

BELLEVUE PLANNING COMMISSION

Thursday, June 25, 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 May28, 2020 Regular Meeting

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

2. CONSENT AGENDA/PUBLIC HEARINGS:

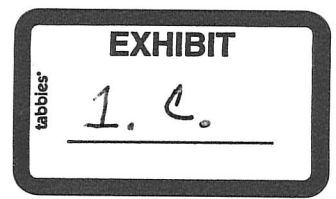
3. PUBLIC HEARINGS:

a. Request to rezone Lots 1 through 3, Hidden Hills 2nd Addition, being a replat of Lots 43B1, 47B, and part of Lot 48B, Marian Park, all located in the North ½ of Section 25, T14, R13E of the 6th P.M., Sarpy County, Nebraska; and part of Lot 1, lying West of Canyon Road, the North 40' of Lot 2, and Lot 3B1, Jewell Place, all located in the Southeast ¼ of Section 25, T14N, R13E of the 6th P.M., Sarpy County, Nebraska from RE to RS-120 for the purpose of single family residential development; preliminary plat Lots 1 through 3, Hidden Hills 2nd Addition; and final plat Lots 1 through 3, Hidden Hills 2nd Addition. Applicant: Sherwood Properties. General Location: Combs Road and Canyon Road. Case #'s: Z-2005-04, S-2005-08 and S-2005-09.

b. Request to small subdivision plat Lots 1 through 8, Hillcrest Replat V, being a replat of Lot 46 Hillcrest Addition, located in the Northwest ¼ of Section 26, T14N, R13E of the 6th P.M., Sarpy County, NE. Applicant: Michelle Williams. General Location: 1908 E Gregg Road. Case #: S-2005-07.

4. CURRENT BUSINESS

5. ADJOURNMENT



MINUTE RECORD

Bellevue Planning Commission Meeting, May 28, 2020 Page 1

Pursuant to the Governor's Executive Order 20-03, on Thursday May 28, 2020 at 7:00 p.m. the Bellevue Planning Commission meeting was held via video conference. Upon roll call, present were Commissioners Ritz, Casey, Cain, Aerni, Hankins, Cutsforth, and Jacobson. Absent were Ackley and Perrin. 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 Omaha World Herald 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 the meeting may be held via videoconference, telephone conference, or by conferencing by other electronic means. As such, said meeting will be a virtual meeting and the public may join using Facebook live via the City of Bellevue's Facebook page.

Motion was made by Hankins, seconded by Cain, to approve the minutes of the April 23, 2020 regular meeting as presented. Upon roll call, all voted yes. Motion carried.

Ritz asked if there were any updates or additions to staff reports. Palm advised there were no updates.

Motion was made by Cutsforth, 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.

PUBLIC HEARING was held on a request to rezone Lots 1 and 2, Watson's Replat Three, being a replat of Lot 2, Watson's Replat II, from AG to AG and ML, for the purpose of industrial development; preliminary plat Lots 1 and 2, Watson's Replat Three; and final plat Lots 1 and 2, Watson's Replat Three. Applicant: DLWC Real Estate, LLC. General Location: 36th Street and Cornhusker Road. Case #'s Z-2004-02, S-2004-04 and S-2004-05.

Joe Dethlefs, with Thompson, Dreessen and Dornier, Inc., 10836 Old Mill Rd, Omaha, NE was present on behalf of the applicant.

Ritz asked Palm if there were any telephone or Facebook live comments. Palm stated there were none.

No one spoke in favor of, or opposition to this request. Subsequently, Ritz closed the public hearing.

MOTION was made by Aerni, seconded by Cutsforth, to recommend APPROVAL of a request to rezone Lots 1 and 2, Watson's Replat Three, being a replat of Lot 2, Watson's Replat II, from AG to AG and ML, for the purpose of industrial development; preliminary plat Lots 1 and 2, Watson's Replat Three; and final plat Lots 1 and 2, Watson's Replat Three, as well as an amendment to the Future Land Use Map of the Comprehensive Plan for this property based upon conformance with the zoning ordinance, subdivision regulations, and lack of perceived negative impact to the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to CITY COUNCIL for PUBLIC HEARING ON July 7, 2020.

PUBLIC HEARING was held on a request to rezone Lot 1, Riverview Heights Replat III, from RS-120 to RS-84 for the purpose of an existing single family residence. Applicant: Tom and Mary Hansen. Location: 513 Ridge Road. Case #: Z-2004-03.

Ritz asked staff if there were any updates. Palm stated the applicant wishes to withdraw the application at this time.

Ritz asked Palm if there were any telephone or Facebook live comments. Palm stated there were none.

No one spoke in favor of, or opposition to this request. Ritz closed the public hearing.

Motion was made by Jacobson, seconded by Cutsforth, to withdraw item 3.b. a request to rezone Lot 1 Riverview Heights Replat III. Upon roll call all present voted yes. MOTION carried unanimously.

MINUTE RECORD

Bellevue Planning Commission Meeting, May 28, 2020, Page 2

Meeting adjourned at 7:11 p.m.



Dianna Van Horn
Planning Secretary

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-2005-04
S-2004-08
S-2004-09

FOR HEARING OF:
REPORT 1#: June 25, 2020

I. GENERAL INFORMATION

A. APPLICANT:

Sherwood Properties
14711 Industrial Road
Omaha, NE 68144

B. PROPERTY OWNER:

Sherwood Properties
14711 Industrial Road
Omaha, NE 68144

C. GENERAL LOCATION:

Southwest of the intersection of Combs Road and Canyon Road

D. LEGAL DESCRIPTION:

Lots 1 through 3, Hidden Hills 2nd Addition, being a replat of Lots 43B1, 47B, and part of Lot 48B, Marian Park, all located in the North ½ of Section 25, T14, R13E of the 6th P.M., Sarpy County, Nebraska; and part of Lot 1, lying West of Canyon Road, the North 40' of Lot 2, and Lot 3B1, Jewell Place, all located in the Southeast ¼ of Section 25, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lots 1 through 3, Hidden Hills 2nd Addition, from RE to RS-120 for the purpose of single family residential development.
2. Preliminary plat Lots 1 through 3, Hidden Hills 2nd Addition.
3. Final plat Lots 1 through 3, Hidden Hills 2nd Addition.

F. EXISTING ZONING AND LAND USE:

RE, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a change of zone, preliminary plat, and final plat to allow for single family residential development.

H. SIZE OF SITE:

The site is approximately 2.98 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is currently vacant; heavily wooded, covered with vegetation, and the terrain is rough with steep slopes.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single Family Residential, RE and RS-120
2. **East:** Single Family Residential, RS-120-PS
3. **South:** Single Family Residential, RE and RS-120-PS
4. **West:** Single Family Residential, RS-120 and RS-84

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

1. Section 5.08, Zoning Ordinance, regarding RS-120 uses and requirements.
2. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
3. Chapter 4, Subdivision Regulations, regarding Final Plats.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as Rural Estates.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no traffic data information available for this area.
2. Proposed Lot 1 has access from Bellevue Boulevard. Proposed Lots 2 and 3 have access from Canyon Road. Proposed Lot 3 includes an access easement to proposed Lot 2.

D. UTILITIES:

All utilities are available to serve this development.

E. ANALYSIS:

1. Jerry Standerford, on behalf of Sherwood Properties, has submitted a request to preliminary plat and final plat Lots 1 through 3, Hidden Hills 2nd Addition, for the purpose of single family residential development.
2. The applicant is also requesting a change of zone from RE to RS-120 (Single Family Residential, 12,000 Square Foot Zone) for proposed Lots 1 through 3.
3. The property is presently zoned RE. One of the primary setback differences is the RE zoning district requires a minimum 20 foot side yard setback, while the proposed RS-120 zone requires a minimum 10 foot side yard setback. The applicant has indicated a change of zone will minimize grading and tree removal on the proposed sites.
4. This application was sent out to the following departments and individuals for review: Public Works, Permits and Inspections, Offutt Air Force Base, Chief of Police, Fire Inspector, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Dean Dunn, Public Works Engineering Manager, made comments pertaining to technical revisions to the preliminary plat and final plat. The applicant's engineer has satisfied the requested revisions.

No other comments were received on this case.

5. Combs Road will remain unimproved abutting these lots. The city does not have issue with this due to only three lots being created, and the existing terrain. Lot 1 will

have access from Bellevue Boulevard, while Lot 3 will take access from Canyon Road. Lot 2 will also access Canyon Road via an access easement through Lot 3. The developer will extend the pavement from Canyon Road and further improve the intersection of Canyon Road and Combs Road with paving.

6. Proposed Lots 1 through 3 for which the RS-120 zoning is being requested for abuts several lots and subdivisions presently zoned RS-120. Additionally, staff believes the proposed zoning request is compatible with the surrounding neighborhoods and existing developments.

7. Based on its existing zoning, this property is designated for rural estates use in the Future Land Use Map of the Comprehensive Plan. If the aforementioned requests are approved, staff would also recommend including a motion for an amendment to the Future Land Use Map for this area to be low density residential.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and also based upon the lack of perceived negative impact to the surrounding neighborhood.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

1. Vicinity map/Zoning Map
2. 2018 GIS aerial
3. Preliminary plat received June 18, 2020
4. Final plat received June 17, 2020
5. Letter from Mark Westergard received May 27, 2020

VII. COPIES OF REPORT TO:

1. Sherwood Properties (Jerry Standerford)
2. E & A Consulting Group, Inc
3. Mark Johnson, Attorney
4. Public Upon Request

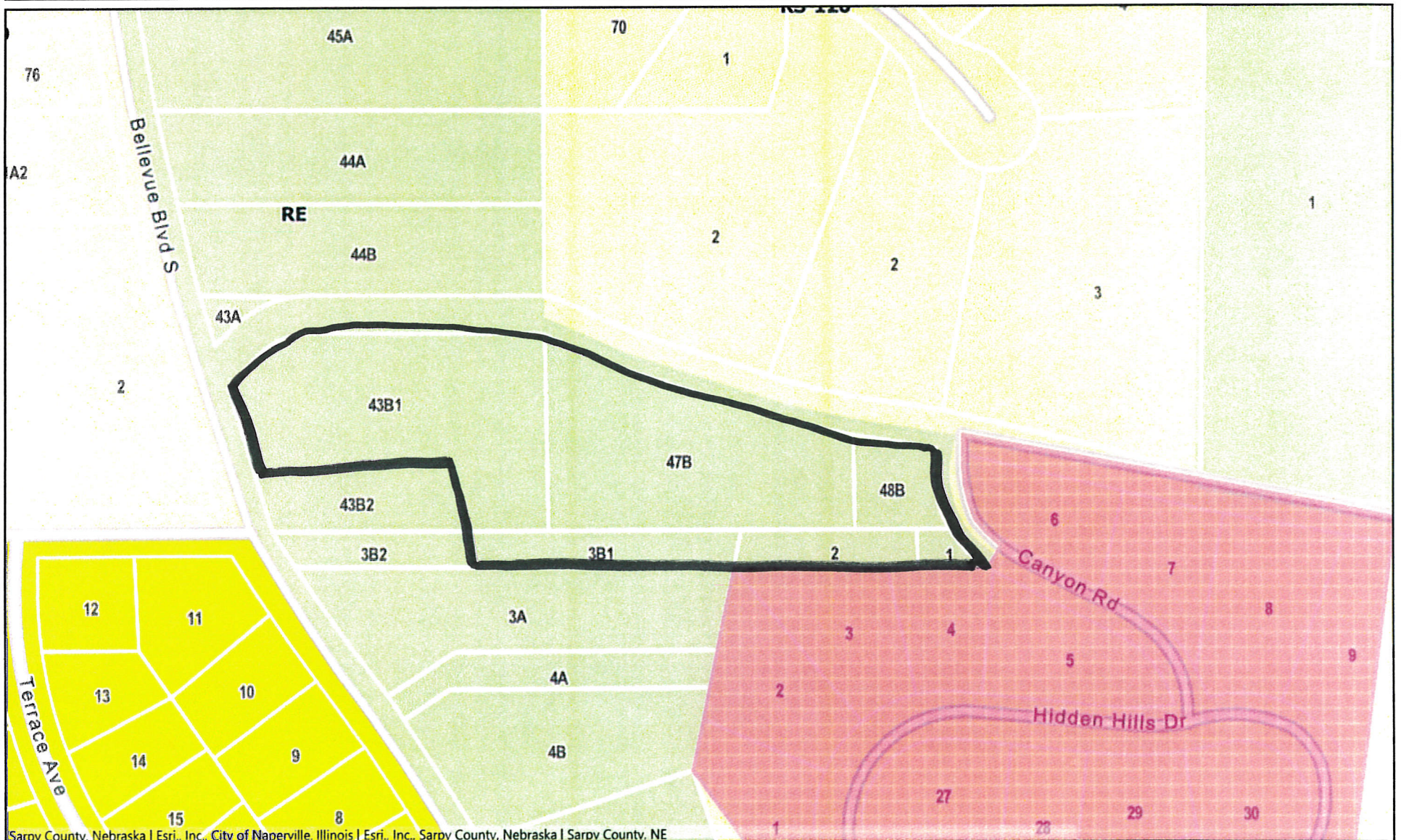
Angela M. Curry 6/19/20
Prepared by: Date

Sammi R. Palm 06/19/20
Planning Manager Date



SARPY COUNTY
NEBRASKA

Combs Road and Canyon Road



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

0 200 400
ft

Map Scale 1: 2257

This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes





SARPY COUNTY
NEBRASKA

Combs Road and Canyon Road

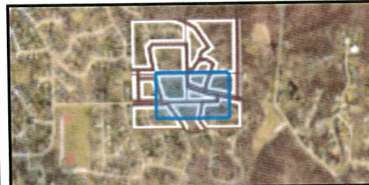


Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska | Sarpy County, NE

0 100 200
ft

Map Scale 1: 1592

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



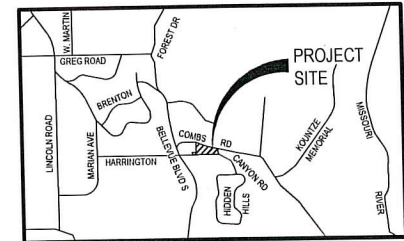
Notes



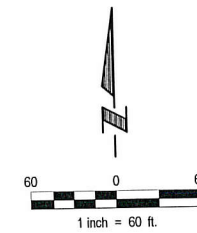
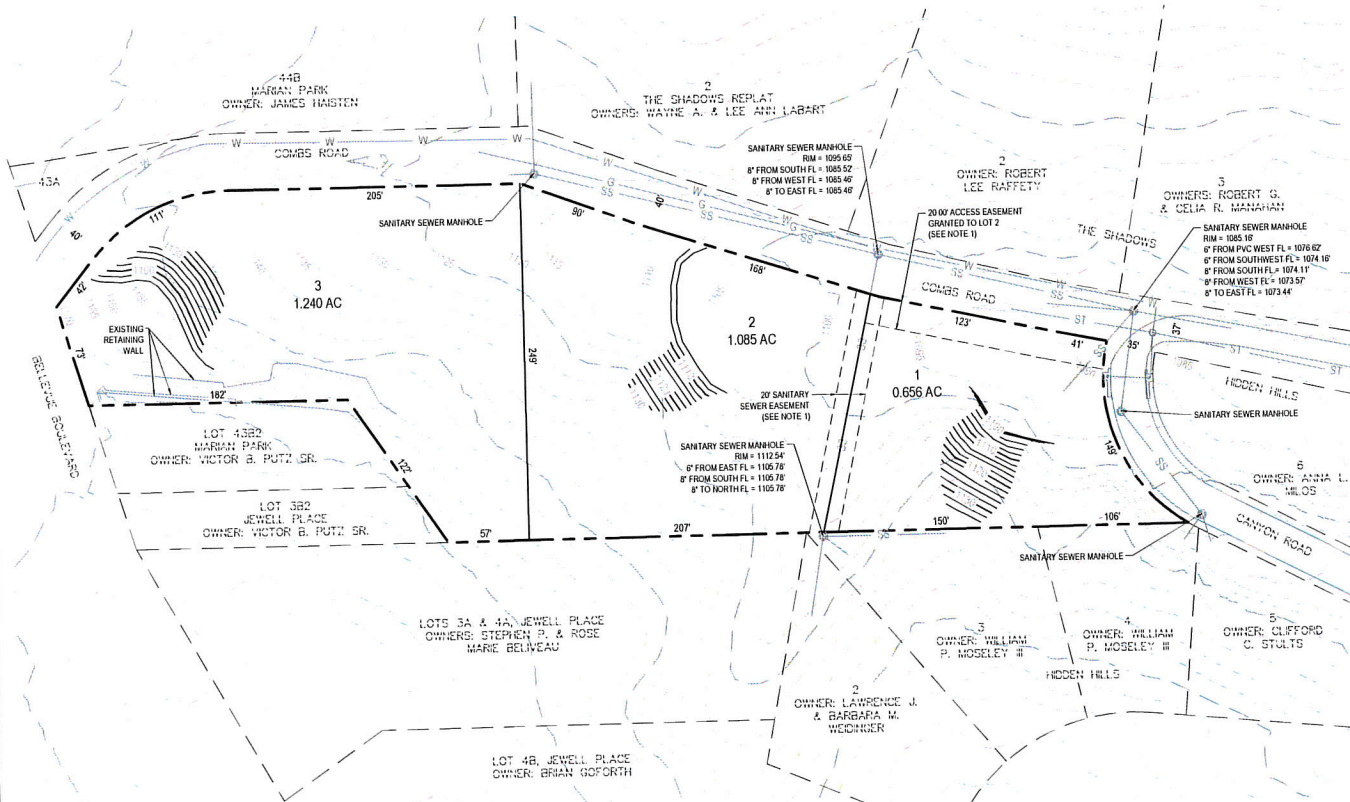
HIDDEN HILLS 2ND ADDITION

LOTS 1 THRU 3 INCLUSIVE

A TRACT OF LAND LOCATED IN ALL OF LOTS 43B1 AND 47B, MARIAN PARK, A SUBDIVISION IN PART OF THE NE1/4 AND PART OF THE NW1/4 OF SECTION 25, AND PART OF LOT 48B, SAID MARIAN PARK, ALONG WITH PART OF LOTS 1 AND 2, JEWELL PLACE, A SUBDIVISION LOCATED IN PART OF THE SE1/4 AND PART OF THE SW1/4 OF SAID SECTION 25 AND ALL OF LOT 3B1, SAID JEWELL PLACE, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



VICINITY MAP



LEGEND

---	BOUNDARY LINE
---	RIGHT OF WAY LINE
---	LOT LINE
---	EASEMENTS
---	EXIST. MAJOR CONTOURS
---	EXIST. MINOR CONTOURS
---	PROP. MAJOR CONTOURS
---	PROP. MINOR CONTOURS
SS-SS	SANITARY SEWER LINE
G-G	GAS LINE

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN ALL OF LOTS 43B1 AND 47B, MARIAN PARK, A SUBDIVISION IN PART OF THE NE1/4 AND PART OF THE NW1/4 OF SECTION 25, AND PART OF LOT 48B, SAID MARIAN PARK, ALONG WITH PART OF LOTS 1 AND 2, JEWELL PLACE, A SUBDIVISION LOCATED IN PART OF THE SE1/4 AND PART OF THE SW1/4 OF SAID SECTION 25 AND ALL OF LOT 3B1, SAID JEWELL PLACE, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 129,872 SQUARE FEET OR 2.981 ACRES, MORE OR LESS.

DEVELOPER/OWNER
SHERWOOD PROPERTIES LLC
14711 INDUSTRIAL ROAD
OMAHA, NE 68144

ZONING:

EXISTING	RE		
PROPOSED:	RS-120, LOT 1	0.656 AC	
	RS-120, LOT 2	1.085 AC	
	RS-120, LOT 3	1.240 AC	
		TOTAL: 2.981 AC	

NOTES:

1. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.

RECEIVED
JUN 18 2020
PLANNING DEPT.

Proj No.	P2007.025.002
Date:	05.22.2020
Designed By:	JRS
Drawn By:	EHL
Scale:	1" = 100'
Sheet:	1 of 1

Revisions	
No.	Description
1	REVISED PER COUNTY COMMENTS
2	REVISED PER COUNTY COMMENTS

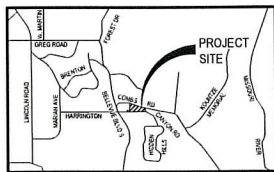
PRELIMINARY PLAT

HIDDEN HILLS 2ND ADDITION
LOTS 1 THRU 3 INCLUSIVE
BELLEVUE, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com

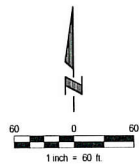


VICINITY MAP

HIDDEN HILLS 2ND ADDITION

LOTS 1 THRU 3 INCLUSIVE

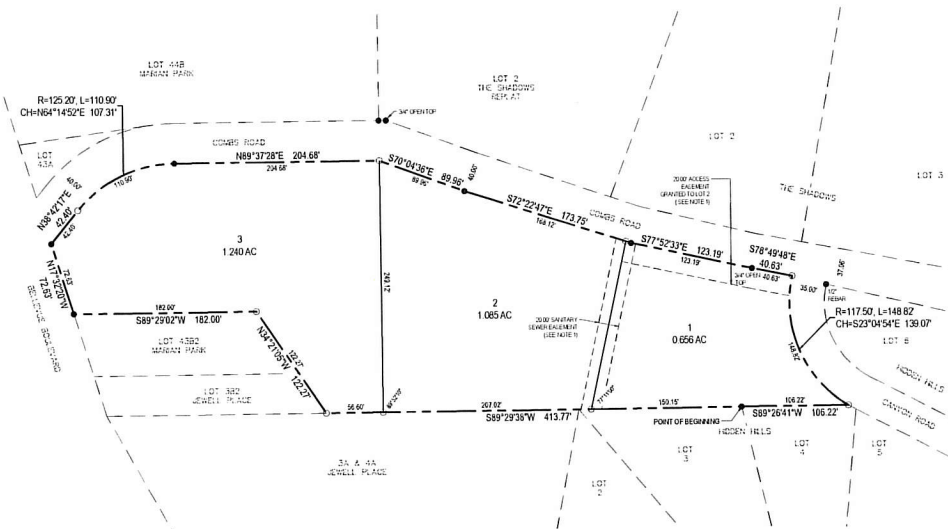
A TRACT OF LAND LOCATED IN ALL OF LOTS 43B1 AND 47B, MARIAN PARK, A SUBDIVISION IN PART OF THE NE1/4 AND PART OF THE NW1/4 OF SECTION 25, AND PART OF LOT 48B, SAID MARIAN PARK, ALONG WITH PART OF LOTS 1 AND 2, JEWELL PLACE, A SUBDIVISION LOCATED IN PART OF THE SE1/4 AND PART OF THE SW1/4 OF SAID SECTION 25 AND ALL OF LOT 3B1, SAID JEWELL PLACE, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



LEGEND

- BOUNDARY LINE
- - - LOT LINE
- - - EASEMENTS
- - - EXIST PROPERTY LINES
- - - EXIST EASEMENTS
- PINS FOUND 3/4" PINCHED TOP (UNLESS NOTED)
- 5/8" REBAR SET WITH CAP LS-608

RS-120 ZONING SETBACK TABLE (LOTS 1 THRU 3)	
FRONT YARD	35'
SIDE YARD	10'
STREET SIDE YARD	20'
REAR YARD	35'



- NOTES:**
- ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
 - ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SHERWOOD PROPERTIES, LLC, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS HIDDEN HILLS 2ND ADDITION. LOTS TO BE NUMBERED AS SHOWN, AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HERIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES GRANTED.

SHERWOOD PROPERTIES, LLC

JERRY STANDERFORD, MEMBER DATE

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF _____)

ON THIS _____ DAY OF _____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JERRY STANDERFORD, MEMBER OF SHERWOOD PROPERTIES, LLC, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

BELLEVUE CITY COUNCIL APPROVAL

THIS PLAT OF HIDDEN HILLS 2ND ADDITION (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF BELLEVUE ON THIS _____ DAY OF _____ APPROVAL OF THIS FINAL PLAT SHALL BECOME NULL AND VOID NINETY (90) DAYS FROM THE DATE OF CITY COUNCIL APPROVAL IF THIS FINAL PLAT IS NOT FILED WITH THE REGISTER OF DEEDS AS PROVIDED IN SECTION 4-10 OF THE CITY OF BELLEVUE SUBDIVISION REGULATIONS.

MAYOR

ATTEST

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER DATE

RECEIVED
JUN 17 2020
PLANNING DEPT.

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN HIDDEN HILLS 2ND ADDITION (THE LOTS NUMBERED AS SHOWN) A TRACT OF LAND LOCATED IN ALL OF LOTS 43B1 AND 47B, MARIAN PARK, A SUBDIVISION IN PART OF THE NE1/4 AND PART OF THE NW1/4 OF SECTION 25, AND PART OF LOT 48B, SAID MARIAN PARK, ALONG WITH PART OF LOTS 1 AND 2, JEWELL PLACE, A SUBDIVISION LOCATED IN PART OF THE SE1/4 AND PART OF THE SW1/4 OF SAID SECTION 25 AND ALL OF LOT 3B1, SAID JEWELL PLACE, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, HIDDEN HILLS, A SUBDIVISION LOCATED IN PART OF SAID SE1/4 OF SECTION 25, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 3, SAID HIDDEN HILLS, THENCE S89°29'38"W (ASSUMED BEARING) ALONG THE NORTHERLY LINE OF SAID LOT 3, HIDDEN HILLS, SAID LINE ALSO BEING THE NORTHERLY LINE OF LOT 3A, SAID JEWELL PLACE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 3B1, JEWELL PLACE, A DISTANCE OF 413.77 TO THE SOUTHWEST CORNER OF SAID LOT 3B1, JEWELL PLACE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 3B2, SAID JEWELL PLACE, THENCE N34°21'05"W ALONG THE WESTERLY LINE OF SAID LOT 3B1, JEWELL PLACE, SAID LINE ALSO BEING THE SOUTHERLY LINE OF SAID LOT 43B1, MARIAN PARK, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID LOT 3B2, JEWELL PLACE, SAID LINE ALSO BEING THE EASTERLY LINE OF LOT 43B2, MARIAN PARK, A DISTANCE OF 122.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 43B2, MARIAN PARK, THENCE S89°29'27"W ALONG SAID SOUTHERLY LINE OF LOT 43B1, MARIAN PARK, SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 43B2, MARIAN PARK, A DISTANCE OF 182.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 43B1, MARIAN PARK, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 43B1, MARIAN PARK, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF BELLEVUE BOULEVARD, THENCE N17°32'00"W ALONG THE WESTERLY LINE OF SAID LOT 43B1, MARIAN PARK, SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF BELLEVUE BOULEVARD, A DISTANCE OF 12.63 FEET TO THE NORTHWEST CORNER OF SAID LOT 43B1, MARIAN PARK, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF BELLEVUE BOULEVARD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COMBS ROAD, THENCE ALONG THE NORTHERLY LINE OF SAID LOTS 43B1, 47B AND 48B, MARIAN PARK, SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF COMBS ROAD ON THE FOLLOWING SEVEN (7) DESCRIBED COURSES: (1) THENCE N34°42'17"E, A DISTANCE OF 42.40 FEET; (2) THENCE NORTH-EASTERLY ON A CURVE TO THE RIGHT WITH A RADIUS OF 125.20 FEET, A DISTANCE OF 110.90 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS N64°14'52"E, A DISTANCE OF 107.31 FEET; (3) THENCE N89°37'28"E, A DISTANCE OF 204.68 FEET; (4) THENCE S70°01'36"E, A DISTANCE OF 89.58 FEET; (5) THENCE S72°22'41"E, A DISTANCE OF 173.75 FEET; (6) THENCE S77°52'31"E, A DISTANCE OF 123.19 FEET; (7) THENCE S78°48'48"E, A DISTANCE OF 40.83 FEET; (8) THENCE S89°29'27"W, A DISTANCE OF 413.77 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF COMBS ROAD AND THE WESTERLY RIGHT-OF-WAY LINE OF CANYON ROAD, THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CANYON ROAD ON A CURVE TO THE LEFT WITH A RADIUS OF 117.50 FEET, A DISTANCE OF 148.82 FEET; SAID CURVE HAVING A LONG CHORD WHICH BEARS S23°04'54"E, A DISTANCE OF 139.07 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 4, HIDDEN HILLS, THENCE S89°29'29"W ALONG SAID NORTHERLY LINE OF SAID LOT 4, HIDDEN HILLS, A DISTANCE OF 106.22 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 129,872 SQUARE FEET OR 2.881 ACRES, MORE OR LESS.

ERICA SCHABEN LS-608 DATE

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF HIDDEN HILLS 2ND ADDITION (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION.

CHAIRMAN OF CITY PLANNING COMMISSION DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF HIDDEN HILLS 2ND ADDITION WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS _____ DAY OF _____, 20____.

COUNTY SURVEYOR / ENGINEER

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
19099 Mt. Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.695.8700 • Fax: 402.695.3559
www.eandagroup.com



HIDDEN HILLS 2ND ADDITION
LOTS 1 THRU 3 INCLUSIVE
BELLEVUE, NEBRASKA

FINAL PLAT

Rev. No.	Date	Description
01	05/22/2020	REVISION PER COUNTY COMMENTS
02	06/10/20	REVISION PER COUNTY COMMENTS

Drawn By: JRS
Checked By: EAH
Scale: 1" = 60'
Sheet: 1 of 1



E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950

P 402.895.4700 • F 402.895.3599

www.eacg.com

May 27, 2020

Tammi Palm
City of Bellevue, NE
1510 Wall Street
Bellevue, NE 68005

RE: Hidden Hills 2nd Addition – Zoning Justification Letter

Dear Tammi:

This plat of three large residential lots is requested to be re-zoned to RS-120 from RE. The justification for the request for RS-120 zoning is as follows:

- 1) This development is located in very rough terrain with steep slopes and heavily wooded areas. In order to site the homes in locations that will minimize grading and tree removals the RS-120 zoning allows 10' side yards vs. 20' in RE. Front and rear yard requirements are identical in the two zoning classifications at 35'. The 10' side yard will allow maximum flexibility in siting the homes.
- 2) There is an existing sanitary sewer line and associated permanent easement crossing the site. The logical location of placement of the lot line between Lots 1 and 2 is on the centerline of the easement. Doing this, the area of Lot 1 is 0.643 acres, less than the required 1 acre minimum in RE zoning and hence RS-120 is requested, with a 12,000 SF minimum lot area. It should be noted that although RS-120 zoning is requested for Lots 2 and 3 also, both of these lots exceed 1 acre in size.
- 3) Although the City's Future Land Use Map designates this area for "RE" land uses, most of the surrounding developments are zoned RS-120.

Sincerely,

E&A Consulting Group

A handwritten signature in black ink, appearing to read 'Mark A. Westergard', is written over the printed name below.

Mark A. Westergard, PE

Cc: File

3.b.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBER: S-2005-07

FOR HEARING OF:

REPORT #1: June 25, 2020

I. GENERAL INFORMATION

A. APPLICANT:

Michelle Williams
1908 E. Gregg Road
Bellevue, NE 68005

B. PROPERTY OWNER:

Michelle Williams
1908 E. Gregg Road
Bellevue, NE 68005

C. LOCATION:

1908 Gregg Road

D. LEGAL DESCRIPTION:

Lots 1 through 8 Hillcrest Replat V being a replat of Lot 46, Hillcrest Addition located in the Northwest ¼ of Section 26, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTION:

Small subdivision plat Lots 1 through 8, Hillcrest Replat V.

F. EXISTING ZONING AND LAND USE:

RG-20, Single Family Residential

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a small subdivision plat for the purpose of constructing seven single family residences.

H. SIZE OF SITE:

The site is approximately 1.097 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

A single-family residence is presently developed on this site. The home was constructed in 1945. This home will remain on proposed Lot 8.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Multi-Family Residential, RG-8
- 2. **East:** Single-Family Residential, RG-20
- 2. **South:** Sheltering Tree Facility, BG-PCO
- 3. **West:** Immanuel Lutheran Church, RS-84

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

- 1. Section 5.14, Zoning Ordinance, regarding RG-20 uses and requirements.
- 2. Chapter 5, Subdivision Regulations, regarding Small Subdivisions.
- 3. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as multi family residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no traffic data information available for this area.
2. These lots will have access via a private street off of Gregg Road.

D. UTILITIES:

All utilities are available to this location.

E. ANALYSIS:

1. Michelle Williams has submitted a request for a small subdivision plat for Lots 1 through 8, Hillcrest Replat V, for the purpose of constructing seven single family residences.

2. The property is presently zoned RG-20 (General Residence, 2,000 Square Foot Zone). The applicants are not requesting a change of zone for this development. The proposed lots comply with the existing zoning designation.

3. The property is presently developed with a small single family residence constructed in 1945. The developer plans to keep this house on proposed Lot 8.

4. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Sarpy County Planning Director, Sarpy County Public Works Department, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Public Works Engineering Manager Dean Dunn had comments pertaining to technical revisions to the plat. The applicant's engineer has since satisfied these issues.

No other comments were received on this case.

5. The developer is proposing access via a private street off of Gregg Road. This street will need to be designed per the city's minimum guidelines in Chapter 6, Subdivision Regulations.

The location of the private drive, as well as additional traffic considerations, have been reviewed by the Public Works engineering team. Staff has no concerns with access or traffic for this development.

6. The applicant has indicated the homes that will be constructed will be three bedroom, two bathroom homes with two-car garages. She anticipates each home

will be between 1,475 to 1,600 square feet in size. The applicant has provided pictures as examples of the exterior finishes which will be used. These pictures are attached for reference.

7. The present surrounding neighborhood consists of multi family developments, in addition to two small single family residential lots to the east of this property. Staff believes this is an appropriate infill development based on the existing zoning and will be compatible with the surrounding neighborhood.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and lack of perceived negative impact upon the surrounding area.

V. PLANNING COMMISSION RECOMMENDATION


Under Review

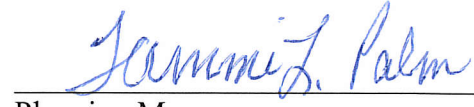
VI. ATTACHMENTS TO REPORT

1. Zoning Map
2. 2018 GIS aerial
3. Small Subdivision plat received June 18, 2020
4. Pictures received from applicant June 18, 2020

VII. COPIES OF REPORT TO:

1. Michelle Williams
2. Boundaryline Surveys
3. Public Upon Request

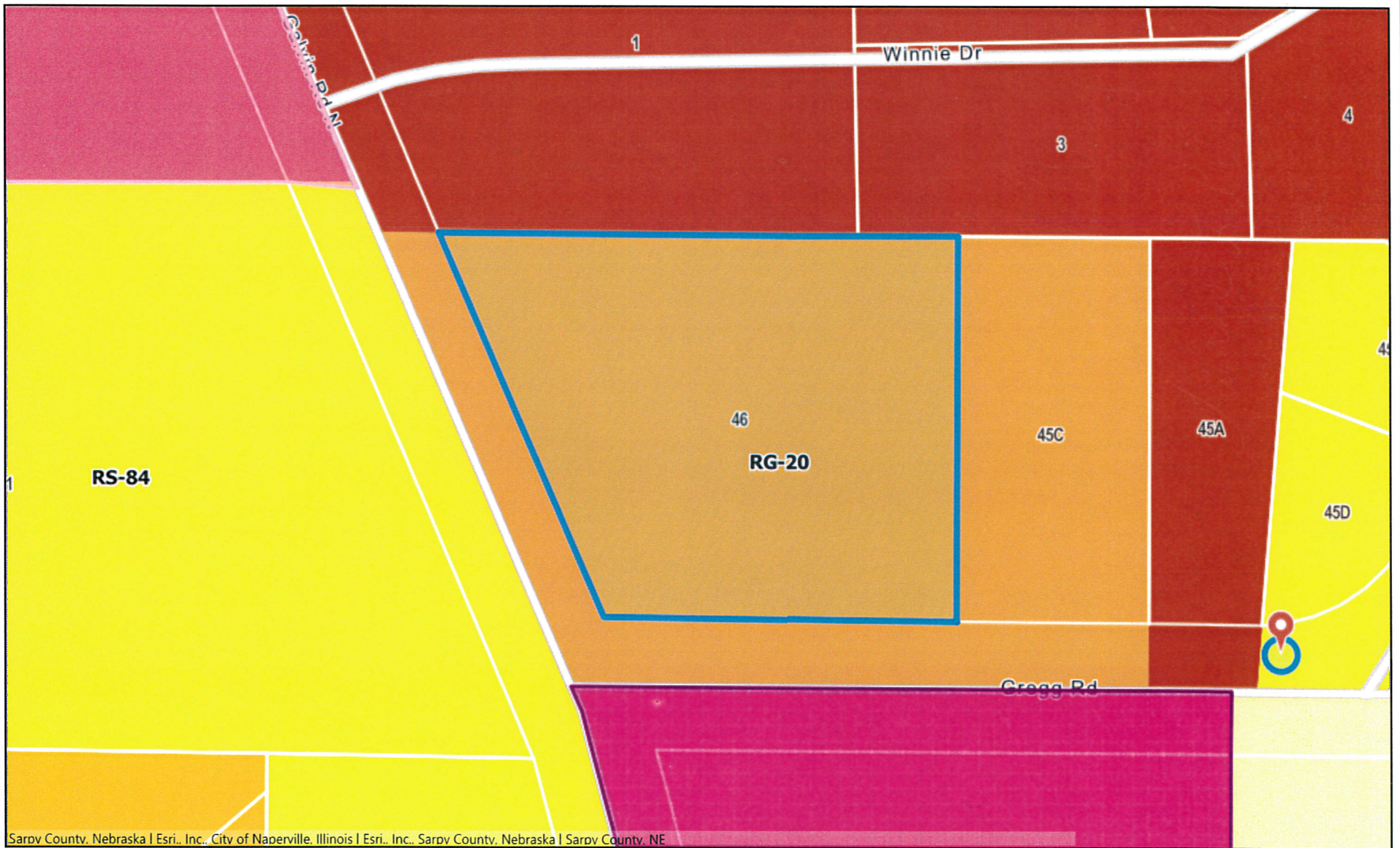

Assistant Planning Manager 6/19/20 Date


Planning Manager 06/19/20 Date

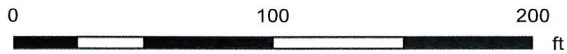


SARPY COUNTY
NEBRASKA

1908 Gregg Road

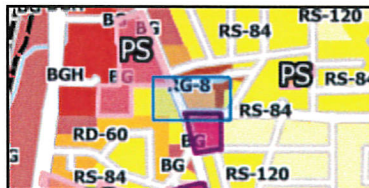


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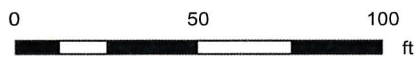
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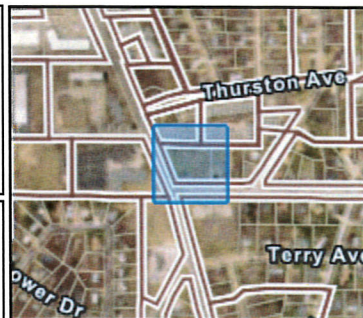
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Notes



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JUN 18 2020

PLANNING DEPT.

#141-1242



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