

BELLEVUE PLANNING COMMISSION

Thursday, June 24, 2021 7:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

1. CALL TO ORDER:

a. Pledge of Allegiance

b. Roll Call

c. The Open Meetings Act location

d. Approve Minutes of May 27, 2021 Regular Meeting

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

2. CONSENT AGENDA/PUBLIC HEARINGS:

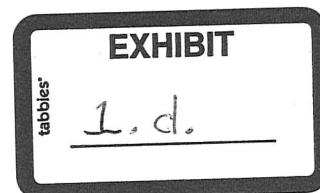
3. PUBLIC HEARINGS:

a. Request to rezone Lots 1 through 5, Svendsen Acres Replat One, being a replat of Lot 1, Svendsen's Acres, and a platting of Tax Lots D9H, D9D, D9C, and D9B, all located in the Northwest ¼ of Section 16, T14N, R13E of the 6th P.M., Sarpy County, Nebraska from BGH and BNH to BGH and RG-50 for the purpose of existing commercial and residential development; preliminary plat Lots 1 through 5, Svendsen Acres Replat One; final plat of Lots 1 through 5, Svendsen Acres Replat One; and waiver of Section 6-4, Subdivision Regulations, Street Design Standards. Applicant: Svendsen Real Estate, LLC. General Location: 3501 Harrison Street. Case #'s: Z-2105-05, S-2105-08, and S-2105-09.

b. Request to rezone Lot 1, Redwood 25, being a platting of Tax Lot 4F, located in the Northwest ¼ of Section 27, T14N, R13E of the 6th P.M., Sarpy County, NE, from AG to RG-28-PS for the purpose of multi-family residential development, with site plan approval; preliminary plat Lot 1, Redwood 25; and final plat Lot 1, Redwood 25. Applicant: Redwood USA, LLC. General Location: South 25th Street and Cornhusker Road. Case #'s: Z-2105-06, S-2106-12, and S-2106-13.

4. CURRENT BUSINESS

5. ADJOURNMENT



MINUTE RECORD

Bellevue Planning Commission Meeting, May 27, 2021, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, May 27, 2021 at 7:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Casey, Perrin, Aerni, Ritz, Ackley, Hankins, Cutsforth, and Jacobson. Absent was Cain. Also present were Tammi Palm, Planning Department Manager, and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in The Daily Record 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 a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Cutsforth, seconded by Jacobson, to approve the minutes of the April 22, 2021, regular meeting as presented. Upon roll call, Casey, Perrin, Aerni, Ritz, Ackley, Hankins, Cutsforth and Jacobson voted yes. Motion carried unanimously.

Ritz asked if there were any updates or additions to staff reports. Palm advised there was an email from A. J. Gutoski stating opposition to Agenda Item 3.a. She stated a copy was given to the Commission members and placed on the table in the foyer for the public.

Motion was made by Jacobson, seconded by Casey, to accept into the record all staff reports, attachments, memos, and handouts regarding each application including the email from A.J. Gutoski. 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 10 Nob Hill, located in the Northwest ¼ of Section 23, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, for the purpose of caregiver services to independent seniors. Applicant: Gloria Pettigrew-Fletcher. General Location: 2008 Virginia Avenue. Case#: CUP-2102-02.

Ritz asked staff for an update. Palm stated an email in opposition was received from A.J. Gutoski, 2007 Virginia Avenue. Concerns with traffic and having a commercial business in a residential neighborhood were cited. Palm stated the applicant Pettigrew-Fletcher is requesting a Conditional Use Permit to allow for the care and assistance of daily living to independent seniors. She said the property at 2008 Virginia Avenue is a three bedroom home and Pettigrew-Fletcher will have three to four patients. Palm stated the hours of operation would be 24 hours per day 7 days a week (24/7), with the following shifts: 7 a.m. to 3 p.m., 3 p.m. to 11 p.m., and 11 p.m. to 7 a.m. with one staff member per shift at all times. Palm stated staff would also include a physical therapist, speech therapist and other health professionals with the possibility of ten employees. Palm stated staff is concerned with parking for this type of use. She stated the neighborhood consists of homes built in the 1960's with an average size of 900 square feet to 1200 square feet with single car garages and driveways. Palm said street parking is allowed on the south side of Virginia Avenue and each home has individual mailboxes which further restrict parking in the area. Palm stated the applicant's driveway would comfortably fit four vehicles. She stated staff's concern is with a 24/7 business in a residential neighborhood and the ability to meet requirements of Sections 6.06.01, 6.06.02, and 6.06.05 of the Zoning Ordinance. Palm said these sections state the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort or general welfare of the community; and also adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. She stated Ms. Pettigrew-Fletcher has taken steps to be licensed. Palm said if this type of occupancy is approved it would require a fire sprinkler, which the applicant is prepared to have installed. Palm said the Chief Building Official has stated the home must meet ADA (American Disabilities Act) regulations with this proposed change of occupancy.

Gloria Pettigrew-Fletcher, 3313 Joann Avenue, Bellevue, NE, was present. She stated she is aware of staff's parking concerns. Pettigrew-Fletcher stated the property has an extended driveway which was originally put in place for an RV (Recreational Vehicle) and creates two additional parking spaces. She stated staff would be able to transport each other to and from work to open up more parking. Pettigrew-Fletcher stated senior citizens want a family-type setting rather than a nursing home, therefore this type of business is needed and would benefit the community. Pettigrew-Fletcher said the services provided such as activities and transportation to doctor appointments would provide a better quality of life for the residents. Pettigrew-Fletcher said she feels this is her calling and is very passionate about this type of business since her own mother was placed in a nursing home after she had a stroke. She stated she has been providing this type of service since 2011 in private homes and care facilities. She stated she currently works closely with PT (physical therapy), OT (occupational

MINUTE RECORD

Bellevue Planning Commission Meeting, May 27, 2021, Page 2

therapy) and speech therapists.

Sharon Tate, 3814 Gayle Avenue, Bellevue, NE, stated this would be a great benefit to the community. Tate asked how many residents would be housed and if there would be medical professionals at the facility. Pettigrew-Fletcher stated there would be three clients at a time, and staff would include nurses, PT, OT, and speech therapists, all certified by the state.

Gwendolyn Williams-Jackson, 12805 S 29th St., Bellevue, NE stated she has known Ms. Pettigrew-Fletcher for twenty years and her passion has always been caring for other people. She stated she has also worked for Ms. Pettigrew-Fletcher. She said she feels the parking would not be a problem and the impact on the neighborhood would be minimal.

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

Casey asked Pettigrew-Fletcher if the purchase of the property was with the intent of this business. He asked if the guests of the residents would be allowed to visit at any time or would there be visiting hours. Pettigrew-Fletcher stated her intent in purchasing this property was for this type of business. She stated she would follow the CDC (Center for Disease Control) guidelines for visitation but would not have any specific visitation hours.

Aerni asked Pettigrew-Fletcher for the number of staff required for three to four residents. Pettigrew-Fletcher stated one staff is required. Aerni said at shift change there would be two cars and possible visitors would fill the driveway. Pettigrew-Fletcher stated the staff could be transported back and forth to work so that would leave room for guest parking.

Cutsforth asked Pettigrew-Fletcher if the residents would have vehicles that would be on site. Pettigrew-Fletcher stated no resident would need or have their own vehicle.

Ritz asked Pettigrew-Fletcher if the facility was under the jurisdiction of the DHHS (Department of Health and Human Services) and if so, have they approved the site. Pettigrew-Fletcher stated DHHS has a process requiring she first get the sprinkler and alarm systems installed for approval. Palm stated staff asked Ms. Pettigrew-Fletcher to hold off on installing the sprinkler system until after City Council approval. Ritz asked if the ADA regulations would be achievable for this site and would this be the first facility of this type for Ms. Pettigrew-Fletcher. Pettigrew-Fletcher stated ADA regulations would not be a problem and this would be her only facility at this time but she did intend to open others.

Hankins stated six years ago, he and his father looked for a facility like this for his mother who had Alzheimer's and there were none. He stated he applauded Pettigrew-Fletcher and felt the facility is needed in the community.

Ackley asked staff if the concerns regarding the parking are because Virginia Street is a busier street with one of the few curb cuts to Fort Crook Road and are there other concerns from a traffic and noise standpoint. Palm stated parking would be the main concern and if it would negatively affect the neighbors. She stated she had visited the site twice: once on a Monday morning and there were several vehicles parked on the street, and the second visit was on a Friday afternoon. Again, there were quite a few cars parked on the street. Palm said Virginia Street is a thoroughfare to Fort Crook Road and staff's concerns were if there could be a negative impact on the neighborhood with the applicant only having room to park four or five cars in the driveway. Ackley asked if there were other facilities like this in the community. Palm stated there have been similar facilities in a larger development zoned RG-20 (General Residential), but not in single family residential areas.

Discussion ensued regarding ADA bathrooms.

Jacobson asked if meal preparation would require a food service truck for deliveries to the site. Pettigrew-Fletcher stated she has a large van that would be used to pick up and deliver items needed for meal preparation or any other supplies needed. Discussion ensued regarding deliveries of supplies.

Cutsforth stated she recalled a group home in her neighborhood off Evergreen a few years ago. Palm said it is possible; however, the group home did not have city approval. Palm stated there has not been a group home application for that area that she recalls in the years she has been employed with the city.

Ackley asked if there were complaints regarding this Conditional Use Permit does the city have the

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Bellevue Planning Commission Meeting, May 27, 2021, Page 3

authority to void the permit. Palm stated there is language in the Conditional Use Permit to regulate certain types of situations. Ackley asked Pettigrew-Fletcher if the three to four residents were required to make her business plan work. Pettigrew-Fletcher stated she is aware of the concerns regarding parking but the residents would not have their own transportation and with one staff member per shift and one or two families visiting, she does not see how that would create parking problems with a four car driveway. Palm stated staff does not have an issue with three seniors and one staff member but the likelihood of more staff because of PT, OT, Speech therapists or other medical professionals for the seniors is the concern. Discussion ensued regarding possible parking problems.

Casey asked staff at what point would a person in a residential setting need to come to the city for a Condition Use Permit to run a childcare facility out of their home. Palm stated childcare facilities are considered a home based business which would require the owner to reside in the home and would not require a Conditional Use Permit if they are watching eight or less children. Discussion ensued regarding traffic for a childcare facility. Pettigrew-Fletcher stated this home was at one time a childcare facility.

Discussion ensued regarding a trend of this type of business in the future.

Ritz stated he lives across the street from an elementary school, and is familiar with congestion from drop off and pick up times. He said this is a three-bedroom house and if purchased by a family with two kids who were driving, there would be four cars in the driveway. Ritz said the city needed to be proactive to any potential parking problems for the neighborhood. Discussion ensued regarding the city's options to ward off any parking problems and additional parking options.

Ackley asked staff if signage would be allowed. Palm stated signage would be allowed per the zoning ordinance.

Discussion ensued regarding the conditions of the Conditional Use Permit.

Ackley stated this was a good home based business in comparison to the previous daycare which would have generated more traffic in the peak hours of the day. He stated he did appreciate staff's traffic concerns.

Ritz asked staff if a limit of no more than four staff at any given time could be added to the Conditional Use Permit. Palm stated staff did not feel it was appropriate to add that limitation.

MOTION was made by Hankins, seconded by Cutsforth, to recommend APPROVAL of a request for a conditional use permit for Lot 10 Nob Hill, located in the Northwest ¼ of Section 23, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, for the purpose of caregiver services to independent seniors. APPROVAL of the application based upon the needs of the community and conformance with Article 6, City of Bellevue Zoning Ordinance. Upon roll call, six voted yes, Aerni and Jacobson voted no. MOTION carried.

This item will proceed to City Council for PUBLIC HEARING ON June 15, 2021.

PUBLIC HEARING was held on a request to rezone Lot 1, 370 Square Replat Six, being a replat of Lots 1 and 2, 370 Square Replat IV, from BG to RG-8-PS for the purpose of multi-family residential development, with site plan approval; and small subdivision plat Lot 1, 370 Square Replat Six, being a replat of Lots 1 and 2, 370 Square Replat IV, located in the Northeast ¼ of the Southeast ¼ of Section 32, T14N, R13E of the 6th P.M. Sarpy County, Nebraska. Applicant: Sage Capital, LLC. General location: 36th Street and Lexington Avenue. Case #'s: Z-2104-03, S-2104-07.

Ritz asked staff for an update. Palm stated this application is for two vacant lots located at 36th Street and Lexington Avenue. She stated to the north of the site it is primarily commercial development, and to the south there are multi-family residential and townhomes developed. Palm stated the application is to replat the two lots into one lot and change the zoning from commercial to multi-family residential with site plan approval, which will facilitate the two buildings on one lot. She stated the two buildings consist of 51 units with parking and landscaping requirements having been met. Palm stated the Public Works Department has reviewed the drainage plan and requested additional information but is comfortable with the plan as shown. Palm stated Planning staff has requested the developer cost share for a ten-foot-wide trail connecting to the existing trail to the south rather than a sidewalk. She stated the Comprehensive Plan designates this area as an activity center, which is defined as a live, work, play area. Palm stated this development falls in line with those definitions so staff is recommending approval of this application.

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Brian Akert, 119 S 49th Avenue, Omaha, NE, was present on behalf of Sage Capital, LLC. Brian stated the area has not been developed because of easements running across the site and Lexington Avenue not being connected to 36th Street. He stated there would be two structures: one with twenty-six units, and one with twenty-five units and some resident amenities.

Sharon Tate, 3814 Gayle Avenue, Bellevue, NE, stated concerns for the traffic at 36th Street and Lexington Avenue and at the entrance to the businesses on the east side of 36th Street. She said those intersections are a nightmare with accidents happening all the time. Tate asked if there were plans to add a traffic signal at those intersections. Palm stated currently there is a traffic signal at the Gayle Avenue and Blaine Avenue intersection, and at Hwy 370 and 36th Street. She stated no additional traffic signals are planned at this time. Palm said 51 multi-family units would generate less traffic than a commercial development as currently zoned. Palm stated from an engineering perspective, traffic will not be worse with this development. She stated with the 36th Street improvement project the hope is the traffic situation will improve. Tate stated she avoids the morning traffic in the area. Palm said the best route would be the signal at Gayle Avenue and Blaine Avenue. Tate stated the signal at that intersection takes a long time to change. Palm stated she could have the Public Works Department check the timing on the signal.

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

Ackley asked staff if the 36th Street improvement would end at Gayle Avenue. Palm stated yes because Blaine/Gayle to Hwy 370 is already four lanes. Discussion ensued regarding signals.

Jacobson stated when the 36th Street project is completed the traffic will move faster through that area and clear up some congestion.

Aerni asked if the Public Works Department would require a traffic study. Palm stated if the Public Works Department requires a traffic study, it is requested in the pre-application process. A study was not required for this project.

MOTION was made by Jacobson, seconded by Aerni to recommend APPROVAL of a request to rezone Lot 1, 370 Square Replat Six, being a replat of Lots 1 and 2, 370 Square Replat IV, from BG to RG-8-PS for the purpose of multi-family residential development, with site plan approval; and small subdivision plat Lot 1, 370 Square Replat Six. APPROVAL based upon the lack of perceived negative impact to the surrounding neighborhood APPROVAL also based upon the positive impact of the development for the community. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING ON July 6, 2021.

Meeting adjourned at 8:14 p.m.



Dianna Van Horn
Planning Secretary

3.a.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-2105-05
S-2105-08
S-2105-09

**FOR HEARING OF:
REPORT #1:** June 24, 2021

I. GENERAL INFORMATION

A. APPLICANT:

Svendsen Real Estate, LLC
Attn: Barbara Shannon
3351 Harrison Street
Bellevue, NE 68147

B. PROPERTY OWNER:

Svendsen Real Estate, LLC
3351 Harrison Street
Bellevue, NE 68147
C/O Barbara Shannon

Barbara Shannon
3341 Harrison Street
Bellevue, NE 68147

C. GENERAL LOCATION:

3501 Harrison Street

D. LEGAL DESCRIPTION:

Lots 1 through 5, Svendsen Acres Replat One, being a replat of Lot 1, Svendsen Acres, and a platting of Tax Lots D9H, D9D, D9C and D9B, all located in the Northwest ¼ of Section 16, T14N, R13E of the 6th P.M., Sarpy County, NE.

E. REQUESTED ACTIONS:

1. Rezone Lots 1 through 5, Svendsen Acres Replat One, being a replat of Lot 1, Svendsen Acres, and a platting of Tax Lots D9H, D9D, D9C and D9B, from BGH and BNH to BGH and RG-50.
2. Preliminary plat Lots 1 through 5, Svendsen Acres Replat One, being a replat of Lot 1, Svendsen Acres, and a platting of Tax Lots D9H, D9D, D9C and D9B.
3. Final plat Lots 1 through 5, Svendsen Acres Replat One, being a replat of Lot 1, Svendsen Acres, and a platting of Tax Lots D9H, D9D, D9C and D9B.
4. Waiver of Section 6-4, Subdivision Regulations, regarding Street Design Standards.

F. EXISTING ZONING AND LAND USE:

BGH and BNH, Single Family Residential and Commercial.

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a change in zone, preliminary plat, and final plat approval to bring existing commercial and residential development into conformance with the Zoning Ordinance.

H. SIZE OF SITE:

The site is approximately 4.69 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Proposed Lot 1 is currently developed as a commercial building for automotive repair with a parking lot on the north side of the building and a cell tower. Proposed Lot 2 is currently developed with commercial buildings. Proposed Lot 3 is currently developed with a single family residence. Proposed Lot 4 is currently built with a single family residence and an accessory building on the northeast portion of the property. Proposed Lot 5 is currently built with a single family residence and an accessory building on the southeast portion of the property.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Harrison Street/Bellevue Zoning Limits
2. **East:** Single Family Residential, RG-50
3. **South:** Single Family Residential, RG-50
4. **West:** Commercial, BG-PCO

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

1. Section 5.12, Zoning Ordinance, regarding RG-50 uses and requirements.
2. Section 5.24, Zoning Ordinance, regarding BGH uses and requirements.
3. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
4. Chapter 4, Subdivision Regulations, regarding Final Plats.
5. Chapter 7, Subdivision Regulations, regarding Hardship and Waivers

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. MAPA traffic data indicates 5,500 vehicles per day along Harrison Street near the intersection of South 36th Street.
2. This property will have access from existing drives along Harrison Street.

D. UTILITES:

All utilities are available to this location.

E. ANALYSIS:

1. Barbara Shannon, on behalf of Svendsen Real Estate LLC has submitted a request to preliminary plat and final plat Lots 1 through 5, Svendsen Acres Replat One, being a replat of Lot 1, Svendsen Acres, and a platting of Tax Lots D9H, D9D, D9C, and D9B.

2. In conjunction with the replat, the applicant is also requesting a change of zone for Lots 1 through 5, Svendsen Acres Replat One, from BNH and BGH to BGH and RG-50.

Proposed Lots 1 and 2 will be zoned BGH, while Lots 3, 4, and 5 will be zoned RG-50 for residential lots. The proposed zoning aligns with the existing uses and structures, bringing the properties into conformance. Under the previous zoning regulations, the pyramidal zoning structure allowed for residential uses in commercial zoning districts. The current Zoning Ordinance grandfathered the residential structures on this property.

The proposed lots conform with their requested zoning designations.

3. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Planning Director, Deputy County Administrator, Sarpy County Public Works Department, Sarpy County IS/GIS/Public Safety, Metro Area Planning Agency, Metropolitan Utilities District, CenturyLink, Omaha Public Power District, Black Hills Energy, Cox Communications, Papio NRD, and the Omaha 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.

Matt Knight, Public Works Engineer, and Michael Sharp, Sarpy County Public Works Surveyor, made comments pertaining to technical revisions to the preliminary plat and final plat. The applicant's engineer has since satisfied these comments.

No other comments were received on this case.

4. Along with the zoning and platting requests, the applicant is requesting a waiver of Section 6-4, Subdivision Regulations, pertaining to minimum design standards for private streets. The Subdivision Regulations require access drives serving more than one property meet the standards outlined in Section 6-4. Proposed Lots 3, 4, and 5 currently share one residential driveway. The applicant is requesting this continue to be allowed without conforming to the standards of a private street. Due to the existing conditions and the fact no additional residences are being added as a part of this request, staff is supportive of the waiver.

Existing easements are in place for the shared access. This will not change with the requested platting.

5. The Future Land Use Map of the Comprehensive Plan shows this property commercial. A motion to approve should also include a motion to amend the Future Land Use Map to medium density residential for proposed Lots 3, 4, and 5.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

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

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

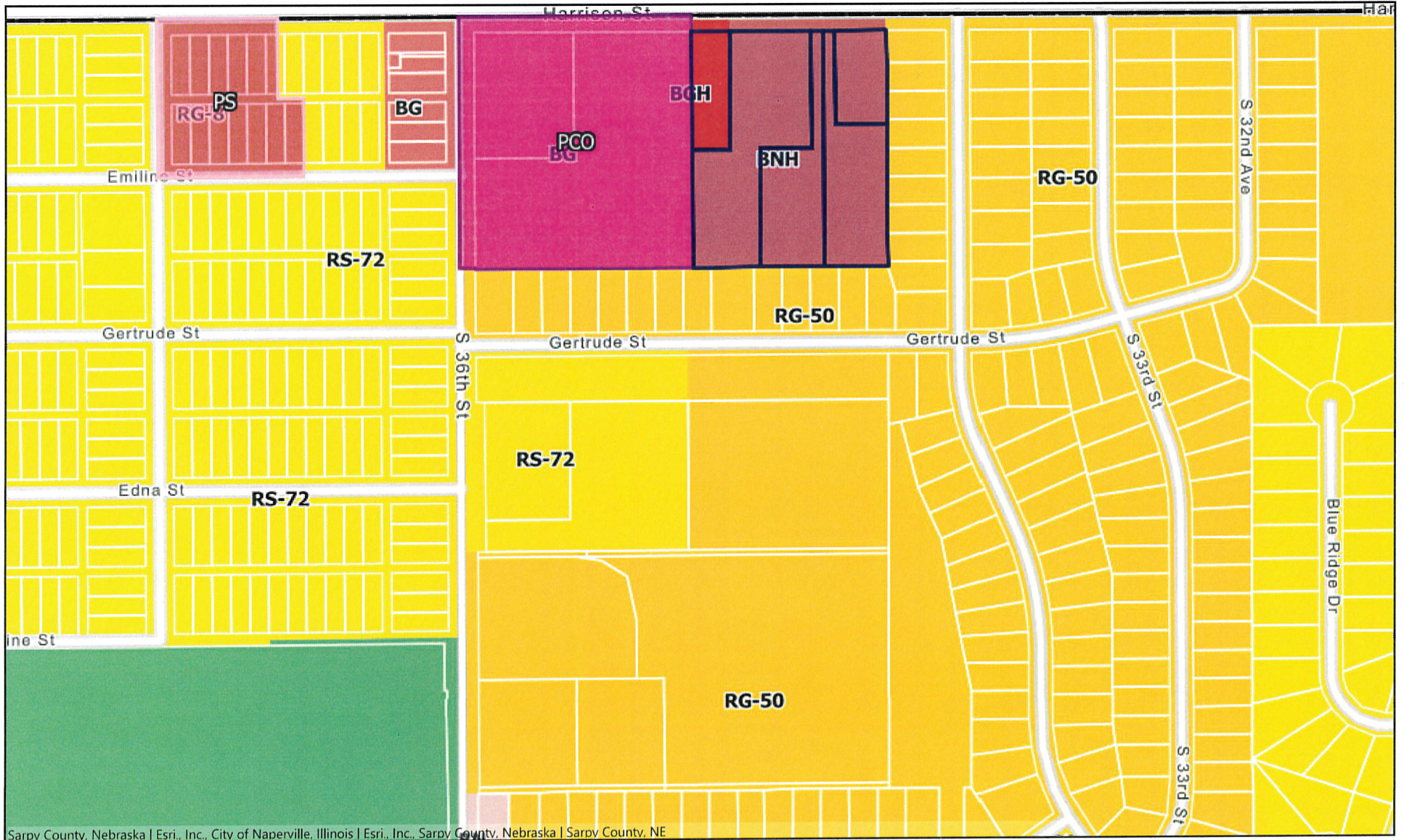
1. Zoning Map
2. 2020 GIS aerial photo of the property
3. Zoning justification from Jeff Stoll dated May 21, 2021
4. Zoning exhibit received June 15, 2021
5. Waiver request from Jeff Stoll dated May 21, 2021
6. Preliminary plat received June 15, 2021
7. Final plat received June 15, 2021

VII. COPIES OF REPORT TO:

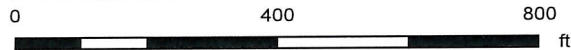
1. Svendsen Real Estate, LLC (Barbara Shannon)
2. Pat Sullivan, Adams and Sullivan
3. E & A Consulting Group, Inc. (Jeff Stoll)
4. Public Upon Request


Assistant Planning Manager 4/18/21
Date


Planning Manager 06/17/21
Date

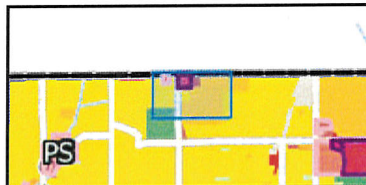


Sarpy County, Nebraska | Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska | Sarpy County, NE



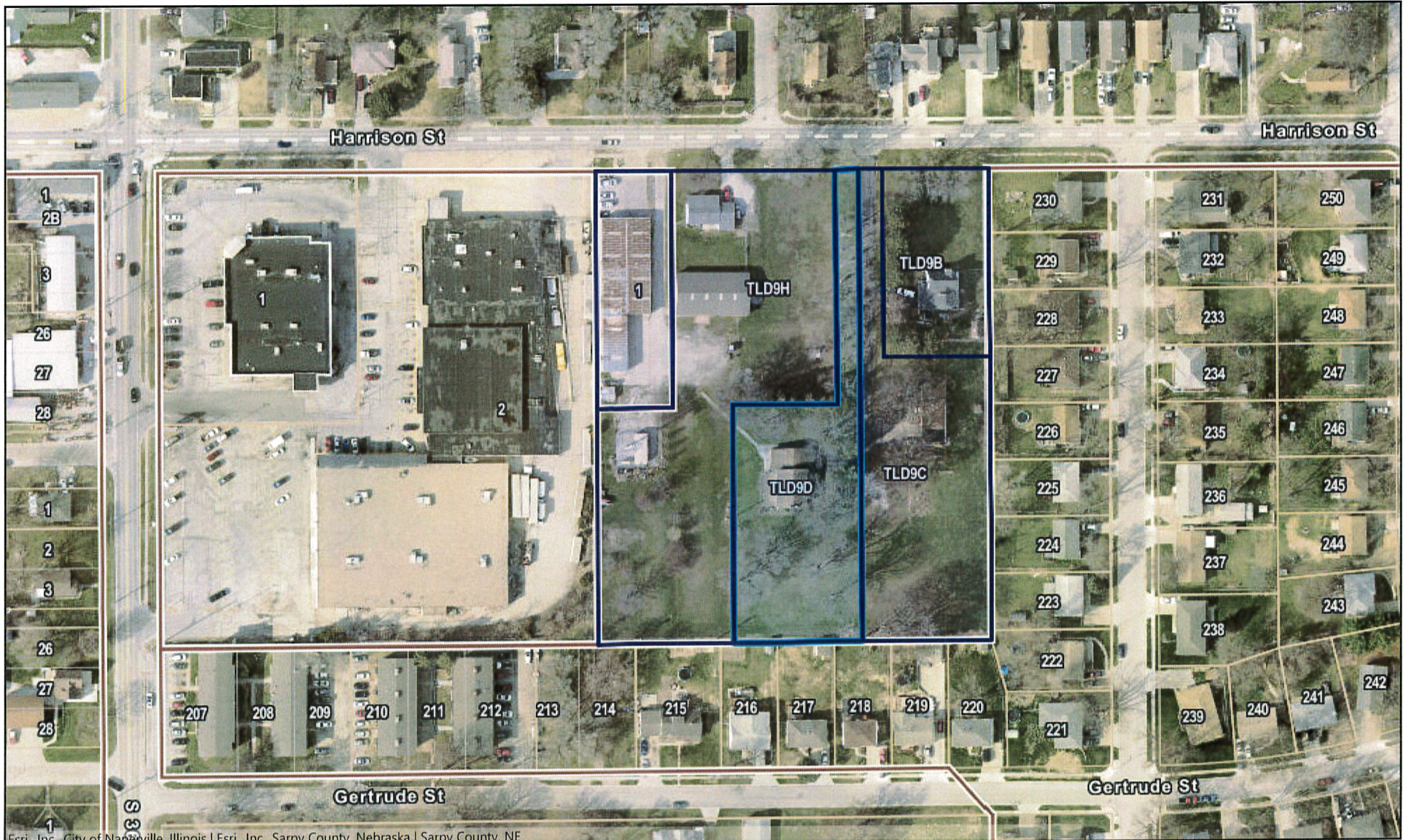
Map Scale 1: 4514

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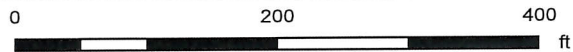


Notes





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



Map Scale 1: 2257

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Notes





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 21, 2021

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

RE: Svendsen Acres Replat One – Zoning Justification Letter
E & A File: P2020.225.002

Dear Tammi,

On behalf of our client, Svendsen Real Estate, LLC, we recommend that the Svendsen Acres Replat One development, which is currently zoned as BGH (Heavy General Business District) and BNH (Heavy Neighborhood Business District), be rezoned to BGH (Heavy General Business District) and RG-50 (General Residential District). We believe that the proposed rezoning request is in line with the type of zoning districts surrounding the proposed plat. The RG-50 zoning compliments with the adjacent Chandler Acres development to the East and South and the BGH zoning compliments with the Harrison Square development to the west. We believe that both zoning requests will generally comply with the City of Bellevue Comprehensive Plan.

If you have any questions regarding this justification letter, please contact me at 402-895-4700 or by email at jstoll@eacg.com.

Sincerely,
E & A Consulting Group, Inc.

A handwritten signature in blue ink, appearing to read 'Jeff Stoll', is written over the typed name.

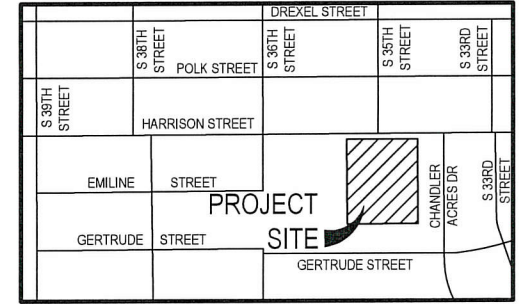
Jeff Stoll
Platting Services Assistant Manager

RECEIVED
MAY 21 2021
PLANNING DEPT.

SVENDSEN ACRES REPLAT ONE

LOTS 1 THRU 5 INCLUSIVE

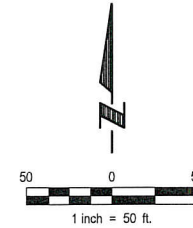
A TRACT OF LAND BEING LOT 1, SVENDSEN ACRES, A SUBDIVISION LOCATED IN SECTION 16, ALSO TOGETHER WITH TAX LOTS D9H, D9D, D9C, D9B, TAX LOTS LOCATED IN SAID SECTION 16, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH, P.M., SARPY COUNTY NEBRASKA.



VICINITY MAP

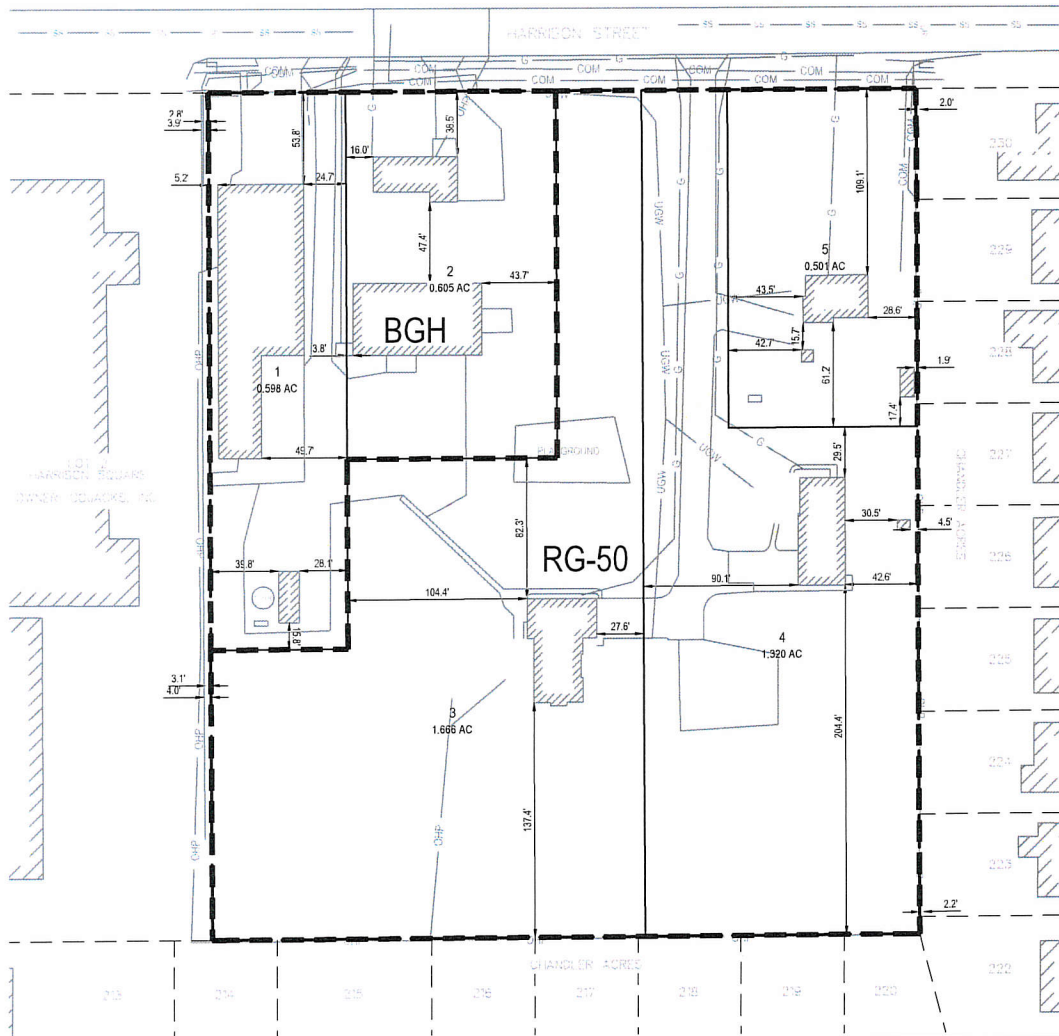
BGH ZONING SETBACK TABLE	
FRONT YARD	0'
SIDE YARD	0'
STREET SIDE YARD	0'
REAR YARD	0'

RG-50 ZONING SETBACK TABLE	
FRONT YARD	35'
SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	25'



LEGEND

- BOUNDARY LINE
- LOT LINE
- - - CHANGE OF ZONE LINE



LEGAL DESCRIPTION

A TRACT OF LAND BEING LOT 1, SVENDSEN ACRES, A SUBDIVISION LOCATED IN SECTION 16, ALSO TOGETHER WITH TAX LOTS D9H, D9D, D9C, D9B, TAX LOTS LOCATED IN SAID SECTION 16, 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 SAID LOT 1, SVENDSEN ACRES, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 2, HARRISON SQUARE, A SUBDIVISION LOCATED IN SAID SECTION 16, AND ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, THENCE N89°48'41"E (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID LOT 1, SVENDSEN ACRES, SAID LINE ALSO BEING THE NORTH LINE OF SAID TAX LOTS D9H, D9D, D9C AND D9B, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF HARRISON STREET, A DISTANCE OF 412.83 FEET TO THE NORTHEAST CORNER OF SAID TAX LOT D9B, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 230, CHANDLER ACRES, A SUBDIVISION LOCATED IN SAID SECTION 16; THENCE S00°17'30"E ALONG THE EAST LINE OF SAID TAX LOT D9B, SAID LINE ALSO BEING THE EAST LINE OF SAID TAX LOT D9C, AND ALSO BEING THE WEST LINE OF LOTS 222 THRU 230, SAID CHANDLER ACRES, A DISTANCE OF 494.85 FEET TO THE SOUTHWEST CORNER OF SAID TAX LOT D9C, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 220, SAID CHANDLER ACRES, THENCE S89°45'23"W ALONG THE SOUTH LINE OF SAID TAX LOTS D9C, D9D AND D9H, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 214 THRU 220, SAID CHANDLER ACRES, A DISTANCE OF 412.44 TO THE SOUTHWEST CORNER OF SAID TAX LOT D9H; THENCE N00°20'12"W ALONG THE WEST LINE OF SAID TAX LOT D9H, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 1, SVENDSEN ACRES, AND ALSO THE EAST LINE OF SAID LOT 2, HARRISON SQUARE, A DISTANCE OF 495.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 204,278 SQUARE FEET OR 4.690 ACRES, MORE OR LESS

DEVELOPER/OWNER

SVENDSEN REAL ESTATE, LLC
3351 HARRISON STREET
BELLEVUE, NE 68147

OWNER

BARBARA A. SHANNON
3341 HARRISON STREET
BELLEVUE, NE 68147

ZONING:

EXISTING	BGH, BNH	
PROPOSED:	BGH, LOTS 1 & 2	1.203 AC
	RG-50, LOTS 3 THRU 5	3.487 AC
	TOTAL	4.690 AC

RECEIVED
JUN 15 2021
PLANNING DE

Proj No:	Revisions	
P2020.225.002	Date	Description
Date: 05/21/2021		
Designed By: JRS		
Drawn By: EHN		
Scale: 1" = 50'		
Sheet 1 of 1		

CHANGE OF ZONE EXHIBIT

SVENDSEN ACRES REPLAT ONE
LOTS 1 THRU 5 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



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 21, 2021

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

RE: Svendsen Acres Replat One – Preliminary Plat, Final Plat & Change of Zone Submittal
E & A File: P2020.225.002

Dear Tammi,

On behalf of our client, Svendsen Real Estate, LLC, we hereby submit an application for the above referenced project. The subject property is located near the Southeast Corner of 36th Street and Harrison Street. We are proposing to rezone this property from BGH and BNH to BDH and RG-50, which will comply with the City of Bellevue Comprehensive Plan.

With this submittal we are requesting a waiver on the Section 6-4 – Street Design Standards of the Subdivision Regulations.

Justification: Due do the existing structure located on the site, we request to continue to utilize the existing shared driveway for the three residential lots. This will help to reduce the amount driveway access points and help with any potential sight distancing concerns to Harrison Street as Harrison Street is classified as a major arterial street. Utilizing the existing shared drive, which has an easement over top, will help with the three residential lots meet the zoning lot width requirements for RG-50.

All documents included are listed on the attached transmittal. If you have any questions regarding this application, please contact me at 402-895-4700 or by email at jstoll@eacg.com.

Sincerely,
E & A Consulting Group, Inc.

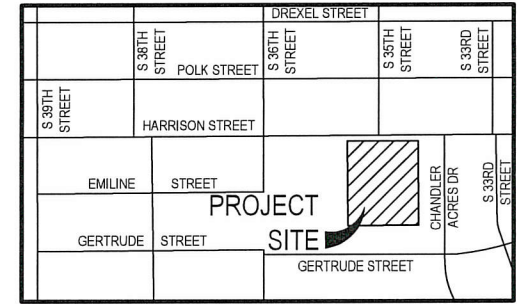
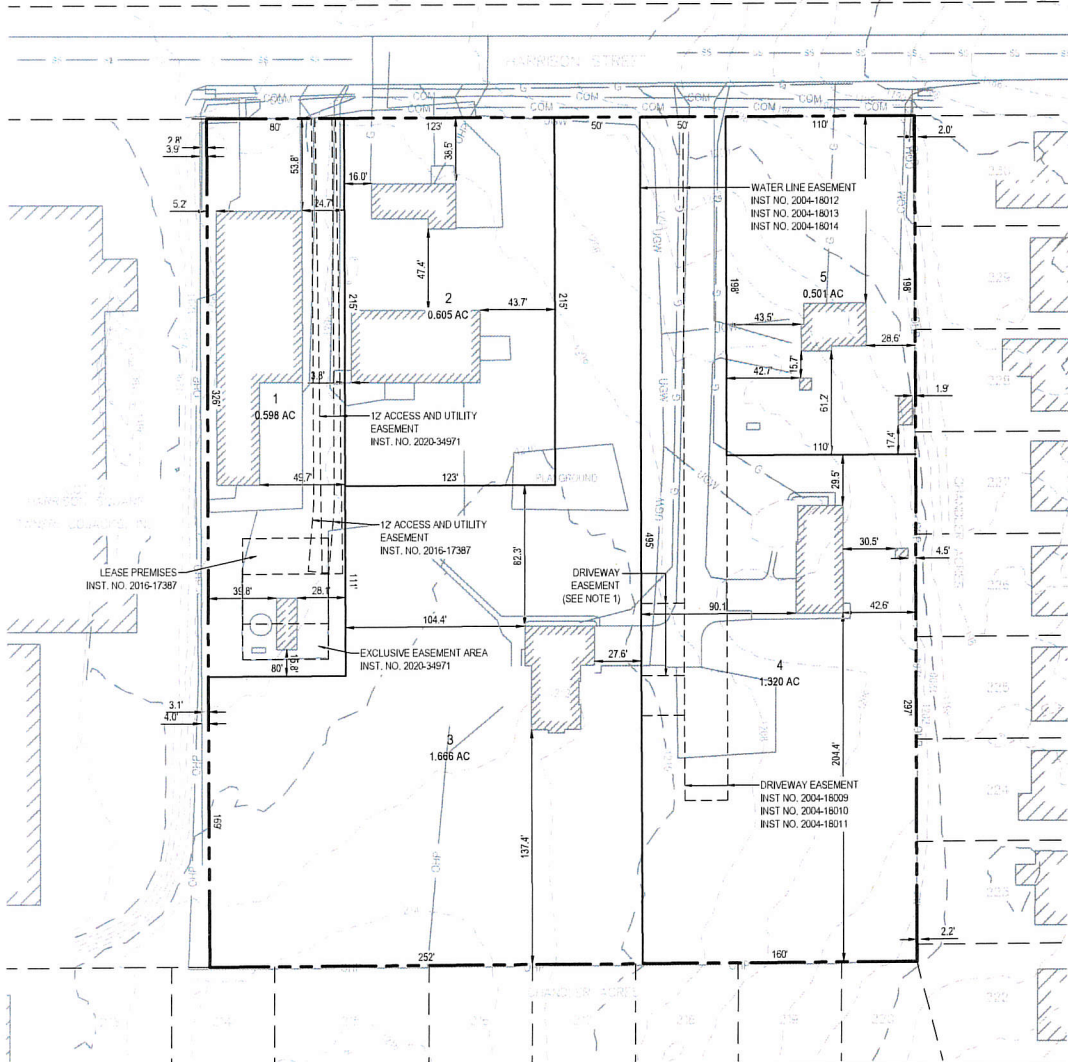
Jeff Stoll
Platting Services Assistant Manager

RECEIVED
MAY 21 2021
PLANNING DEPT.

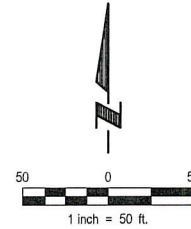
SVENDSEN ACRES REPLAT ONE

LOTS 1 THRU 5 INCLUSIVE

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VICINITY MAP



LEGEND

- BOUNDARY LINE
- LOT LINE
- - - EASEMENTS
- SETBACK LINE
- ▨ EXIST. BUILDING
- - - EXIST. MAJOR CONTOURS
- - - EXIST. MINOR CONTOURS
- G - G - GAS LINE
- W - W - WATER LINE
- OHP - OHP - POWER LINE (OVERHEAD)
- UGP - UGP - POWER LINE (UNDER GROUND)
- UGW - UGW - WATER LINE (UNDER GROUND)
- SS - SS - SANITARY SEWER LINE
- ST - ST - STORM SEWER LINE
- COM - COM - COMMUNICATIONS LINE

BGH ZONING SETBACK TABLE	
FRONT YARD	0'
SIDE YARD	0'
STREET SIDE YARD	0'
REAR YARD	0'

RG-50 ZONING SETBACK TABLE	
FRONT YARD	35'
SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	25'

LEGAL DESCRIPTION

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OWNER

BARBARA A. SHANNON
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ZONING:

EXISTING	BGH, BNH	
PROPOSED:	BGH, LOTS 1 & 2	1.203 AC
	RG-50, LOTS 3 THRU 5	3.487 AC
	TOTAL	4.690 AC

NOTES:

- ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.

RECEIVED

JUN 15 2021

PLANNING DEPT.

Proj No:	Revisions	
P2020.225.002	Date	Description
Date: 05/21/2021	06/15/21	REVISED PER CITY COMMENTS
Designed By: JRS		
Drawn By: EHN		
Scale: 1" = 50'		
Sheet: 1 of 1		

PRELIMINARY PLAT

SVENDSEN ACRES REPLAT ONE
LOTS 1 THRU 5 INCLUSIVE
BELLEVUE, NEBRASKA



E & A CONSULTING GROUP, INC.
Engineering Answers

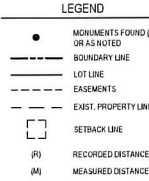
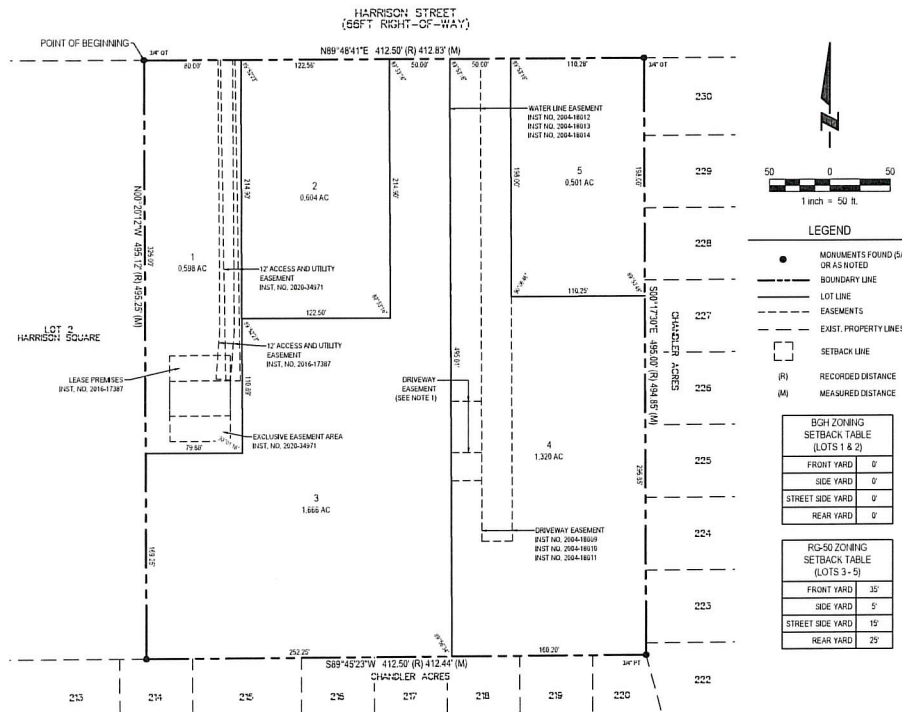
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BGH ZONING SETBACK TABLE (LOTS 1 & 2)	
FRONT YARD	0'
SIDE YARD	0'
STREET SIDE YARD	0'
REAR YARD	0'

RG-50 ZONING SETBACK TABLE (LOTS 3 - 5)	
FRONT YARD	35'
SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	25'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, SVENDSEN REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY & BARBARA A. SHANNON, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS SVENDSEN ACRES REPLAT ONE (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), OMAHA 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 HEREBY 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. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT AND/OR BLACK HILLS ENERGY SERVICES, HYDRANTS AND OTHER RELATED FACILITIES AND TO OPERATE, MAINTAIN, REPAIR AND RENEW PEELINES, HYDRANTS AND OTHER RELATED FACILITIES AND TO EXTEND THESED PIPES FOR THE TRANSMISSION OF GAS AND WATER OR, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS. 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 THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID OR RIGHTS HEREIN GRANTED.

SVENDSEN REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY

BARBARA A. SHANNON, MEMBER DATE

BARBARA A. SHANNON

BARBARA A. SHANNON, OWNER 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 BARBARA A. SHANNON, MEMBER OF SVENDSEN REAL ESTATE, LLC, A NEBRASKA LIMITED LIABILITY COMPANY, 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 HER VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC _____

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 BARBARA A. SHANNON, OWNER, 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 HER VOLUNTARY ACT AND DEED.

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

NOTARY PUBLIC _____

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.

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 SVENDSEN ACRES REPLAT ONE (THE LOTS NUMBERED AS SHOWN), BEING A REPLATTING OF LOT 1, SVENDSEN ACRES, A SUBDIVISION LOCATED IN SECTION 16, ALSO TOGETHER WITH A PLATTING OF TAX LOTS D9H, D9O, D9C, D9B, TAX LOTS LOCATED IN SAID SECTION 16, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID TRACT OF LAND CONTAINS AN AREA OF 204.278 SQUARE FEET OR 4.690 ACRES, MORE OR LESS.

JOHN W. VON DOLLEN, LS-579 DATE

BELLEVUE CITY COUNCIL APPROVAL

THIS PLAT OF SVENDSEN ACRES REPLAT ONE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF BELLEVUE ON THIS _____ DAY OF _____ APPROVAL OF THIS FINAL PLAT SHALL BECOME VALID 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 _____

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF SVENDSEN ACRES REPLAT ONE (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION.

CHAIRMAN OF CITY PLANNING COMMISSION DATE

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

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF SVENDSEN ACRES REPLAT ONE WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____ 20____

COUNTY SURVEYOR / ENGINEER _____

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
15050 Mill Valley Road, Suite 105 • Omaha, NE 68154
Phone: 402.895.4100 • Fax: 402.855.5259
www.eandagroup.com



SVENDSEN ACRES REPLAT ONE
LOTS 1 THRU 5 INCLUSIVE
BELLEVUE, NEBRASKA

FINAL PLAT

Project No.	172021225102
Date	05/20/21
Designed By	JRS
Drawn By	JRS
Scale	1" = 50'
Sheet	1 of 1
Revised	05/20/21
Revised By	JRS
Revised Per City Comments	

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT #1

CASE NUMBERS: Z-2105-06
S-2106-12
S-2106-13

FOR HEARING OF:
REPORT #1: June 24, 2021

I. GENERAL INFORMATION

A. APPLICANTS:

Redwood USA, LLC (Kevin Kwiatkowski)
7007 East Pleasant Valley Road
Independence, Ohio 44131

B. PROPERTY OWNERS:

Dolores J Barraclough and Charles W Pratt, Co-Trustees
c/o Diana Gordon
6406 South 95th Street
Omaha, NE 68127

C. GENERAL LOCATION:

Southeast of South 25th Street and Cornhusker Road

D. LEGAL DESCRIPTION:

Lot 1, Redwood 25, being a platting of Tax Lot 4F, located in the Northwest ¼ of Section 27, T14N, R13E of the 6th P.M., Sarpy County, NE.

E. REQUESTED ACTIONS:

1. Rezone Lot 1, Redwood 25, being a platting of Tax Lot 4F, from AG to RG-28-PS with site plan approval.
2. Preliminary plat Lot 1, Redwood 25, being a platting of Tax Lot 4F.
3. Final plat Lot 1, Redwood 25, being a platting of Tax Lot 4F.

F. EXISTING ZONING AND LAND USE:

AG, Agriculture/Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a rezoning with site plan approval, preliminary plat, and final plat for the construction of a 131-unit multi-family residential development.

H. SIZE OF SITE:

The site is approximately 26.93 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The property is presently vacant and covered in vegetation. It has most recently been used agriculturally.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Commercial, BG
2. **East:** Commercial, BG-PCO
3. **South:** Single Family Residential, AG, BGH, RS-72 and RS-84
4. **West:** Commercial/Vacant and Single Family Residential, (across S 25th Street), BGH and RG-50

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

1. Section 5.13, Zoning Regulations, regarding RG-28 uses and requirements.
2. Section 5.17, Zoning Regulations, regarding Planned Subdivision District uses and requirements.
3. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
4. Chapter 4, Subdivision Regulations, regarding Final Plats.
5. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this property as medium density residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. MAPA traffic data indicates 28,700 vehicles per day along Cornhusker Road near the intersection of South 25th
2. Access is proposed from two points: one off South 25th Street, and another from a newly created extension of Jamestown Drive.

D. UTILITIES:

All utilities are available or will be constructed to serve this property.

E. ANALYSIS:

1. Kevin Kwiatkowski, on behalf of Redwood USA, LLC, has submitted a request to preliminary plat and final plat Lot 1, Redwood 25, for the purpose of a multi-family residential development.
2. The applicant is also requesting a change of zone from AG to RG-28-PS, with site plan approval.

The intent of the RG-28 district is to permit medium-density, low rise development that will be compatible when located near and among lower density types of housing, including single-family and two-family on small lots.

The -PS zoning overlay allows for the construction of multiple buildings on one lot, in addition to encouraging the creative design of new living areas. With the -PS zoning overlay, site plan approval is required.

3. Per the proposed site plan, there will be twenty multi-family apartment buildings constructed; two four-unit buildings, two five-unit buildings, seven six-unit buildings, one seven-unit building, and eight eight-unit buildings, for a total of 131 units.

4. The applicant states the development is projected to be a mix of “empty nesters, young professionals, and those relocating to have a maintenance free lifestyle in a peaceful neighborhood.”

5. The applicant is providing 524 parking spaces through a mix of garages, driveways, and shared surface parking. This exceeds the minimum 262 stalls required by the zoning ordinance.

6. The landscape plan has been reviewed by staff and meets the minimum requirements of the Zoning Ordinance.

7. Per Section 8.11, Zoning Ordinance, the apartment buildings will need to meet the city’s design standards. Compliance with these regulations will be reviewed as part of the building permit process. Architectural renderings have been shared by the applicant and are attached. These renderings have not been reviewed for compliance with Section 8.11, Zoning Ordinance.

8. The plat shows one hundred forty (140) feet of dedicated right-of-way along the northern boundary between South 21st Street and South 25th Street. The city has been looking to alleviate congestion in the area of South 21st Street near the Menard’s commercial area. In looking at this application, the city requested the applicant dedicate right-of-way (named Wolf Creek Drive) to facilitate a future connection from South 21st Street to South 25th Street. The applicant has agreed to work with the city moving forward. Prior to the recording of a final plat, the city engineering staff will continue to work on the feasibility of this project. Prior to the dedication of this right-of-way, the city will work with Redwood USA, LLC on an interlocal agreement for this project.

No connections to this future roadway are being proposed from this development. The development will have access to South 25th Street to the west, as well as Jamestown Drive to the south.

9. 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, Bellevue Public School District, Sarpy County Public Works Department, Sarpy County Administrator. 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.

Bellevue Public Works Engineer Matt Knight requested technical revisions to the preliminary drainage study, sanitary sewer calculations, and to the plat. These revisions have since been made by the applicant’s engineer. Additionally, Mr. Knight is comfortable with the applicant’s plan for drainage.

Sarpy GIS/911 requested revisions to the private street names. The applicant's engineer has satisfied these revisions.

No other comments were received in this case.

10. The Zoning Ordinance describes the RG-28 zoning district as "medium density development;" therefore, this request is in conformance with the Comprehensive Plan.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

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

V. PLANNING COMMISSION RECOMMENDATION

Under Review

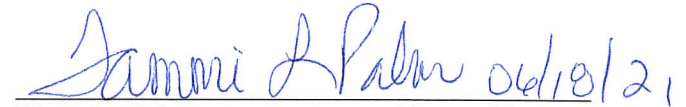
VI. ATTACHMENTS TO REPORT

1. Zoning Map
2. 2020 GIS aerial photo of the property
3. Justification letter from the applicant received May 21, 2021
4. Preliminary plat received June 17, 2021
5. Final plat received June 17, 2021
6. Site plan received June 17, 2021
7. Landscape Plan received June 15, 2021
8. Architectural renderings

VII. COPIES OF REPORT TO:

1. Redwood USA, LLC
2. Kevin Kwiatkowski
3. Diana Gordon
4. Lamp Rynearson (John Coolidge)
5. Public Upon Request

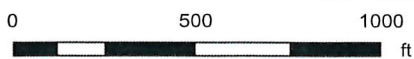

Assistant Planning Manager: Date of Report


Planning Manager: Date of Report



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

Notes



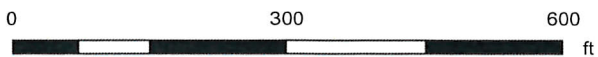
Map Scale 1: 7962

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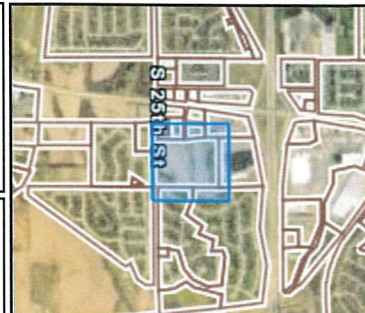


Notes



Map Scale 1: 3185

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.



Redwood Apartments – 25th and Cornhusker

Rezoning Application

Reason for Rezone:

The existing site is an undeveloped parcel nestled between commercial businesses and a single-family residential subdivision. In the City of Bellevue's master plan, the property is planned for a residential use. The rezone is necessary regardless of whatever development is to take place on the property and the zoning district chosen (RG-28-PS) was selected as the least-intensive zoning that makes the Redwood Apartments project feasible.

RECEIVED
MAY 21 2021
PLANNING DEPT.

RECEIVED
JUN 17 2021

REDWOOD 25

LOT 1, BEING A PLATTING OF TAX LOT 4E, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

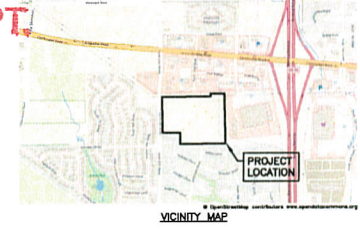
NOTES

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. LOT 1 WILL HAVE NO DIRECT VEHICULAR ACCESS TO S 23RD STREET.
3. ALL EXISTING EASEMENTS ARE NOT BEING REDICATED AND ARE SHOWN FOR REFERENCE ONLY.
4. WOLF CREEK DRIVE DRIVE WAY TO BE DEDICATED VIA SEPARATE RECORDED INSTRUMENT.

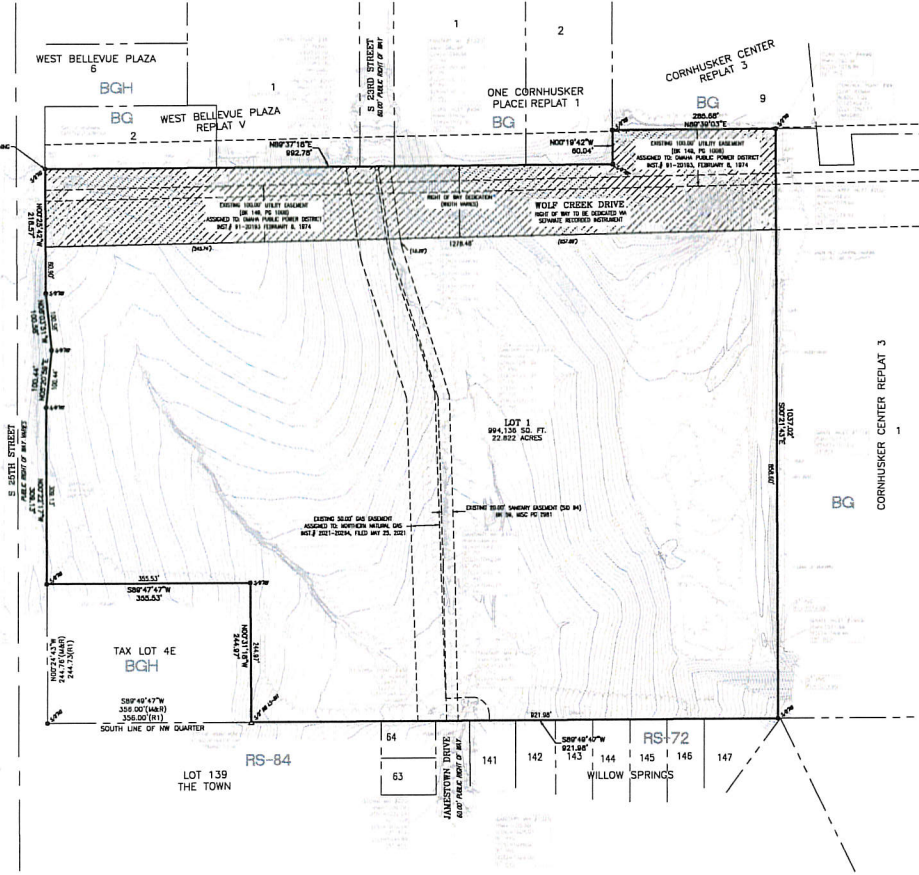
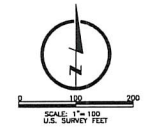
LOCATED IN:
SW 1/4 NW 1/4 SEC. 27, T14N, R13E

LAMP RYNEARSON

LAMP RYNEARSON.COM
OMAHA, NEBRASKA
14710 W. DODGE RD. STE. 100 (402) 496-2400
FORT COLLINS, COLORADO
4710 BROADWAY DR. STE. 300 (970) 228-0347
KANSAS CITY, MISSOURI
8045 STATE LINE RD. STE. 200 (816) 500-1040



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LEGEND

---	BOUNDARY LINE	□	LIGHT POLE
---	SECTION LINE	○	LIGHT STREET
---	ADJACENT PROPERTIES	○	LIGHT YARD
---	EXISTING EASEMENT	○	5/8" REBAR UNLESS OTHERWISE NOTED
---	RETAINING WALL	○	1 1/4" YELLOW PLASTIC CAP STAMPED LS-811
---	FIBER OPTIC LINE	○	POWER POLE
---	FENCE	○	SANITARY MANHOLE
---	SHOW PALE EDGE	○	STORM MANHOLE
---	DIRT EDGE	○	STORM PIPE END
---	OVERHEAD POWER	○	TELEPHONE MANHOLE
---	SANITARY SEWER LINE	○	TELEPHONE PEDESTAL
---	DAS LINE	○	WATER VALVE MEASURED
---	OVERHEAD POWER	○	AREA INLET ROUND
---	PAVING EDGE	○	BOLLARD
---	AREA INLET ROUND	○	CABLE WARNING SIGN
---	BOLLARD	○	CONTROL POINT
---	CABLE WARNING SIGN	○	DECIDUOUS TREE
---	CONTROL POINT	○	ELECTRIC TREE
---	DECIDUOUS TREE	○	FIBER OPTIC PULLBOX
---	ELECTRIC TREE	○	FIRE HYDRANT
---	FIBER OPTIC PULLBOX	○	GRASS WARNING SIGN
---	FIRE HYDRANT	○	GRATE INLET
---	GRASS WARNING SIGN	○	GUY WIRE
---	GRATE INLET	○	H STRUCTURE
---	GUY WIRE	○	
---	H STRUCTURE	○	

OWNER
DELORES BARRACLOUGH AND CHARLES PRATT - TRUSTEES
8405 S 83TH STREET
OMAHA, NEBRASKA 68127

APPLICANT
BELLEVUE SOUTH 25TH STREET NE P1, LLC,
A NEBRASKA LIMITED LIABILITY COMPANY
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, MO 64131

ENGINEER
LAMP RYNEARSON
14710 WEST DODGE ROAD, SUITE 100
OMAHA, NEBRASKA 68154-2027

ZONING
EXISTING: AG
PROPOSED: RC-28 (PS)

LOT 1
PUBLIC RIGHT OF WAY - 22.822 ACRES
TOTAL AREA - 4.153 ACRES
TOTAL AREA - 28.975 ACRES

POWER: OMAHA PUBLIC POWER DISTRICT
444 SOUTH 16TH STREET MALL
OMAHA, NE 68102-2247

WATER: METROPOLITAN UTILITIES DISTRICT
3100 SOUTH 81ST AVENUE
OMAHA, NE 68108-3521

GAS: METROPOLITAN UTILITIES DISTRICT
3100 SOUTH 81ST AVENUE
OMAHA, NE 68108-3521

AS SURVEYED LEGAL DESCRIPTION

TAX LOT 4E, LOCATED IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR AT THE SOUTHWEST CORNER OF LOT 2, WEST BELLEVUE PLAZA REPLAT V, A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA, ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF 23RD STREET;

THENCE NORTH 82°37'18" EAST (ASSUMED BEARINGS) FOR 892.78 FEET ON THE SOUTH LINE OF LOTS 1 AND 2, SAID WEST BELLEVUE PLAZA REPLAT V, AND LOTS 1 AND 2, ONE CORNHUSKER PLACE REPLAT V, A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA, TO A 5/8" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 2, ONE CORNHUSKER PLACE REPLAT 1;

THENCE NORTH 07°18'42" WEST FOR 80.04 FEET ON THE EAST LINE OF SAID LOT 2, TO A 5/8" REBAR AT THE SOUTHWEST CORNER OF LOT 1, CORNHUSKER CENTER REPLAT 2, A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE NORTH 89°39'15" EAST FOR 285.88 FEET ON THE SOUTH LINE OF SAID LOT 2, TO A 5/8" REBAR AT THE NORTHWEST CORNER OF LOT 1, CORNHUSKER CENTER REPLAT 3 A SUBDIVISION, AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA;

THENCE SOUTH 02°11'43" EAST FOR 1027.02, TO A 5/8" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27;

THENCE SOUTH 89°49'43" WEST FOR 821.98 FEET ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27, ALSO BEING THE NORTH LINE OF WOLF CREEK DRIVE, AND THE TOWN SUBDIVISIONS AS SURVEYED, PLATTED, AND RECORDED IN SARPY COUNTY, NEBRASKA, TO A 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP STAMPED LS 811 AT THE SOUTHWEST CORNER OF TAX LOT 4E;

THENCE NORTH 07°31'18" WEST FOR 244.97 FEET TO A 5/8" REBAR AT THE NORTHEAST CORNER OF SAID TAX LOT 4E;

THENCE SOUTH 89°47'43" WEST FOR 355.53 FEET TO A 5/8" REBAR AT THE NORTHWEST CORNER OF SAID TAX LOT 4E, ALSO BEING IN THE EAST RIGHT-OF-WAY LINE OF 23TH ST;

THENCE ON THE EAST RIGHT-OF-WAY LINE OF 23TH ST FOR THE FOLLOWING FOUR (4) COURSES:

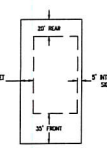
(1) THENCE NORTH 07°21'17" WEST FOR 309.13 FEET TO A 5/8" REBAR;

(2) THENCE NORTH 07°07'39" EAST FOR 100.44 FEET TO A 5/8" REBAR;

(3) THENCE NORTH 06°03'17" WEST FOR 100.94 FEET TO A 5/8" REBAR;

(4) THENCE NORTH 02°55'42" WEST FOR 218.57 FEET TO THE POINT OF BEGINNING;

CONTAINS 28.975 ACRES AS FIELD MEASURED.



NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY.

RC-28 ZONING
MULTI-FAMILY DWELLING
SETBACK REQUIREMENTS
NO SCALE

*NOTE: RIGHT-OF-WAY DEDICATION PENDING.

FLOOD_ZONE
UNSHADED ZONE X
AREA OF MINIMAL FLOOD HAZARD.
MAP NUMBER 3115C000RH
MAP EFFECTIVE DATE: 5/31/2010
COMMITTEE NUMBER: 310181

FLOOD_ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

CONTROL NOTE
- HORIZONTAL DATUM IS BASED ON SARPY COUNTY LOW DISTORTION COORDINATE SYSTEM.
- VERTICAL DATUM IS BASED ON NAVD83 (GEOID=124) & ESTABLISHED USING LIDAR REFERENCE NETWORK.

UTILITY NOTES

1. THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES EXISTENT AT THE TIME OF SURVEY. RECORD LOCATIONS PROVIDED BY THESE COMPANIES RESPONDING TO OUR REQUEST AND THOSE MARKED BY "ONE CALL" LOCATIONS. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST. CONTACT "ONE CALL" (811) PRIOR TO ANY EXCAVATION ON THIS SITE.
**PROJECT NO. 21040414, 21040374, 21040364
DATED 3/27/2021

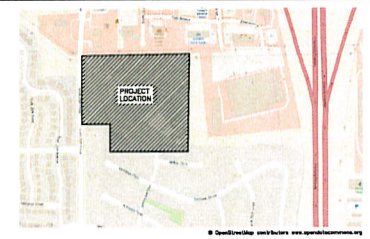
PRELIMINARY PLAT

REDWOOD 25, LOT 1
BELLEVUE, SARPY COUNTY, NEBRASKA

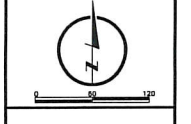


REVISION	DATE	BY
DESIGNER / DRAFTER	DATE	
PROJECT NUMBER	BOOK AND PAGE	
011027-01-003	21027, 1-3	
SHEET		
1 OF 1		

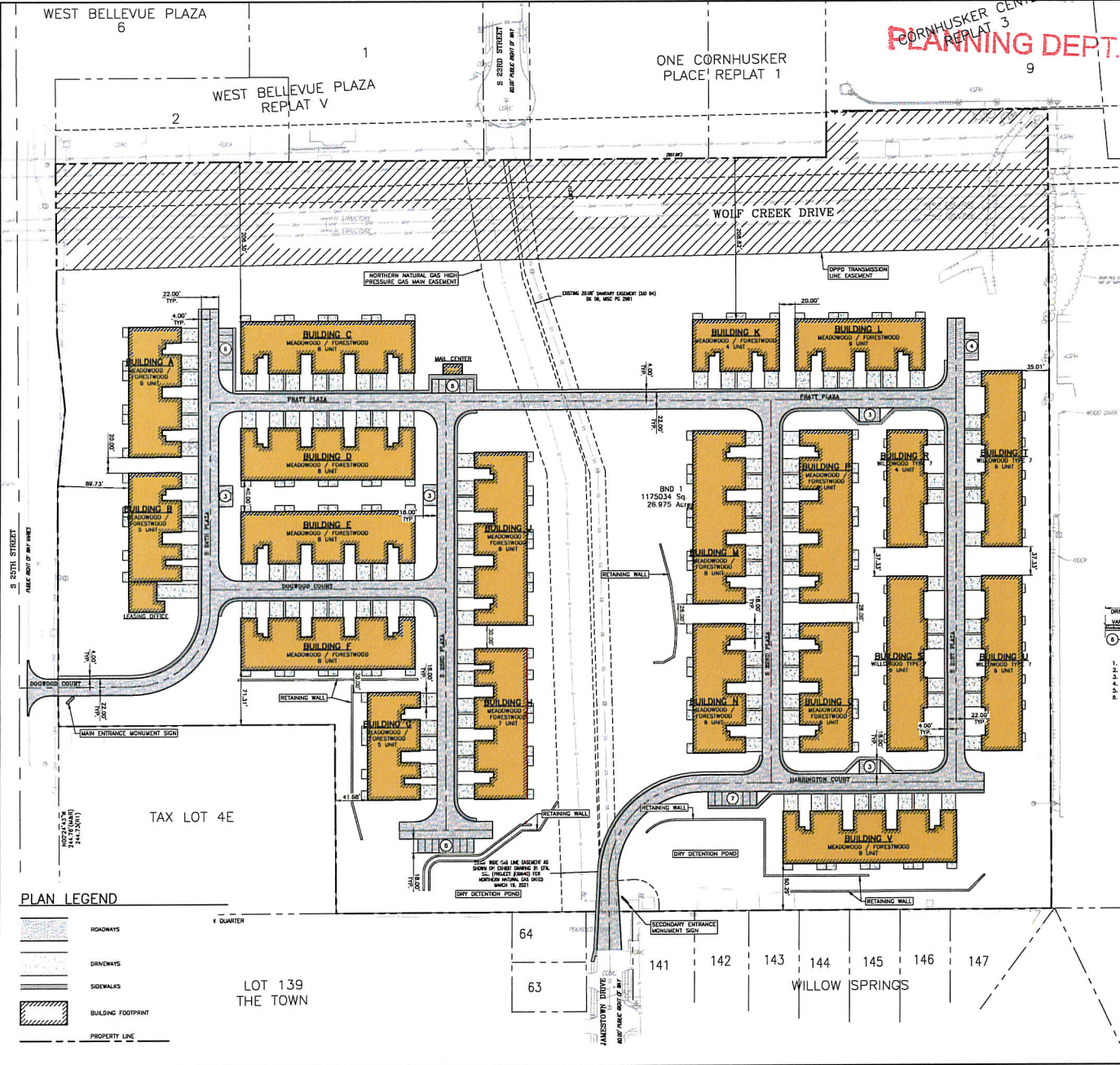
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 JUN 17 2021
 CORNHUSKER CENTER
 REPLAT 3
 PLANNING DEPT.



LAMP RYNEARSON
 LAMPRYNEARSON.COM
 OMAHA, NEBRASKA
 1470 W. GOODIE RD. STE. 100 HOUSTON 2498
 FORT COLLINS, COLORADO
 4700 WASHINGTON DR. STE. 100 FORTCOLO 2490
 KANSAS CITY, MISSOURI
 8601 STATE LINE RD. STE. 200 BRISTOL 04400



PRELIMINARY
 NOT RELEASED FOR CONSTRUCTION

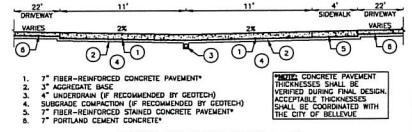


VICINITY MAP

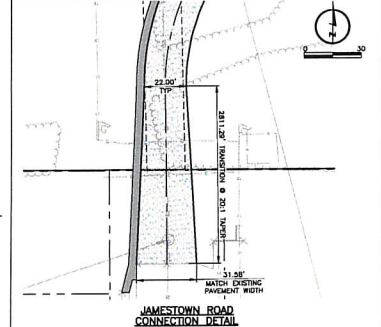
LEGAL DESCRIPTION: TAX LOT 4E 27-14-13 (29.63 AC)
ADDRESS: SOUTHWEST OF 25TH STREET AND CORNHUSKER ROAD, SARY COUNTY, NEBRASKA
APPLICANT: REDWOOD APARTMENT NEIGHBORHOODS
PHONE NUMBER: 442-832-0884 - KEVIN KWATKOWSKI
USE TYPE: MULTIFAMILY APARTMENTS
ZONING: DISTRICT: AG, AGRICULTURAL DISTRICT
 PROPOSED: PS, RC-28, PLANNED SUBDIVISION GENERAL RESIDENTIAL DISTRICT

SITE REGULATORS (SEE ARTICLE SEC. 5.13 RC-28 AND SEC. 5.17 PS):

	ALLOWED	PROPOSED	COMMENTS
A. MINIMUM SITE AREA PER UNIT	5,000 SF FOR FIRST 4 UNITS 2,800 SF FOR EACH ADDITIONAL UNIT	8,970 SF / UNIT	PER 5.13.05
B. MINIMUM LOT AREA	N/A	N/A	PER 5.13.05
C. MINIMUM LOT WIDTH	50 FEET	>50 FEET	PER 5.13.05
D. MINIMUM YARDS			
FRONT YARD	20 FEET	80.73 FEET	PER 5.13.02
INTERIOR SIDE YARD	5 FEET	60.29 FEET	PER 5.13.05
STREET SIDE YARD	15 FEET	N/A	PER 5.13.05
REAR YARD	15 FEET	35.01 FEET	PER 5.13.02
E. MAXIMUM HEIGHT	35 FEET	<35 FEET	PER 5.13.02
F. MAXIMUM BUILDING COVERAGE	60%	19.7%	PER 5.13.02
G. MAXIMUM IMPERVIOUS COVERAGE	N/A	N/A	PER 5.13.05
H. PROJECT SIZE REQUIRING LARGE PROJECT SPECIAL USE PERMIT	>15 ACRES OR 3,000 UNITS	NOT REQUIRED	
I. MINIMUM AMOUNT OF TOTAL PARKING LOCATED IN STREET YARD	25%	NONE	
J. MINIMUM DEPTH OF LANDSCAPING ADJACENT TO STREET RIGHT-OF-WAY	15 FEET	15 FEET	
OFF-STREET PARKING REQUIREMENTS (SEE ARTICLE 500XV):			
K. MINIMUM NUMBER OF PARKING STALLS	1 STALL / UNIT	2 GARAGE STALLS + 2 DRIVEWAY (TANDEN) STALLS / UNIT	
L. MINIMUM NUMBER OF ACCESSIBLE PARKING STALLS	2% OF TOTAL	>50% OF TOTAL	



TYPICAL PAVEMENT SECTION DETAIL
 NOT TO SCALE



JAMESTOWN ROAD CONNECTION DETAIL
 SCALE: 1" = 30'-0"

PLAN LEGEND

[Symbol]	ROADWAYS
[Symbol]	DRIVEWAYS
[Symbol]	SIDWALKS
[Symbol]	BUILDING FOOTPRINT
[Symbol]	PROPERTY LINE

PLANNED SUBDIVISION
 SITE PLAN
 REDWOOD 25TH AND CORNHUSKER
 SARY COUNTY, NEBRASKA

811
 Know what's below.
 Call before you dig.

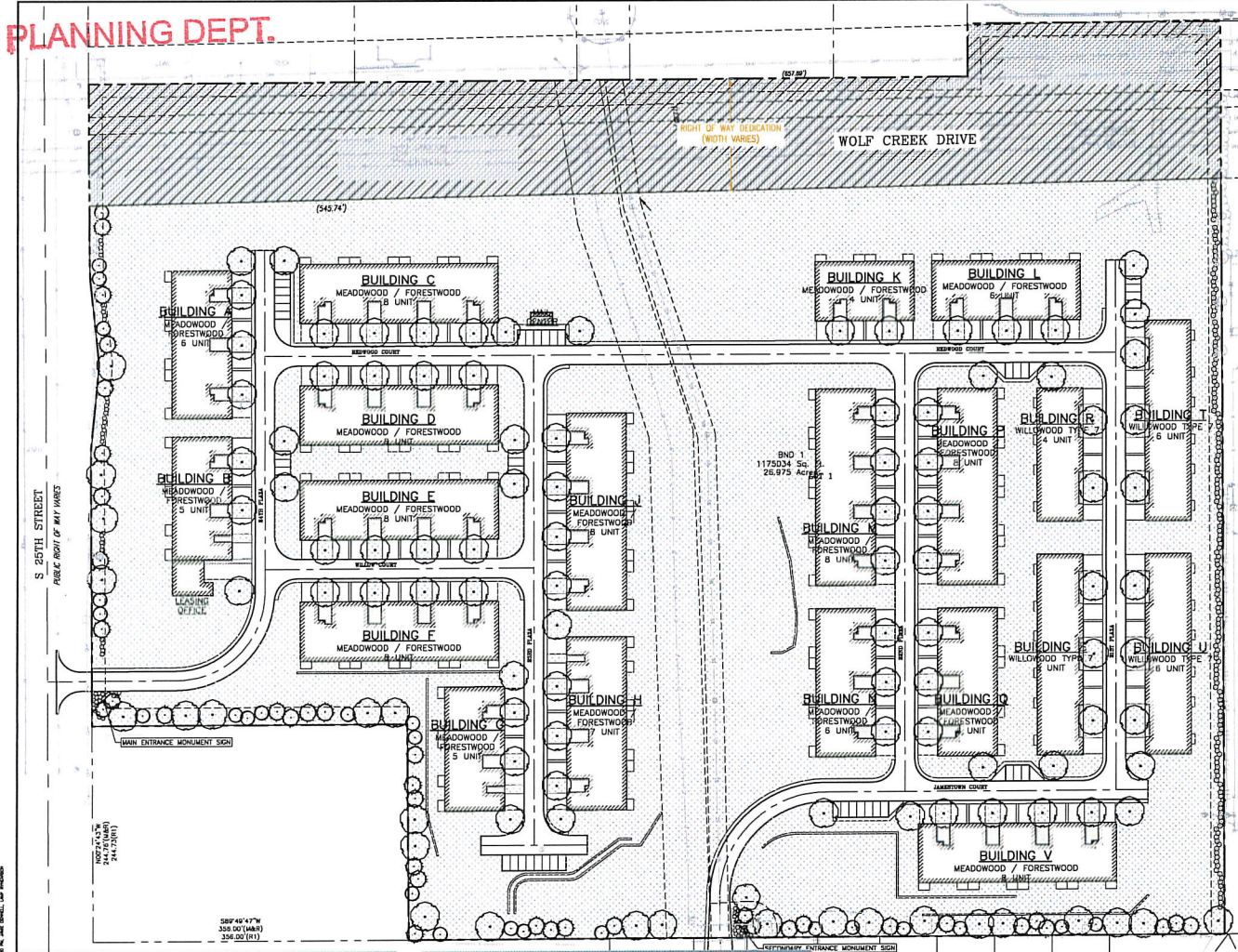
DESIGNER / DRAFTER
 DATE: 05/21/2021
 PROJECT NUMBER: 211021-01-003
 BOOK AND PAGE

EXHIBIT A

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PLANNING DEPT.



ORNAMENTAL TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
	<i>Amelanchier x grandiflora</i>	Autumn Brilliance / Autumn Brilliance Serviceberry	2" CAL.	25	25
	<i>Syringa reticulata</i>	Heavy Silk / Japanese Tree Lilac	2" CAL.	25	20
	<i>Malus 'Prolifera'</i>	Prolifera Crabapple	2" CAL.	20	20
	<i>Malus 'Sugar Tyme'</i>	Sugar Tyme Crabapple	2" CAL.	18	13

CONIFEROUS EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
	<i>Picea glauca</i>	White Spruce	6-7" HT.	60	20
	<i>Picea pungens</i>	Colorado Spruce	6-7" HT.	60	20
	<i>Picea obovata</i>	Norway Spruce	6-7" HT.	50	30
	<i>Thuja plicata</i>	Western Arborvitae	6-7" HT.	70	25

DECIDUOUS SHADE TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
	<i>Acer nativum</i>	Autumn Blaze / Autumn Blaze Red Maple	2" CAL.	60	50
	<i>Betula nigra</i>	Heritage River Birch	2" CAL.	70	60
	<i>Liquidambar styraciflua</i>	Tulip Tree	2" CAL.	90	50
	<i>Nyssa sylvatica</i>	Black Gum	2" CAL.	50	30
	<i>Quercus rubra</i>	Red Oak	2" CAL.	70	70
	<i>Taxodium distichum</i>	Bald Cypress	2" CAL.	70	45

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	HEIGHT	WIDTH
	<i>Buxus 'Green Velvet'</i>	Green Velvet Boxwood	2 CAL.	3-4'	3-4'
	<i>Juniperus x chinensis</i>	Gold Juniper	2 CAL.	3-4'	3-4'
	<i>Rose 'Knock Out'</i>	Knock Out Rose	2 CAL.	3-4'	3-4'
	<i>Spiraea japonica</i>	Little Princess Spiraea	2 CAL.	2-3'	4-5'
	<i>Colonymia x scutiflora</i>	Feather Reed Grass	2 CAL.	4-5'	1-2'
	<i>Pennisetum alopecuroides</i>	Fountain Grass	2 CAL.	2-3'	4-5'

ZONING
 EXISTING ZONING: AG - AGRICULTURAL DISTRICT
 PROPOSED ZONING: RS RS-20 - PLANNED SUBDIVISION, GENERAL RESIDENTIAL DISTRICT
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL APARTMENTS

DEVELOPMENT AREA
 TOTAL SITE AREA: 24.95 ACRES
 BUILDING AREA COVERAGE: 6.31 ACRES 19.7%
 IMPERVIOUS COVERAGE: 9.35 ACRES 34.7%
 PERVIOUS COVERAGE: 17.62 ACRES 65.3%

LANDSCAPING REQUIREMENTS PER ARTICLE 8.11.06.9 AND ARTICLE 9
 MULTI-FAMILY DEVELOPMENT LANDSCAPING PER ART. 8.11.06.9
 TOTAL DWELLING UNITS = 131 UNITS
 PLANTING OPTION = 1 DECIDUOUS/CONIFEROUS TREE & 3 SHRUBS PER 2 DWELLING UNITS
 131 / 2 = 65.5 PLANTING UNITS
 REQUIRED PLANTINGS = 66 DECIDUOUS/CONIFEROUS TREES
 197 SHRUBS

15' STREET YARD LANDSCAPING PER ART. 8.11.06.9 - SOUTH 23RD STREET
 PLANTING REQUIREMENT = 1 DECIDUOUS SHADE/ORNAMENTAL TREE & 3 SHRUBS PER 40 LF OF FRONTAGE
 STREET YARD AREA = 726 LF / 40 = 18.2 PLANTING UNITS
 REQUIRED PLANTINGS = 18 DECIDUOUS SHADE/ORNAMENTAL TREES
 55 SHRUBS

PARKING AREA LANDSCAPING PER ART. 8.11.06.10
 TOTAL PARKING STALLS = 43
 PLANTING REQUIREMENT = 19 SF LANDSCAPED AREA PER STALL, 1 TREE PER 300 SF LANDSCAPED AREA
 43 STALLS * 19 = 817 SF LANDSCAPED AREA / 300 = 2.72
 REQUIRED PLANTINGS = 3 DECIDUOUS SHADE TREES

BUTTER YARD REQUIREMENTS PER ART. 8.05
 ADJACENT ZONING: NORTH (BG)
 - SOUTH (AG, BG, RS-84 & RS-72)
 - EAST (BG)
 - WEST (25TH STREET R.O.W.)
 N/A = NORTH (BG)
 N/A = EAST (BG)
 N/A = SOUTH (BGH)

REQUIRED BUTTER YARDS PER TABLE 9A, ART. 9.05.07-8
 N/A = NORTH (BG)
 N/A = EAST (BG)
 N/A = SOUTH (BGH)

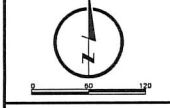
20' - SOUTH (RS72 & RS84) 2B: 1 ROW OF DECIDUOUS AND EVERGREEN TREE SPACED AT 6' 1/2' SPREAD
 922 LF / 25 = 37 TREES

TOTAL REQUIRED PLANTINGS

ORNAMENTAL TREES	34 TREES	27K
CONIFEROUS TREES	41 TREES	33K (PER ART. 8.11.06.7)
DECIDUOUS TREES	49 TREES	40K
TOTAL TREES	124 TREES	
TOTAL SHRUBS	232 SHRUBS	

LAMP RYNEARSON

LAMPRYNEARSON.COM
 OMAHA, NEBRASKA
 14710 W. DODGE RD. STE. 100 48249.2498
 FORT COLLINS, COLORADO
 4710 BROADWAY DR. STE. 100 975279.1347
 KANSAS CITY, MISSOURI
 809 STATE LANE RD. STE. 200 871030.1244



PRELIMINARY
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 KCB-18-0114-1

PLANNED SUBDIVISION
 LANDSCAPING PLAN

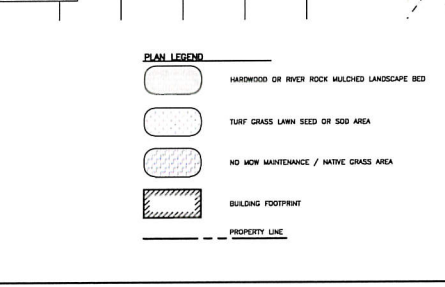
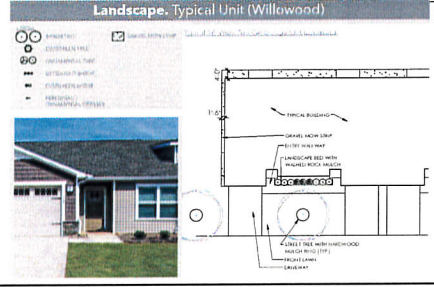
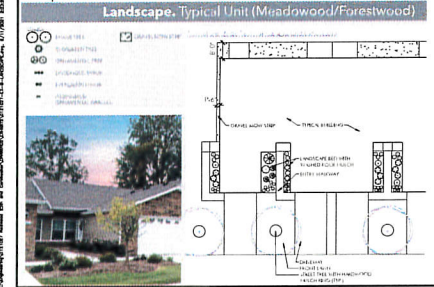
REDWOOD 25TH AND CORNHUSKER
 SARY COUNTY, NEBRASKA



DESIGNER / DRAWER
 NAME: SHARIP/DOE HOFFER
 DATE: 05/21/2021
 PROJECT NUMBER: 01310271-003
 SHEET AND PAGE

SHEET
 1 OF 1

EXHIBIT B



"barn red" will not be used. see proposed color palette (Exhibit E)

Meadowood
w/Building Steps



Forestwood
w/Building Steps



Capewood
w/Building Steps



"barn red" will not be used. see proposed color palette (Exhibit E)

Willowood
w/Building Steps



Forestwood

1,294 SQFT



Meadowood

1,327 SQFT



Willowood

1,381 SQFT