

Agenda Item: 6.

MEMORANDUM

TO: Programs, Projects and Operations Subcommittee

FROM: Amanda Grint, Water Resources Engineer

SUBJECT: Review and Recommendation on Prairie Queen Subdivision Preliminary Plat

DATE: February 1, 2017

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On February 10, 2016, a land auction was held for the sale of surplus property at Prairie Queen. The 49 acres along 132<sup>nd</sup> Street was sold, see map for location of property. The owner, Prairie Queen, LLC, has been working with the City of Papillion and the District on developing a plat for the property.

Prairie Queen Recreation Area has been maintained by the City of Papillion since October 2015, however a series of issues delayed the transfer of the land and the complete legal description of the property. Those items have been resolved and the legal description for the property and the official Transfer Deed will be completed within the month. The Transfer deed must go through the City Council and therefore will not have final approval for several months. In the meantime, Prairie Queen, LLC is interested in moving forward with the preliminary plat to advance the development and to secure financing.

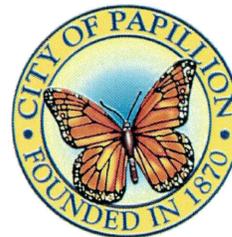
The proposed preliminary plat includes a public road that follows the property line and is located partially in the Prairie Queen Recreation Area. This is due to the constraints of the road geometrics. The flood storage of the reservoir affected by the road layout has been compensated through the Prairie Queen Subdivision grading plan. The City of Papillion requests that the District allow the preliminary plat to advance with no District objection with the condition that the land transfer takes place prior to the final plat of Prairie Queen Subdivision. An exhibit is attached showing the location of the Prairie Queen Subdivision, public road and park area. Also attached is a recommendation letter from the City of Papillion.

**Management recommends that the Subcommittee recommend to the Board that the General Manager be authorized to allow the advancement of the Prairie Queen Subdivision Preliminary Plat dated November 28, 2016, with the condition that a final plat not be approved until the Transfer Deed with the City of Papillion for Prairie Queen Recreation Area is executed.**





# Memo



**To:** Amanda Grint, P-MRNRD  
**From:** Mark Stursma *MS*  
**cc:** Jerry Reimer  
**Date:** February 1, 2017  
**Re:** Consent for Prairie Queen Development Applications

On September 9, 2016, the Papillion Planning Department received Preliminary Plat and Change of Zone Applications for the Prairie Queen development (the "Prairie Queen Development Applications") located directly west of the Prairie Queen Recreation Area. When staff reviewed the Prairie Queen Development Applications, it was determined that the legal description included a portion of the Prairie Queen Recreation Area owned by the Papio-Missouri River Natural Resources District (P-MRNRD). As the current owner of Prairie Queen Recreation Area, the P-MRNRD's permission is required before the Papillion Planning Commission and Papillion City Council can consider the Prairie Queen Development Applications.

In accordance with the terms of the West Papillion Flood Control Interlocal Agreement the City of Papillion is working with the P-MRNRD to take ownership of the Prairie Queen Recreation Area. When the City of Papillion takes ownership of the Prairie Queen Recreation Area, we will complete a public process to determine if the portion of Prairie Queen Recreation Area identified within the Prairie Queen legal description should be incorporated into the Prairie Queen development either through deed or through right-of-way dedication.

The City of Papillion requests that the P-MRNRD Board of Directors consent to the P-MRNRD's participation in the Prairie Queen Development Applications conditioned upon the following:

- The Papillion City Council shall be limited to considering the first two readings of the ordinance for the Change of Zone Application and voting on the resolution for the Preliminary Plat until such time that ownership of Prairie Queen Recreation transfers from the P-MRNRD to the City of Papillion.
- In the event that the Papillion City Council considers the resolution for the Preliminary Plat before the City of Papillion assumes ownership of the Prairie Queen Recreation Area, any approval of such resolution shall be conditioned upon the City of Papillion taking ownership of Prairie Queen Recreation Area and completing the aforementioned public process.
- In the event that the Papillion Planning Department receives a Final Plat Application before the City of Papillion assumes ownership of the Prairie Queen Recreation Area, such application shall be considered part of the Prairie Queen Development Applications and the consent of the P-MRNRD Board of Directors shall extend to include consideration of the Final Plat Application at the Papillion Planning Commission.
- The 3<sup>rd</sup> Reading of the ordinance for the Change of Zone and the resolutions for the Final Plat, Mixed Use Development Agreement, and Subdivision Agreement shall not be presented for consideration at the Papillion City Council until such time that ownership of Prairie Queen Recreation transfers from the P-MRNRD to the City of Papillion.
- The P-MRNRD shall have no financial obligations related to the Prairie Queen Development Applications or any of the contemplated improvements proposed within Prairie Queen.