

**BELLEVUE PLANNING COMMISSION**

Thursday, April 23, 2020 7:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

**1. CALL TO ORDER:**

a. Roll Call

b. The Open Meetings Act location

c. Approve Minutes of March 26, 2020 Regular Meeting

d. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

**2. CONSENT AGENDA/PUBLIC HEARINGS:**

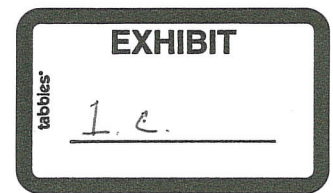
a. Request to rezone Tax Lots 2A and 2B, located in the Northwest ¼ of Section 21, T14N, R13E, from RS-72 to RE, for the purpose of facilitating the construction of a 50' x 60' barn structure. Applicant: John and Alyssa Buettner. General Location: 8405 S 36<sup>th</sup> St. Case #: Z-2003-04.

b. Request to amend Fiscal Year 2019-2020 Public Works Capital Improvement Plan

**3. PUBLIC HEARINGS:**

**4. CURRENT BUSINESS**

**5. ADJOURNMENT**



# MINUTE RECORD

Bellevue Planning Commission Meeting, March 26, 2020, Page 1

Pursuant to the Governor's Executive Order 20-03, on Thursday, March 26, 2020 at 7:00 p.m. the Bellevue Planning Commission meeting was held via video conference in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Casey, Perrin, Cain, Aerni, Ritz, Ackley, Hankins, Cutsforth, and Jacobson. Also present were Tammi Palm, Planning Manager, and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Bellevue Leader and posting in two public places, and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Ritz announced the Open Meetings Act pursuant to the Governor's Executive Order 20-03, and said meeting may be held via videoconference, telephone conference, or by conferencing by other electronic means. As such, said meeting will be by a virtual meeting and the public may join using Facebook live via the City of Bellevue's Facebook page.

Motion was made by Ackley, seconded by Cain, to approve the minutes of the February 27, 2020 regular meeting as presented. Upon roll call, Casey, Perrin, Cain, Aerni, Ritz, Ackley, Hankins, Cutsforth and Jacobson voted yes. Motion carried.

Ritz asked if there were any updates or additions to staff reports. Palm advised a letter from Lance Jordan at Stephens and Smith Construction and several letters of opposition were emailed to the Commissioners regarding item 3.a Ashford Hollow North, and a letter of opposition was also received regarding item 3.b.

Motion was made by Ackley, seconded by Jacobson, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

Ritz explained the public hearing procedures.

PUBLIC HEARING was held on a request for a Conditional Use Permit for Lot 1, Ashford Hollow North, located in the Northwest ¼ of Section 32, and the Southwest ¼ of Section 29, all in T14N, R13E of the 6th P.M., Sarpy County, Nebraska for the purpose of a self-storage facility. Applicant: Stephens & Smith Construction Co. General Location: 11203 S. 48th St. Case #: CUP-1812-04.

Doug Kellner with TD2 Engineering, 10836 Old Mill Road, Omaha, NE was present on behalf of the applicant. Kellner stated the purpose of the proposal is a conditional use permit for a storage facility in an existing Flex Zoning. Kellner explained they will be constructing the required buffer around the property and have obtained a permit from the Corp of Engineers.

Several Facebook Live questions were asked regarding the proposed site and answered after the close of the Public Hearing.

Travis Hamilton, 4610 Brook Circle, Papillion, NE said he was opposed to the request because it will be in his backyard and will block his view of the walking trail. Hamilton stated the area was zoned residential and he never imagined a storage facility would be constructed there. He also stated the street lights and barb wire fence would not fit into the neighborhood.

Bryce Hiracheta, 4470 Brook Drive, Papillion, NE asked if the trees being planted will be mature enough to block the view of the building.

Beth Moseley, 4502 Brook Circle, Papillion, NE stated the plans show construction in the floodplain and the alteration of a floodplain could affect the levels of periodic floods. This business will be adjacent to homes and any chance of flooding homes because of this development is unacceptable.

Aerni responded to Mr. Hamilton's concerns. He stated according to the Sarpy County GIS website Outlot B, which is a one hundred and seventy foot deep lot between the proposed storage facility and Mr. Hamilton's lot would prevent the storage facility from being in his back yard. Mr. Hamilton stated he understood that but because of the elevation of Outlot B there would not be a buffer and he would be looking at a storage facility with street lights and barb wire fencing.

Aerni asked if Palm would give the history on the zoning of this property. Palm stated the original developer of Ashford Hollow North platted and developed Lot 1 Ashford Hollow North as Flex Zoning along with the adjacent residential zoning. Aerni said the Flex Zoning allows for construction of a car

# MINUTE RECORD

Bellevue Planning Commission Meeting, March 26, 2020, Page 2

wash, convenience store, gas station, railroad tracks, and many things that would be more of a negative impact on the neighborhood than a storage facility. He stated the zoning is not changing, and the property has been zoned Flex since the original plat.

Ashley Decker asked if the facility will be lighted all night and how tall will they need to build up the floodplain for this project.

Beth Moseley asked what the hours of operation will be.

Brandon Berry asked how tall and how many stories the buildings will be.

Palm addressed the question of trees. She stated the landscape plans require ornamental or shade trees with a minimum two inch caliper.

Lance Jordan with Stephens & Smith Construction Company, 5711 South 60<sup>th</sup> St., Omaha NE stated a landscape plan was submitted to the City of Bellevue and approved. He stated a variety of trees such as evergreens and maples will be planted on a berm around the facility. The facility will not have a barb wire fence, a privacy fence will be installed. Palm stated the landscape plan is available to the public online attached to the Planning Commission agenda.

Palm asked Kellner to address the questions regarding the floodplain. Kellner stated they are filling 25% of the western portion of the site ranging from zero to three feet of fill according to Bellevue Code. Palm added the applicant's plans were reviewed by the US Army Corp of Engineers and the Papillion Missouri River NRD. She said if this development is approved, prior to construction they will have to get a floodplain development permit from the City of Bellevue. She said once the project is completed the developer will be required to provide the City of Bellevue with an elevation certificate to verify the buildings are minimum one foot above base flood elevation and not impacting the floodway or the floodplain.

Jordan stated the only lighting on the property would be low voltage lights installed on the buildings pointing toward the ground.

Palm said in regard to hours of operation the developer submitted paperwork stating their hours of operation, for renters only, would be from 6 a.m. to 10 p.m. daily. Police and fire departments would have 24 hour access. Upon completion of the project, a full time manger will be on site between the hours of 8 a.m. to 5 p.m. Monday through Friday and 8 a.m. to 1 p.m. on Saturday.

Jordan stated the building height would be approximately nine feet six inches tall with all the buildings being single story.

Brandon Berry stated Charleston Homes told him there would be no construction behind him.

Ashley Decker asked how much fill will be needed to bring the property above the floodplain and will there be flood lights on the property.

Brandi Anderson stated they were told no buildings could be constructed due to easements and floodplain. She is concerned for the safety of her children playing in the yard with tenants coming and going all hours of the day and night. This will be a complete eye sore for our backyards regardless of the berm and landscaping. The lighting will shine directly in our bedroom window and the developer has not maintained the property.

Sarah Garcia asked if the property entrance would be closed and locked after hours.

Beth Moseley stated as early as 6 a.m. up to 10 p.m., 300 feet from a residential area does not seem right. She asked if the lighting was motion detected.

Don Zachary asked if the lighting will affect the wildlife in the area. The loss of trees has already diminished the birds in the area.

Palm addressed the floodplain elevation question and stated currently the base flood elevation in that area is 998'. According to the plans that were submitted by the developer they would be at 1,000.25' or above, which would meet the requirement of at least one foot above base flood elevation.

Jordan stated there would be an electronic gate at the entrance which renters would access with a key

# MINUTE RECORD

Bellevue Planning Commission Meeting, March 26, 2020, Page 3

pad. He said the lighting will be low voltage lights on the building which will shine downward and will be lit 24 hours a day. There will be no flood or street lights on the property other than one light at the gate.

Palm stated when the area was originally platted it was found to have an old railroad easement, which was the reason for the creation of Outlot B.

Don Zachary asked if a wildlife study had been done. Palm stated a wildlife study is not required by the City of Bellevue.

Sarah Garcia stated the developer left three piles of trees burning and they did not mow.

Beth Moseley stated trees were recovered from this property last year and illegally placed on HOA land despite repeated requests for their removal. Given this experience you can imagine why we are weary of what will happen with this development and hopes the City will monitor this more closely.

Sarah Garcia asked the developer to explain why they have not taken care of the property.

Jordan stated the property was recently purchased. He stated he had nothing to do with removing the trees. He said he recently had crews remove trash from along the street.

Brandi Anderson stated the trees were lit on fire and not monitored so she had to call the Fire Department to extinguish them.

A discussion ensued regarding the time line of removal and burning of trees.

Jordan stated they have not been involved in any of the tree removal, it was part of their contract prior to taking ownership of the property. He said he was not aware of any piles of trees but, when they begin developing the property they will complete the tree and debris removal if needed.

Matthew Menard asked if the storage facility is for residential or commercial.

Stacey Case asked how far to the east will the facility be built and how many homes will be affected by it.

Jordan said traditionally the storage units are residential but if a business had overflow of product they would be allowed to rent a unit. He stated because of the floodway/floodplain, they will develop about half of the property.

There was no one else present to speak in favor of, or in opposition to this request. Subsequently, Ritz closed the public hearing.

Discussion between the commissioners and the applicant ensued regarding landscaping, lighting, trees, and permitted conditional uses in the Flex Zoning. Jacobson asked how high the berm will be and where the privacy fence will be placed. Jordan stated the berm would be approximately three foot high with the fence being on the inside of the berm. Jacobson asked if the driveway would be long enough on 48<sup>th</sup> street to avoid a traffic problem. Jordan said there will be two lanes at the gate area to avoid any traffic problems. Hankins asked what type of fence will be installed. Palm stated it would be a six foot vinyl fence. Jordan stated the gate would be six foot chain link.

Ritz stated there were drawings available to the public which will help them to better understand the landscaping, fencing and berm. Ritz asked about the lighting spillage. Palm stated there is a zoning ordinance which states there cannot be light pollution or spillage of light from a commercial property onto a residential district.

Jordan stated he was not aware of tree piles on the property. Palm stated Ms. Garcia had sent pictures and she would get copies to Jordan. Palm stated no matter what happens with the application the tree piles and debris will need to be removed. Jordan said he wanted to be a good neighbor and would take care of the matter.

**MOTION was made by Jacobson, seconded by Hankins to recommend APPROVAL of a request for a Conditional Use Permit for Lot 1, Ashford Hollow North, located in the Northwest ¼ of Section 32, and the Southwest ¼ of Section 29, all in T14N, R13E of the 6th P.M., Sarpy County, Nebraska for the purpose of a self-storage facility. APPROVAL of the conditional use permit based on conformance**

# MINUTE RECORD

Bellevue Planning Commission Meeting, March 26, 2020, Page 4

with the requirements of the zoning ordinance and lack of perceived negative impact on the surrounding neighborhood. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to CITY COUNCIL for PUBLIC HEARING ON April 21, 2020.**

PUBLIC HEARING was held on a request to annex Lots 1 through 3, Ramsey's Addition; Lots 1 and 2, Sedlak Addition; Lots 1 and 2, Sparling Gardens; Lots 1 through 4, Thomsen's Subdivision; Lots 1 and 2, Thomsen's Subdivision II; Tax Lot 4B3; Tax Lot 13A1A; Tax Lots 13A1B and 4B2; Tax Lot 13A2; Tax Lot 13A4; Tax Lots 13B, 25, 26B and 26A2; and Tax Lot 26A1; all located in the Northeast ¼ of Section 20, T14N, R13E of the 6th P.M.; Tax Lot 11A; Tax Lot 12A; Tax Lots 12B1 and 5B2; Tax Lot 12B2B; Tax Lot 12B2C; Tax Lot 18A; Tax Lot 18B; and Tax Lots 21, 22A, 22B, 23, and 24; all located in the Northwest ¼ of Section 20, T14N, R13E of the 6th P.M., Sarpy County, Nebraska; and all abutting county road rights-of-way. Applicant: City of Bellevue.

Cynthia Buettner, 8624 S 42<sup>nd</sup> St, Bellevue, NE stated this will generate approximately \$41,000 dollars additional revenue for the City, plus another \$8,000 from the State highway fund. The necessary infrastructure improvements as estimated by the Street Department are \$50,000 which will be spread out over four years because there hasn't been a comprehensive plan put together by the Street Department or by the City of Bellevue. She stated the Planning Commission should demand they have a plan prior to annexing this area. She stated why would the city bring in an area that you don't have the cost for or you can't spell out the benefits to us. Buettner requested the Commission table this annexation until the city has a full view of the costs or the benefits to the land owners. Buettner asked if there was more information on how the improvements would be made to the roads including the north, south, east and west sections.

Palm stated we have a memorandum from Mr. Bobby Riggs, City of Bellevue Streets Superintendent and he indicated the annexation would have minimal impact on man power and equipment needs and minimal to no impact on operations. The memorandum also stated the need for some patching along 42<sup>nd</sup> Street which would be spread out over the next three to four fiscal years. If the City annexes this property Mr. Riggs will look more closely for an exact dollar figure, but at this time he was confident the city could handle the infrastructure and patching needs.

Buettner said it would be minimal to maintain the streets as they are now because they are sub-standard and in no way meet the standards of the Planning Commission, nor would you want these streets to reflect your city. Palm stated she agrees they are sub-standard streets, but that would be a benefit to being annexed by the city. The city would have a plan to improve those streets. Buettner said it shouldn't take four years for the city to repair the streets when the only department that needed the funds to service this area was the Street Department. The roads should be priority number one and the Planning Commission should know what that will cost.

Lawrence Ramsey, 8456 S 42<sup>nd</sup> St., Bellevue, NE, stated he agreed with Buettner. Ramsey stated he sent a letter to the Commissioners and wanted to be sure they received it. Ritz stated the Commissioners received it. Ramsey expressed concern for the tax increase which would be a burden for people on a fixed income. He stated he does not understand the natural growth reasoning to the annexation. He said he felt this was an inappropriate time to increase taxes when the country is going through a significant economic downturn. Ramsey asked what happens after they are annexed, will they have to install sidewalks or connect to the City sewer system if they are on septic now. Ramsey asked if a cost analysis for the annexation exists.

Nancy Schrack, 8706 S 42<sup>nd</sup> St., Bellevue, NE, stated she agreed with Mr. Ramsey and Ms. Buettner regarding seeing anything that would benefit the residents. The only benefit would be the City getting additional tax dollars. Schrack said she calculated her taxes will go up 25% which is a significant amount.

Steven Donovan, asked if there is a plan to improve the Highway 75 North and South overpass ingress and egress.

There was no one else present to speak in favor of, or in opposition to this request. Subsequently, Ritz closed the public hearing.

Palm addressed concerns regarding sanitary sewer connections. She stated it would not be a requirement to connect to public sewer with this annexation. Residents on a septic system would continue on a septic system unless that system failed. If the system failed, residents would have to follow City Code in order to repair or replace the septic system or connect to public services if available.

# MINUTE RECORD

Bellevue Planning Commission Meeting, March 26, 2020, Page 5

Palm addressed concerns regarding Highway 75. She stated Highway 75 in that area would be the responsibility of the Nebraska Department of Roads.

Palm addressed concerns regarding 42<sup>nd</sup> Street. Palm said she believes Mr. Riggs is referring to the entire section of 42<sup>nd</sup> Street. Mr. Riggs says in his memo, the first year would be prioritizing asphalt patching and sectional replacement over the next three to four fiscal years to improve 42<sup>nd</sup> Street to city standards.

Palm stated when the city does annexations each department head is contacted to do a cost analysis regarding needs such as equipment, staff, and the financial impact. With this annexation the only department impacted was the Public Works Department. Palm said annexation is not always a plus financially for the city. It is part of the natural growth of the city to annex these areas. The city does not want to leave pockets of unincorporated areas surrounded by city limits which becomes difficult for the Public Works Department with snow removal and street repairs.

Ritz stated most of the services provided by the city cannot be quantified in a number, therefore no cost analysis can be done. The benefit to the citizens in this annexation will be representation. With this annexation the City will make sure that all of your services are maintained at the level you are receiving at this time. Ritz stated the repairs to the area roads will be done in sections to minimize traffic problems in the area.

Aerni stated Mr. Ramsey's property was unique due to the fact that 42<sup>nd</sup> Street in front of his house was in the city limits of Bellevue, so if an accident occurred on the street in front of his house the Bellevue Police Department would respond but, if there was a medical emergency in his house or backyard Sarpy County Sheriff would respond. This is part of the reason for annexation; to make service consistent.

MOTION was made by Casey, seconded by Cutsforth to recommend APPROVAL of a request to annex Lots 1 through 3, Ramsey's Addition; Lots 1 and 2, Sedlak Addition; Lots 1 and 2, Sparling Gardens; Lots 1 through 4, Thomsen's Subdivision; Lots 1 and 2, Thomsen's Subdivision II; Tax Lot 4B3; Tax Lot 13A1A; Tax Lots 13A1B and 4B2; Tax Lot 13A2; Tax Lot 13A4; Tax Lots 13B, 25, 26B and 26A2; and Tax Lot 26A1; all located in the Northeast ¼ of Section 20, T14N, R13E of the 6th P.M.; Tax Lot 11A; Tax Lot 12A; Tax Lots 12B1 and 5B2; Tax Lot 12B2B; Tax Lot 12B2C; Tax Lot 18A; Tax Lot 18B; and Tax Lots 21, 22A, 22B, 23, and 24; all located in the Northwest ¼ of Section 20, T14N, R13E of the 6th P.M., Sarpy County, Nebraska; and all abutting county road rights-of-way. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to CITY COUNCIL for PUBLIC HEARING ON April 21, 2020.**

PUBLIC HEARING was held on a request to annex Lots 1 through 6, Block 3, Fort Crook City; Lots 20 through 26, Block 3, Fort Crook City; Lot 27, Block 3, Fort Crook City; Tax Lot 5B; Tax Lots 13 and 14 East of Highway 75; and Tax Lot 15; all located in the Southeast ¼ of Section 3, T13N, R13E of the 6th P.M.; Tax Lot A; Lots 4 through 10, Block 1, Zurcher's Subdivision; all located in the Northwest ¼ of Section 2, T13N, R13E of the 6th P.M.; Tax Lot C; Lots 1 through 11, Block 1, Fort Crook City; Lots 1 through 12, Block 4, Fort Crook City; all located in the Southwest ¼ of Section 2, T13N, R13E of the 6th P.M.; Lots 1 through 13, Zurcher's 1st Addition to Fort Crook City; Lots 4 through 15, Block 2, Zurcher's Subdivision; and Lots 6 through 10, Block 3, Zurcher's Subdivision; all located in the Northeast ¼ of Section 3, T13N, R13E of the 6th P.M., Sarpy County, Nebraska; and all abutting county road rights-of-way. Applicant: City of Bellevue.

Steven Donovan asked about the egress, ingress bridge over Fort Crook Road.

Palm stated she was aware the bridge on Schilling Drive was shut down recently by the Public Works Department. Palm did not have an update on this project and recommended Mr. Donovan contact the Public Works Department directly to get an update.

There was no one else present to speak in favor of, or in opposition to this request. Subsequently, Ritz closed the public hearing.

MOTION was made by Jacobson, seconded by Cain, to recommend APPROVAL of a request to annex Lots 1 through 6, Block 3, Fort Crook City; Lots 20 through 26, Block 3, Fort Crook City; Lot 27, Block 3, Fort Crook City; Tax Lot 5B; Tax Lots 13 and 14 East of Highway 75; and Tax Lot 15; all located in

# MINUTE RECORD

Bellevue Planning Commission Meeting, March 26, 2020, Page 6

the Southeast ¼ of Section 3, T13N, R13E of the 6th P.M.; Tax Lot A; Lots 4 through 10, Block 1, Zurcher's Subdivision; all located in the Northwest ¼ of Section 2, T13N, R13E of the 6th P.M.; Tax Lot C; Lots 1 through 11, Block 1, Fort Crook City; Lots 1 through 12, Block 4, Fort Crook City; all located in the Southwest ¼ of Section 2, T13N, R13E of the 6th P.M.; Lots 1 through 13, Zurcher's 1st Addition to Fort Crook City; Lots 4 through 15, Block 2, Zurcher's Subdivision; and Lots 6 through 10, Block 3, Zurcher's Subdivision; all located in the Northeast ¼ of Section 3, T13N, R13E of the 6th P.M., Sarpy County, Nebraska; and all abutting county road rights-of-way. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. MOTION carried unanimously.

Palm congratulated Leland Jacobson on receiving the Nebraska Planning and Zoning Association Appointed Official award.

Meeting adjourned at 8:49 p.m.



Dianna Van Horn  
Planning Secretary

2.a.

**CITY OF BELLEVUE  
PLANNING DEPARTMENT**

**RECOMMENDATION REPORT # 1**

**CASE NUMBER:** Z-2003-04

**FOR HEARING OF:**  
**REPORT #1:** April 23, 2020

**I. GENERAL INFORMATION**

**A. APPLICANTS:**

John and Alyssa Buettner  
8405 South 36<sup>th</sup> Street  
Bellevue, NE 68147

**B. PROPERTY OWNERS:**

John and Alyssa Buettner  
8405 South 36<sup>th</sup> Street  
Bellevue, NE 68147

**C. LOCATION:**

8405 South 36<sup>th</sup> Street

**D. LEGAL DESCRIPTION:**

Tax Lots 2A and 2B, located in the Northwest  $\frac{1}{4}$  of Section 21, T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

**E. REQUESTED ACTIONS:**

Rezone Tax Lots 2A and 2B, from RS-72 to RE

**F. EXISTING ZONING AND LAND USE:**

RS-72, Single-Family Residential

**G. PURPOSE OF REQUEST:**

The purpose of this request is to obtain approval of a rezoning in order to facilitate the construction of a barn measuring 50' x 60'.

**H. SIZE OF SITE:**

The site is approximately 9.46 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

A single-family residential building is presently developed on this site. The building was constructed in 1920.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

- 1. **North:** Single-family residential / RS-72
- 2. **East:** Single-family residential / RS-72
- 3. **South:** Single-family residential / RS-72, RE
- 4. **West:** Single-family residential / RS-72

**C. REVELANT CASE HISTORY:**

There have been no recent requests to rezone or replat this property.

**D. APPLICABLE REGULATIONS:**

- 1. Section 5.07, Zoning Ordinance, regarding RE uses and requirements.

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

The Future Land Use Map of the Comprehensive Plan shows this area as low density residential.

**B. OTHER PLANS:**

The applicant has indicated the desire to construct a barn measuring 50' x 60'.

**C. TRAFFIC AND ACCESS:**

- 1. There is no traffic data information available for this area.

2. This property has access from South 36<sup>th</sup> Street.

**D. UTILITIES:**

All utilities are available to this location.

**E. ANALYSIS:**

1. John and Alyssa Buettner have submitted a request to rezone Tax Lots 2A and 2B for the purpose of facilitating the construction of a barn measuring 50' x 60'.

2. The property is presently zoned RS-72 (Single-family residential, 7,200 Square Foot Minimum). The applicants are requesting a change of zone to RE (Residential Estates), which requires a minimum lot size of one acre. The property is 9.46 acres. The applicant's property meets the minimum requirements for the RE zoning district.

3. The applicants have indicated a change of zone will allow them to conform with other acreages in the area.

4. This application was sent out for review by the following departments and individuals: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, and the Omaha Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and stated if the requested department did not have comments pertaining to the application, no response was needed.

No comments were received in this case.

**F. TECHNICAL DEFICIENCIES:**

None

**IV. DEPARTMENT RECOMMENDATION**

APPROVAL based upon lack of perceived negative impact upon the surrounding area.

**V. PLANNING COMMISSION RECOMMENDATION**

Under Review

**VI. ATTACHMENTS TO REPORT**

1. Zoning Map
2. GIS aerial of the property
3. Justification letter received from Alyssa Buettner on March 18, 2020.

**VII. COPIES OF REPORT TO:**

1. John and Alyssa Buettner
2. Public Upon Request

 4/16/30  
Prepared by: Assistant Planning Manager      Date of Report

To whom it may concern,

We would like to rezone our property from Residential to Residential Estate. We have 9.46 acres of land and several outbuildings. After speaking with representatives in the zoning office, we were advised to rezone to Residential Estate to be in-line with other acreages in the area. This change would not only bring the size of the existing buildings under code, but allow us the potential of building a barn of up to 3000ft<sup>2</sup>.

Any other questions, please feel free to contact me or my husband.

Alyssa: (402) 332-6063

John: (402)(309)-9742

Thank you!  
Alyssa Zettner

RECEIVED

MAR 18 2020

PLANNING DEPT.



SARPY COUNTY  
NEBRASKA

8405 S 36th Street



Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska | Sarpy County, NE

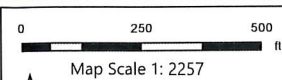
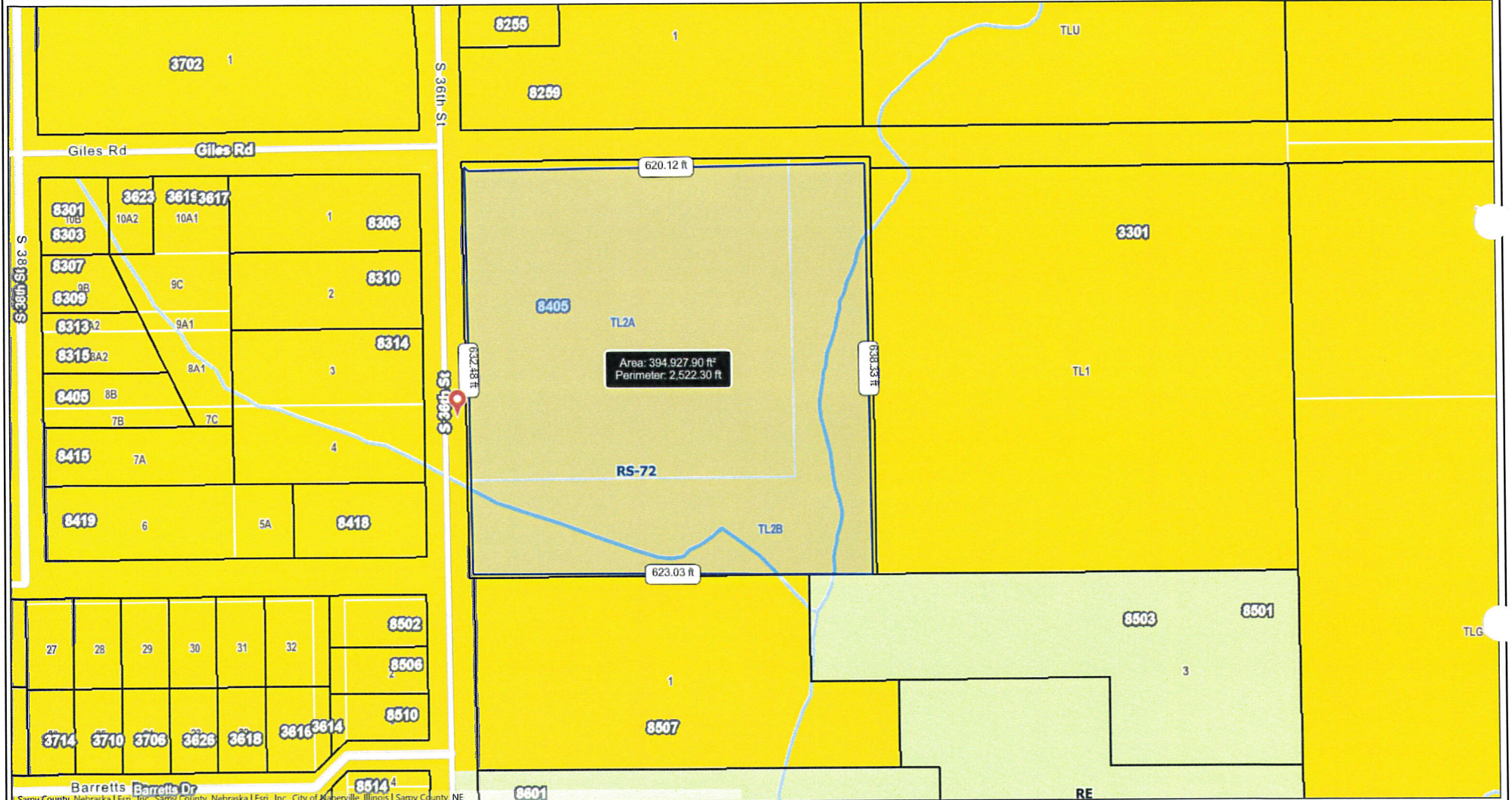
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Notes





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Notes



City of Bellevue  
Planning Department  
1510 Wall Street ▪ Bellevue, Nebraska 68005  
(402) 293-3026

2.b.

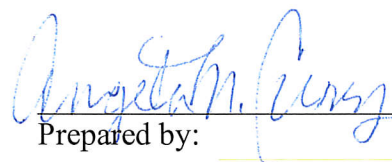
April 16, 2020

To: Planning Commission Members  
From: Angela Curry, Assistant Planning Manager  
Subject: Public Works updates to Proposed 2020-2025 Capital Improvement Plan

Attached is the 2019-2020 fiscal year spreadsheet from the 2020-2025 Capital Improvement Plan (CIP) and a memo from Jeff Roberts, Public Works Director, with proposed amendments to said plan. The proposed amendments are highlighted in red on the spreadsheet.

Mr. Roberts states changes are based on projected needs for the remaining year and will reduce the overall Public Works budget by \$380,000.

Attachments: Memo from Jeff Roberts dated 3/3/2020  
2019-2020 Spreadsheet

 4/17/20  
Prepared by: \_\_\_\_\_ Date of Report



## City of Bellevue

Public Works Administration

1510 Wall Street • Bellevue, Nebraska 68005 • #02) 293-3025

March 3, 2020

Tammi Palm  
Planning Manager  
1510 Wall Street  
Bellevue, NE 68005

Rich Severson  
Finance Director  
1500 Wall Street  
Bellevue, NE 68005

With the 2019/2020 fiscal year nearing the end of the second quarter I've been able to project through the end of this budget cycle what CIP projects will be completed or not. I am proposing removing, replacing or adding projects based on the need for the remaining year.

- Reduce dollars:
  - ST 20(2) So 36th Street, HWY 370 to Sheridan Road -PH 1 CONSTRUCTION, YEAR 1. (The schedule has been modified with a May bid letting and October start).  
\$1,480,000 reduced by \$1,280,000  
\$200,000 remaining funds
- Add:
  - ST 20(18) ST - Capehart Rd; 27th to 36th St - RECONSTRUCTION, DESIGN/ENG. (This was inadvertently left off as a carryover project from 2019).  
\$400,000
  - FL 20(1) Fabrication Relocation Facility. (FEMA related).  
\$500,000
  - CE 20(1) Bobcat 5600.  
\$30,000
- Remove:
  - PK 20(6) Slope Mower.  
\$30,000

This CIP amendment will reduce the overall Public Works budget by \$380,000.

Sincerely,

Jeffrey L. Roberts, P.E.  
Public Works Director

RECEIVED

APR 17 2020

PLANNING DEPT.

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN  
FY 2020 THROUGH FY 2025  
PROJECTS BY YEAR**

**FISCAL YEAR 2020**

DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES	GL Code	Distribution Code
<b>Administrative Services</b>						
No capital projects this fiscal year.						
<b>Building Maintenance</b>						
No capital projects this fiscal year						
<b>Cemetery</b>						
CE20 (1) Bobcat 5600	30,000	30,000			7100	CIPPK20(6)
Total	30,000	30,000				
<b>Fire</b>						
FI 20(1) Replace Medic 42	250,000	250,000	-		7105	CIPFI20(1)
FI 20(2) Replace Brush 3	75,000	75,000	-		7105	CIPFI20(2)
FI 20(3) Fire tower upgrade	172,970	172,970			7030	CIPFI20(3)
FI 20(4) Purchase ATV	10,000	10,000			7105	CIPFI20(4)
FI 20(5) Parking lot replacement at Fire Training Center (Section 2)	110,000	110,000			7030	CIPFI20(5)
Total	617,970	617,970	-			
<b>Fleet Maintenance</b>						
FL 20 (1) Fabrication Facility Addition to Fleet Building	500,000	500,000			7030	CIPFL20(1)
Total	500,000	500,000				
<b>Library</b>						
No capital projects this year						
Total	-	-	-			
<b>Parks</b>						
PK 20(1) ADA playground equipment updates	100,000	100,000	-		7040	CIPPK20(1)
PK 20(2) Ballfield updates	75,000	75,000	-	Baldwin	7040	CIPPK20(2)
PK20 (3) Splashpad and Restroom (Phase 1)	400,000	400,000			7040	CIPPK20(3)
PK 20 (4) Tennis Court Lights	250,000		250,000	Stonecroft (grant)	7040	CIPPK20(4)
PK 20 (6) Slope Mower	<del>30,000</del>	<del>30,000</del>				
PK 20 (5) American Heroes Park Improvements	150,000	150,000			7040	CIPPK20(5)
PK20 (7) Amphitheater Design for American Heroes Park	75,000	75,000			7040	CIPPK20(7)

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN  
FY 2020 THROUGH FY 2025  
PROJECTS BY YEAR**

**FISCAL YEAR 2020**

DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES	GL Code	Distribution Code
PK20 (8) Washington Park Improvements	214,900		214,900	CDBG	7040	CIPPK20(8)
Total	<u>1,264,900</u>	<u>800,000</u>	<u>464,900</u>			
<b>Police</b>						
PO 17 (7) Cyber Crimes FREDC software	130,000	130,000			7170	CIPPO17(7)
PO 19 (3) LRMS software (carry-over)	168,885	168,885			7170	CIPPO19(3)
PO 20 (1) New Recording system and dictation eq	350,000	350,000	-		7160	CIPPO20(1)
PO 20 (2) Replacement of Totaled Vehicles	33,000	33,000	-		7110	CIPPO20(2)
PO 20 (3) Cruiser Replacement	500,000	500,000	-		7110	CIPPO20(3)
Total	<u>1,181,885</u>	<u>1,181,885</u>	<u>-</u>			
<b>Public Works</b>						
PW 20 (1) SID projects that were ongoing at time of annexations	242,000	242,000			Select Appropriate GL	SID XXX (XXX=SID#)
Total	<u>242,000</u>	<u>242,000</u>				
<b>Recreation</b>						
RE 20 (1) Field Lighting and Building Improvements	470,000		470,000		7040	CIPRE20(1)
Total	<u>470,000</u>		<u>470,000</u>			
<b>Streets</b>						
ST20 (1) Right-of-way Acquisition 36th Street	244,000	244,000			7020	CIPST20(1)
ST 20 (2) So 36th St; Hwy 370 to Sheridan Rd - PH 1 CONSTRUCTION, YEAR 1	200,000	40,000	160,000		7010	CIPST20(2)
ST 20 (3) S 36th St; Sheridan to Platteview - YR 1 DESIGN/ENG., ROW	650,000	130,000	520,000		7010	CIPST20(3)
ST 20 (4) South 25th St bridge (south of Capehart)	1,500,000	1,500,000			7010	CIPST20(4)
ST 20 (5) S. 36th Street North Design	750,000	375,000	375,000		7010	CIPST20(5)
ST 20(6) City-wide, various locations - concrete rehab	230,000	230,000	-		7010	CIPST20(6)
ST 20 (7) Capehart Rd, Kennedy Frwy to Dow St	155,000	155,000			7010	CIPST20(7)
ST 20(8) Giles Rd, 36th to 42nd St - RESURFACING	165,000	165,000	-		7010	CIPST20(8)
ST 20 (9) 25th St, Cornhusker Rd to Gilmore Rd - reconstruction design/engineering	375,000	375,000	-		7010	CIPST20(9)
ST 20 (10) 15th Street, Cornhusker to Thurston	155,000	155,000			7010	CIPST20(10)
ST 20 (11) Betz Road, Martinview to Lloyd	375,000	375,000			7010	CIPST20(11)

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN  
FY 2020 THROUGH FY 2025  
PROJECTS BY YEAR**

**FISCAL YEAR 2020**

DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES	GL Code	Distribution Code
ST 20 (12) 36th St, Landings Dr to Cornhusker Rd resurfacing	280,000	280,000			7010	CIPST20(12)
ST 20 (13) 25th St, Ponderosa Dr to Hwy 370 resurfacing	380,000	380,000			7010	CIPST20(13)
ST 20 (14) Avery Road, Galvin to Fort Crook	185,000	185,000	-		7010	CIPST20(14)
ST 20 (15) Vehicles and Equipment	2,123,000	2,123,000	-		7100	CIPST20(15)
ST 20 (16) Street Dept./PW Facility	7,500,000	-	7,500,000	FEMA/NEMA/insurance	7030	CIPST20(16)
ST 20 (17) Pavement improvements East of Chandler Hills - 17th Street	260,600	-	260,600	CDBG funding	7010	CIPST20(17)
<b>ST 20 (2) So 36th St; Hwy 370 to Sheridan Rd - PH 1 CONSTRUCTION, YEAR 1</b>				City 20% funding ( <i>Total Cost does not include other agency cost of 5,224,000</i> )		
	<del>1,480,000</del>	<del>1,480,000</del>	5,224,000			
<b>ST 20 (2) So 36th St; Hwy 370 to Sheridan Rd - PH 1 CONSTRUCTION, YEAR 1</b>	200,000	200,000			7010	CIPST20(3)
<b>ST 20 (18) Capehart Rd; 27th to 36th St; RECONSTRUCTION, DESIGN/ENG-Carryover project</b>	400,000	400,000			7010	CIPST20(18)
<b>Total</b>	<u>16,127,600</u>	<u>7,312,000</u>	<u>14,039,600</u>			
<b>Wastewater</b>						
WW 20(1) CIPP Pipeline Rehabilitation	230,000	230,000	-	Wastewater fund	7000	CIPWW20(1)
WW 20(2) Sewer Jet	250,000	250,000	-	Wastewater fund	7000	CIPWW20(2)
WW 20(3) SCADA Upgrades, Phase 3-4	100,000	100,000	-	Wastewater fund	7000	CIPWW20(3)
<b>Total</b>	<u>580,000</u>	<u>580,000</u>	<u>-</u>			
<b>Economic Development</b>						
ND 20(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment	6056	55
<b>Total</b>	<u>750,000</u>	<u>750,000</u>	<u>-</u>			
<b>CAPITAL TOTAL ALL DEPARTMENTS</b>	<b>21,764,355</b>	<b>12,013,855</b>	<b>14,974,500</b>			

**PROJECT DESCRIPTIONS**

CE20 (1) Bobcat 5600

FI 20(1) Replace Medic 42--A 2002 International.

FI 20(2) Replace Brush 3--A 1994 Chevy 3500 pick-up with water tank and pump

FI 20(3) Fire tower upgrade to replace 20 year old system

FI 20(4) Purchase a new ATV

FI 20 (5) Parking lot replacement for Section 2 of the Fire Training Center

PK 20(1) ADA playground equipment updates--Replace aging equipment to meet current ADA standards in Washington Park

PK 20(2) Ballfield updates--Update various ballfields as necessary

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN  
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PROJECTS BY YEAR**

**FISCAL YEAR 2020**

DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES	GL Code	Distribution Code
PK 20(3) New southwest Bellevue splash pad and restroom at Lookingglass Park - Phase 1						
PK 20(4) New tennis court lights at Stonecroft courts						
PK 20 (5) American Heroes Park Improvements						
PK 20 (7) Amphitheater Design for American Heroes Park						
PK 20 (8) Washington Park Improvements - ADA/ramps/perimeter sidewalks						
PO 17(7) FREDC Cyber Crimes Software						
PO 19(3) LRMS software (carry-over)						
PO 20(1) New recording system and dictation equipment - replacement for Road Patrol; equipment over 10 years old						
PO 20(2) Replacement of Totaled Vehicles						
PO 20(3) Cruiser replacement - 20 vehicles - including cruisers, vehicles for detectives, and Code Enforcement vehicles						
PW 20(1) Approved SID projects that were ongoing at time of the annexations						
RE 20(1) Field Lighting and Building Improvements						
ST 20(1) Right-of-Way acquisition for 36th Street						
ST 20(2) South 36th Street; Hwy 370 to Sheridan Rd - Phase 1 construction, Year 1						
ST 20(3) S 36th St; Sheridan to Platteview - YR 1 DESIGN/ENG., ROW						
ST 20(4) Replacement of S. 25th Street bridge - south of Capehart						
ST 20(5) South 36th Street North Design Hwy 370 to Cornhusker						
ST 20(6) City-wide, various locations - concrete rehab						
ST 20(7) Capehart Rd, Kennedy Frway to Dow Street resurfacing						
ST 20(8) Giles Road, 36th to 42nd St, resurfacing						
ST 20(9) 25th Street, Cornhusker Rd to Gilmore Rd resurfacing						
ST 20(10) 15th Street, Cornhusker to Thurston resurfacing						
ST 20(11) Betz Road, Martinview to Lloyd resurfacing						
ST 20(12) 36th Street, Landings Drive to Cornhusker Rd resurfacing						
ST 20(13) 25th Street, Ponderosa Drive to Hwy 370 resurfacing						
ST 20(14) Avery Rd, Galvin to Fort Crook culvert replacement						
ST 20(15) Vehicles and Equipment						
ST 20(16) New Street Department/Public Works Facility						
ST 20 (17) Pavement improvements East of Chandler Hills - 17th Street (continuation of previous project)						
ST 20(18) Capehart Rd; 27th to 36th St-RECONSTRUCTION, DESIGN/ENG						
WW 20(1) Pipeline Rehab, city-wide						
WW 20(2) The sewer jet in service is over 20 years old, the other sewer jet's cost of repair exceeds its value						
WW 20(3) SCADA Upgrades, Phase 3-4; automated communication system for sanitary lift station networks						
ND 20(1) Infrastructure--Funding for LB 840 program, possible projects to be determined						