/2015

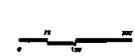
CAD File: 2015 09 29 SITE PLAN.dwg  
Project No: KSC0-100  
Copyright: 2015 KlingStubbins, Inc.

## SITE PLAN

Drawing Sheet Number:  
**SKC-100**  
Owner's Drawing Sheet No.:



1  
SCALE: 1" = 100'



DATE: 09/29/15  
SHEET: 1  
SUBMITTER: KLINGSTUBBINS



**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 Anne Lee 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 herein; 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, September 4, 2013

Bellevue Leader  
Gretna Breeze  
Papillion Times  
Springfield Monitor

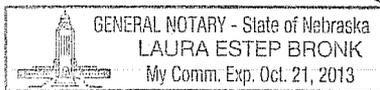
And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.

Shon Barenklau OR Anne Lee  
Publisher Business Manager

Today's Date 09-04-2013

Signed in my presence and sworn to before me:

Notary Public



Printer's Fee \$ 36.98  
Customer Number: 40638  
Order Number: 0001675086

Sarpy County Planning Department  
Bruce Fountain, AICP, EDFP - Director  
Phone: (402)593-1555  
Fax: (402) 593-1558  
Sarpy County Administration Offices  
1210 Golden Gate Drive, #1240  
Papillion, NE 68046  
www.sarpy.com

Section 40 of the Sarpy County Zoning Regulations concerning signage regulations to be more consistent with design standards and to correct clerical errors. Sarpy County Planning Department requests approval of text amendments to several sections of the Sarpy County Zoning Regulations concerning sexually oriented businesses. The proposed amendments include adding Section 45 - Sexually Oriented Business Zoning Regulations and amending Section 9 - Agricultural Farming District, Section 23 - Light Industrial District, and Section 24 - General Manufacturing District to add Sexually Oriented Businesses as Permitted Special Uses. The proposed amendments will be available on the Sarpy County Planning Department website when the agenda and staff reports are posted.

Notice is hereby given that a regular meeting of the Sarpy County Planning Commission will be held on Tuesday, September 17, 2013, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration, Papillion, Nebraska.

Julie Nielson, 16410 South 180th Street, has submitted an application for consideration of an extension of a previously approved Special Use Permit allowing an animal kennel for personal pets on property legally described as Tax Lot 8A all in Section 29, Township 13N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located southwest of 180th & Pflug Road.

An agenda for the meeting, kept continually current, is available for inspection at the Sarpy County Planning Department office.  
1675086: 9/4

Robert Giese has submitted applications for consideration of a Preliminary Plat and Final Plat of a subdivision to be known as Giese Addition Replat being a platting of Part of Lot 1 Giese Addition together with a portion of the S1/2 of the SW 1/4 of Section 7, Township 13N, Range 13E of the 6th PM, Sarpy County, Nebraska. Generally located east of 60th Street and Fairview Road.

Ronald & Susan Hollins have submitted applications for consideration of a Preliminary Plat and Final Plat of a subdivision to be known as South Highway 50 Addition, Lot 2 being a platting of part of the NW 1/4 of Section 2, Township 13N, Range 11E of the 6th P.M., Sarpy County Nebraska. Generally located on the east side of 150th Street 1/4 mile south of Schram Road.

LKM Investments, LLC has submitted application for consideration of a Change of Zone from BG to BG & RG-15 and a Preliminary Plat of a subdivision to be known as Plambeck Addition Replat 1 being a platting of Lots 1 and 2, Plambeck Addition all in Section 16, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located on the Southeast corner of 180th & Harrison Streets.

Sarpy County Planning Department requests approval of text amendments to

09-09-13 A10:42 RCVD