

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE FINAL PLAT –SPRINGHILL RIDGE REPLAT 5

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 applicant, Scott Kennedy, has applied for approval of a final plat of a subdivision to be known Springhill Ridge Replat 5 on property generally located northwest of 156th Street and Giles Road and legally described as follows:

Lot 2 Springhill Ridge Replat 4 together with a portion of Tax Lot 5B in the SE ¼ of Sec 15, T14 North, R11 East of the 6th 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 Springhill Ridge Replat 5 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 Springhill Ridge Replat 5.

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 November 19, 2013 before the Sarpy County Planning Commission. The Planning Commission provided their recommendation to the County Board.
- II. A public hearing regarding the approval of the final plat was held by this County Board.
- III. Notice of each of the Public Hearings described above was published at least ten (10) days immediately prior to each respective public hearing as required by Neb. Rev. Stat. §23-164 (Reissue 2012), and the proof of publication has been filed in the Office of the Sarpy County Clerk.

- IV. The Planning Department staff recommends approval.
- V. The proposed final plat of a subdivision to be known as Springhill Ridge Replat 5 is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan;

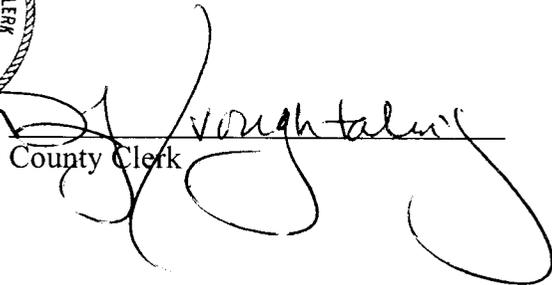
BE IT FURTHER RESOLVED THAT the final plat of a subdivision to be known as Springhill Ridge Replat 5 as described in the attached Exhibit A is hereby approved.

The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 10th day of December, 2013.

Attest




Sarpy County Board Chairman


County Clerk

Sarpy County Board of Commissioners
Exhibit "A"
Planning Department Report
County Board Meeting Date: December 10, 2013

Subject	Type	By
Change of Zone, Preliminary and Final Plat – Springhill Ridge Replat 5, located northwest of 156 th Street and Giles Road, legally described as Lot 2 Springhill Ridge Replat 4 together with a portion of Tax Lot 5B in the SE ¼ of Sec 15, T14 North, R11 East of the 6 th 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 Change of Zone from AG to RG-15 on a 20 foot wide strip of land that will be added to the existing Springhill Ridge Apartment Complex, and a Preliminary and Final Plat for a one lot subdivision totaling 4.851 acres to meet the required rear setback for the one remaining multi-family structure to be built.

➤ **Background and Analysis:**

This development has been an ongoing project for many years. The final building is ready to begin construction but must have an additional 20 foot of land added to the parcel to meet the required rear yard setback. A detailed staff report on the applications was presented to the Planning Commission at their November 19, 2013 meeting and is attached for your information and review.

➤ **Staff Recommendations:**

- Staff recommends **APPROVAL** of the proposed Change of Zone from AG to RG-15 for a platting to be known as Springhill Ridge Replat 5. Staff makes this recommendation as the Change of Zone is consistent with the Sarpy County Comprehensive Development Plan and meets the Sarpy County Zoning and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Preliminary Plat of a subdivision to be known as Springhill Ridge Replat 5. Staff makes this recommendation as the Change of Zone is consistent with the Sarpy County Comprehensive Development Plan and meets the Sarpy County Zoning and Subdivision Regulations.
- Staff recommends **APPROVAL** of the proposed Final Plat of a subdivision to be known as Springhill Ridge Replat 5. Staff makes this recommendation as the Change of Zone is consistent with the Sarpy County Comprehensive Development Plan and meets the Sarpy County Zoning and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

On November 19, 2013 the Planning Commission voted to recommend **APPROVAL** of the Change of Zone from AG to RG-15, Preliminary Plat and Final Plat for Springhill Ridge Replat 5.

MOTION: Malmquist moved, seconded by Ackley to recommend approval of the Change of Zone from AG to RG-15 for the proposed Springhill Ridge Replat 5 as it is in conformance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations. **Ballot:** Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – None. Absent – None. **Motion carried.**

MOTION: Malmquist moved, seconded by Ackley to recommend approval of the Preliminary Plat of a subdivision to be known as Springhill Ridge Replat 5 as it is in conformance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations. **Ballot:** Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – None. Absent – None. **Motion carried.**

MOTION: Malmquist moved, seconded by Ackley to recommend approval of the Final Plat of a subdivision to be known as Springhill Ridge Replat 5 as it is in conformance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations. **Ballot:** Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – None. Absent – None. **Motion carried.**



**SARPY COUNTY PLANNING
& BUILDING DEPARTMENT**

RECOMMENDATION REPORT

**CHANGE OF ZONE (CZ 13-0010)
PRELIMINARY PLAT (PP 13-0013)
FINAL PLAT (FP 13-0012)**

APPLICANT: SCOTT KENNEDY

MULTI-FAMILY SUBDIVISION REPLAT TO BE KNOWN AS SPRINGHILL RIDGE REPLAT 5

PLANNING COMMISSION HEARING OF: NOVEMBER 19, 2013

I. GENERAL INFORMATION

A. APPLICANT:

Scott Kennedy
15735 Rosewood Street
Omaha, NE 68136

B. PROPERTY OWNERS:

Dowd Grain Company, Inc.
220 N 89th Street, Suite 201
Omaha, NE 68114

C. SUBJECT PROPERTY LOCATION: Subject property is located northwest of 156th and Giles Road.

D. LEGAL DESCRIPTION: Lot 2 Springhill Ridge Replat 4 together with a portion of Tax Lot 5B in the Southeast ¼ of section 15, Township 14 North, Range 11 East of the 6th P.M. Sarpy County Nebraska.

E. SUBJECT PROPERTY SIZE: approximately 4.851 acres in total parcel.

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Urban Residential
- Zoning: AG (Agricultural Farming District) and RG-15 (General Residential District)

G. REQUESTED ACTION(S): To approve a Change of Zone and a Preliminary and Final Plat of an existing multi-family development – new plat to be known as Springhill Ridge Replat 5. The proposed zoning would change from AG (Agricultural Farming) to RG-15 (General Residential District)

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Currently being developed as a multi-family development.

B. GENERAL VICINITY AND LAND USE

- North and West: Springhill Subdivision (Single Family and Multi-Family Development)
- South: Stonecrest Subdivision (Single-Family Development) and Undeveloped area
- East: Giles Ridge Subdivision (Single-Family Development)

C. RELEVANT CASE INFORMATION:

- Property will be a part of the Springhill Ridge multi-family development. The development currently has seven buildings completed and occupied, three currently

under construction, and one additional proposed building. Additional property was required in order to be in conformance with setbacks for the last proposed building.

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations: Section 18, RG-15 General Residential District
- Sarpy County Subdivision Regulations

III. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan designates the area as Urban Residential.

B. TRAFFIC AND ACCESS:

- Access to the proposed parcels will be via the existing connections to Rosewood Street on the north side of the development. An additional connection is proposed to the south when the property to the south is platted and developed.

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

D. GENERAL COMMENTS:

▪ **Change of Zone**

- Currently zoned AG, Agricultural Farming District and RG-15, General Residential
- Changing zoning to RG-15, General Residential District

▪ **Preliminary/Final Plat:**

- Adding an additional 20 feet to the south property to meet required setbacks for last proposed building
- Parcel will be accessed by existing connection to Rosewood Street on the north end of the development.

IV. STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the Change of Zone for the proposed Springhill Ridge Replat 5 as it is in conformance with the Sarpy County Comprehensive Development Plan and the Sarpy County Zoning Regulations.
- Staff recommends **APPROVAL** of the proposed preliminary plat of a subdivision to be known as Springhill Ridge Replat 5. 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 proposed final plat of a subdivision to be known as Springhill Ridge Replat 5. 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: Malmquist moved, seconded by Ackley to recommend approval of the Change of Zone from AG to RG-15 for the proposed Springhill Ridge Replat 5 as it is in conformance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations. **Ballot:** *Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr,*

Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – None. Absent – None.
Motion carried.

MOTION: Malmquist moved, seconded by Ackley to recommend approval of the Preliminary Plat of a subdivision to be known as Springhill Ridge Replat 5 as it is in conformance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations. **Ballot:** *Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – None. Absent – None.*
Motion carried.

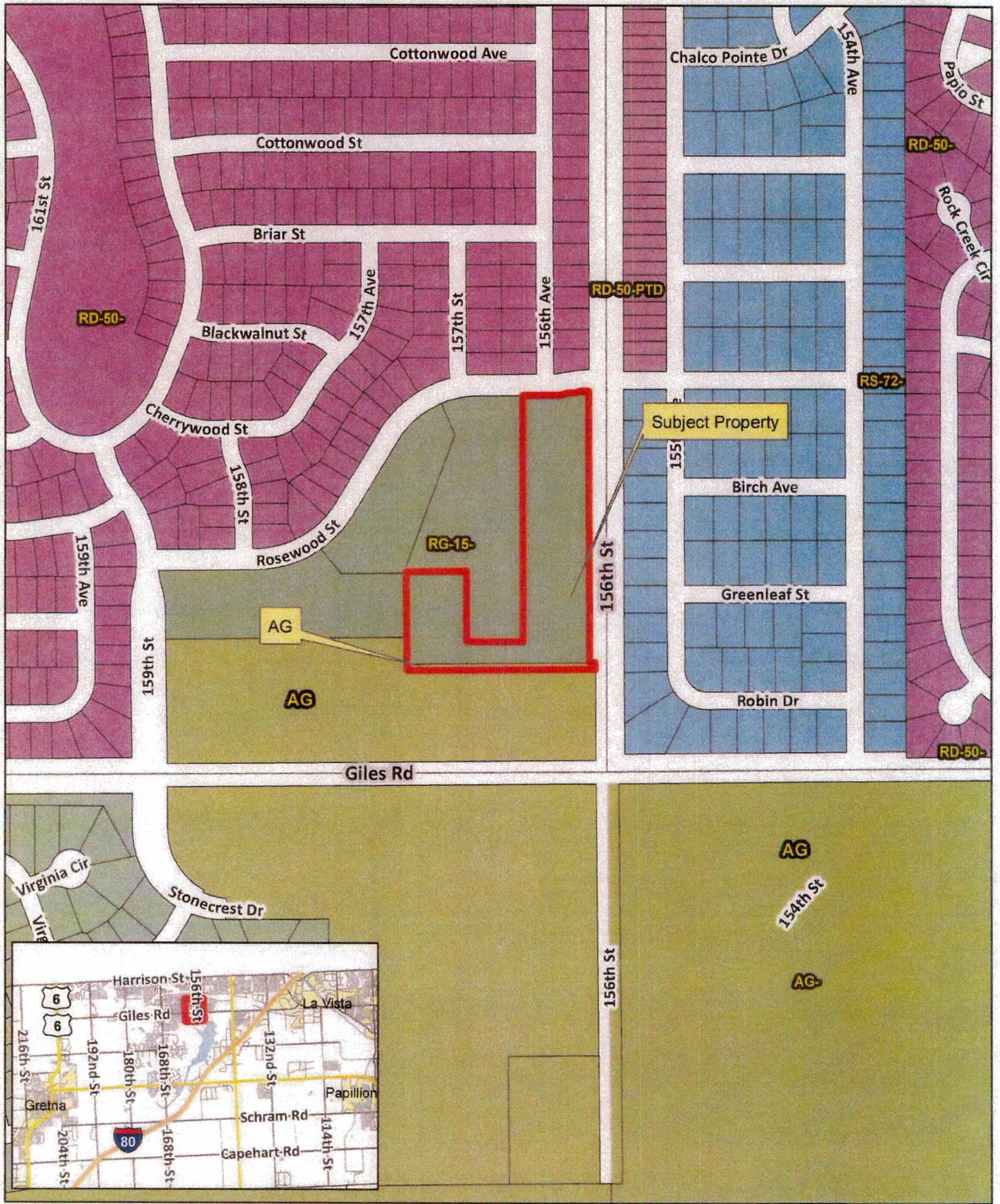
MOTION: Malmquist moved, seconded by Ackley to recommend approval of the Final Plat of a subdivision to be known as Springhill Ridge Replat 5 as it is in conformance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations. **Ballot:** *Ayes – Bliss, Lichter, Stuart, Davis, Ackley, Whitfield, Mohr, Malmquist, Fenster, Torczon and Farrell. Nays – none. Abstain – None. Absent – None.* **Motion carried.**

VI. ATTACHMENTS TO REPORT:

- A. Current Sarpy County Zoning Map
- B. Current Development Structure Plan – Figure 5.1 of Sarpy Co. Comprehensive Plan (Future Land Use Map)
- C. Change of Zoning Application
- D. Preliminary Plat Application
- E. Proposed Preliminary Plat as submitted
- F. Final Plat Application
- G. Proposed Final Plat as submitted

VII. COPIES OF REPORT SENT TO:

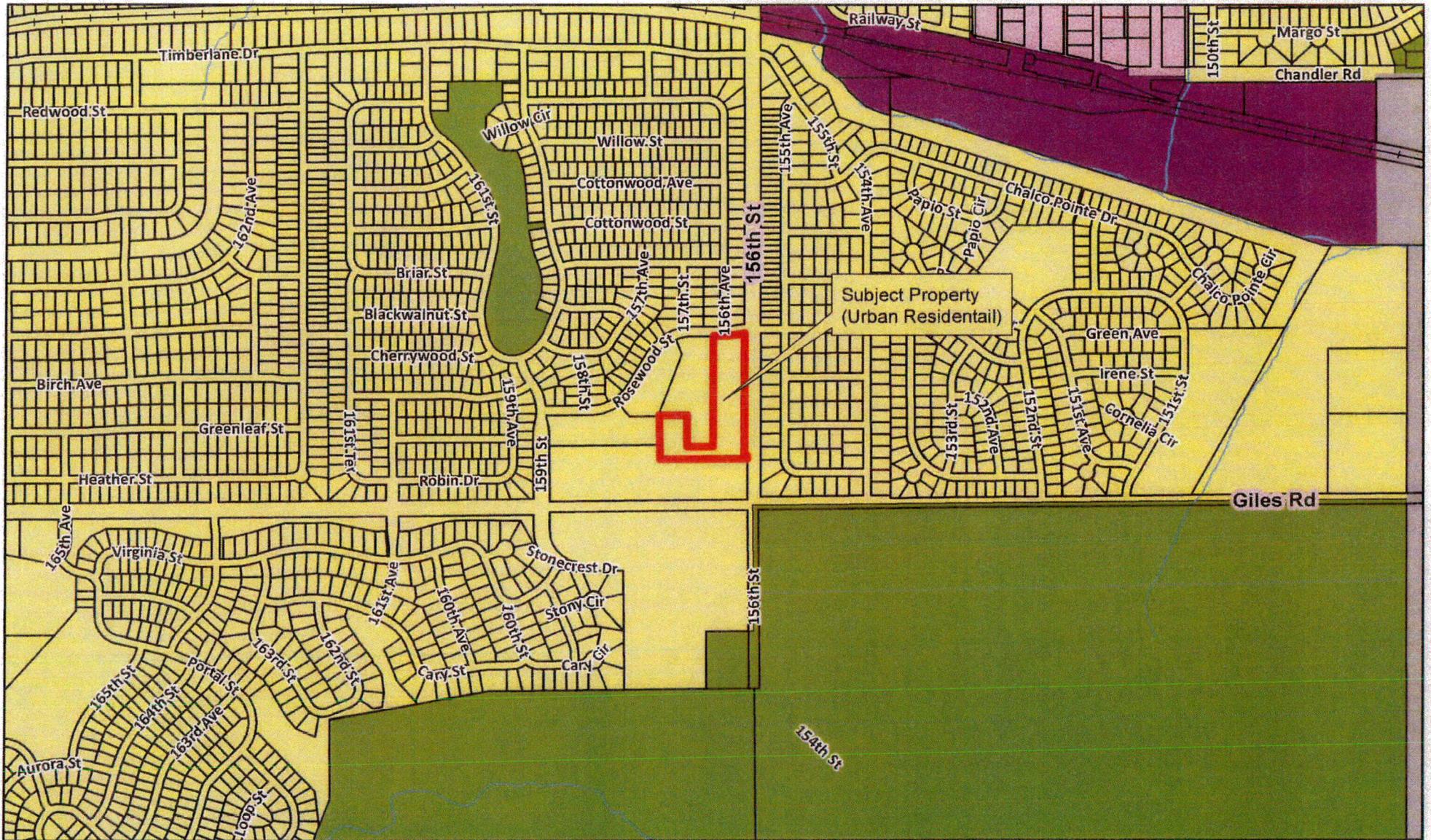
- A. Scott Kennedy (applicant)
- B. Public Upon Request



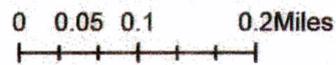
Vicinity Map - Zoning

NW 156th & Giles Rd - Lot 2 Springhill Ridge Rep 4 & Part of Tax Lot 5B
Springhill Ridge Replat 5





Current FLU - Sarpy Co



Springhill Ridge Replat 5 Lot 1



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

Legend

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

Amended 3-07-2012



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

CHANGE OF ZONING APPLICATION

In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:

- 1. Completed Change of Zoning Application
2. Non-Refundable Fee of \$... made payable to Sarpy County (an additional fee of \$25.00 is also be required to cover cost of mailing of public notifications)
3. Copy of Deed on file with Register of Deeds or other acceptable proof of ownership
4. Two (2) site plan drawings (folded)
5. One (1) reduced size site plan drawing (8.5 x 11)
6. One (1) electronic copy of site plan drawing in PDF form
7. Site plan drawing should include the following (as applicable)
a. Legal description with site layout (1"=20')
b. Metes and bounds description with lot size
c. Floodplain/floodway boundaries
d. Existing easements
e. General location map (2 mile radius)
f. Elevations or other supporting materials
8. Detailed operational plans
9. Please review Section 43 of the Sarpy County Zoning Regulations for a complete list of change of zoning process and submittal requirements.

PLANNING STAFF USE ONLY:

APPLICATION #: CZ 13-0010
DATE RECEIVED: 9-27-13
CP DESIGNATION: Urban Residential
CURRENT ZONING DESIGNATION: RG15 VAG
PROPOSED ZONING DESIGNATION: RG-15
APPLICATION FEE: \$ 300.00 RECEIPT NO. 922491
PUBLIC NOTIFICATION PROCESSING FEE: \$25.00 RECEIPT NO. 2004
RECEIVED BY:
NOTES:

APPLICATION FILING FEES -- see Sarpy County Master Fee Schedule for the Planning and Building Department

APPLICANT INFORMATION: CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: Scott Kennedy E-MAIL: skennedy@carlsonkennedy.com
ADDRESS: 15735 Rosewood Str CITY/STATE/ZIP: Omaha, NE 68136
MAILING ADDRESS: CITY/STATE/ZIP:
PHONE: 402-895-1515 FAX: 402-895-1616

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

NAME: Dowd Grain Company, Inc. E-MAIL: joedowd13@cox.net
ADDRESS: 220 N 89TH ST STE 201 CITY/STATE/ZIP: Omaha, NE 68114
MAILING ADDRESS: CITY/STATE/ZIP:
PHONE: (402) 391-5033 FAX:

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: Louis Surveying E-MAIL: lwhisonant@aol.com
ADDRESS: 7729 Wildwood Court CITY/STATE/ZIP: La Vista, NE 68128
MAILING ADDRESS: CITY/STATE/ZIP:
PHONE: 402-334-7982 FAX:

9-27-13 PM 1:11 RCVD

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 Replat of Springhill Ridge Replat 5 Lot 1 is the combination of Springhill Ridge Replat 4 Lot ~~X~~ 2 ^{SK} plus 20ft along the south property line taken from Tax Lot 5B Part of SE 1/4 of Section 15-~~24~~-11. We request that the ground taken from the Tax Lot be rezoned to match the RG-15 zoning for new replatted Springhill Ridge Replat 5 Lot 1.

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.

SUBDIVISION NAME: Springhill Ridge Replat 5 Lot 1 ^{SK}

GENERAL LOCATION: ^{NW of} 156th & Giles Road (example 189th & Giles Rd)

ASSESSOR'S PARCEL NUMBER: _____ **ADDITIONAL PARCEL NUMBERS** _____

LEGAL DESCRIPTION: (Describe property to wit:) ~~Springhill Ridge Replat 5 Lot 1~~ Being a replatting of Lot 2, Springhill Ridge Replat 4, and part of Tax Lot 5B, situate in the Southeast Quarter of Section 15, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, Nebraska. ^{SK}

SIZE OF PROPERTY: 4.851 acres **CURRENT ZONING:** RG-15 + AG **REQUESTED ZONING:** RG-15 ^{SK}

SOURCE OF UTILITY SERVICES: Water - Existing Sewer - Existing Gas - Existing Electric - Existing

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 Change of Zoning application.
- 4. Any necessary agreements will be recorded with the Sarpy County Register of Deeds, the cost of which will be borne by the applicant or the property owner.

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 _____ Date 9/27/2013

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process of the Planning Commission and County Board is complete. I further understand the Change of Zoning 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) _____ Date 9/27/2013

Owner Signature (or authorized agent) _____ Date _____



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

PRELIMINARY PLAT APPLICATION

In order for your application to be considered COMPLETE, please answer all applicable questions and provide the following:

- 1. Completed Preliminary Plat Application
2. Non-Refundable Fee of \$_____ made payable to Sarpy County
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.

APPLICATION FILING FEES - see Sarpy County Master Fee Schedule for the Planning and Building Department

PLANNING STAFF USE ONLY:

APPLICATION #: PP 13-0013
DATE RECEIVED: 9-27-13
CP DESIGNATION: Urban Residential
CURRENT ZONING DESIGNATION: RG15 + AG
PROPOSED ZONING DESIGNATION: RG-15
APPLICATION FEE: \$ 1010.00 RECEIPT NO. 922491
RECEIVED BY:
NOTES:

APPLICANT INFORMATION:

NAME: Scott Kennedy E-MAIL: skennedy@carlsonkennedy.com
ADDRESS: 15735 Rosewood St CITY/STATE/ZIP: Omaha, NE 68136
MAILING ADDRESS: CITY/STATE/ZIP:
PHONE: 402-895-1515 FAX: 402-895-1616

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

NAME: Dowd Grain Company, Inc. E-MAIL: joedowd13@cox.net
ADDRESS: 220 N 89TH ST STE 201 CITY/STATE/ZIP: Omaha, NE 68114
MAILING ADDRESS: CITY/STATE/ZIP:
PHONE: (402) 391-5033 FAX:

ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: Louis Surveying E-MAIL: lwhisonant@aol.com
ADDRESS: 7729 Wildwood Court CITY/STATE/ZIP: La Vista, NE 68128
MAILING ADDRESS: CITY/STATE/ZIP:
PHONE: 402-334-7982 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.

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: Springhill Ridge Replat 5, Lot 1

ASSESSOR'S PARCEL NUMBER: _____ **ADDITIONAL PARCEL NUMBERS** _____

NW of
GENERAL LOCATION: 156th & Giles Road
(example 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) Springhill Ridge Replat 5, Lot 1 - Springhill Ridge Replat 4

Lot 2 plus 20ft along the south property line taken from Tax Lot 5B Part of SE 1/4 of Section 15-14-11

SIZE OF PROPERTY: 4.851 *SK* **acres** **CURRENT ZONING:** RG-15 + AG **REQUESTED ZONING:** RG-15

SOURCE OF UTILITY SERVICES: Water - Existing Sewer - Existing
Gas - Existing Electric - Existing

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

9/27/2013

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)

9/27/2013

Date

Owner Signature (or authorized agent)

Date



SARPY COUNTY PLANNING & BUILDING DEPT.

1210 GOLDEN GATE DRIVE, #1240
PAPILLION, NE 68046
PHONE: 402-593-1555 FAX: 402-593-1558
E-MAIL: PLANNING@SARPY.COM

FINAL PLAT APPLICATION

In order for your application to be considered **COMPLETE**, please answer all applicable questions and provide the following:

1. Submit complete Final Plat Application
2. Submit Non-Refundable Fee of \$_____ made payable to Sarpy County
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.**

APPLICATION FILING FEES – see Sarpy County Master Fee Schedule for the Planning and Building Department

PLANNING STAFF USE ONLY:

APPLICATION #: FP 13-0012
 DATE RECEIVED: 9-27-13
 CP DESIGNATION: Urban Residential
 CURRENT ZONING DESIGNATION: RG-15 + AG
 PROPOSED ZONING DESIGNATION: RG-15
 APPLICATION FEE: \$ 510.00 RECEIPT NO. 922491
 RECEIVED BY: _____
 NOTES: _____

APPLICANT INFORMATION:

NAME: Scott Kennedy E-MAIL: skennedy@carlsonkennedy.com
 ADDRESS: 15735 Rosewood St CITY/STATE/ZIP: Omaha, NE 68136
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-895-1515 FAX: 402-895-1616

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

NAME: Dowd Grain Company, Inc. E-MAIL: joedowd13@cox.net
 ADDRESS: 220 N 89TH ST STE 201 CITY/STATE/ZIP: Omaha, NE 68114
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: (402) 391-5033 FAX: _____

ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: Louis Surveying E-MAIL: lwhisonant@aol.com
 ADDRESS: 7729 Wildwood Court CITY/STATE/ZIP: La Vista, NE 68128
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-334-7982 FAX: _____

09-27-13P01:21 RCVD

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.

Replat is being done to add 20ft to the South property line to meet Sarpy County setbacks for the proposed buildings on the site.

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: Springhill Ridge Replat 5, Lot 1

ASSESSOR'S PARCEL NUMBER: _____ ADDITIONAL PARCEL NUMBERS _____

GENERAL LOCATION: 156th & Giles

(example 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) Springhill Ridge Replat 5, Lot 1 Springhill Ridge Replat 4

Lot 2 plus 20ft along the south property line taken from Tax Lot 5B part of SE 1/4 of Section 13-14-1

SIZE OF PROPERTY: 4.851 acres CURRENT ZONING: RG-15 + A G REQUESTED ZONING: RG-15

SOURCE OF UTILITY SERVICES: Water - Existing Sewer - Existing
Gas - Existing Electric - Existing

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.

Applicant Signature [Signature] Date 9/27/2013

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process of 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.

Owner Signature (or authorized agent) [Signature] Date 9/27/2013

Owner Signature (or authorized agent) _____ Date _____

SPRINGHILL RIDGE REPLAT 5

LOT 1

BEING A REPLATTING OF LOT 2, SPRINGHILL RIDGE REPLAT 4, AND PART OF TAX LOT 5B, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

LEGEND:

- ⊙ PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- S SURVEYED DISTANCE

NOTE: ALL PROPERTY CORNER FOUND ARE #5 REBARS

NO DIRECT ACCESS ONTO 156TH STREET FROM LOT 1.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE PROPERTY DESCRIBED HEREIN AND THAT PERMANENT MARKERS HAVE BEEN SET OR FOUND AT ALL CORNERS, AS DESCRIBED AND SHOWN HEREON OF THE LOTS BEING PLATTED MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, SPRINGHILL RIDGE REPLAT 5, BEING A REPLATTING OF LOT 2, SPRINGHILL RIDGE REPLAT 4, AND PART OF TAX LOT 5B IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

AND ALSO, I HEREBY CERTIFY THAT THIS PLAT, MAP, SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

LOUIS WHISONANT, NE 421

SEPTEMBER 25, 2013
Dated:



REVIEW BY THE SARPY COUNTY PUBLIC WORKS

THIS PLAT OF LOT 1, SPRINGHILL RIDGE REPLAT 5, WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE, ON THIS ___ DAY OF ___, 2013.

COUNTY ENGINEER / SURVEYOR

APPROVAL OF SARPY COUNTY PLANNING DIRECTOR

THIS PLAT OF LOT 1, SPRINGHILL RIDGE REPLAT 5, IS HEREBY APPROVED BY THE SARPY COUNTY PLANNING DIRECTOR ON THIS ___ DAY OF ___, 2013.

SARPY COUNTY PLANNING DIRECTOR

SARPY COUNTY TREASURER'S CERTIFICATION

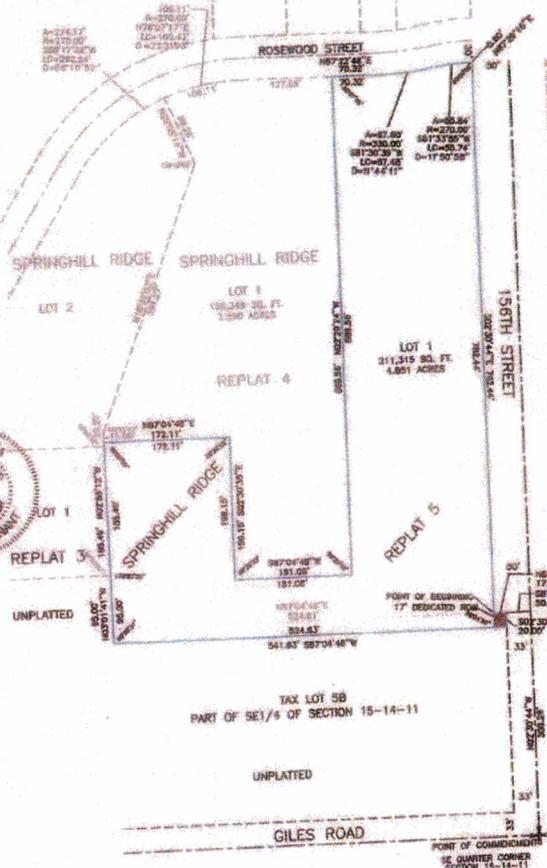
THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE: _____ SARPY COUNTY TREASURER

APPROVAL OF SARPY COUNTY PLANNING COMMISSION

THIS PLAT OF LOT 1, SPRINGHILL RIDGE REPLAT 5, IS HEREBY APPROVED BY THE SARPY COUNTY PLANNING COMMISSION ON THIS ___ DAY OF ___, 2013.

CHAIR



Scale 1" = 100'

FINAL PLAT

LEGAL DESCRIPTION:

LOT 1, SPRINGHILL RIDGE REPLAT 5, BEING A REPLATTING OF LOT 2, SPRINGHILL RIDGE REPLAT 4 TOGETHER WITH A PART OF TAX LOT 5B, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, SAID PART OF TAX LOT 5B DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, N02°30'44"W, 308.28 FEET; THENCE S87°04'45"W, 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 2 EXTENDED EASTERLY, N87°04'45"E, 17.00 FEET; THENCE ALONG A LINE 33.00 FEET WESTERLY AND PARALLEL WITH SAID EAST LINE, S02°30'40"E, 20.00 FEET; THENCE PARALLEL WITH AND 20.00 FEET NORMALLY DISTANT SOUTHERLY FROM SAID SOUTHERLY LINE, S97°04'46"W, 541.63 FEET; THENCE N03°01'41"W, 20.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG SAID SOUTHERLY LINE, N87°04'48"E, 324.81 FEET TO THE POINT OF BEGINNING.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, DOWD GRAIN COMPANY, INC. BEING THE OWNERS OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITH THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOT AND STREET NUMBERED AND NAMED AS SHOWN AND GRANT THE EASEMENTS THEREON, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SPRINGHILL RIDGE REPLAT 5 AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO GRANT PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT, GREAT COMMUNICATIONS INTERNATIONAL, INC., COX CABLE AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR, AND RENEW POLES, WIRES, CROSSARMS, DOWN GUTS AND ANCHORS, CABLES, CONDUITS, AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREOF, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION, ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT LOT LINES, AND AN EIGHT (8') FOOT WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES, NO PERMANENT BUILDINGS, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED. PERPETUAL EASEMENTS ARE GRANTED TO AQUILA GAS COMPANY OR PEOPLES NATURAL GAS, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW, PIPELINES, HYDRANTS, VALVES AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, UNDER AND ACROSS A FIVE (5') FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES, AND CIRCLES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDING, TREES, RETAINING WALLS OR LOOSE ROCK WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREBY GRANTED.

WITNESS OUR HANDS ON THIS ___ DAY OF ___, 2013.

DUANE J. DOWD
PRESIDENT, DOWD GRAIN COMPANY, INC.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGE ON THIS ___ DAY OF ___, 2013 BEFORE ME, A NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, BY THE ABOVE NAMED DUANE J. DOWD, AS PRESIDENT OF DOWD GRAIN COMPANY, INC., A NEBRASKA CORPORATION, ON BEHALF OF SAID CORPORATION.

Witness my hand and official seal the last date aforesaid.

Notary Public
My commission expires on the ___ day of ___, 2013.

Date	SEP. 25, 2013
Drawn by	L.W.
Checked by	L.W.
Project #	421-006
Scale	1"=120'
Project location	SPRINGHILL RIDGE REPLAT 5
Sheet No.	1 of 1

Louis Surveying
7729 WILDWOOD COURT
LA VISTA, NE 68128 (402-334-7982)

APPROVAL OF SARPY COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF LOT 1, SPRINGHILL RIDGE REPLAT 5, IS HEREBY APPROVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS ON THIS ___ DAY OF ___, 2013.

SARPY COUNTY BOARD CHAIR

ATTEST