

BOARD OF COUNTY COMMISSIONERS
SARPY COUNTY, NEBRASKA

APPROVE FINAL PLAT – PLAMBECK ADDITION REPLAT 1 Lots 1, 2, and 3

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, LKM Investments, LLC applied for approval of a final plat into a 3 lot subdivision with commercial development on approximately 3 acres and a multi-family residential development on the remaining property generally located at the southeast corner of 180th and Harrison ST and legally described as follows:

Lots 1 and 2 Plambeck Addition, Sarpy County, Nebraska.

WHEREAS, the Sarpy County Planning Department staff reviewed the application of the final plat of a subdivision to be known as Plambeck Addition Replat 1 Lots 1, 2, and 3 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 reports, the aerial map of the subject property and a copy of the final plat of the subdivision to be known as Plambeck Addition Replat 1 Lots 1, 2, and 3, as discussed at the March 18, 2014 Planning Commission meeting.

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 March 18, 2014 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 prior to the public hearing.

- IV. The Planning Department staff recommends approval.
- V. The proposed final plat (revised from the initial application) of a subdivision to be known as Plambeck Addition Replat 1 Lots 1, 2, and 3 is in conformity with the Zoning Regulations, the Subdivision Regulations and the Sarpy County Comprehensive Plan.

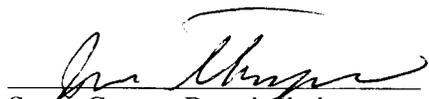
BE IT FURTHER RESOLVED THAT the final plat of a subdivision to be known as Plambeck Addition Replat 1 Lots 1, 2, and 3 and as further described in the attached Exhibit A is hereby approved.

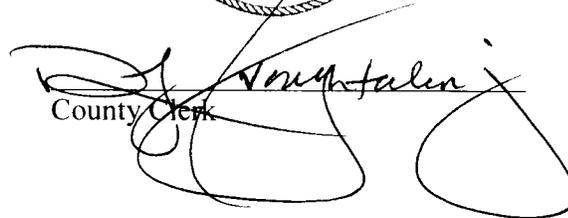
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 21st day of April, 2014.

Attest

SEAL




Sarpy County Board Chairman


County Clerk

Sarpy County Board of Commissioners
 Exhibit "A"
 Planning Department Report
 County Board Meeting Date: April 29, 2014

Subject	Type	By
Application for Final Plat of Plambeck Addition Replat 1, generally located at the southeast corner of Harrison Road and 180 th Street.	Public Hearings & Resolutions	Bruce Fountain, AICP Director, Planning & Building Dept.

➤ **Summary and Purpose of Requests:**

- LKM Investments, LLC is requesting approval of a Final Plat to be known as Plambeck Addition Replat 1, Lots 1, 2, & 3 to allow for commercial development on approximately 3 acres at the corner of 180th and Harrison Streets (Lot 2) and a multi-family residential development on the remainder of the property (Lots 1 & 3).

➤ **Background and Analysis:**

- The Change of Zone and Preliminary Plat application for this project were reviewed by the Planning Commission at their October 15, 2013 and January 21, 2014 meetings. The Planning Commission recommended approval of both applications at their October 15th meeting but due to some changes to the preliminary plat after that, the applicant brought a revised preliminary plat back to the Planning Commission on January 21st. The Planning Commission recommended approval of the revised preliminary plat as well.
- The County Board approved the Change of Zone and Preliminary Plat applications for this property by Resolutions 2014-62 and 2014-63 on February 11, 2014.
- The detailed staff report on this Final Plat application was presented to the Planning Commission at their March 18, 2014 meeting and is attached for your information and review.

➤ **Staff Recommendation:**

- Staff recommends **APPROVAL** of the Final Plat of a subdivision to be known as Plambeck Addition Replat 1, subject to the following items being addressed:
 - Comments from the Sarpy County Public Works Department as provided in the Planning Commission Recommendation Report must be addressed.
 Staff makes this recommendation as the Final Plat meets requirements of the Sarpy County Comprehensive Development Plan, Zoning Regulations, and Subdivision Regulations.

➤ **Planning Commission Recommendation:**

- On March 18, 2014, the Planning Commission voted 8-0 to recommend **APPROVAL** of the Final Plat for Plambeck Addition Replat 1.

MOTION: Malmquist moved, seconded by Torczon, to recommend approval of the Final Plat of Plambeck Addition Replat 1, subject to the comments from Public Works Department being addressed and the Development Agreement being finalized before being forwarded to the County Board. This recommendation is being made as the Final Plat is consistent with Sarpy County's Comprehensive Development Plan and meets the requirements of the Zoning Regulations and Subdivision Regulations. **Ballot:** Ayes – *Lichter, Huddleston, Davis, Ackley, Whitfield, Malmquist, Torczon and Farrell*. Nays: None. Abstain: None. Absent: *Bliss, Mohr and Fenster*. **Motion carried.**



SARPY COUNTY PLANNING & BUILDING DEPARTMENT

RECOMMENDATION REPORT

FINAL PLAT (PP 14-0003)
APPLICANT: LKM Investments, LLC
PROPOSED COMMERCIAL / MULTI-FAMILY RESIDENTIAL SUBDIVISION
TO BE KNOWN AS PLAMBECK ADDITION REPLAT 1
PLANNING COMMISSION HEARING OF: MARCH 18, 2014

I. GENERAL INFORMATION

A. APPLICANT:

LKM Investments, LLC
6214 California Street
Omaha, NE 68132

B. PROPERTY OWNERS:

Plambeck AG, LLC
5711 S. 118th Plaza
Omaha, NE 68137

C. SUBJECT PROPERTY LOCATION: Subject property is located on the southeast corner of 180th Street and Harrison Street.

D. CURRENT LEGAL DESCRIPTION: Lots 1 and 2 Plambeck Addition as surveyed platted and recorded in Sarpy County, NE

E. SUBJECT PROPERTY SIZE: approximately 17.795 acres (total of existing plat)

F. EXISTING FUTURE LAND USE AND ZONING DESIGNATIONS:

- Future Land Use Designations: Urban Residential
- Current Zoning: BG (General Business District) and RG-15 (General Residential) as approved by Resolution 2014-62 (becomes effective with the recording of the Final Plat)

G. REQUESTED ACTION(S): To approve a Final Plat to be known as Plambeck Addition Replat 1 – Lots 1, 2, & 3 to allow for commercial development on approximately 3 acres at the corner of 180th and Harrison Streets (Lot 2) and a multi-family residential development on the remainder of the property (Lots 1 & 3).

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: Farmstead with agricultural buildings and farmland.

B. GENERAL VICINITY AND LAND USE

- North: Millard Elementary School, day care center, pediatric dental office (City of Omaha's jurisdiction)
- South and East: Urban Residential Development – Hickory Ridge subdivision

- West: Urban Residential Development – Sunridge subdivision; Commercial Development – Sunridge Commercial Center

C. RELEVANT CASE INFORMATION:

- Property was originally platted as Plambeck Addition in 1993 which included 2 lots – one in the middle of the site along Harrison Street which included the farmstead and the second lot was the remainder of the farmland.
- Development will be served with utilities as follows: water by MUD, natural gas by MUD, sanitary sewer by City of Gretna and City of Omaha, and electrical power by OPPD.
- A Revised Preliminary Plat was approved that reflected a number of improvements requested by the Sarpy County Public Works Department. Those changes included:
 - 1) Allowing a right in – right out (RIRO) only access to 180th Street from Lot 2, along with a deceleration/right turn lane along 180th Street as required by the County Public Works Department;
 - 2) A connection from the project to 179th Street to the south as discussed at the previous Planning Commission hearing; and,
 - 3) Showing the necessary right-of-way dedications and improvements on the preliminary plat.
- The Final Plat is consistent with the Revised Preliminary Plat that was approved by the County Board by Resolution 2014-63 in February 2014

D. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations:
 - Section 18, RG-15 – General Residential District
 - Section 20, BG – General Business District
 - Section 38, Stormwater Management Regulations
- Sarpy County Subdivision Regulations

III. GENERAL OVERVIEW:

- **Final Plat:**
 - Consistent with approved Revised Preliminary Plat.
 - Lot sizes are: Lot 1 – approx. 11.26 acres; Lot 2 – approx. 3.05 acres; Lot 3 – approx. 3.35 acres.
 - An internal private drive is proposed which splits Lot 1 from Lots 2 and 3. The drive will connect to Harrison Street on the north and 180th Street on the west.
 - The existing farmstead improvements are to be removed by the current owner.

IV. ANALYSIS / STAFF COMMENTS

A. COMPREHENSIVE PLAN:

- The Comprehensive Plan shows the area on the Future Land Use Map as Urban Residential. The proposed project will consist of multi-family residential and small neighborhood commercial development which is consistent with the Comprehensive Plan.

B. TRAFFIC AND ACCESS:

- Proposed access points are as follows:
 - Full access on 180th Street @ Gertrude Street
 - Right in/Right out only access on 180th Street - approximately 250' south of Harrison St.

- ¾ access on Harrison Street @ 178th Street
- A street connection to 179th Street to the south has been added as per the suggestion of several Planning Commissioners at the October 15, 2013 public hearing.
- Any street or road improvements required along Harrison or 180th Streets will be the developer's responsibility and will be specified in the Development Agreement.

C. OTHER AGENCY REVIEW/COMMENTS: The application was previously sent to area jurisdictional agencies or departments that may have an interest.

- Comments were received back from:
 - **Sarpy County Public Works** – See attached memo from Patrick Dowse.
 - **Papio Missouri River Natural Resource District** – No response
 - **Millard Public Schools** – Keith Lutz sent an email response, dated February 27, 2014, to our request for review and comments questioning any additional development along Harrison Street until the appropriate infrastructure is put in place to handle the traffic. Previous requests for comments were sent to MPS on August 27, 2013 for the Preliminary Plat and Change of Zone and then again on January 7, 2014 for the Revised Preliminary Plat and no response was received. See attached email. Staff believes the necessary traffic improvements are being required as per the professional traffic study completed for the project.

IV. STAFF RECOMMENDATIONS:

- Staff recommends **APPROVAL** of the Final Plat of a subdivision to be known as Plambeck Addition Replat 1, subject to the following items being addressed:
 - Comments from the Sarpy County Public Works Department

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 Torczon, to recommend approval of the Final Plat of Plambeck Addition Replat 1, subject to the comments from Public Works Department being addressed and the Development Agreement being finalized before being forwarded to the County Board. This recommendation is being made as the Final Plat is consistent with Sarpy County's Comprehensive Development Plan and meets the requirements of the Zoning Regulations and Subdivision Regulations. **Ballot:** Ayes – *Lichter, Huddleston, Davis, Ackley, Whitfield, Malmquist, Torczon and Farrell.* Nays: *None.* Abstain: *None.* Absent: *Bliss, Mohr and Fenster.* **Motion carried.**

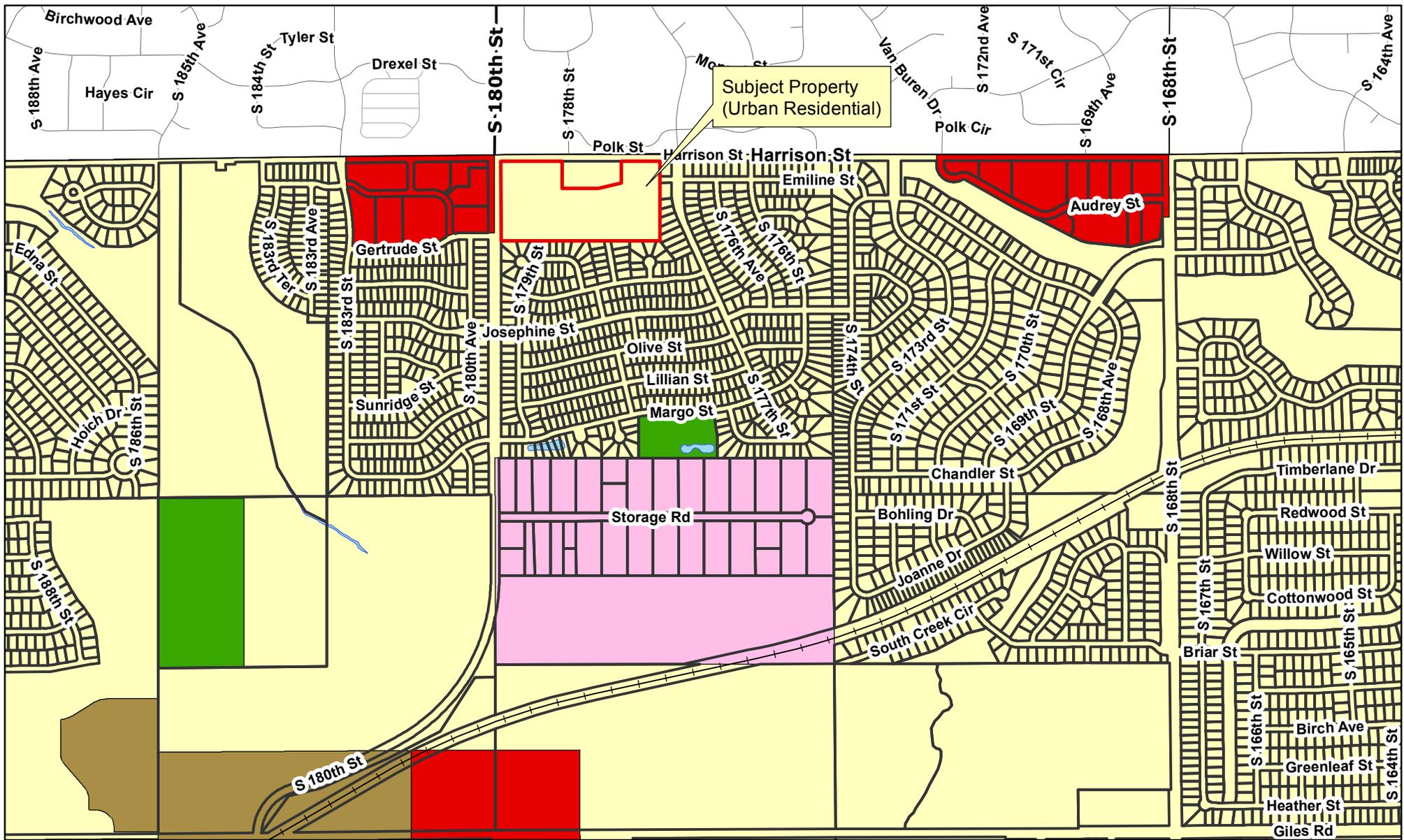
VI. ATTACHMENTS TO REPORT:

1. Current Zoning Map (showing subject property area)
2. Proposed Zoning Map (showing zoning recommended for approval on October 15, 2013 by the Planning Commission).
3. Current Development Structure Plan – Figure 5.1 of Comprehensive Plan (showing subject property area)
4. Final Plat as submitted
5. Conceptual Site Plan (for information only)
6. Comments received from jurisdictional agencies or departments having an interest.
7. Final Plat Application

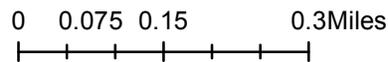
VII. COPIES OF REPORT SENT TO:

1. LKM Investments (applicant)
2. Olsson Associates (applicant's engineer)
3. Public Upon Request

Report prepared by: Donna Lynam, Zoning Administrator – Planning & Building Department
Reviewed and Edited by: Bruce Fountain, Director – Planning & Building Department



Current FLU - Sarpy Co



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

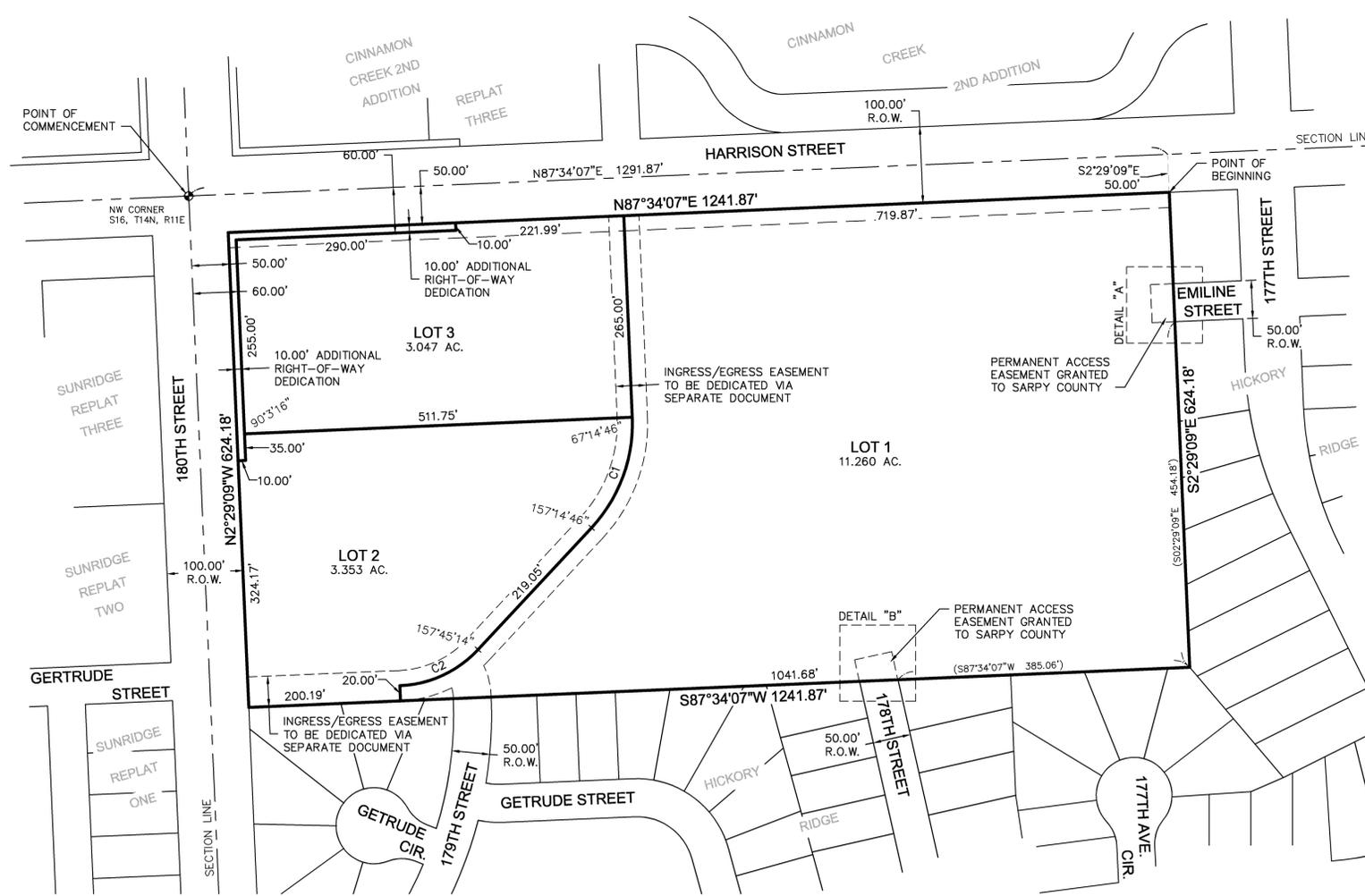
Legend

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

PLAMBECK ADDITION REPLAT 1

LOTS 1, 2 AND 3

BEING A REPLATTING OF PLAMBECK ADDITION LOTS 1 AND 2, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 11 EAST, OF THE 6TH P.M., SARPY COUNTY NEBRASKA



MEASURED LEGAL DESCRIPTION

LOTS 1 AND 2, PLAMBECK ADDITION, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 11 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

COMMENCING AT THE NORTHWEST CORNER OF SAID NW1/4 OF SECTION 16; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NW1/4 ON AN ASSUMED BEARING OF N87°34'07"E, A DISTANCE OF 1,291.87 FEET; THENCE S02°29'09"E, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, PLAMBECK ADDITION, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 1, HICKORY RIDGE, A SUBDIVISION LOCATED IN SAID NW1/4 OF SECTION 16, SAID CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S02°29'09"E, ALONG THE EAST LINE OF SAID LOT 2, PLAMBECK ADDITION, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 1, HICKORY RIDGE, SAID LINE ALSO BEING THE WEST LINE OF LOTS 182 THROUGH 187, SAID HICKORY RIDGE, A DISTANCE OF 624.18 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, PLAMBECK ADDITION, SAID CORNER ALSO BEING A WEST CORNER OF SAID LOT 182, HICKORY RIDGE, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 496, SAID HICKORY RIDGE, THENCE S87°34'07"W ALONG THE SOUTH LINE OF SAID LOT 2, PLAMBECK ADDITION, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 496 THROUGH 498, 506, 507, 517 THROUGH 522, AND 535 THROUGH 537, SAID HICKORY RIDGE, A DISTANCE OF 1241.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, PLAMBECK ADDITION, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID LOT 537, HICKORY RIDGE, SAID CORNER ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 180TH STREET; THENCE N02°29'09"W ALONG THE WEST LINE OF SAID LOT 2, PLAMBECK ADDITION, SAID LINE ALSO BEING SAID EAST RIGHT-OF-WAY LINE OF 180TH STREET, A DISTANCE OF 624.18 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, PLAMBECK ADDITION, SAID CORNER ALSO BEING THE POINT OF INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET AND SAID EAST RIGHT-OF-WAY LINE OF 180TH STREET; THENCE N87°34'07"E ALONG THE NORTH LINE OF SAID LOT 2, PLAMBECK ADDITION, SAID LINE ALSO BEING THE NORTH LINE OF SAID LOT 1, PLAMBECK ADDITION, SAID LINE ALSO BEING SAID SOUTH RIGHT-OF-WAY LINE OF HARRISON STREET, A DISTANCE OF 1241.87 FEET TO THE POINT OF BEGINNING.

SAID LOTS 1 AND 2, PLAMBECK ADDITION, CONTAIN A CALCULATED AREA OF 775,150.49 SQUARE FEET OR 17.795 ACRES, MORE OR LESS

SURVEYOR'S CERTIFICATION

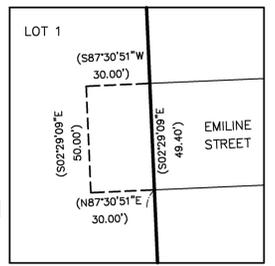
I, TERRY L. ROTHANZL, DO HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS AS NOTED HEREON HAVE BEEN PLACED ON THE BOUNDARY OF THE PLAT AND AT ALL CORNERS, ANGLE POINTS, AND ENDS OF ALL CURVES ON THE BOUNDARY AND ON THE LOTS IN THE SUBDIVISION TO BE KNOWN AS PLAMBECK ADDITION REPLAT 1, (LOTS AS NUMBERED) BEING A REPLATTING OF PLAMBECK ADDITION, LOTS 1 AND 2, A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA.



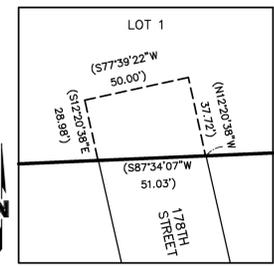
TERRY L. ROTHANZL
NEBRASKA L.S. 607

PROPERTY SETBACK TABLE

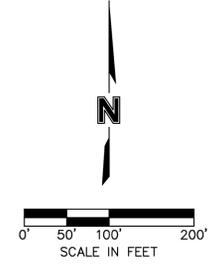
ZONING	BG (LOT 3)	RG-15 (LOTS 1 & 2)
FRONT YARD	25'	25'
REAR YARD	20'	25'
SIDE YARD	10'	10'
STREET SIDE YARD	-	25'



PERMANENT ACCESS EASEMENT
SCALE: 1"=40'



PERMANENT ACCESS EASEMENT
SCALE: 1"=40'



LEGEND

- SECTION LINE
- ◆ SECTION CORNER
- BOUNDARY LINE
- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE

NOTES

1. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
2. ALL LOT LINES ALONG CURVES ARE RADIAL UNLESS OTHERWISE NOTED (NR).
3. ACCESS ONTO HARRISON STREET SHALL BE LIMITED TO A CONNECTION OVER THE SHARED LOT LINE OF LOTS 1 AND 3.
4. DIMENSIONS IN PARENTHESIS () REPRESENT EASEMENT DIMENSIONS

CURVE TABLE

CURVE #	RADIUS	LENGTH	DIRECTION	CHORD
C1	200.00'	158.85'	S20°19'21"W	154.71'
C2	150.00'	116.48'	S65°19'21"W	113.58'

REVIEW BY SARPY COUNTY SURVEYOR

THIS PLAT OF PLAMBECK ADDITION REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE,

ON THIS _____ DAY OF _____, 2014.

SARPY COUNTY SURVEYOR/ENGINEER

APPROVAL OF COUNTY PLANNING DIRECTOR

THIS PLAT OF PLAMBECK ADDITION REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS APPROVED AND ACCEPTED BY THE COUNTY BUILDING INSPECTOR,

ON THIS _____ DAY OF _____, 2014.

COUNTY PLANNING DIRECTOR

APPROVAL OF COUNTY BOARD OF COMMISSIONERS

THIS PLAT OF PLAMBECK ADDITION REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS,

ON THIS _____ DAY OF _____, 2014.

ATTESTED, COUNTY CLERK _____ CHAIRMAN, BOARD OF COMMISSIONERS _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, LKM INVESTMENTS, L.L.C., OWNER'S OF THE PROPERTY DESCRIBED IN THE CERTIFICATION OF SURVEY AND EMBRACED WITHIN THE PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS PLAMBECK ADDITION REPLAT 1 (LOTS NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THE PLAT. WE DO HEREBY ALSO GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION WHICH HAS BEEN GRANTED A FRANCHISE UNDER THE AUTHORITY OF SARPY COUNTY, NEBRASKA TO PROVIDE A CABLE TELEVISION AND ELECTRONIC COMMUNICATION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, 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 AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A (5) FIVE FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN (8) EIGHT FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A 16-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM "EXTERIOR LOTS" IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN (8) EIGHT FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

IN WITNESS WHEREOF, WE DO SET OUR HANDS.

LKM INVESTMENTS, L.L.C.

MIKE EARL
PRINCIPAL

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA)
COUNTY OF SARPY) SS

ON THIS _____ DAY OF _____, 2014, BEFORE ME, A NOTARY PUBLIC, DULY COMMISSIONED AND QUALIFIED FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MIKE EARL, WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE ABOVE INSTRUMENT AS INDIVIDUALS, AND HE ACKNOWLEDGED THE SIGNING OF THE SAME TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE LAST AFORESAID.

NOTARY PUBLIC _____

COUNTY TREASURER'S CERTIFICATE

THIS IS TO RATIFY 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,

ON THIS _____ DAY OF _____, 2014.

SARPY COUNTY TREASURER

APPROVAL OF COUNTY PLANNING COMMISSION

THIS PLAT OF PLAMBECK ADDITION REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS APPROVED AND ACCEPTED BY THE COUNTY PLANNING COMMISSION,

ON THIS _____ DAY OF _____, 2014.

CHAIRMAN, COUNTY PLANNING COMMISSION

REVISIONS

REV. NO.	DATE	REVISIONS DESCRIPTION
1	10/7/2013	Corrected setbacks

DWG: F:\Projects\012-0045\LDV\Final_Plat\012-0045_PLAT.dwg
 USER: mbeckford
 DATE: Feb 24, 2014 3:19pm
 TERRY_ROTHANZL_LS_NE
 AREAS: 20045_PENDY



SARPY COUNTY

Dennis L. Wilson, P.E., PhD
Sarpy County Engineer

PUBLIC WORKS DEPARTMENT
15100 South 84th Street • Papillion, NE 68046-2895
Phone (402) 537-6900 • FAX (402) 537-6955 • www.sarpy.com

MEMO

TO: Donna Lynam, Zoning Administrator / Code Enforcement

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

DATE: March 6, 2014

RE: Final Plat – Plambeck Addition Replat 1

Sarpy County Public Works has reviewed the Final Plat, and has the following comments:

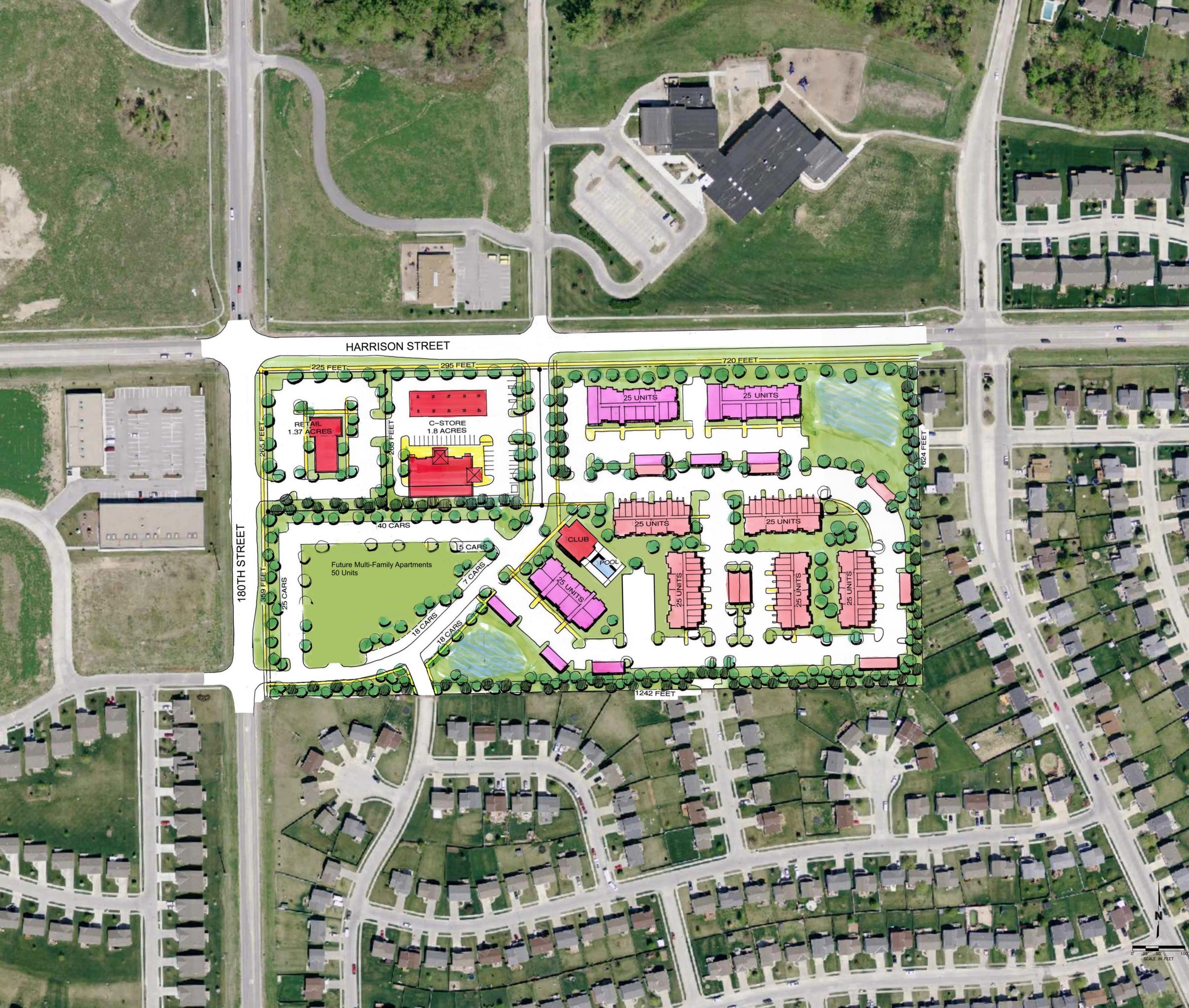
FINAL PLAT

The Title Block "REVIEW BY SARPY COUNTY SURVEYOR" should be amended to read "REVIEW BY SARPY COUNTY PUBLIC WORKS".

The Final Plat should reflect that the full access in the vicinity of 178th and Harrison Streets will be restricted to $\frac{3}{4}$ access upon future improvements to Harrison Street.

The Final Plat should reflect that the access to 180th Street vicinity of the lot line between Lot 2 and Lot 3 should be restricted to a Right-in, Right-out Only (RIRO).

Please let me know if you have any questions.



Lot 2
 Requested Zoning RG15
 Existing Zoning BG
 Acreage 14.62 AC

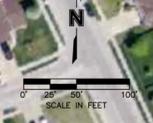
- Units:
- (2) 25 unit buildings with attached garages 3 story
 - 25 unit building with no attached garages 3 story
 - (5) 25 unit building with integral garages 3 story
 - 50 Unit Future Multi-Family Apartments

125 one bedroom units
 263 cars provided

125 two bedroom units
 300 cars provided

250 total units
 563 car parking (including integral and remote garages)

- One story clubhouse and pool
- 20' wide minimum buffer to adjacent single family residential
- 1 tree per 40' buffer provided within buffer zone shown as crosshatched.
- Required screening trees shall be 6' tall BB varieties of spruce.





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 \$530⁰⁰ 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 14-0003
 DATE RECEIVED: 2-21-14
 CP DESIGNATION: Urban Residential
 CURRENT ZONING DESIGNATION: BG + RG-15
 PROPOSED ZONING DESIGNATION: _____
 APPLICATION FEE: \$ 530 RECEIPT NO. 2071
 RECEIVED BY: Lisa Jimmy
 NOTES: _____

APPLICANT INFORMATION:

NAME: LKM Investments, LLC E-MAIL: mearl@lundco.com
 ADDRESS: 6214 California Street CITY/STATE/ZIP: Omaha, NE 68132
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-548-4005 FAX: _____

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

NAME: Plambeck AG, LLC E-MAIL: _____
 ADDRESS: 5411 South 118th Plaza CITY/STATE/ZIP: Omaha, NE 68137
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-895-6803 FAX: _____

ENGINEERING/SURVEYING PROFESSIONAL'S INFORMATION:

NAME: Olsson Associates - Chris Willet, PE E-MAIL: cwillet@olssonassociates.com
 ADDRESS: 2111 South 67th Street, Suite 200 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.

This project consists of rezoning and replatting of two parcels at the southeast corner of 180th St & Harrison St, both currently zoned BG. The new plat will contain three lots, with a smaller lot in the NW corner of the property remaining zoned BG (3.047 acres). The expected users for this commercial property include a C-Store that will likely be open 24 hours a day and either a neighborhood office building or restaurant. The hours for the office would likely be a typical 8:00 am to 5:00 pm with a restaurant likely open from 11:00 am to 10:00 pm. The customer base for all businesses would be from the local area around the development. The larger two lots (3.353 & 11.260 acres) will be rezoned to RG-15 and developed into apartments. The total number units will likely be in the range of 275 to 300. All improvements to the property will be private as no public ROW is proposed within the confines of the plat.

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: Plambeck Addition Replat 1

ASSESSOR'S PARCEL NUMBER: 011245867 ADDITIONAL PARCEL NUMBERS 011245859

GENERAL LOCATION: SE corner of 180th Street and Harrison Street
(example 189th & Giles Rd)

LEGAL DESCRIPTION: (Describe property to wit:) Lots 1 and 2, Plambeck Addition

SIZE OF PROPERTY: 17.795 acres CURRENT ZONING: BG REQUESTED ZONING: BG and RG-15

SOURCE OF UTILITY SERVICES: Water - M.U.D. Sewer - City of Omaha
Gas - M.U.D. Electric - O.P.P.D.

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.

With this replat we are taking an existing 17.795 acres and commercially zoned property and reducing the commercial zoning to roughly 3 acres and converting the rest to a less intensive multi-family residential zoning. Connection issues and other traffic concerns have already been worked through with the Sarpy County Public Works Department.

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.

M. J. P. Earle
Applicant Signature

2/20/14
Date

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.

Ann R. Plambeck
Owner Signature (or authorized agent)

2/21/14
Date

Owner Signature (or authorized agent)

Date

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, March 5, 2014

Bellevue Leader
Gretna Breeze
Papillion Times
Springfield Monitor

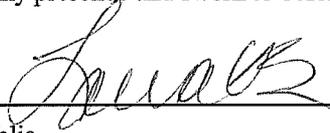
And that said newspaper is a legal newspaper under the statutes of the State of Nebraska. The above facts are within my personal knowledge.



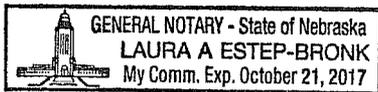
Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 03-04-2014

Signed in my presence and sworn to before me:



Notary Public



Printer's Fee \$ 25.80
Customer Number: 40638
Order Number: 0001731994

**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, March 18, 2014, at 7:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, Nebraska.
Antiquity Outdoor Supply Co. has submitted an application for consideration of a Special Use Permit to allow for a contractor's office and yard including the display and sales of outdoor products such as natural stone, concrete pavers, mulch, bulk rock, small hand tools, and grills/accessories at 15353 Chandler Road, legally described as Tax Lot 2 14-14-11, Sarpy County, NE.
Jeff R Chace dba Chace Firearms LLC, has submitted an application for con-

consideration of a Special Use Permit to allow a home-based internet firearms business at 8801 South 234th Street, legally described as Lot 2 Sunset Ridge, Sarpy County, NE.

George Venteicher has submitted an application for a Change of Zone from BG (General Business District) to RG-15 (General Residential District) to allow for Multi-Family Development on Lots 5-7, Sunridge Replat Two as surveyed, platted and recorded in Sarpy County, Nebraska. Generally located northeast of 183rd and Gertrude Streets.

John Larkin has submitted an application for consideration of a Final Plat of a subdivision to be known as Little Prairie, Lots 12-24 (Phase II), being a platting of Part of the NE 1/4 of Section 7, Township 12N, Range 11E of the 6th P.M. in Sarpy County, NE. This property is generally located southwest of 192nd St. and Cornish Road.

LKM Investments, LLC has submitted application for consideration of a Final 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.

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

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3-5-14

**THE DAILY RECORD
OF OMAHA**

**LYNDA K. HENNINGSEN, Publisher
PROOF OF PUBLICATION**

**UNITED STATES OF AMERICA, }
The State of Nebraska, } ss.
District of Nebraska, }
County of Douglas, }
City of Omaha, }**

J. BOYD

being duly sworn, deposes and says that she is

LEGAL EDITOR

of **THE DAILY RECORD**, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, printed in Omaha, in said County of Douglas, for more than fifty-two weeks last past; that the printed notice hereto attached was published in **THE DAILY RECORD**, of Omaha, on _____

March 5, 2014

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

 GENERAL NOTARY - State of Nebraska
ELLEN FREEMAN
My Comm. Exp. Dec. 11, 2017

Subscribed in my presence and sworn to before

Publisher's Fee \$ 38.30 me this 5th day of
Additional Copies \$ _____ March 20 14
Total \$ 38.30

**Notary Public in and for Douglas County,
State of Nebraska**

AFFIDAVIT OF PUBLICATION

STATE OF NEBRASKA }
 } SS.
County of Sarpy }

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Wednesday, March 26, 2014

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.

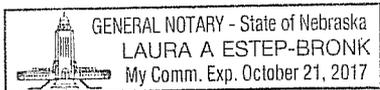
[Signature]

Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 03-27-2014
Signed in my presence and sworn to before me:

[Signature]

Notary Public



Printer's Fee \$ 26.23
Customer Number: 40638
Order Number: 0001738798

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

Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, April 8, 2014, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.

Antiquity Outdoor Supply Co. has submitted an application for consideration of a Special Use Permit to allow for a contractor's office and yard including the display and sales of outdoor products such as nat-

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3-26-14

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OF OMAHA**

**LYNDA K. HENNINGSEN, Publisher
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GENERAL NOTARY - State of Nebraska
CONNIE L. NOVACEK
My Comm. Exp. November 10, 2015

Publisher's Fee \$ 38.90 Subscribed in my presence and sworn to before me this 26th day of

Additional Copies \$ _____ March 20 14

Total \$ 38.90

Connie Novacek
Notary Public in and for Douglas County,
State of Nebraska

03-27-14A10:12 RCVD