

BOARD OF COUNTY COMMISSIONERS SARPY COUNTY, NEBRASKA**APPROVE CHANGE OF ZONE****APPLICANT: RICHARD AND DONNA KRAMBECK;
CHANGE OF ZONE FROM AG, AGRICULTURAL FARMING DISTRICT TO IL,
LIGHT INDUSTRIAL DISTRICT**

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; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2012); and,

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

WHEREAS, the Sarpy County Planning Department staff reviewed the Richard and Donna Krambeck application for a Change of Zone from AG, Agricultural Farming District to IL, Light Industrial District for compliance with the Sarpy County Comprehensive Plan and the Sarpy County Zoning Regulations on the property generally located northeast of 156th and Schram Road and legally described as follows:

Tax Lot 8 and the irregular south 14.9 feet and the west 999.76 feet located in the Northwest ¼ all in Section 35, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, NE.

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

- I. A public hearing regarding the Change of Zone Application was held before the Sarpy County Planning Commission on November 19, 2013 and January 21, 2014 and further, the Planning Commission gave their recommendation.
- II. A public hearing regarding the Change of Zone Application was held by this Board.
- III. Notice of each of the Public Hearings described above was published at least 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 made a recommendation as noted in the attached Exhibit "A", which includes the Planning Department Report.
- V. The Change of Zone Application is in compliance with the Comprehensive Development Plan.

FURTHER BE IT RESOLVED THAT this Board in light of the above recited findings of fact, after due deliberation and consideration, approves the change of zone from AG, Agricultural Farming District to IL, Light Industrial District on the property legally described above.

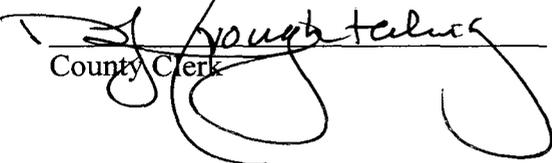
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 11th day of February, 2014.

Attest

SEAL




Sarpy County Board Chairman


County Clerk

industrial uses and has plans to expand to the south in the future. This area has been studied extensively by the Sarpy County Economic Development Corporation and is ranked as the best area for the development of a high quality light industrial business park. Its proximity to Highway 50, Highway 370 and Interstate 80, as well as the availability of high capacity electrical power, make it a prime area for quality distribution, office, and light industrial uses. Staff recommends **APPROVAL** of the application to rezone from AG (Agricultural Farming District) to IL (Light Industrial) as it is in conformance with the Comprehensive Plan.

➤ **Planning Commission Recommendation:**

On November 19, 2013 the Planning Commission voted to recommend **APPROVAL** of the application to rezone the subject property (Tax Lot 8 in Section 35, Township 14N, Range 11E) from AG (Agricultural Farming District) to IL (Light Industrial).

MOTION: Bliss moved, seconded by Lichter to recommend approval of the Change of Zone from AG to IL 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.**

On January 21, 2014 the Planning Commission voted to recommend **APPROVAL** of the application to rezone the subject property (Irregular south 14.9 feet and the west 999.76 feet located in the Northwest ¼ of Section 35, Township 14N, Range 11E) from AG (Agricultural Farming District) to IL (Light Industrial).

MOTION: Bliss moved, seconded by Lichter to recommend approval of the Change of Zone from AG (Agricultural) to IL (Light Industrial) on the subject property as it is in conformance with the Sarpy County Zoning Regulations and the Comprehensive Development Plan.

Ballot: Ayes – Bliss, Lichter, Huddleston, Davis, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays – None. Abstain – None. Absent – Mohr. **Motion carried.**

Sarpy County Board of Commissioners
 Exhibit "A"
 Planning Department Report
 County Board Meeting Date: February 11, 2014

Subject	Type	By
Change of Zone from AG (Agricultural Farming District) to IL (Light Industrial) on Tax Lot 8 and the irregular south 14.9 feet and the west 999.76 feet located in the Northwest ¼ all in Section 35, Township 14 North, Range 11 East of the 6 th P.M., Sarpy County, NE (Located northeast of 156 th and Schram Road)	Public Hearings & Resolutions	Donna Lynam Zoning Administrator Planning & Building Dept.

➤ **Summary and Purpose of Request:**

The property owner wishes to market this property for future Light Industrial development. This site was recently considered for a large distribution warehouse but an alternate site was chosen that was properly zoned. These types of developments typically seek properties that are "shovel ready" due to tight timelines to begin construction. "Shovel ready" means they are properly zoned and ready to go for construction. The property owner would like to move forward with the process to have the site properly zoned in order to help expedite the development process for future prospects.

The SCEDC Site Development Committee has studied the area from Highway 50 to I-80, south of Highway 370 to Capehart Road and staff believes this is one of the best areas to accommodate future Light Industrial, Data Center, and Business Office development needs within the County.

The future land use map designates this area as Business Park and these applications requesting to change the zoning from AG (Agricultural Farming District) to IL (Light Industrial) would be consistent with this designation.

This property is made up of two parcels and this request was made in two applications as the smaller parcel was not included on the original application. Therefore the two applications were heard a separate Public Hearings before the Planning Commission.

➤ **Background and Analysis:**

The detailed staff report for both applications was presented to the Planning Commission at their November 19, 2013 and January 21, 2014 meetings and is attached for your information and review.

➤ **Staff Recommendations:**

The proposed change of zone is consistent with existing and planned development for the area directly north of the site. The area has already been developed with high quality light



**SARPY COUNTY PLANNING
& BUILDING DEPARTMENT**

RECOMMENDATION REPORT

CHANGE OF ZONE (CZ 13-0009)

APPLICANT: RICHARD AND DONNA KRAMBECK

CHANGE OF ZONE APPLICATIONS FOR TAX LOT 8 IN SEC 35, TWP 14N, RNG 11E

FOR PLANNING COMMISSION HEARING OF: NOVEMBER 19, 2013

I. GENERAL INFORMATION

A. APPLICANT:

Richard and Donna Krambeck
Represented by: Patrick Sullivan
Adams and Sullivan Law Office
1246 Golden Gate Drive
Papillion, NE 68046

B. SUBJECT PROPERTY OWNER:

Richard and Donna Krambeck
Represented by: Patrick Sullivan
Adams and Sullivan Law Office
1246 Golden Gate Drive
Papillion, NE 68046

C. SUBJECT PROPERTY LOCATION: Northeast of 156th and Schram Road

D. LEGAL DESCRIPTION: Tax Lot 8 in Section 35, Township 14 North, Range 11 East of the 6th P.M., Sarpy County, NE

E. SUBJECT PROPERTY SIZE: approximately 29.4 acres

F. EXISTING FUTURE LAND USE AND CURRENT ZONING DESIGNATIONS:

- Future Land Use Designations: Business Park – see attached Land Use Map)
- Zoning: AG (Agricultural Farming) District – see attached Zoning Map

G. REQUESTED ACTION(S): Rezone the subject property from AG (Agricultural Farming District) to IL (Light Industrial).

H. PURPOSE OF REQUEST: The property owner wishes to market this property for future Light Industrial development. These types of developments typically seek properties that are "shovel ready" meaning they are properly zoned and ready to go for development. In order to be better prepared for these types of prospects, the owners would like to complete the rezoning process so that it will not become a hurdle to overcome in winning a suitable development.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The entire site is currently being farmed.

B. SURROUNDING AREA CURRENT ZONING:

- North: IL (Light Industrial) with HC Overlay (Highway Corridor)
- East: AG (Agricultural Farming)

- South: AG (Agricultural Farming)
- West: AG (Agricultural Farming)

C. SURROUNDING AREA CURRENT LAND USE DESIGNATIONS:

- North: A developed Light Industrial Business Park with Highway Corridor Overlay along Highway 370.
- East: Currently undeveloped farmland
- South: Currently undeveloped farmland
- West: Undeveloped farmland currently being marketed for Light Industrial development also overlaid with the Highway Corridor District along I-80.
- The SCEDC Site Development Committee has studied the area from Highway 50 to I-80, south of Highway 370 to Capehart Road and staff believes this is one of the best areas to accommodate future Light Industrial, Data Center, and Business Office development needs within the County.

D. RELEVANT CASE HISTORY: This site was recently considered for a large distribution warehouse but an alternate site was chosen that was properly zoned. Such projects work under tight timelines to begin construction and the property owner would like to move forward with the process to have the site properly zoned in order to help expedite the development process for future prospects.

E. APPLICABLE REGULATIONS:

- Sarpy County Comprehensive Development Plan
- Sarpy County Zoning Regulations - Section 9, AG(Agricultural Farming) District – current zoning designation
- Sarpy County Zoning Regulations - Section 23, IL (Light Industrial) District – proposed zoning designation
- Sarpy County Zoning Regulations - Section 32, Highway Corridor Overlay District. The Highway Corridor Overlay District affects the extreme northwestern corner of this parcel.

III. ANALYSIS

A. COMPREHENSIVE PLAN: The Sarpy County Comprehensive Plan designates this property as Business Park.

B. TRAFFIC AND ACCESS: The site abuts 156th Street on the west and has access to 153rd Street to the north as well.

C. UTILITIES:

- Waste Water: the site is located in the County's Waste Water Service Area and would be served by the Nebraska Machinery Lift station.
- Water: the site is served by Metropolitan Utilities District (MUD).
- Gas: natural gas service to the site will be provided by Black Hills Energy.
- Electric: the site is served by Omaha Public Power District (OPPD).

IV. 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.

V. PLANNING DEPARTMENT RECOMMENDATION:

The rezoning application for this site is consistent with the overall goals and objectives of the County's Comprehensive Plan. This area has been studied extensively by the Sarpy County Economic Development Corporation and is ranked as one of the best area for the development of a high quality light industrial business park. Its proximity to Highway 50, Highway 370 and Interstate 80, as well as the availability of high capacity electrical power, make it a prime area for development of data centers, quality distribution centers, offices and light industrial uses.

It is also consistent with existing and planned development for the area directly north of the site. This area has already been developed with high quality light industrial uses and has plans to expand to the south in the future. Staff believes that with the coming update to the Comprehensive Plan that this entire Schram Road corridor, from Highway 50 to I-80, should be designated Business Park so that it may accommodate future Light Industrial, Commercial and Office development needs within the County.

The applicant's proposed changes will also support quality economic development in Sarpy County. It will allow the region to be more competitive in attracting development projects for national companies as well other commercial/light industrial development which will continue to diversify the County tax base and provide services for surrounding residential development.

Staff has reviewed the submitted application and found it to be consistent with the County's Comprehensive Plan goals and objectives as well as existing and planned land uses in the surrounding area. Staff recommends **APPROVAL** of the Change of Zone Application.

VI. PLANNING COMMISSION RECOMMENDATION:

MOTION: Bliss moved, seconded by Lichter to recommend approval of the Change of Zone from AG to IL 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.**

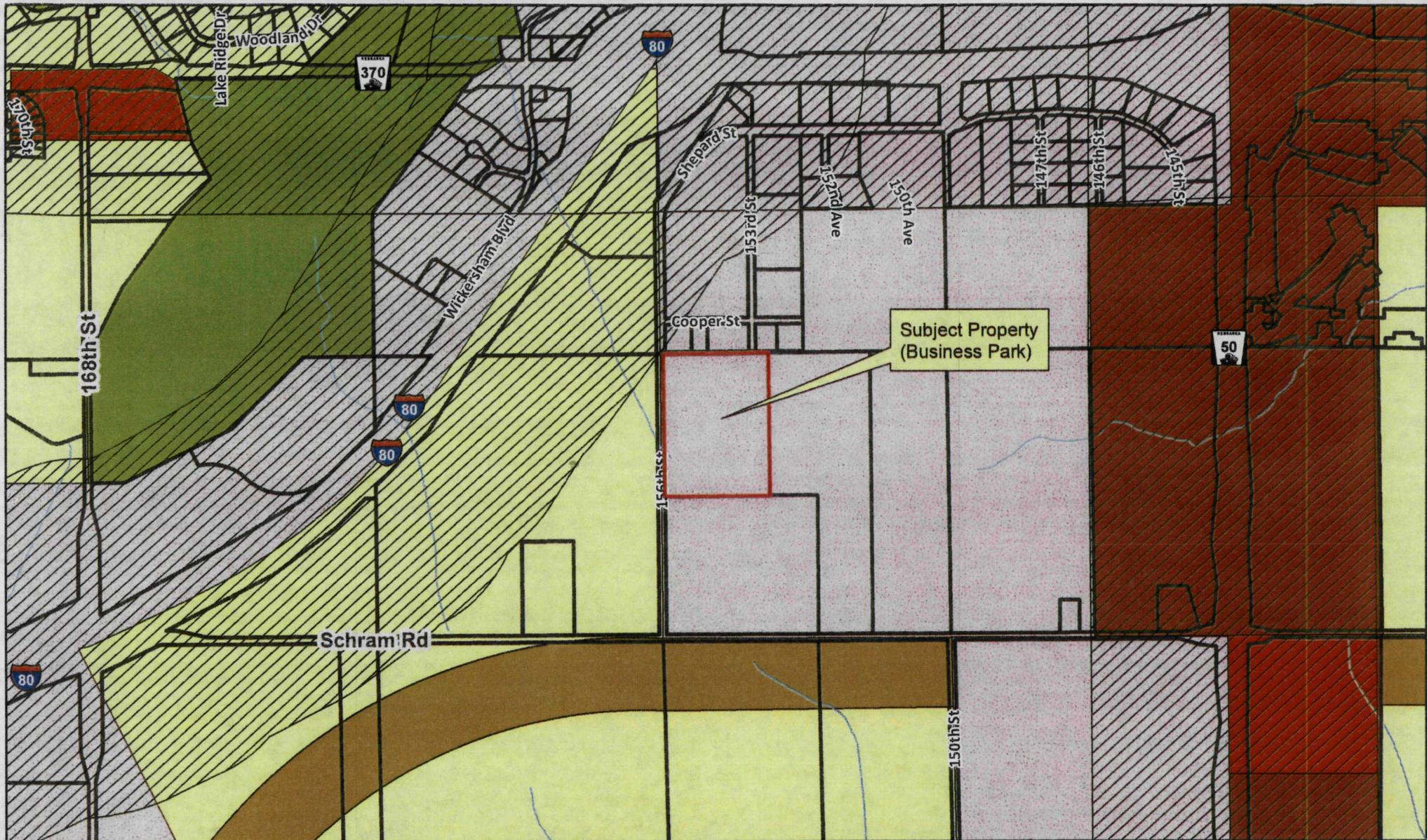
VII. ATTACHMENTS TO REPORT:

- A. Sarpy County Current Zoning Map
- B. Current Development Structure Plan – Figure 5.1 of Sarpy Co. Comprehensive Plan (Future Land Use Map)
- C. Applications

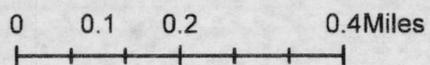
VIII. COPIES OF REPORT SENT TO:

- A. Pat Sullivan, Adams and Sullivan Law Office (agent for owner/applicants)
- B. Public Upon Request

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



Current FLU - Sarpy Co

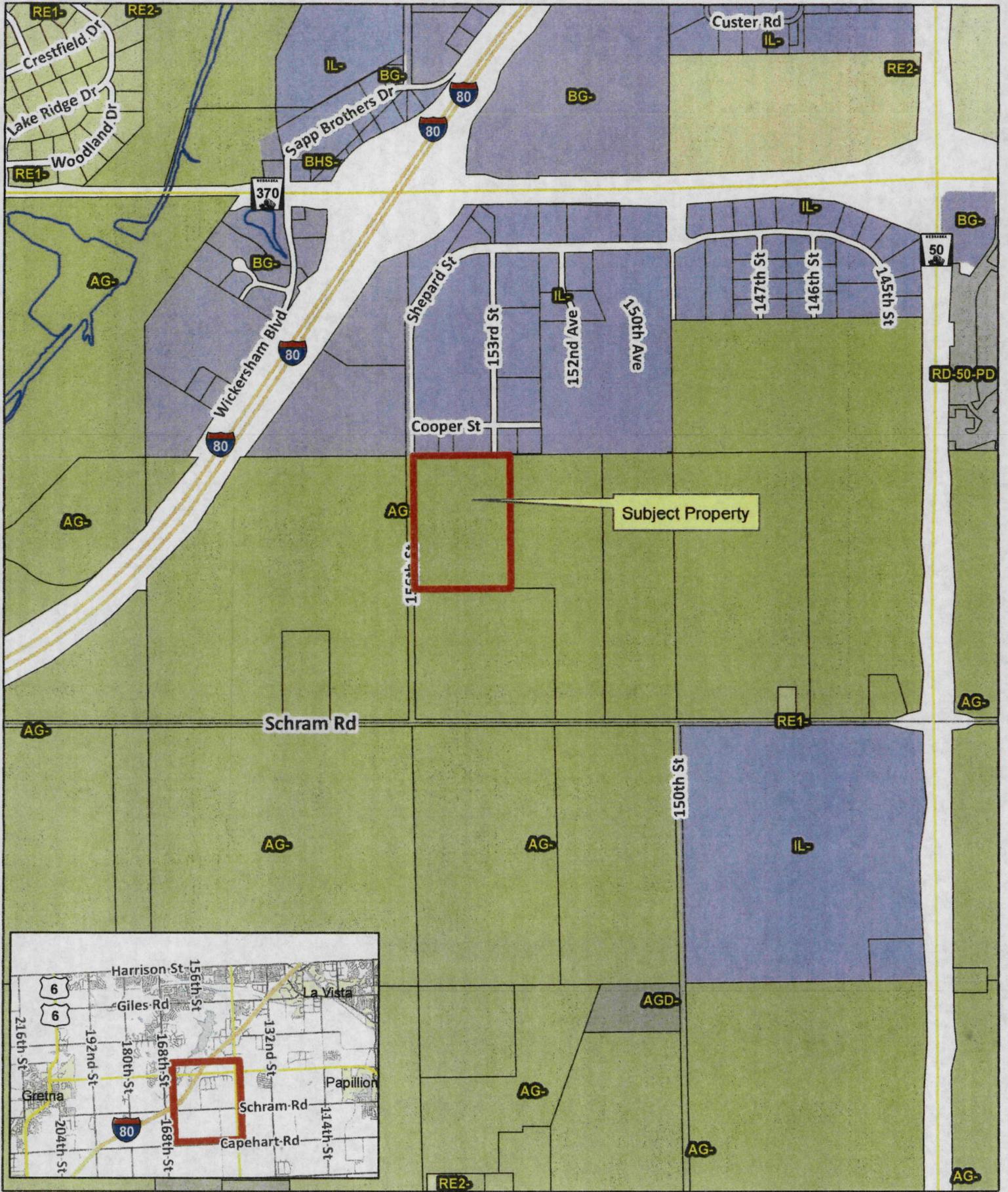


Change of Zone - Krambeck

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

Legend

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



Vicinity Map - Zoning
 Tax Lot 8, 35-14-11
 Change of Zone - Krambeck





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-130009
 DATE RECEIVED: 10-25-13 (Amended)
 CP DESIGNATION: Business Park
 CURRENT ZONING DESIGNATION: AG
 PROPOSED ZONING DESIGNATION: IL
 APPLICATION FEE: \$ 400.⁰⁰ RECEIPT NO. 922476
 PUBLIC NOTIFICATION PROCESSING FEE: \$ 25.00 RECEIPT NO. 922476
 RECEIVED BY: D Lyman

NOTES: Original application submitted by Jan Meyer - Amended app submitted by Property Owner

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

APPLICANT INFORMATION: CHECK BOX IF TEXT AMENDMENT APPLICATION

NAME: Richard & Donna Krambeck E-MAIL: sullivan@adamsandsullivan.com
 ADDRESS: 1246 Golden Gate Drive, Suite 1 CITY/STATE/ZIP: Papillion, NE 68046
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-339-9550 FAX: 402-339-0401

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

NAME: Richard & Donna Krambeck E-MAIL: sullivan@adamsandsullivan.com
 ADDRESS: 1246 Golden Gate Drive, Suite 1 CITY/STATE/ZIP: Papillion, NE 68046
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: 402-339-9550 FAX: 402-339-0401

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: _____ E-MAIL: _____
 ADDRESS: _____ CITY/STATE/ZIP: _____
 MAILING ADDRESS: _____ CITY/STATE/ZIP: _____
 (IF DIFFERENT)
 PHONE: _____ FAX: _____

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

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

The property is suitable for light industrial but prospective purchasers are concerned that zoning will not be approved. This is an attempt to place the property in a more "shovel ready" position.

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: N/A

GENERAL LOCATION: NE of 156th Street & Schram Road
(example 189th & Giles Rd)

ASSESSOR'S PARCEL NUMBER: 011154969 **ADDITIONAL PARCEL NUMBERS** _____

LEGAL DESCRIPTION: (Describe property to wit:) Tax lot 8, 35-14-11 (29.55 ac)

SIZE OF PROPERTY: _____ *acres* **CURRENT ZONING:** AG **REQUESTED ZONING:** IL

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

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.

Richard L. Kraushack _____
Applicant Signature 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 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.

Richard L. Kraushack _____
Owner Signature (or authorized agent) Date

Barbara L. Kraushack _____
Owner Signature (or authorized agent) Date



**SARPY COUNTY PLANNING
& BUILDING DEPARTMENT**

RECOMMENDATION REPORT

CHANGE OF ZONE (CZ 14-0001)

APPLICANT: RICHARD AND DONNA KRAMBECK

CHANGE OF ZONE APPLICATION FOR

IRREGULAR SOUTH 14.9 FT, WEST 999.76 FT IN NW ¼ SEC 35, TWP 14, RNG 11

PLANNING COMMISSION HEARING OF: JANUARY 21, 2014

I. GENERAL INFORMATION

A. APPLICANT:

Richard and Donna Krambeck
Represented by: Patrick Sullivan
Adams and Sullivan Law Office
1246 Golden Gate Drive
Papillion, NE 68046

B. SUBJECT PROPERTY OWNER:

Richard and Donna Krambeck
Represented by: Patrick Sullivan
Adams and Sullivan Law Office
1246 Golden Gate Drive
Papillion, NE 68046

C. SUBJECT PROPERTY LOCATION: Northeast of 156th and Schram Road

D. LEGAL DESCRIPTION: Irregular south 14.9 feet and the west 999.76 feet located in the Northwest ¼ of Section 35, Township 14N, Range 11E of the 6th P.M. Sarpy County, Nebraska.

E. SUBJECT PROPERTY SIZE: approximately .34 acres

F. EXISTING FUTURE LAND USE AND CURRENT ZONING DESIGNATIONS:

- Future Land Use Designations: Business Park – see attached Land Use Map)
- Zoning: AG (Agricultural Farming) District – see attached Zoning Map

G. REQUESTED ACTION(S): Rezone the subject property from AG (Agricultural Farming District) to IL (Light Industrial).

H. PURPOSE OF REQUEST: At the November 2013 Planning Commission meeting, the property owner requested a Change of Zone on the +/- 30 acres directly south of this small parcel for marketing purposes. The Planning Commission voted to recommend approval as it was consistent with the Sarpy County Comprehensive Plan and Zoning Regulations. That application did not include the legal description for this .34 acres, therefore the applicant is requesting the same zoning action for this property.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE: The entire site is currently being farmed.

- B. SURROUNDING AREA CURRENT ZONING:**
- North: IL (Light Industrial) with HC Overlay (Highway Corridor)
 - East: AG (Agricultural Farming)
 - South: AG (Agricultural Farming) recommended to be IL (Light Industrial)
 - West: AG (Agricultural Farming)
- C. SURROUNDING AREA CURRENT LAND USE DESIGNATIONS:**
- North: A developed Light Industrial Business Park with Highway Corridor Overlay along Highway 370.
 - East: Currently undeveloped farmland
 - South: Currently undeveloped farmland recommended to be Light Industrial for marketing purposes
 - West: Undeveloped farmland currently being marketed for Light Industrial development also overlaid with the Highway Corridor District along I-80.
 - The SCEDC Site Development Committee has studied the area from Highway 50 to I-80, south of Highway 370 to Capehart Road and staff believes this is one of the best areas to accommodate future Light Industrial, Data Center, and Business Office development needs within the County.
- D. RELEVANT CASE HISTORY:** This site was recently considered for a large distribution warehouse but an alternate site was chosen that was properly zoned. Such projects work under tight timelines to begin construction and the property owner would like to move forward with the process to have the site properly zoned in order to help expedite the development process for future prospects.
- E. APPLICABLE REGULATIONS:**
- Sarpy County Comprehensive Development Plan
 - Sarpy County Zoning Regulations - Section 9, AG(Agricultural Farming) District – current zoning designation
 - Sarpy County Zoning Regulations - Section 23, IL (Light Industrial) District – proposed zoning designation
 - Sarpy County Zoning Regulations - Section 32, Highway Corridor Overlay District. The Highway Corridor Overlay District affects the extreme northwestern corner of this parcel.

III. ANALYSIS

- A. COMPREHENSIVE PLAN:** The Sarpy County Comprehensive Plan designates this property as Business Park. This application to rezone the property to IL is consistent with the comprehensive plan.
- B. TRAFFIC AND ACCESS:** The site abuts 156th Street on the west and has access to 153rd Street to the north as well.
- C. UTILITIES:**
- Waste Water: the site is located in the County's Waste Water Service Area and would be served by the Nebraska Machinery Lift station.
 - Water: the site is served by Metropolitan Utilities District (MUD).
 - Gas: natural gas service to the site will be provided by Black Hills Energy.
 - Electric: the site is served by Omaha Public Power District (OPPD).

- IV. 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.

V. PLANNING DEPARTMENT RECOMMENDATION:

The rezoning application for this site is consistent with the overall goals and objectives of the County's Comprehensive Plan. This area has been studied extensively by the Sarpy County Economic Development Corporation and is ranked as one of the best area for the development of a high quality light industrial business park. Its proximity to Highway 50, Highway 370 and Interstate 80, as well as the availability of high capacity electrical power, make it a prime area for development of data centers, quality distribution centers, offices and light industrial uses.

It is also consistent with existing and planned development for the area directly north of the site. This area has already been developed with high quality light industrial uses and has plans to expand to the south in the future. Staff believes that with the coming update to the Comprehensive Plan that this entire Schram Road corridor, from Highway 50 to I-80, should be designated Business Park so that it may accommodate future Light Industrial, Commercial and Office development needs within the County.

The applicant's proposed changes will also support quality economic development in Sarpy County. It will allow the region to be more competitive in attracting development projects for national companies as well other commercial/light industrial development which will continue to diversify the County tax base and provide services for surrounding residential development.

Staff has reviewed the submitted application and found it to be consistent with the County's Comprehensive Plan goals and objectives as well as existing and planned land uses in the surrounding area. Staff recommends **APPROVAL** of the Change of Zone Application.

VI. PLANNING COMMISSION RECOMMENDATION:

MOTION: Bliss moved, seconded by Lichter to recommend approval of the Change of Zone from AG (Agricultural) to IL (Light Industrial) on the subject property as it is in conformance with the Sarpy County Zoning Regulations and the Comprehensive Development Plan. **Ballot:** Ayes – Bliss, Lichter, Huddleston, Davis, Ackley, Whitfield, Malmquist, Fenster, Torczon and Farrell. Nays – None. Abstain – None. Absent – Mohr. **Motion carried.**

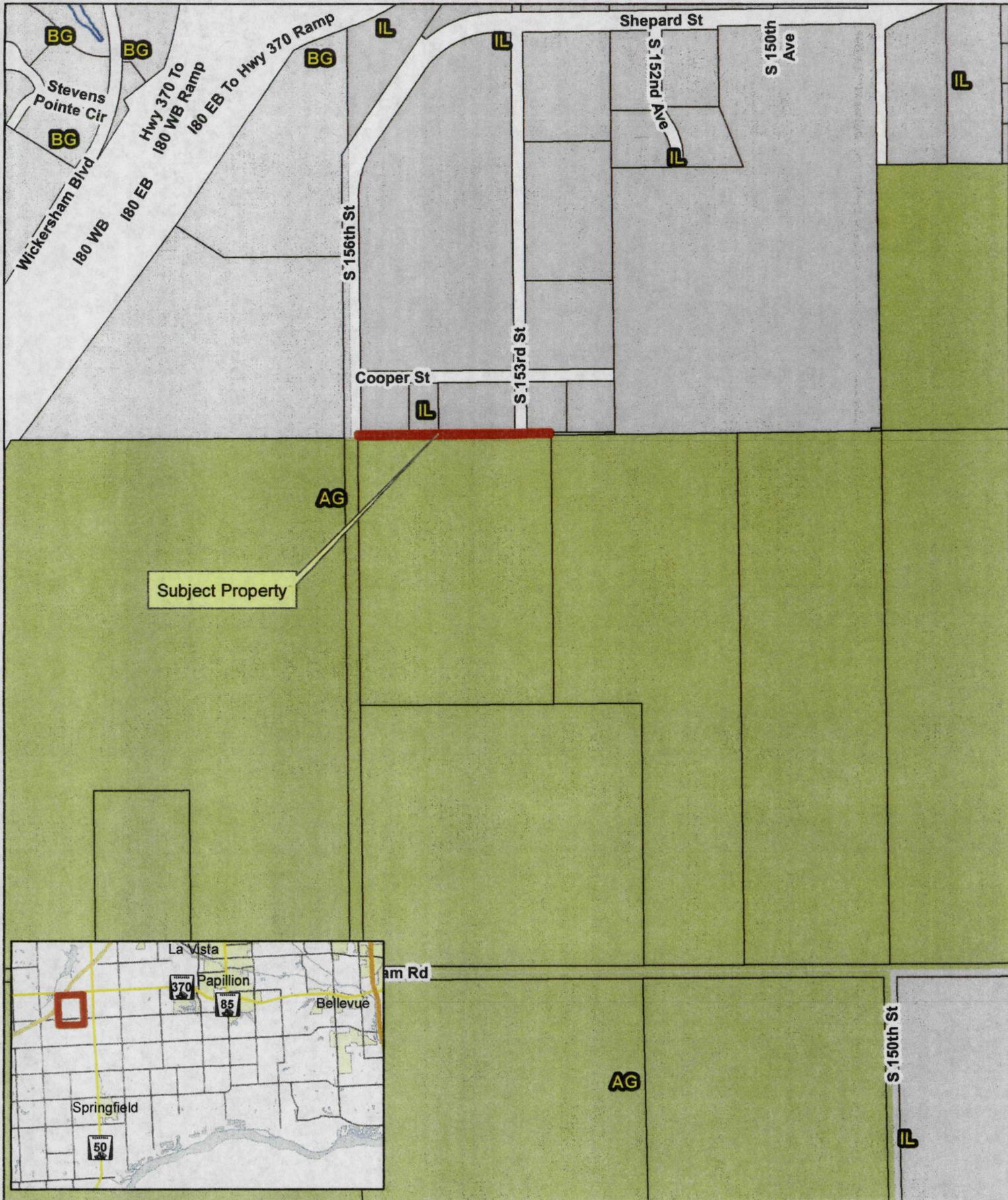
VII. ATTACHMENTS TO REPORT:

- A. Sarpy County Current Zoning Map
- B. Current Development Structure Plan – Figure 5.1 of Sarpy Co. Comprehensive Plan (Future Land Use Map)
- C. Applications

VIII. COPIES OF REPORT SENT TO:

- A. Pat Sullivan, Adams and Sullivan Law Office (agent for owner/applicants)
- B. Public Upon Request

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

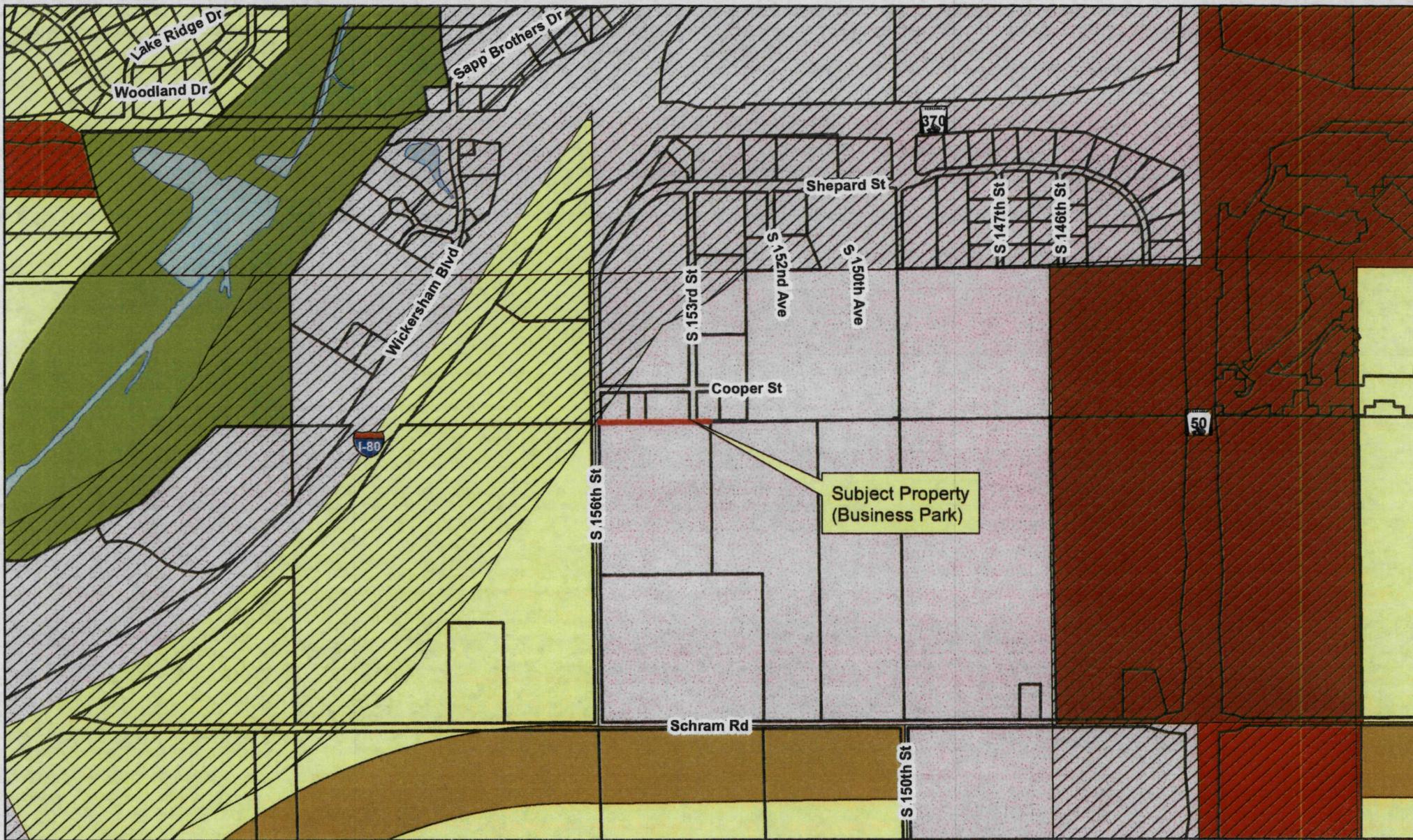


Vicinity Map - Zoning

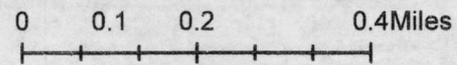
Strip of land. Parcel # 011593082

Change of Zone - Krambeck





Current FLU - Sarpy Co



Change of Zone - Krambeck

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



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 \$ N/A 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')
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 - 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 14-0001

DATE RECEIVED: 11-28-13 P01:06 RCVD

CP DESIGNATION: Business Park

CURRENT ZONING DESIGNATION: AG

PROPOSED ZONING DESIGNATION: IL

APPLICATION FEE: \$ N/A RECEIPT NO. N/A

PUBLIC NOTIFICATION PROCESSING FEE: \$25.00 RECEIPT NO. N/A

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: Richard and Donna Krambeck E-MAIL: sullivan@adamsndsullivan.com

ADDRESS: By: Pat Sullivan, Attorney CITY/STATE/ZIP: Papillion, NE 68046

MAILING ADDRESS: 1246 Golden Gate Dr, Suite 1 CITY/STATE/ZIP: Papillion, NE 68046
(IF DIFFERENT)

PHONE: 402-339-9550 FAX: 402-339-0401

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

NAME: Richard and Donna Krambeck E-MAIL: _____

ADDRESS: 5512 S 91st Street CITY/STATE/ZIP: Omaha, NE 68127

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

PHONE: 402-331-6955 FAX: _____

ENGINEERING/SURVEYING OR OTHER CONSULTING PROFESSIONAL'S INFORMATION:

NAME: _____ E-MAIL: _____

ADDRESS: _____ CITY/STATE/ZIP: _____

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

PHONE: _____ FAX: _____

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

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

Request that this strip of land be zoned from AG (Agricultural) to IL (Light Industrial) to be consist with abutting properties.

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: Undeveloped, not platted at this time

GENERAL LOCATION: Three-quarter miles north of Schram on east side of 156th Street
(example 189th & Giles Rd)

ASSESSOR'S PARCEL NUMBER: 011593082

ADDITIONAL PARCEL NUMBERS _____

LEGAL DESCRIPTION: (Describe property to wit:) Irregular south 14.9 feet and the west 999.76 feet located in the Northwest 1/4 of Section 35, Township 14 North, Range 11 East of the 6th P.M. Sarpy County, Nebraska

SIZE OF PROPERTY: _____ *acres* **CURRENT ZONING:** AG **REQUESTED ZONING:** IL

SOURCE OF UTILITY SERVICES: Water - MUD Sewer - Sarpy County

Gas - Black Hills Energy Electric - OPPD

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.

Richard J. Krambeck
Applicant Signature

Nov 8, 2013
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 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.

Richard J. Krambeck
Owner Signature (or authorized agent)

Nov 8, 2013
Date

Donna L. Krambeck
Owner Signature (or authorized agent)

Nov 8, 2013
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 therein; 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, January 29, 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.

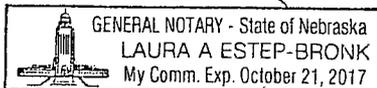
Handwritten signatures of Shon Barenklau and Anne Lee.

Shon Barenklau OR Anne Lee
Publisher Business Manager

Today's Date 01-28-2014
Signed in my presence and sworn to before me:

Handwritten signature of Notary Public.

Notary Public



Printer's Fee \$ 24.51
Customer Number: 40638
Order Number: 0001721183

NOTICE OF PUBLIC HEARING
SARPY COUNTY BOARD OF COMMISSIONERS
Notice is hereby given that a regular meeting of the Sarpy County Board of Commissioners will be held on Tuesday, February 11, 2014, at 3:00 P.M. in the Sarpy County Board Room, Sarpy County Administration Building, 1210 Golden Gate Drive, Papillion, NE.
Richard & Donna Krambeck have submitted an application for consideration of a Change of Zone from AG (Agricultural) to IL (Light Industrial) on property legally described as Tax Lot 8 in Section 35, Township 14N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located northeast of 156th Street and Schram Road.
Richard & Donna Krambeck have submitted an application for consideration of a Change of Zone from AG (Agricultural) to IL (Light Industrial) on property legally described as the Irregular south 14.9 feet and the west 999.76 feet located in the Northwest 1/4 of Section 35, Township 14N, Range 11E of the 6th P.M. Sarpy County, Nebraska. Generally located northeast of 156th Street and Schram Road.
Terry Hughes Tree Service/Hughes Mulch Products has submitted an application for consideration of a Special Use Permit to allow a tree care company and composting operation on Tax Lots 1 & 2 and Tax Lot 3 in Section 10, Township 13N, Range 11E of the 6th P.M. Sarpy County, NE. Generally located northwest of 156th and Fairview Road.
LKM Investments, LLC has submitted applications for consideration of a Change of Zone from BG (General Business District) to BG & RG-15 (General Residential District) and a Revised Preliminary Plat of a subdivision to be known as Plambeck Addition Replat 1 being a platting of Lots 1 and 2, Plambeck Addition as surveyed, platted and recorded in Sarpy County, NE. Generally located at 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, Sarpy County Administration Bldg., 1210 Golden Gate Drive, Papillion, NE 68129. 1721183; 1/29

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1-29-14

**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 _____

January 29, 2014

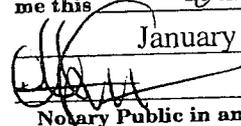
That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.

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

Publisher's Fee \$ 37.10
Additional Copies \$ _____
Total \$ 37.10

Subscribed in my presence and sworn to before me this 29th _____ day of _____

January 2014


Notary Public in and for Douglas County,
State of Nebraska