



PRELIMINARY PLAT APPLICATION

(please print or type)

Subdivider's Name SMZ
Address 16255 Woodland Dr, Omaha, NE 68176
Phone () 402 - 595-3288 ext. _____

Owner's Name CENTIPEDE LLC
Address 11813 HICKORY ST OMAHA, NE 68144
Phone () _____ - _____ ext. _____

Agent's Name _____
Address _____
Phone () _____ - _____ ext. _____

The Preliminary Plat is requested for the property legally described as follows:
LEGAL DESCRIPTION IS ATTACHED BELOW

The current zoning of the property is as follows:
AR - AGRICULTURE RESIDENTIAL

Name of the Preliminary Plat:
VILLAGE ON MAIN

Number of lots in the Preliminary Plat:
321 (312 lots, 9 outlots)

Does the subdivider have any interest in the land surrounding the preliminary plat?

- ☐ yes
☒ no

If yes, please describe the nature of such interest:

Will the preliminary plat require any zoning or other action (rezone, planned development, conditional use, vacations) to complete the development?

- ☒ yes
☐ no

If yes, please describe the nature of the action:

THE PROPOSED SUBDIVISION WILL CONVERT AN EXISTING FARM FIELD INTO A RESIDENTIAL SUBDIVISION.

THE PROPOSED PUD ZONING WILL ALLOW FOR A UNIQUE MIX OF RESIDENTIAL LOTS AND STYLES TO PROVIDE A VARIETY OF HOME TYPES AND PRICE POINTS WHICH ARE CURRENTLY SCARCE IN SPRINGFIELD. IT SHOULD ALSO BE NOTED THAT THE PROPERTY ABUTS MAIN STREET AND WILL ADHERE TO ANY ASSOCIATED REQUIREMENTS.

Does the preliminary plat meet all the criteria required in the Subdivision Regulations and as found on the Preliminary Plat Checklist?

- ☒ yes
☐ no

- ✓ ***Please refer to the Preliminary Plat Checklist for a complete list of required information.***
- ✓ ***Complete information must be provided by the applicant or no action will be taken.***
- ✓ ***Please refer to the Review Schedule for submittal deadlines and public hearing dates.***

I hereby certify that all required information and materials are herewith attached and said materials are true and accurate to the best of my knowledge.

Signed Melvin Sudbeck
Applicant

Date August 8th, 2025

Application Fee: \$750.00 plus \$10.00 per lot

Revised Preliminary Plat Fee: \$250.00

*fees are nonrefundable

All fees are due and payable to the City Treasurer upon application.

Preliminary Plat Recommendation / Action

Planning Commission

- ☐ Approval recommended
- ☐ Approval not recommended
- ☐ Changes and improvements required:

___ Ayes
___ Nays
___ Abstain

Date of Public Hearing _____, 20____
Date of Notice of Public Hearing _____, 20____

Signed _____
Chairman, Planning Commission

City Council

- ☐ Application approved
- ☐ Application denied
- ☐ Application referred back to Planning Commission with specific instructions:

___ Ayes
___ Nays
___ Abstain

Date of Public Hearing _____, 20____
Date of Notice of Public Hearing _____, 20____

Signed _____
Mayor

Attest _____
City Clerk

LEGAL DESCRIPTION

A TRACT OF LAND BEING THE N1/2 OF THE SW1/4 OF SECTION 19, TOWNSHIP 13 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE W1/4 CORNER OF SAID SECTION 19, THENCE S89°36'23"E, ON THE NORTH LINE OF SAID SW1/4, A DISTANCE OF 2627.81 FEET TO THE CENTER OF SAID SECTION; THENCE S00°16'12"W, ON THE EAST LINE OF THE N1/2 OF SAID SW1/4, A DISTANCE OF 1321.02 FEET TO THE SE CORNER, N1/2, SW1/4; THENCE N89°34'00"W, LEAVING SAID EAST LINE AND ON THE SOUTH LINE OF SAID N1/2, A DISTANCE OF 2619.37 FEET TO THE SW CORNER, N1/2, SW1/4; THENCE N00°05'49"W, ON THE WEST LINE OF SAID N1/2, A DISTANCE OF 1319.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 3,463,420.58 SQUARE FEET OR 79.51 ACRES MORE OR LESS, OF WHICH 128,538.90 SQUARE FEET OR 2.95 ACRES ARE CURRENTLY BEING USED AS COUNTY ROAD RIGHT OF WAY. SAID TRACT IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.