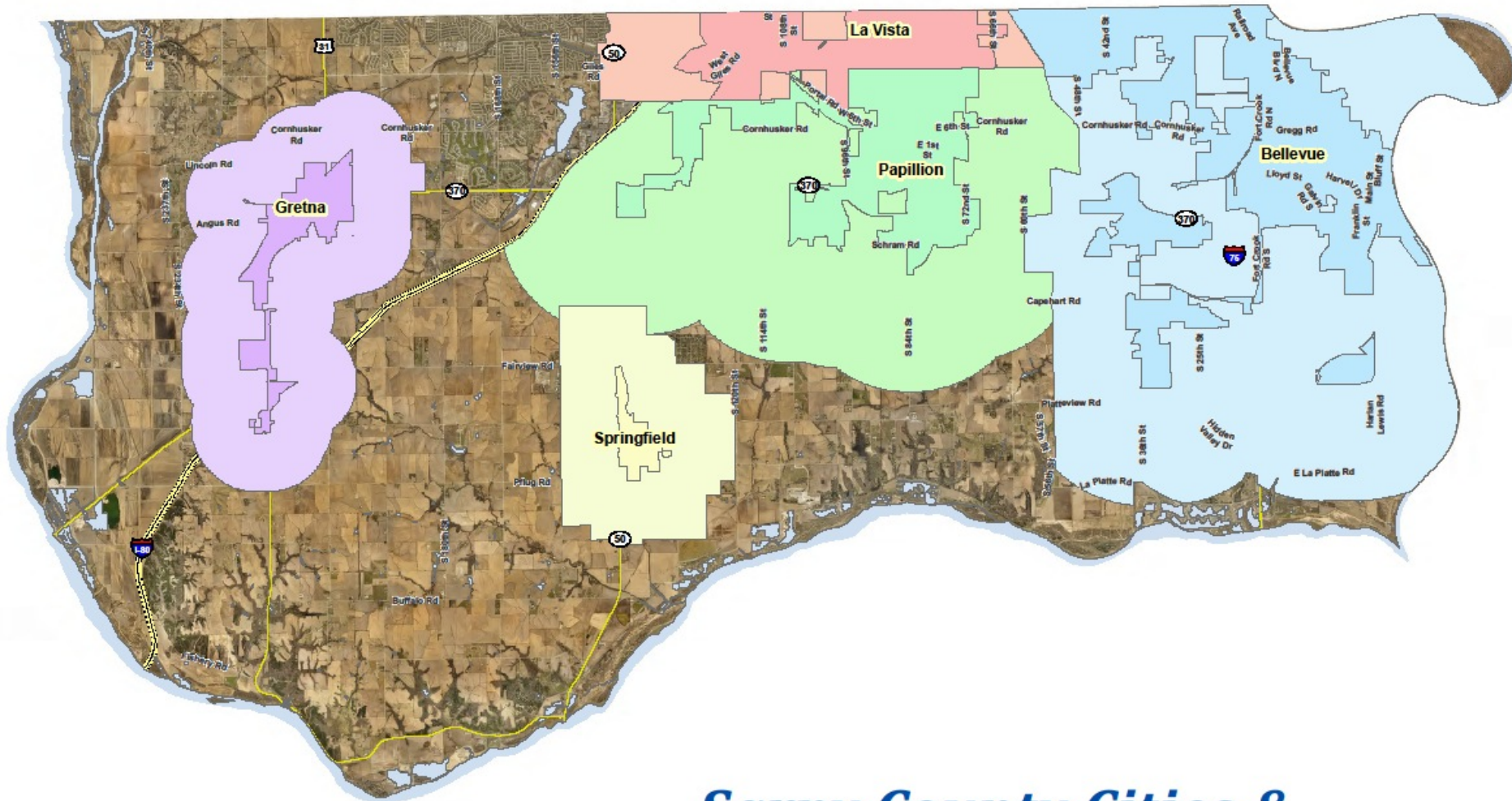


# ***SARPY COUNTY PLANNING PRESENTATION***

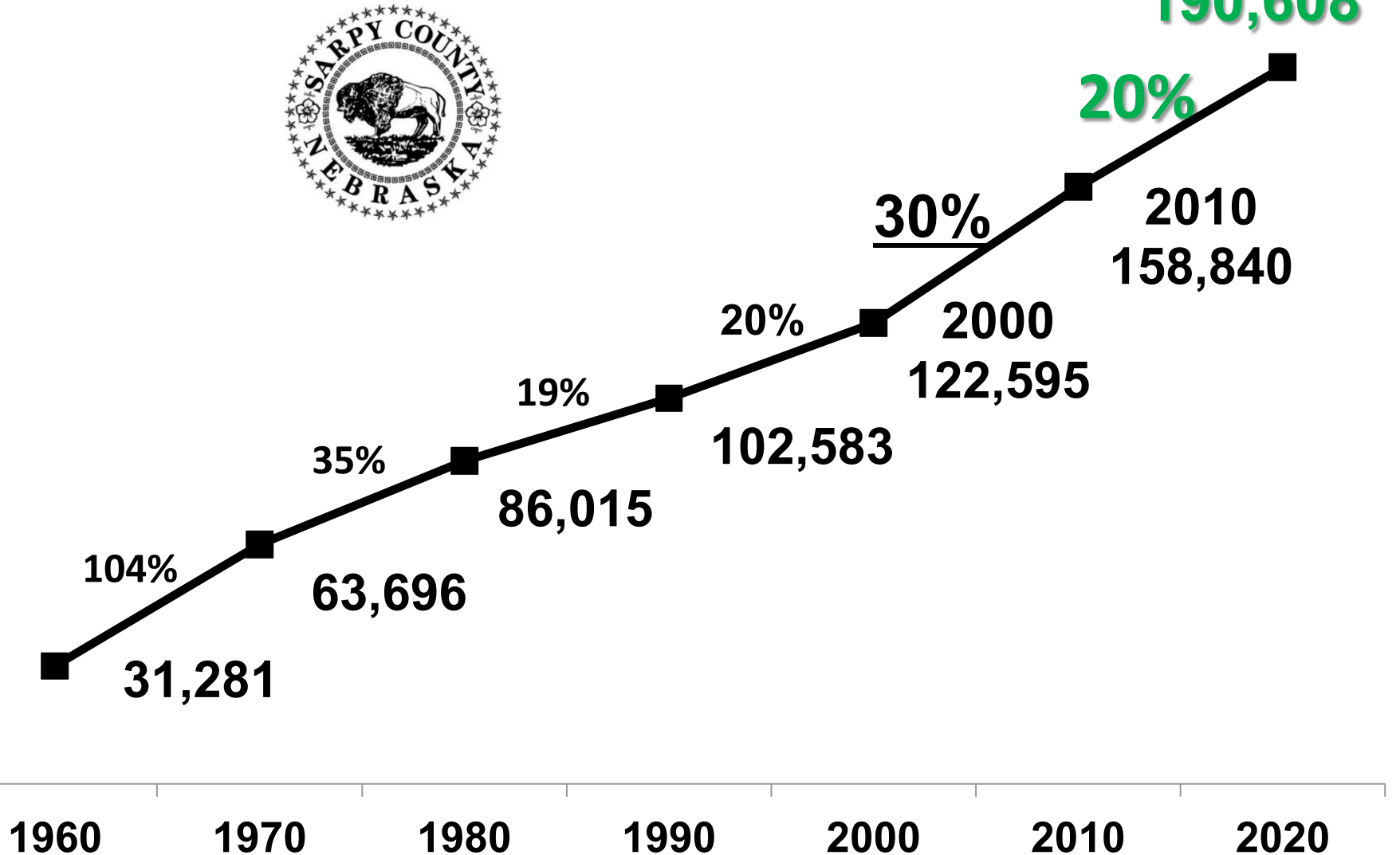
***Omaha Board of Realtors  
Govt. Affairs Committee  
January 18, 2017***





***Sarpy County Cities &  
Extra-Territorial Jurisdictions (ETJs)***

# Sarpy County Population Growth 1960-2010



# Sarpy County Population Estimates

Community	2010 Census	2014 Census Estimate	% Change
Unincorporated Sarpy County	66,133	69,840	5.6%
Bellevue	51,022	53,936	5.7%
Papillion	19,223	23,270	21.1%
La Vista	15,997	17,636	10.2%
Gretna	4,936	5,890	19.3%
Springfield	1,529	1,621	6.0%
<b>TOTAL</b>	<b>158,840</b>	<b>172,193</b>	<b>8.4%</b>

Source: US Census Bureau



# Sarpy County Population Estimates

	2010 Census	2011 Census Estimate	2012 Census Estimate	2013 Census Estimate	2014 Census Estimate
Population	158,840	162,655	165,822	169,331	172,193
# Change		3,815	3,167	3,509	2,862
% Change Per Year		2.4%	1.95%	2.12%	1.69%

County	Population 2010	Population Estimate 2013	2010-2013 # Change	2010 – 2013 % Change
<b>#1 Williams County, ND</b> (NW ND area)	22,398	29,595	7,197	32.1%
<b>#23 St. John's County, FL</b> (St. Augustine, FL area)	190,039	209,647	19,608	10.3%
<b>#53 Denver County, CO</b> (Denver, CO area)	600,080	649,495	49,415	8.2%
<b>#75 Wilson County, TN</b> (eastern Nashville, TN area)	113,990	121,945	7,955	7.0%
<b>#93 Sarpy County, NE</b>	<b>158,840</b>	<b>169,331</b>	<b>10,491</b>	<b>6.6%</b>
<b>#98 Santa Rosa County, FL</b> (east of Pensacola, FL)	151,372	161,096	9,724	6.4%

# *SARPY COUNTY PLANNING & BUILDING DEPARTMENT*





# **SARPY COUNTY PLANNING & BUILDING DEPARTMENT**

**BRUCE FOUNTAIN, AICP, EDFP**  
Director

**DONNA LYNAM, CFM**  
Assistant Director

**SHANE BAKER**  
Building  
Inspector

**JEFF NISBET**  
Combination  
Electrical Inspector

**KAY NOONAN**  
Administrative  
Specialist

**RHONDA GLEASON**  
Administrative Asst.

**KELLY JECK**  
Planning &  
Zoning Asst.

# ***The Planning and Building Department is responsible for:***

- ***CURRENT PLANNING – DEVELOPMENT SERVICES***
- ***LONG RANGE PLANNING***
- ***CODE ENFORCEMENT***

# **CURRENT PLANNING - DEVELOPMENT SERVICES**

- evaluating zoning changes, variances, special use permits and floodplain development permits
- reviewing site development and subdivision plans
- preparing and updating the County's Zoning and Subdivision Regulations and providing interpretation of these documents (total update of these regulations currently underway)
- providing staff support and professional recommendations to the Planning Commission, Board of Adjustment, and Board of County Commissioners related to development and zoning issues
- reviewing commercial and residential building plans and issuing permits
- conducting construction inspections & issuing occupancy certificates



# **LONG RANGE PLANNING**

- preparing and updating the County's Comprehensive Development Plan (current Plan adopted in 2015 – updated Plan should be approved by March/April 2017)
- conducting/managing studies as needed related to long range land use, infrastructure, and transportation planning
- track and maintain statistical data related to growth and development (population, permits, etc.)
- providing staff support and professional recommendations to the Planning Commission, Board of Adjustment, and Board of County Commissioners related to long term planning issues

# **CODE ENFORCEMENT**

- providing general code enforcement for zoning and building regulations including nuisance complaints

## ➤ **CURRENT PLANNING: Recently Platted Residential Subdivisions (Unincorporated Sarpy County)**

- **Tiburon Ridge** – NW corner of 174<sup>th</sup> St. and Hwy 370 (124 acres)  
JMF Development, LLC (Paul McCune)
  - 154 total single-family residential lots; Outlot for walking trail
  - 1 multi-family lot (with square footage to support 400 plus multi-family units pursuant to code)
  - 9 commercial lots that front Highway 370 and 180th Street.
  - Phase I (approved 2013) – 50 single-family lots
  - Phase II (approved 2014) – 64 single-family lots; 1 commercial lot
  - Phase III (submitted for approval Jan. 2017) – 33 single-family lots
  
- **Southern Pines** – SW corner of 168<sup>th</sup> St. and Giles Rd.  
Southern Pines Development, LLC (John Allen & Jerry Torczon)
  - 186 total single-family residential lots
  - 2 commercial lots previously platted along 168<sup>th</sup> Street
  - UNMC Medical Clinic under construction – 11,618 sq. ft.
  - Outlots for a small neighborhood park and walking paths
  
- **Pebblebrooke 2** – SW corner of 168<sup>th</sup> St. and Hwy. 370  
Rogers Development, Inc.
  - 195 total single-family residential lots; 1 commercial lot; Outlot for neighborhood park
  - Phase 1 (approved 2015) – 75 single-family lots; 1 commercial lot
  - Phase 2 being submitted – approximately 120 single-family lots

- **Whitetail Creek** – NE corner of 192<sup>nd</sup> St. and Giles Rd.  
Celebrity Homes Development
  - Original Development: original approval of 425 single-family lots; 1 elementary school site; and 1 multi-family lot (with square footage to support approx. 264 multi-family units pursuant to code)
  - Final development of 477 single-family lots and 1 school site
  - Phase I (approved 2010-2011) – 107 single-family lots and Whitetail Creek Elementary School site
  - Phase II (approved 2013) – 131 single-family lots
  - Phase III (approved 2015) – 239 single-family lots
  
- **Remington Ridge** – NW corner of 192<sup>nd</sup> St. and Giles Rd.  
Boyer-Young Development
  - Total Development: 300 total single-family residential lots; Outlots for walking trail
  - Phase I (approved 2013) – 72 single-family lots
  - Phase II (approved 2014) – 84 single-family lots
  - Phase III (approved 2015) – 100 single-family lots
  
- **Garden Oaks** – 180<sup>th</sup> Street and Giles Rd.  
MWSD, LLC (Falcone Development)
  - Total Development: 147 total single-family residential lots; Outlots for drainage areas, neighborhood park and walking trail

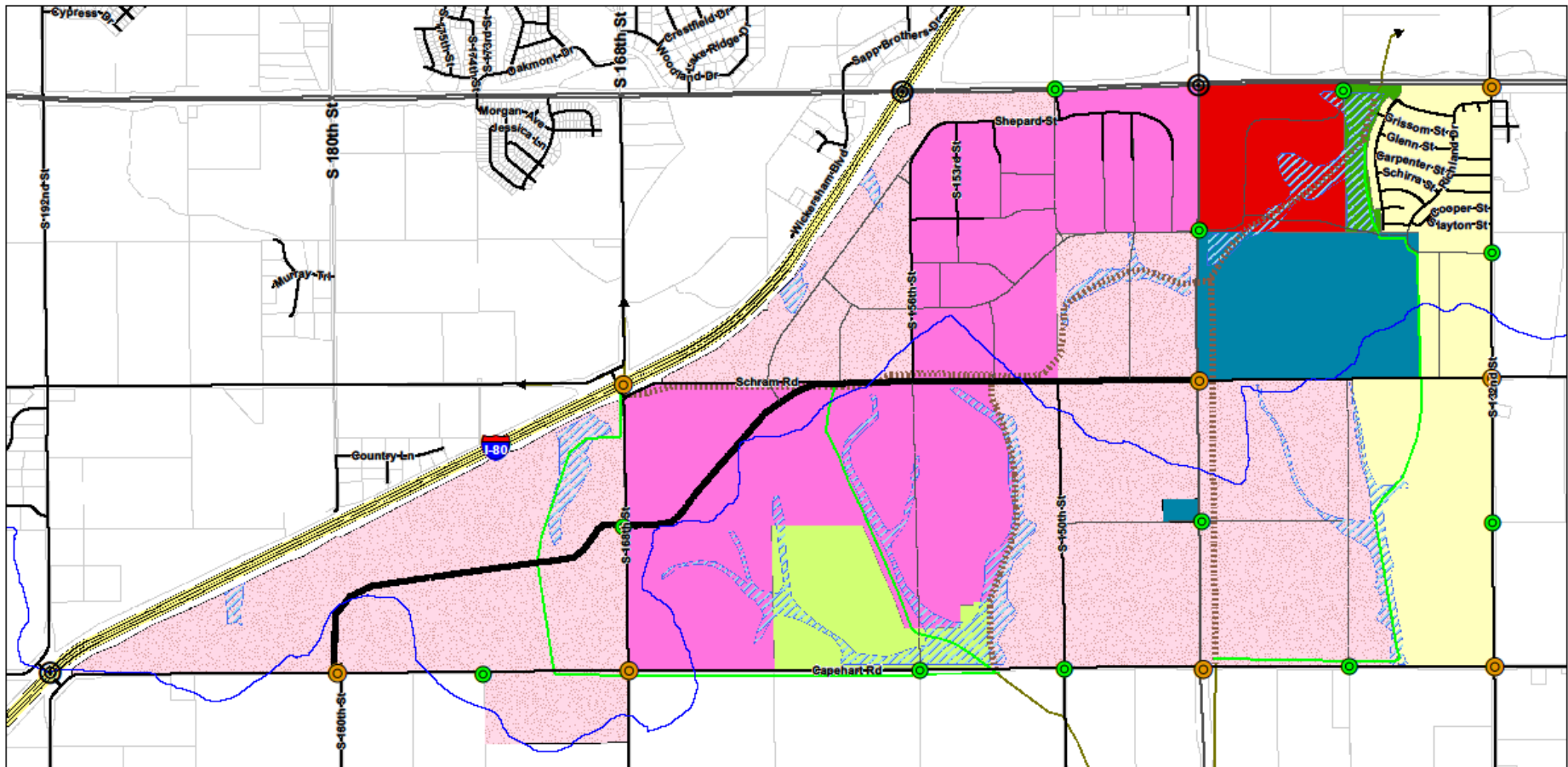
- **River Oaks** – 184<sup>th</sup> and Harrison Streets  
Legacy Homes Development
  - Total Development: 283 single-family lots; Outlots for drainage areas and walking trail
  - Phase I (approved 2015) – 80 single-family lots
  - Phase II (submitted for approval Jan. 2017) – 112 single-family lots
  
- **Bridgeport** – 180<sup>th</sup> Street and Cornhusker Rd.  
Gene Graves
  - Total Development: 162 total single-family residential lots including 32 villa townhomes; walking trails; club house; wetland open spaces
  - Final Plat submitted for approval - Jan. 2017
  
- **Palasades West** – 180<sup>th</sup> Street and north of Cornhusker Rd.  
Celebrity Homes Development
  - Total Development: 177 single-family residential lots; Outlots for drainage areas and walking trails
  - Abuts future small NRD lake/recreation area
  - Preliminary Plat submitted for approval – Jan. 2017

## ➤ **CURRENT PLANNING: Recent Commercial/Industrial Projects** *(past 2-3 years)*

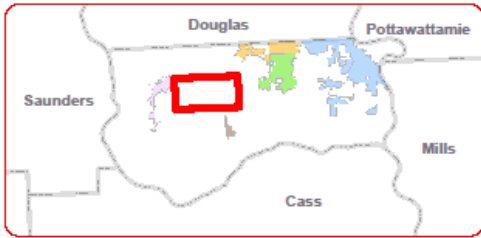
- Graepel North America Headquarters – Hilltop Industrial Park
- 90,000 sq. ft. spec. warehouse/distribution facility – Hilltop Industrial Park
- 88 Tactical – SE corner Highway 370 & I-80, Commerce Business Park
- Pierson Wireless – 145<sup>th</sup> St., Highway Crossing Business Park
- Titan Machinery – 150<sup>th</sup> & Shepard St., Highway Crossing Business Park
- Oxbow Animal Health Headquarters – 150<sup>th</sup> & Schram Rd.
- 185,000 speculative warehouse/distribution facility – 156<sup>th</sup> St., south of Cooper
- LightEdge Data Center Project – 150<sup>th</sup> and Schram Rd.
- The Cloisters Religious Retreat – Fishery Road
- 14,000 sq. ft. leasable retail/office development – Westmont
- Speculative retail centers – 180<sup>th</sup>/Harrison St.; 168<sup>th</sup>/Cornhusker
- Proposed QuikTrip – NE corner of Highway 370 & Sapp Bros. Drive
- Kum & Go Expansion – SE corner of Highway 370 & Wickersham Blvd.
- Taco John's – Wick's Southpointe, Wickersham Blvd.
- Casey's General Store – 181<sup>st</sup> Ave. & Harrison St.
- Speculative Office Condominiums – NW corner of Cornhusker & 180<sup>th</sup> St.
- Multi-family Res./Office/Commercial Mixed Use project – 156<sup>th</sup> St. and Giles Rd.
- Light Industrial Business Park – 180<sup>th</sup> Street, between Harrison and Giles
- Inquiries regarding auto dealerships, grocery stores, manufacturing, mini-storage, daycares/pre-schools, heavy equipment sales



# ➤ LONG RANGE PLANNING: Highway 50 / Schram Rd. Small Area Land Use Study



Future Land Use	
	Business Park
	Civic
	Estate Residential
	Light Industrial/Storage
	Mixed Use Center
	Park/School Site
	Urban Residential
	Natural Resources
	Drainage Right-of-Way
Proposed Roads and Intersections	
	Interstate
	Major
	Minor
	Boulevard
	Regular
Proposed Trails	
	Major
	Minor
	Regional



**Sarpy County,  
Nebraska**

**Land Use Study  
Final Draft**

**JEO**

N

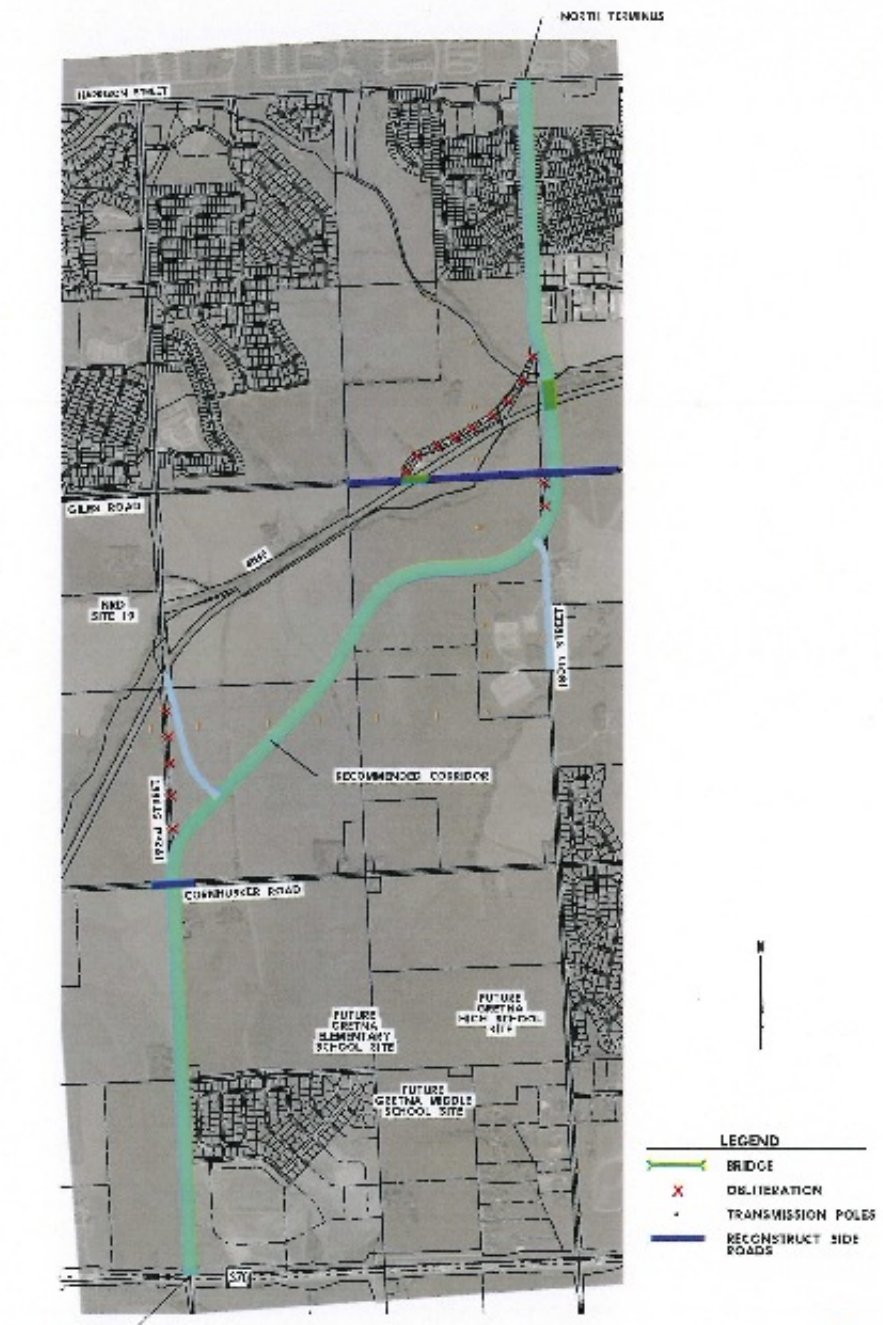
5 2.5 0 5 10 15 20 Miles

A scale bar showing distances in miles: 0, 2.5, 5, 10, 15, and 20 miles.

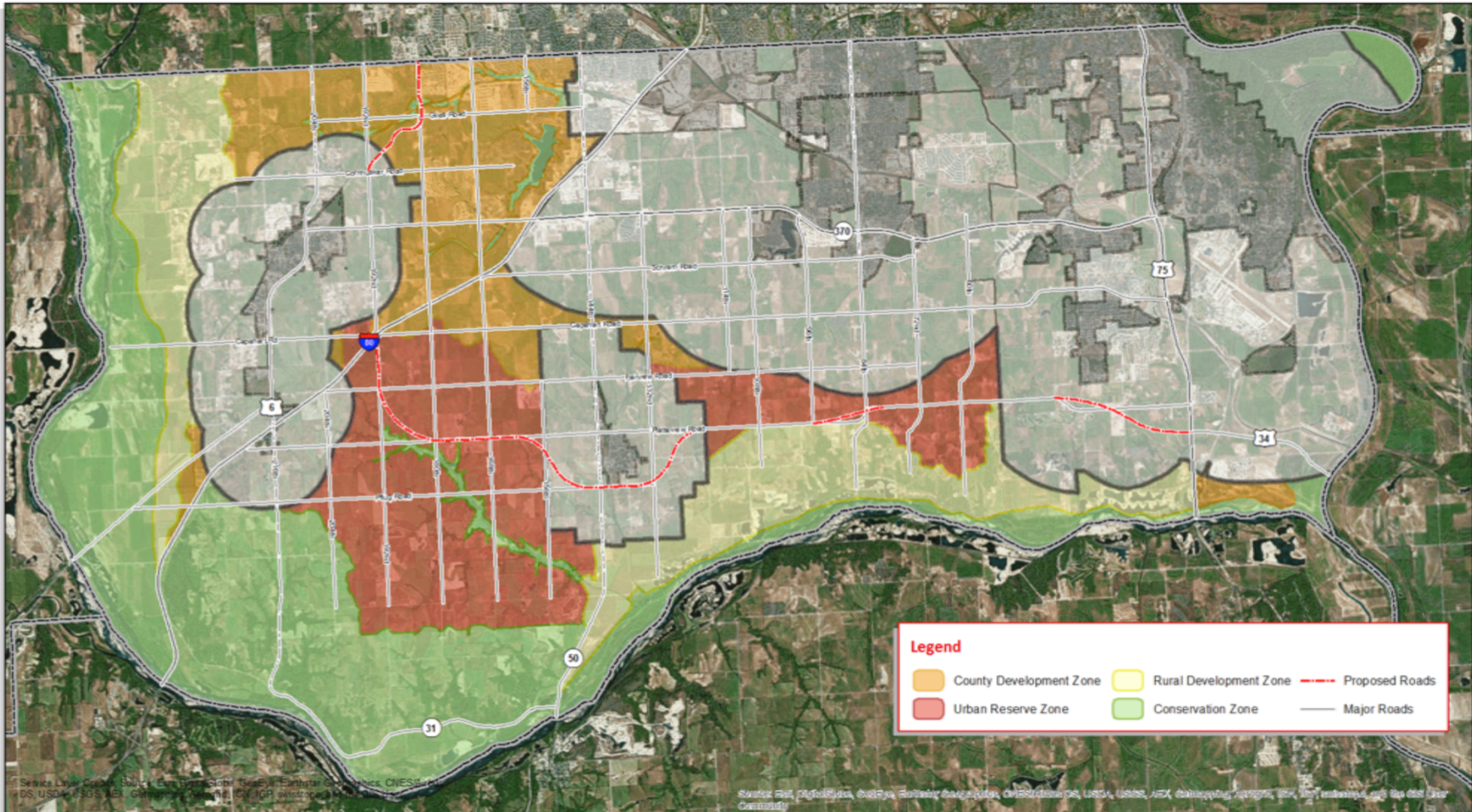




# ➤ LONG RANGE PLANNING: 180<sup>th</sup>/192<sup>nd</sup> Street Corridor Alignment

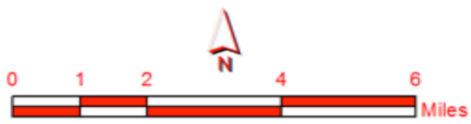


# ➤ LONG RANGE PLANNING: Comprehensive Plan Update



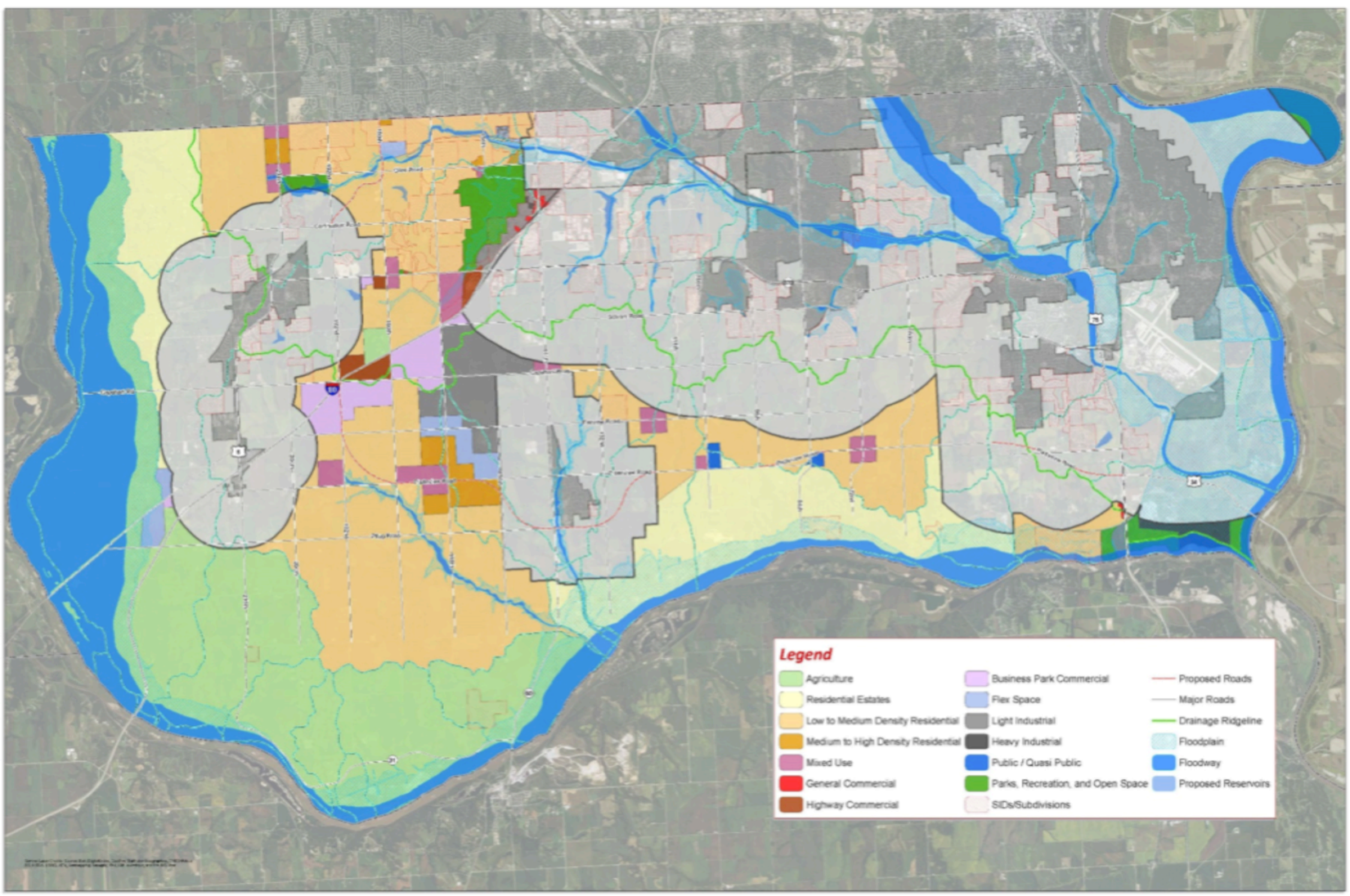
## Sarpy County Comprehensive Plan

Future Land Use- Growth Management Zone





# ➤ LONG RANGE PLANNING: Comprehensive Plan Update



**Legend**

<span style="color: green;">■</span> Agriculture	<span style="color: purple;">■</span> Business Park Commercial	<span style="color: red;">—</span> Proposed Roads
<span style="color: yellow;">■</span> Residential Estates	<span style="color: blue;">■</span> Flex Space	<span style="color: grey;">—</span> Major Roads
<span style="color: orange;">■</span> Low to Medium Density Residential	<span style="color: grey;">■</span> Light Industrial	<span style="color: green;">—</span> Drainage Ridgeline
<span style="color: brown;">■</span> Medium to High Density Residential	<span style="color: black;">■</span> Heavy Industrial	<span style="color: lightblue;">■</span> Floodplain
<span style="color: purple;">■</span> Mixed Use	<span style="color: blue;">■</span> Public / Quasi Public	<span style="color: blue;">■</span> Floodway
<span style="color: red;">■</span> General Commercial	<span style="color: green;">■</span> Parks, Recreation, and Open Space	<span style="color: blue;">■</span> Proposed Reservoirs
<span style="color: brown;">■</span> Highway Commercial	<span style="color: lightgrey;">■</span> SIDs/Subdivisions	

## Sarpy County Comprehensive Plan

Future Land Use



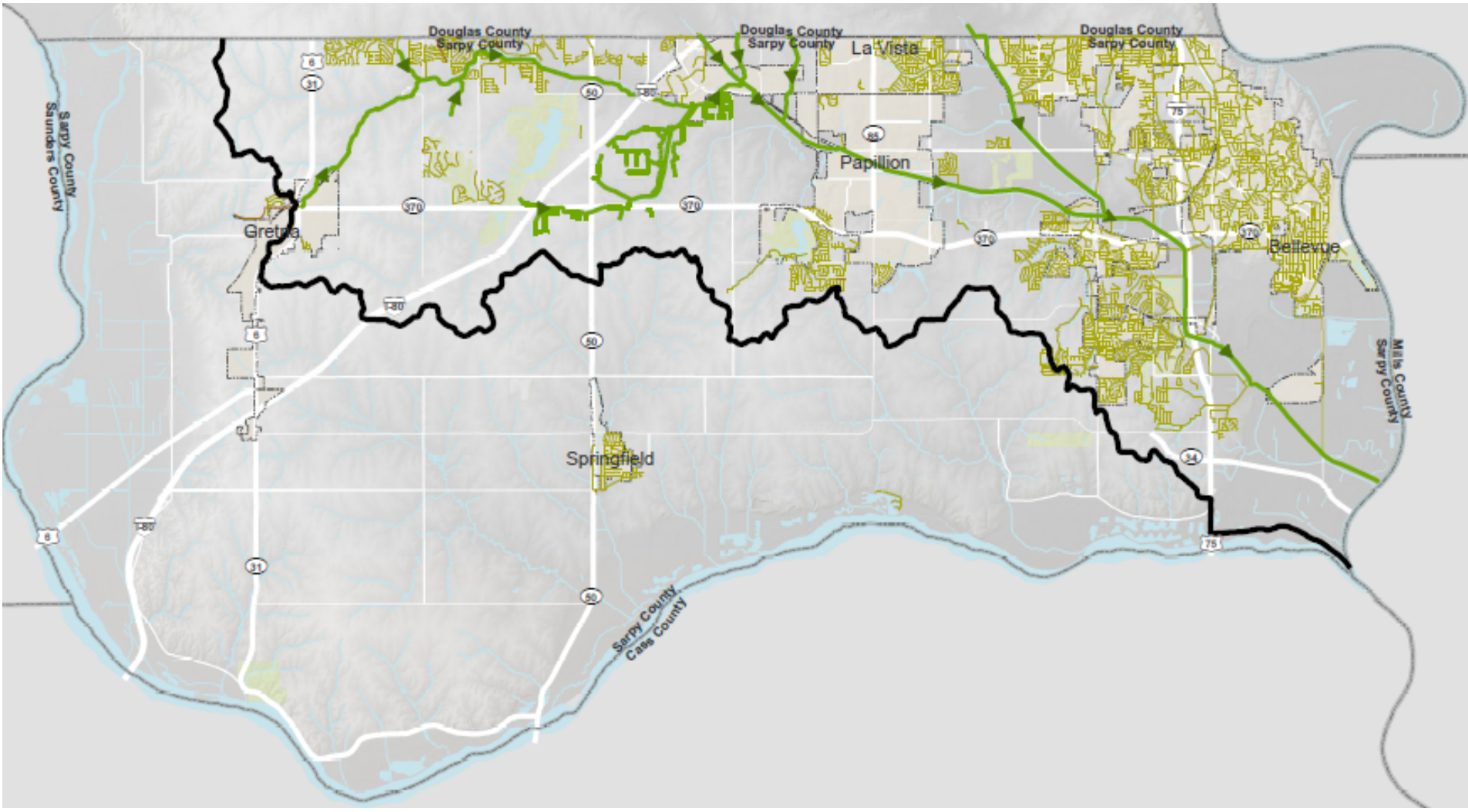
This map was prepared using information from records & maps provided by JED and/or other applicable city, county, federal, or public or private entities. JED does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plan.

Created By: CPS  
 Date: 2/15/2018  
 Revised: 5/13/2018  
 Software: ArcGIS 10.2  
 File: 130208.dwg

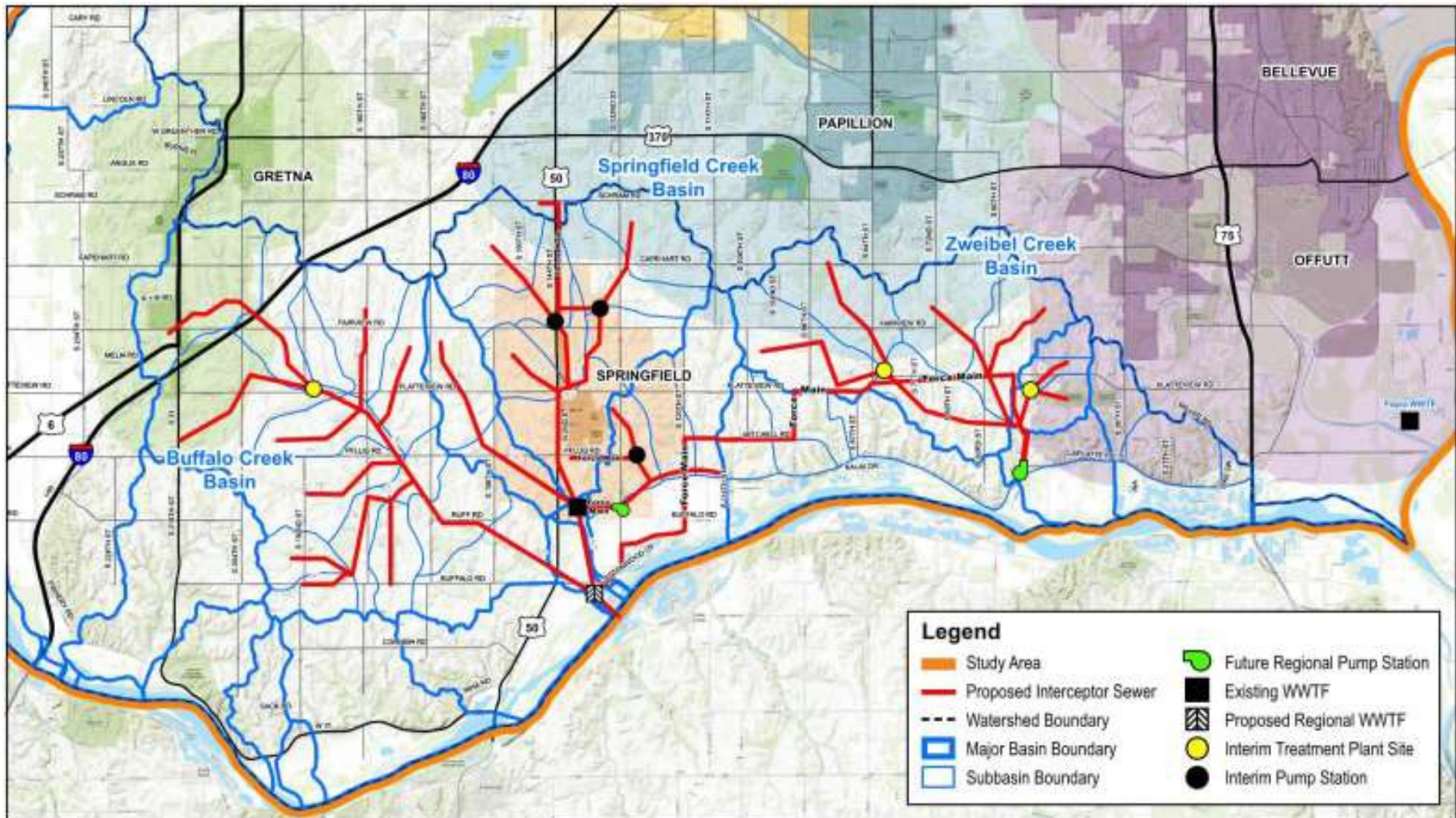




➤ **LONG RANGE PLANNING: The “Ridgeline” & Future Sewer System**

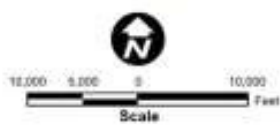


# ➤ LONG RANGE PLANNING: South Sarpy County Sewer Study



**Legend**

Study Area	Future Regional Pump Station
Proposed Interceptor Sewer	Existing WWTF
Watershed Boundary	Proposed Regional WWTF
Major Basin Boundary	Interim Treatment Plant Site
Subbasin Boundary	Interim Pump Station



**SARPY COUNTY REGIONAL WASTEWATER TREATMENT PLANT**



DATE: December 2015  
 FIGURE: Baseline

## ➤ **LONG RANGE PLANNING: Additional Studies/Projects**

- Arterial Street Improvement Program (ASIP) – effective July 1, 2014 has generated \$1,493,364 for arterial road improvement project funding to date; working to keep fees consistent with City of Omaha/Douglas County
- On-going planning to refine Extra-Territorial Jurisdiction Boundary (ETJ) lines
- On-going assistance w/SCEDC Site Investigation & Dev. Advisory Committee
- New I-80 Interchange Study (between 180<sup>th</sup> and 192<sup>nd</sup> Streets)
- Zoning & Subdivision Regulations – complete update in conjunction with Comprehensive Plan update
- County-wide Transit Demand/Feasibility Study in partnership with MAPA & Sarpy cities



# ***WEB SITE LINKS***

**Sarpy County Planning & Building Department**

***[www.sarpy.com/planning](http://www.sarpy.com/planning)***

**Sarpy County Comprehensive Plan**

***[www.sarpy.com/pcommission/comp\\_plan](http://www.sarpy.com/pcommission/comp_plan)***

**Sarpy County Zoning Regulations**

***[www.sarpy.com/planning/ZoningRegulations](http://www.sarpy.com/planning/ZoningRegulations)***

**Sarpy County Subdivision Regulations**

***[www.sarpy.com/planning/SubdivisionRegulations](http://www.sarpy.com/planning/SubdivisionRegulations)***



# **CONTACT INFO**

***Bruce Fountain, AICP, EDFP - Director  
Sarpy County Planning & Building Dept.  
1210 Golden Gate Drive, #1240  
Papillion, NE 68046  
Phone: 402-593-1555  
Email: [bfountain@sarpy.com](mailto:bfountain@sarpy.com)***

