

BELLEVUE PLANNING COMMISSION

Thursday, January 27, 2022 6:00 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 December 16, 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 Lot 1, F.J. Fitzgerald's Subdivision Replat 2, from RS-84 and ML to BN for the purpose of a childcare center. Applicant: Maria M. Hernandez. General Location: 2516 Chandler Rd. E. Case #: Z-2112-25.

b. Request for site plan approval for Lots 1 through 63, and Outlots A through C, Belle Lago Replat 2, being a replat of Lots 1 through 72, and Outlots A and B, Belle Lago Replat 1, for the purpose of multi-family development; preliminary plat Lots 1 through 63, and Outlots A through C, Belle Lago Replat 2; and final plat Lots 1 through 63, and Outlots A through C, Belle Lago Replat 2. Applicant: HRC Belle Lago Brownstones, LLC. General Location: 48th Street and Capehart Road. Case #'s: S-2112-31, S-2112-32, Z-2112-26.

c. Request to rezone Lots 154 through 196, and Outlots "F" through "J," Spring Ridge, being a platting of Tax Lot 12, Tax Lot 13A, Lot 2 Bohac Addition, and Outlot B, Green Meadows, all located in the Southwest ¼ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, NE, from AG and BG to RA, BG, and RG-8-PS for the purpose of single family and multi-family residential development; and preliminary plat Lots 154 through 196, and Outlots "F" through "J," Spring Ridge. Applicant: Orchard Valley, Inc. General Location: South 21st Street and Gilmore Lake Road. Case #'s: Z-2103-02 and S-2103-05

d. Request to approve the redevelopment plan for Lot 5, Edward Warren Addition, and Tax Lot H2, located in the Southwest ¼ of Section 16, T14N, R13E, of the 6th P.M., Sarpy County, Nebraska. Applicant: TKC Chandler, LLC. General Location: W Chandler Rd and S 35th Street. Case #: ECD #54

e. Request to rezone Lots 1 through 38, and Outlot A, Chandler Creek, being a platting of Tax Lot H2, located in the Southwest ¼ of Section 16, T14N, R13E of the 6th P.M., Sarpy County, NE, from RS-72 to RD-60 for the purpose of single family residential development; and preliminary plat Lots 1 through 38, and Outlot A, Chandler Creek. Applicant: TKC Chandler, LLC. General location: W Chandler Rd. and S 35th Street. Case #'s: Z-2110-20 and S-2110-25.

f. Request to rezone Lots 1 through 191, and Outlots A through H, Lakewood West, being a platting of the East ½ of the Southwest ¼, together with the Northwest ¼ of the Southeast ¼; all located in Section 31, T14N, R13E of the 6th P.M., Sarpy County, NE, from AG to RA, BG, RG-20-PS, RG-50, and RS-72 for the purpose of commercial, multi-family, and single-family residential development; and preliminary plat Lots 1 through 191, and Outlots A through H, Lakewood West. Applicant: Woodsonia Real Estate Inc. General Location: S 54th Street and Hwy 370. Case #'s: Z-2110-19 and S-2110-24.

4. CURRENT BUSINESS

5. ADJOURNMENT



MINUTE RECORD

Bellevue Planning Commission Meeting, December 16, 2021, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, December 16, 2021 at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners, Hankins, Ritz, Aerni, Cutsforth, Ackley, and Jacobson. Absent were Commissioners, Casey, Perrin, and Compton. 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 Gretna Guide and News 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.

Cutsforth announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Jacobson, seconded by Ackley, to approve the minutes of the November 18, 2021 regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Cutsforth asked if there were any updates or additions to staff reports. Palm advised a letter of opposition to Agenda Item 3.b. was received from Marty Giff and additional information from the applicant on Agenda Item 3.b. with regards to the proposed development was received. She stated both items were forwarded to the Commission members ahead of tonight's meeting.

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

Cutsforth explained the public hearing procedures

PUBLIC HEARING was held on a request to rezone Lots 154 through 196, and Outlots "F" through "J," Spring Ridge, being a platting of Tax Lot 12, Tax Lot 13A, Lot 2 Bohac Addition, and Outlot B, Green Meadows, all located in the Southwest ¼ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, NE, from AG and BG to RA, BG, and RG-8-PS for the purpose of single family and multi-family residential development; and preliminary plat Lots 154 through 196, and Outlots "F" through "J," Spring Ridge. Applicant: Orchard Valley, Inc. General Location: South 21st Street and Gilmore Lake Road. Case #'s: Z-2103-02 and S-2103-05.

Cutsforth asked staff for updates. Palm stated the applicant will be revising the plat and has requested the item be continued to the January 27th Planning Commission Meeting. She stated staff is supportive of the continuance.

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

MOTION was made by Ackley, seconded by Jacobson, to CONTINUE to the January 27, 2022 Planning Commission Meeting, a request to rezone Lots 154 through 196, and Outlots "F" through "J," Spring Ridge, being a platting of Tax Lot 12, Tax Lot 13A, Lot 2 Bohac Addition, and Outlot B, Green Meadows, all located in the Southwest ¼ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, NE, from AG and BG to RA, BG, and RG-8-PS for the purpose of single family and multi-family residential development; and preliminary plat Lots 154 through 196, and Outlots "F" through "J," Spring Ridge. Applicant: Orchard Valley, Inc. General Location: South 21st Street and Gilmore Lake Road. Case #'s: Z-2103-02 and S-2103-05. Upon roll call, all present voted yes. MOTION carried unanimously.

PUBLIC HEARING was held on a request to rezone Tax Lot 6A6, located in the Northwest ¼ of Section 26, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from BG to RG-20 for the purpose of an adolescent care facility. Applicant: i3, LLC. General location: 105 Fort Crook Road South. Case #: Z-2111-23.

Cutsforth asked staff for updates. Palm stated after the agenda was published and sent to the Commissioners two items were received for this application. She stated a letter in opposition from Mr. Marty Giff and additional information from the applicant describing in detail the plans for the property were received. Palm stated this property is located along the Fort Crook Road corridor and is zoned BG (General Business). She said properties to the north are zoned commercial and to the south is a mix of residential and commercial. Palm stated the Future Land Use Map shows this property as commercial therefore; the Planning Department is recommending denial.

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Bellevue Planning Commission Meeting, December 16, 2021, Page 2

Ysabella Daredes, 400 W. Butler Avenue, Lincoln, NE, and Dr. Scott Huntington, 8521 Six Forks Road, Raleigh, NC, were present on behalf of the applicant.

Dr. Huntington stated he is the chief clinical officer for BroadStep. He stated the PRTF (Psychiatric Residential Treatment Facility) is a program for adolescents with emotional, mental health, and IDD (intellectual developmental disabilities). Huntington stated the purpose of the program is to help stabilize the individual and to work with the family to reunite them. He stated the facility is not a long-term care facility and most individuals would only stay 30 to 90 days. Huntington said it is a partnership with the Department of Children and Family Services (DCSF of Nebraska) as well as the Department of Developmental Disabilities (DDD). He stated there are approximately 100 adolescents displaced in other states and this facility would provide a service to unite the Bellevue adolescents and their families. Huntington stated Broadstep has facilities in seven states and is confident that they can provide the much-needed services in this area. He said economically they are ready to disperse one million dollars into the Bellevue community in addition to renovations of one million dollars. Huntington said this facility would also increase the workforce in Bellevue with professionals such as psychologists, therapists, nurses and front line staff. He stated approximately 25 to 30 new staff members would most likely reside in the community and utilize many of the community's services. Huntington said the lease would be for 15 years, which is a long-term commitment. He said Broadstep is ready to work with DCSF and DDD to bring Nebraska adolescents back into Nebraska and reunited with their families.

Melvin Melendez, 12714 S. 77th Street, Papillion, stated he is the real estate agent representing the owners of the property. He stated any proceeds from the sale of the property would stay in Nebraska.

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

Hankins asked the applicant what challenges they have faced when a facility is located in a residential neighborhood. Huntington stated a vast majority of the facilities are located in residential neighborhoods. He said the only challenge has been trying to get the communities to understand what their goal is and whom they provide services for. Huntington stated the children are with staff 24 hours, seven days a week and highly monitored. He stated the children are engaged in activities and have structured schedules.

Ackley inquired what improvements would be made to the structure. Huntington stated the facility would be gated and the building would be sectioned off with one side for males and the other side for females. Discussion ensued regarding fencing and security systems.

Jacobson inquired if there were plans to expand this facility. Huntington stated there were no plans to expand this facility. Jacobson stated he had concerns regarding traffic on Fort Crook Road. He inquired if they would be required to install sidewalks. Palm stated they would not be required to install sidewalks unless an addition was done to the building. Jacobson stated he has concerns with the residents walking to various events and not having sidewalks. Huntington stated all programs are in-house and residents would be transported by vans to any outside events. Discussion ensued regarding the surrounding commercial properties and the noise that might be generated from daily operations.

Ritz asked staff if the justification for the rezoning request was due to overnight services. Palm stated the RG-20 allows for hospitals, care facilities, and similar institutions as a permitted use. Ritz stated as a foster parent he knows first-hand the need for this type of facility and believes it would be beneficial to Bellevue.

Ackley asked staff the reason for the denial recommendation. Palm stated she has had discussions with Mr. Easterling regarding the property's commercial zoning in the Future Land Use Map. She stated city administration is protective of the city's commercial corridors and wants to keep those areas as commercial zoning. Palm stated the Fort Crook Road Plan shows this area as commercial along with mixed use. Ackley asked if any discussions between the applicant and the administration regarding a better location for this type of use had occurred. Palm stated she was unsure if the applicant had spoken to the administration regarding this site. Huntington stated Mr. Easterling had spoken with the mayor.

Discussion ensued regarding past and present traffic studies done by MAPA (Metropolitan Area Planning Agency) on Fort Crook Road.

Huntington stated the changes to the structure would allow it to be a hotel again if Broadstep decided

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Bellevue Planning Commission Meeting, December 16, 2021, Page 3

to move to another location. He stated the changes to the structure would only increase the value of the property.

Aerni stated Broadstep's previous application for rezoning at 601 Chateau Drive, which was denied, was a better location for this type of facility in his opinion. Huntington stated the previous investor had backed out and that location is still vacant. He said Broadstep is experienced with facilities in neighborhoods and has had no complaints of any kind. Huntington stated Broadstep has forty-two years of experience and the facility would be highly regulated with a professional staff.

Hankins stated he is in favor of the rezoning. He stated in his opinion this site is reaching the end of its economic life and this type of service is needed in Bellevue.

Ritz stated he did not see much difference between the type of use requested and what the site is being used for at this time. He stated he supports the rezoning.

Ackley asked if a mixed use zone would be better suited to this site. Palm stated at this point staff's preference would be to keep the zoning commercial.

MOTION was made by Jacobson, seconded by Aerni to recommend DENIAL of a request to rezone Tax Lot 6A6, located in the Northwest ¼ of Section 26, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from BG to RG-20 for the purpose of an adolescent care facility. Applicant: i3, LLC. General location: 105 Fort Crook Road South. Case #: Z-2111-23. DENIAL based upon the Future Land Use Map and Comprehensive Plan, as well as the perceived negative impact on the surrounding area. Upon roll call, Aerni, Cutsforth, Ackley and Jacobson, voted yes. Hankins and Ritz voted no. MOTION carried.

This item will proceed to City Council for PUBLIC HEARING ON February 1, 2022.

PUBLIC HEARING was held on a request to rezone Lot 3, LGB Properties Replat One, from RE to RS-120 for the purpose of existing residential development. Applicant: AMZ Investments, LLC. General Location: 13510 South 36th Street. Case#: Z-2111-24.

Cutsforth asked staff for updates. Palm stated the request is for rezoning of a residential lot from RE (Residential Estates) to RS-120 (Single-Family Residential). She stated the applicant is also requesting a Conditional Use Permit. Palm stated the rezoning request is consistent with the adjacent neighborhoods and the lot meets all of the requirements for the RS-120 zoning.

Alicia Zuger, 1230 South 110th Street, Omaha, NE, and Erin Render, 18517 Hampton Drive, Omaha, NE, were present on behalf of the applicant. Zuger stated the reason for the rezoning is to convert the residence into a care facility for Alzheimer's and dementia patients. She stated the facility would house 10 to 12 residents 24 hours a day.

Matt Holst, 13609 Fornoff Avenue, Bellevue, NE, stated his concern was the NRD (Natural Resources District) infrastructure on the rear of the property and whether any additional structures would be built on the property. He stated he had no opposition to the use of the property or the proposed addition to the existing house.

Palm stated on the rear half of the property there is a NRD easement and no structures would be allowed to be built on that easement. She stated if the CUP (Conditional Use Permit) were approved by the City Council, a very specific conditional use permit agreement with an attached site plan would also be approved. She said the current request is all that would be allowed at this time. Palm stated any change in the current CUP for future additions or structures would require the applicant to submit another request and go through the public hearing process with the Planning Commission and City Council. Palm stated with that process neighbors within 300 feet of the property would be notified.

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

Aerni asked staff how many houses could be built on the property with the RS-120 zoning. Palm stated three to four houses per acre.

MOTION was made by Ackley, seconded by Hankins to recommend APPROVAL of a request to rezone Lot 3, LGB Properties Replat One, from RE to RS-120 for the purpose of existing residential development. Applicant: AMZ Investments, LLC. General Location: 13510 South 36th Street. Case#:

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Bellevue Planning Commission Meeting, December 16, 2021, Page 4

Z-2111-24. APPROVAL based upon conformance with the Zoning Ordinance, as well as the 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 February 1, 2022

PUBLIC HEARING was held on a request for a conditional use permit for Lot 3, LGB Properties Replat One, for the purpose of an Alzheimer's/dementia care home. Applicant: AMZ Investments, LLC. General Location: 13510 S 36th Street. Case #: CUP-2111-03.

Erin Render, 18517 Hampton Drive, Omaha, NE, stated at this time there are no plans to add additional structures to the property. She said the concept of the property is to provide a residential look and feel. Render stated this property would allow staff to provide adequate health care and sufficient staffing as a patient's disease progresses. She stated the facility would be secure and staffing changes would occur at 7 p.m. and 7 a.m.

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

Discussion ensued regarding potential traffic impact to the area.

MOTION was made by Ackley, seconded by Jacobson to recommend APPROVAL of a request for a conditional use permit for Lot 3, LGB Properties Replat One, for the purpose of an Alzheimer's/dementia care home. Applicant: AMZ Investments, LLC. General Location: 13510 S 36th Street. Case #: CUP-2111-03. APPROVAL based upon conformance with Section 6.06, Zoning Ordinance, as well as the 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 February 1, 2021.

PUBLIC HEARING was held on a request to rezone Lots 1 and 2, Heer and Theer Addition, being a replat of Tax Lot 6B, and that Part of Tax Lot 6A2, being the north 50' of the west 175' of the east 260' and the south 22' of the east 85' of the east 260' of Tax Lot 6A, together with the south 15' of the west 110' of Lot 1, and the south 15' of the east 65' of Lot 34, Svoboda's Addition to the City of Bellevue, all located in the Southwest ¼ of Section 36, T14N, R13E of the 6th P.M., Sarpy County, Nebraska from RG-8-M, RS-72, and BGM to BGM, for the purpose of residential and commercial development; and small subdivision plat Lots 1 and 2, Heer and Theer Addition. Applicant: 1st City Development, LLC. General Location: 2304 Lincoln Road. Case #'s: Z-2111-22 and S-2111-27.

Cutsforth asked staff for updates. Palm said this request is for a rezoning and small subdivision plat. She said the property is south of the Lincoln Road and Mission Avenue intersection. Palm stated there are existing structures on the property and it is currently zoned RG-8-M (General Residential – 800 Square Foot Zone – Modified Residential District). Palm stated the property was previously a mobile home park. She stated the property would have two lots; one being vacant and the other would have existing structures, which is a mix of residential and commercial uses. Palm stated the BGM (Metropolitan General Business District) zoning would facilitate the existing development and any future development on the southern lot. She stated the Future Land Use Map shows this area as multi-family use but a better fit would be a commercial zone to coincide with the surrounding uses.

John Jungers, 112 Combs Road, Bellevue, NE, was present on behalf of the applicant. Jungers stated 1st City Development has a purchase agreement in place contingent on the rezoning and small subdivision plat approval. He stated the intention for this property is commercial development.

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

MOTION was made by Aerni, seconded by Ackley to recommend APPROVAL of a request to rezone Lots 1 and 2, Heer and Theer Addition, being a replat of Tax Lot 6B, and that Part of Tax Lot 6A2, being the north 50' of the west 175' of the east 260' and the south 22' of the east 85' of the east 260' of Tax Lot 6A, together with the south 15' of the west 110' of Lot 1, and the south 15' of the east 65' of Lot 34, Svoboda's Addition to the City of Bellevue, all located in the Southwest ¼ of Section 36, T14N, R13E of the 6th P.M., Sarpy County, Nebraska from RG-8-M, RS-72, and BGM to BGM, for the purpose of residential and commercial development; and small subdivision plat Lots 1 and 2, Heer and Theer Addition, with an amendment to the Future Land Use Map to show this property as commercial.

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Bellevue Planning Commission Meeting, December 16, 2021, Page 5

Applicant: 1st City Development, LLC. General Location: 2304 Lincoln Road. Case #'s: Z-2111-22 and S-2111-27. APPROVAL based upon conformance with the Zoning Ordinance and Subdivision Regulations, as well as the lack of perceived negative impact upon the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING ON February 1, 2021.

Meeting adjourned at 7:05 p.m.



Dianna Van Horn
Planning Secretary

3.a.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBER: Z-2112-25

**FOR HEARING OF:
REPORT #1:** January 27, 2022

I. GENERAL INFORMATION

A. APPLICANT:

Maria M Hernandez
3437 W Street
Omaha, NE 68107

B. PROPERTY OWNER:

George Rybar
1106 Camp Gifford Road
Bellevue, NE. 68005

C. GENERAL LOCATION:

2516 Chandler Road East

D. LEGAL DESCRIPTION:

Lot 1, F.J. Fitzgerald's Subdivision, Replat 2, located in the Northeast ¼ of Section 15, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

Rezone Lot 1, F.J. Fitzgerald's Subdivision from RS-84 and ML to BN.

F. EXISTING ZONING AND LAND USE:

RS-84 and ML, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a rezoning to allow the development of a childcare center.

H. SIZE OF SITE:

The site is approximately 1.31 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant and covered with vegetation. There is a partial concrete driveway on the west side of the property.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. North:** Single Family Residential/Light Manufacturing, RS-72 and ML
- 2. East:** Single Family Residential, RS-84
- 3. South:** General Business (across Chandler Road), BG
- 4. West:** Heavy General Business, BGH

C. RELEVANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

- 1. Section 5.20, Zoning Ordinance, regarding BN uses and requirements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as being light manufacturing and single family residential.

B. OTHER PLANS:

If this rezoning request is approved, the applicant intends to construct a childcare facility.

C. TRAFFIC AND ACCESS:

1. The MAPA Traffic Flow Data estimates 1,300 vehicles along the east leg of East Chandler Road, near the intersection of East Chandler Road and Fort Crook Road North.
2. The property has access from East Chandler Road.

D. UTILITIES:

All utilities are available to this property.

E. ANALYSIS:

1. Maria Hernandez has submitted a request to rezone Lot 1, F.J. Fitzgerald's Subdivision Replat 2, from RS-84 and ML to BN for the purpose of a childcare center.

The zoning ordinance defines childcare center as "a facility licensed to provide childcare for 13 or more children."

2. Ms. Hernandez currently operates a childcare home in Omaha, Nebraska.
3. BN (Neighborhood Business District) is the most restrictive commercial zoning district. It is designed to provide for limited commercial uses serving the common and frequent needs of the residents of the immediate vicinity. Some of the permitted uses include: accounting, billing and tax preparations services, art gallery, bank, savings and loan association, childcare center, florist shop, grocery, supermarket, and medical clinics established to provide service to the inhabitants of the local neighborhood and limited to four full-time practitioners in any one building.
4. 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, 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.

No comments were received on this case.

5. This immediate area is a mix of commercial, light industrial, and single family residential uses. This lot contains two different zonings: ML and RS-84. Staff believes the requested change of zone to BN is an appropriate land use buffer

between the heavier uses to the north, west, and south of the property and the adjacent single family residential neighborhood.

6. A 15' bufferyard is required by Article 9, Zoning Ordinance, between the adjacent existing RS-84 zoning district to the east, and the proposed BN zoning district. In addition, for a commercial childcare facility, all design guidelines of Section 8.12, Zoning Ordinance, and parking requirements of Section 8.01, Zoning Ordinance, would need to be met as part of the building permit process.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

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

V. PLANNING COMMISSION RECOMMENDATION

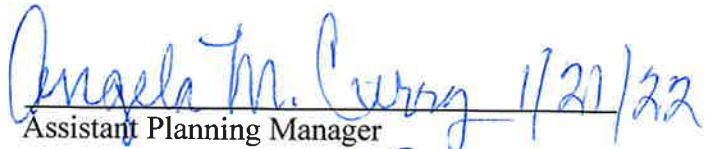
Under Review.


VI. ATTACHMENTS TO REPORT

1. Vicinity map/Zoning Map
2. 2020 GIS aerial photo of the property
3. Letter from Maria Hernandez received December 22, 2021

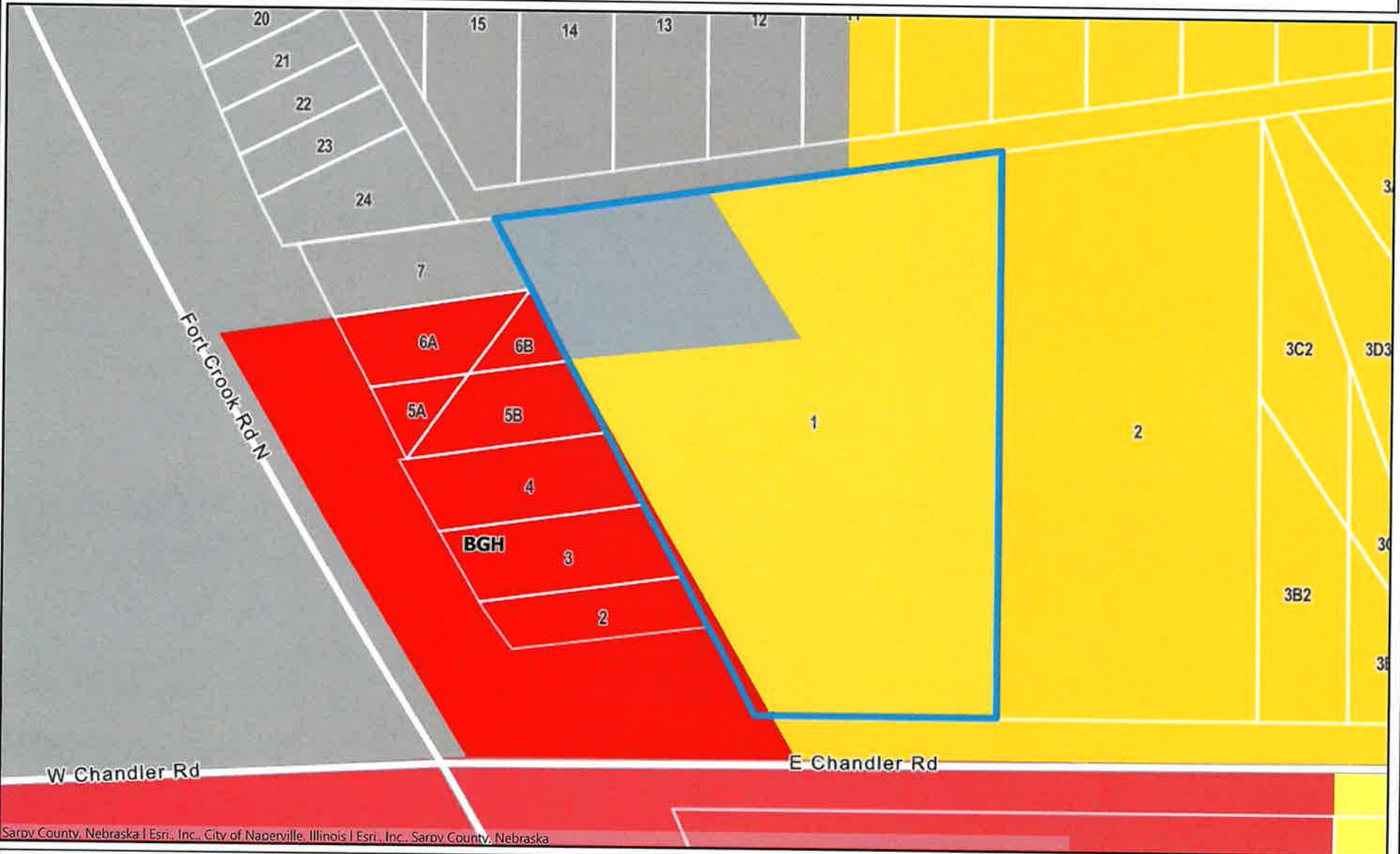
VII. COPIES OF REPORT TO:

1. Maria Hernandez
2. George Rybar
3. Public Upon Request

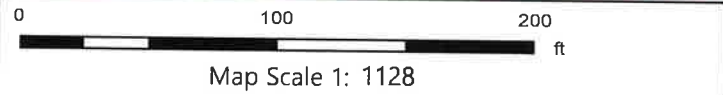

Assistant Planning Manager


Planning Manager

1/21/22
01/21/22
Date of Report



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



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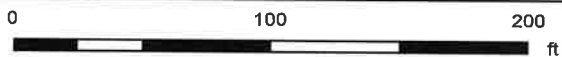


Notes





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



Map Scale 1: 1128

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Notes



12/21/21

Hello,

My name is Maria M. Hernandez, I want to rezone the lot I will buy into a commercial zone. Im planning on doing a childcare center in that property, there is a quick trip in the front of the lot a mechanic shop on the side. Once the zoning code has been changed, we will submit the paperwork to get a plan in motion to start building the childcare center. I currently have a childcare in home in Omaha Nebraska that is doing great. The childcare center will be a great new asset to Bellevue especially the location where the lot is. I'm hoping to be able to change the zoning code to start planning this new venture and let my current business grow.

If you have any further questions please feel free to call me at (402) 320-8694.

Thank you,

Maria M Hernandez

Maria M. Hernandez

RECEIVED
DEC 22 2021
PLANNING DEPT.

3.b.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 3

CASE NUMBERS: S-2112-31
S-2112-32
Z-2112-26

FOR HEARING OF:
REPORT #1: January 27, 2022

I. GENERAL INFORMATION

A. APPLICANT:

HRC Belle Lago Brownstones, LLC
Attn: Dave Vogtman
9719 Giles Road, Ste 102
LaVista, NE 68128

B. PROPERTY OWNER:

HRC Belle Lago Brownstones, LLC
9719 Giles Road, Ste 102
LaVista, NE 6812

C. GENERAL LOCATION:

48th Street and Capehart Road

D. LEGAL DESCRIPTION:

Lots 1 through 63, and Outlots A through C, Belle Lago Replat 2, being a replat of Lots 1 through 72, and Outlots A and B, Belle Lago Replat 1, located in the Northwest ¼ of Section 8, T13N, R13E of the 6th P.M., Sarpy County, NE.

E. REQUESTED ACTIONS:

1. Site plan approval for Lots 1 through 63, and Outlots A through C, Belle Lago Replat 2.
2. Preliminary plat Lots 1 through 63, and Outlots A through C, Belle Lago Replat 2, being a replat of Lots 1 through 72, and Outlots A and B, Belle Lago Replat 1.

3. Final plat Lots 1 through 63, and Outlots A through C, Belle Lago Replat 2, being a replat of Lots 1 through 72, and Outlots A and B, Belle Lago Replat 1.

F. EXISTING ZONING AND LAND USE:

RG-8-PS, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a change in zone, preliminary plat, and final plat approval to enable multi- family townhome residential development.

H. SIZE OF SITE:

The site is approximately 8.3 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Capehart Road right-of-way
2. **East:** Single Family Residential, RG-50-PS
3. **South:** Single Family Residential across Lawnwood Drive, RG-50-PS
4. **West:** 48th Street right-of-way

C. REVELANT CASE HISTORY:

1. On March 23, 2017, the Planning Commission recommended approval of a request to rezone Lots 1 through 75, and Outlots A through F, Belle Lago, being a platting of Tax Lot 15, except the irregular 400; located in the Northwest $\frac{1}{4}$ of Section 8, T13N, R13E of the 6th P.M., Sarpy County, Nebraska from AG to RG-50; and preliminary plat Lots 1 through 75, and Outlots A through F, Belle Lago. On April 24, 2017 the City Council approved the aforementioned request.

2. On August 24, 2017, the Planning Commission recommended approval of a request to rezone Lots 1 through 107, and Outlots A through H, Belle Lago, being a platting of Tax Lot 14 and Tax Lot 15, located in part of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, Section 8, T13N, R13E of the 6th P.M., Sarpy County, Nebraska from AG to RE, RG-50-PS, and RG-28-PS; site plan approval for the purpose of single family residential and multi-family residential development; and preliminary plat Lots 1 through 107, and Outlots A through H, Belle Lago. On October 9, 2017, the City Council approved the aforementioned request.

3. On October 19, 2017, the Planning Commission recommended approval of a request to final plat Lots 1 through 81, and Outlots A through H, Belle Lago, being a platting of Tax Lots 14 and 15, located in the Northwest ¼ of Section 8, T13N, R13E of the 6th P.M., Sarpy County, Nebraska. On November 13, 2017, the City Council approved the aforementioned request.

4. On December 20, 2018, the Planning Commission recommended approval of a request to rezone Lots 1 through 121, and Outlots A through G, Belle Lago South, being a replat of Lots 20 through 22, and Outlots B, G, and H, Belle Lago, and a platting of the Southwest ¼ of the Northwest ¼, all located in Section 8, T13N, R13E of the 6th P.M., Sarpy County, Nebraska from AG to RG-50-PS to RG-50-PS for residential development; and preliminary plat Lots 1 through 121, and Outlots A through G, Belle Lago South.

5. On August 22, 2019, the Planning Commission continued a request to rezone Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1, being a replat of Lot 81, and Outlot F, Belle Lago, from RG-50-PS and RG-28-PS, to RG-8-PS for the purpose of multi-family residential development, with site plan approval; preliminary plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1; and final plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1, to the September 26, 2019 Planning Commission meeting.

6. On September 26, 2019, the Planning Commission recommended approval of a request to rezone Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1, being a replat of Lot 81, and Outlot F, Belle Lago, from RG-50-PS and RG-28-PS, to RG-8-PS for the purpose of multi-family residential development, with site plan approval; preliminary plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1; and final plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1.

D. APPLICABLE REGULATIONS:

1. Section 5.15, Zoning Ordinance, regarding RG-8 uses and requirements.
2. Section 5.17, Zoning Ordinance, regarding -PS uses and requirements.
3. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
4. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.
5. Chapter 7, Subdivision Regulations, regarding Capital Improvements.

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. MAPA does not show interchange volume for this area.
2. Access will be from two points along Lawnwood Drive. There will be no direct access to 48th Street from this development.

D. UTILITIES:

All utilities are available or will be constructed to service this development.

E. ANALYSIS:

1. Dave Vogtman, on behalf of HRC Belle Lago Brownstones, LLC, has submitted a request to preliminary plat and final plat Lots 1 through 63, and Outlots A through C, Belle Lago Replat 2.
2. In conjunction with the platting, the applicant is also requesting site plan approval for Lots 1 through 63, and Outlots A through C, Belle Lago Replat 2, for the purpose of multi-family development.

The setbacks in the RG-8-PS zone would be as follows:

| | |
|------------------|---------|
| Front Yard | 15 feet |
| Rear Yard | 10 feet |
| Side Yard | 3 feet |
| Street Side Yard | 5 feet |

3. The applicant is proposing single family attached townhome units, with each unit on its own lot. Proposed elevations have been provided by the applicant and are attached to this report. The applicant will be required to follow Section 8.12, Zoning Ordinance, regarding design standards. This will be reviewed during the building permit process.

4. The originally approved site plan for this property was for a 120 unit apartment complex with RG-28-PS zoning. An approved site plan from 2019 shows 72 townhome units. The current application is a reduction in density from the previously approved site plans.

5. The private streets and common areas will be maintained by a Home Owner's Association and will not be the responsibility of the city. There are notes on the final plat stating such.

6. 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, 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 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.

The Public Works Department requested technical revisions to the preliminary plat, paving exhibit and profiles, storm sewer exhibit, and sanitary sewer. The applicant's engineer has since satisfied these comments. The Public Works Department also requested technical revisions to the grading exhibit. As of the date of this report, this request has not been satisfied by the applicant's engineer.

No other comments were received on this case.

7. The access for this development will be from two newly created private street connections off of Lawnwood Drive. This development will have no direct access to South 48th Street or Capehart Road.

8. A landscape plan has been submitted and is in conformance with the Zoning Ordinance regulations.

9. Staff believes this development is compatible with the surrounding neighborhood.

F. TECHNICAL DEFICIENCIES:

1. Grading exhibit does not indicate channelization within the easement area between lots 51 and 52. Calculations and design details are needed to demonstrate that the 100-year storm runoff would be conveyed within the proposed 20' drainage easement.

IV. DEPARTMENT RECOMMENDATION

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

V. PLANNING COMMISSION RECOMMENDATION

Under Review.

VI. ATTACHMENTS TO REPORT


1. Zoning Map/Vicinity Map
2. 2020 GIS aerial photo of the property
3. Letter from Jeff Stoll received December 27, 2021
4. Preliminary plat received January 19, 2022
5. Final plat received January 19, 2022
6. Site plan received January 19, 2022
7. Landscape plan received January 19, 2022
8. Proposed building elevations received December 27, 2021

VII. COPIES OF REPORT TO:

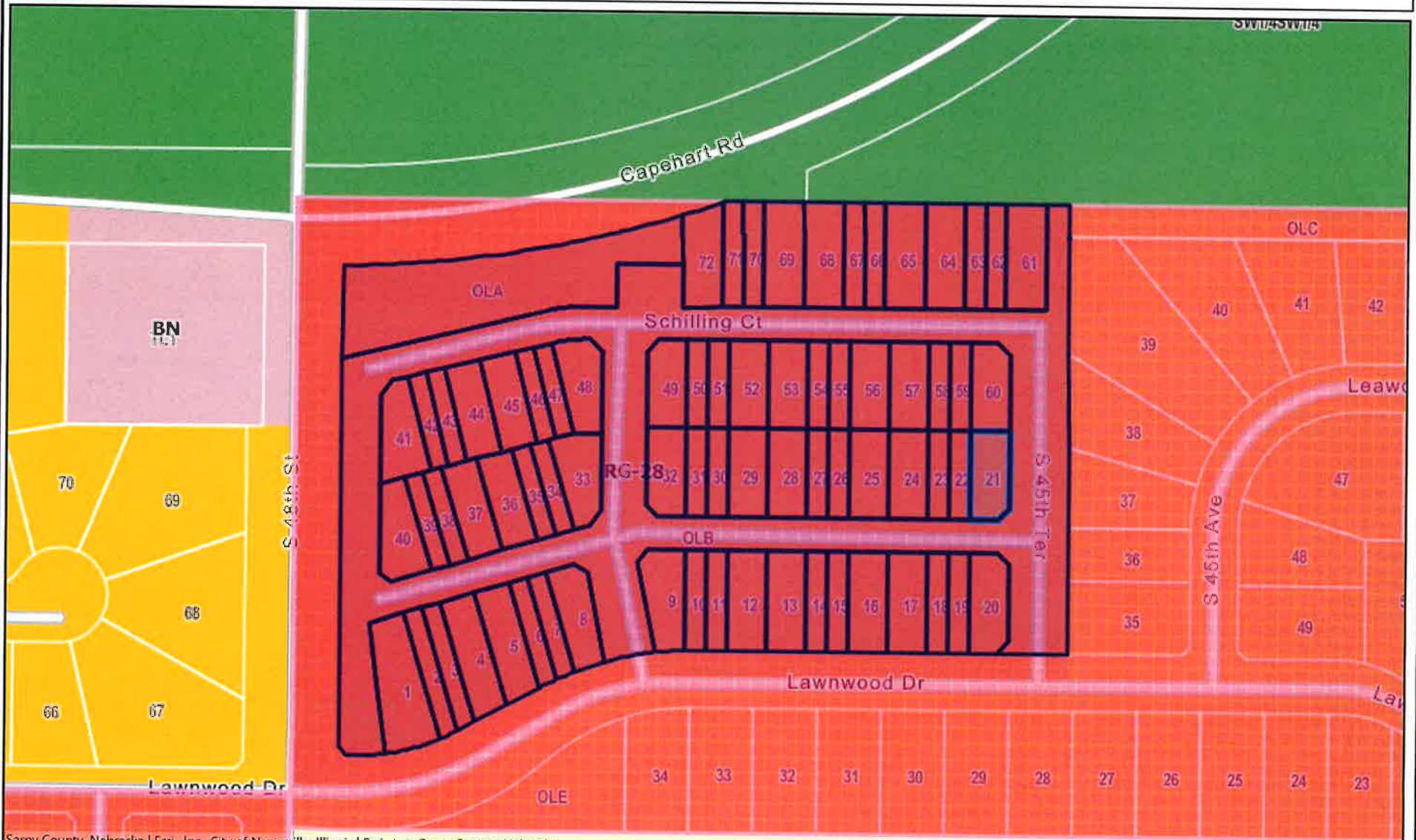
1. HRC Belle Lago Brownstones, LLC (Dave Vogtman)
2. E & A Consulting Group, Inc. (Jeff Stoll)
3. Fullenkamp, Doyle, and Jobeun (Larry Jobeun)
4. Public Upon Request


Assistant Planning Manager


Date of Report


Planning Manager


Date of Report

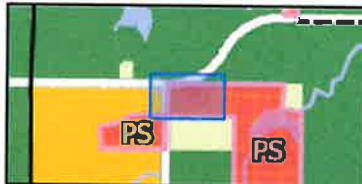


Sarpy County, Nebraska | Esri, Inc. | City of Naperville, Illinois | Esri, Inc. | Sarpy County, Nebraska



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





E & A CONSULTING GROUP, INC.

Engineering Answers

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10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950
P 402.895.4700 • F 402.895.3599
www.eacg.com

December 23, 2021

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

RE: Belle Lago Replat 3 – Preliminary Plat, Final Plat and Change of Zone Submittal
E&A File: P2016.541.003

Dear Tammi,

On behalf of our client, HRC Belle Lago Brownstones, LLC, we hereby submit an application for the above referenced project. The subject property is located near 48th Street & Capehart Road, this is a replatting of Belle Lago Replat 1. This proposed plat is a similar concept to the previously approved plat back in April 2020, with this submittal we request to update the PS plan for the development. By reducing the amount of infrastructure needed from the original plan, this will help keep the proposed units more affordable for a potential home buyer.

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

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JAN 19 2022

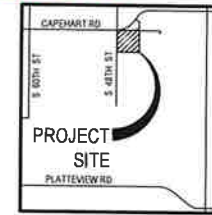
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BELLE LAGO REPLAT 2

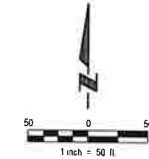
LOTS 1 THRU 63 & OUTLOT "A" THRU "C" INCLUSIVE

BEING A REPLAT OF LOTS 1 THRU 72 INCLUSIVE, AND OUTLOTS "A", AND OUTLOT "B", BELLE LAGO REPLAT 1, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 08, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M. SARPY COUNTY, NEBRASKA.

| CENTERLINE CURVE TABLE | |
|------------------------|--------|
| CURVE | RADIUS |
| 1 | 106.00 |
| 2 | 37.50 |
| 3 | 37.50 |



VICINITY MAP



LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENTS
- - - EXIST. MAJOR CONTOURS
- - - EXIST. MINOR CONTOURS
- O - O - GAS LINE
- W - W - WATER LINE
- OWP - OHP - POWER LINE (OVERHEAD)
- UOP - UGP - POWER LINE (UNDER GROUND)
- COM - COM - COMMUNICATION LINE (TELEPHONE TV)
- SS - SS - SANITARY SEWER LINE
- ST - ST - STORM SEWER LINE
- FO - FO - FIBER OPTIC LINE
- ⊕ EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES
- EXIST. EASEMENTS

LEGAL DESCRIPTION

BEING A REPLAT OF LOTS 1 THRU 72 INCLUSIVE, AND OUTLOTS "A" AND OUTLOT "B", BELLE LAGO REPLAT 1, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 08, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M. SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

S&D TRACT OF LAND CONTAINS 202,220 SQUARE FEET OR 8.318 ACRES, MORE OR LESS.

DEVELOPER/OWNER:
HRC BELLE LAGO BROWNSTONES, LLC
6900 WESTLAWN PKWY
WEST DES MOINES, IA 50306

ZONING:

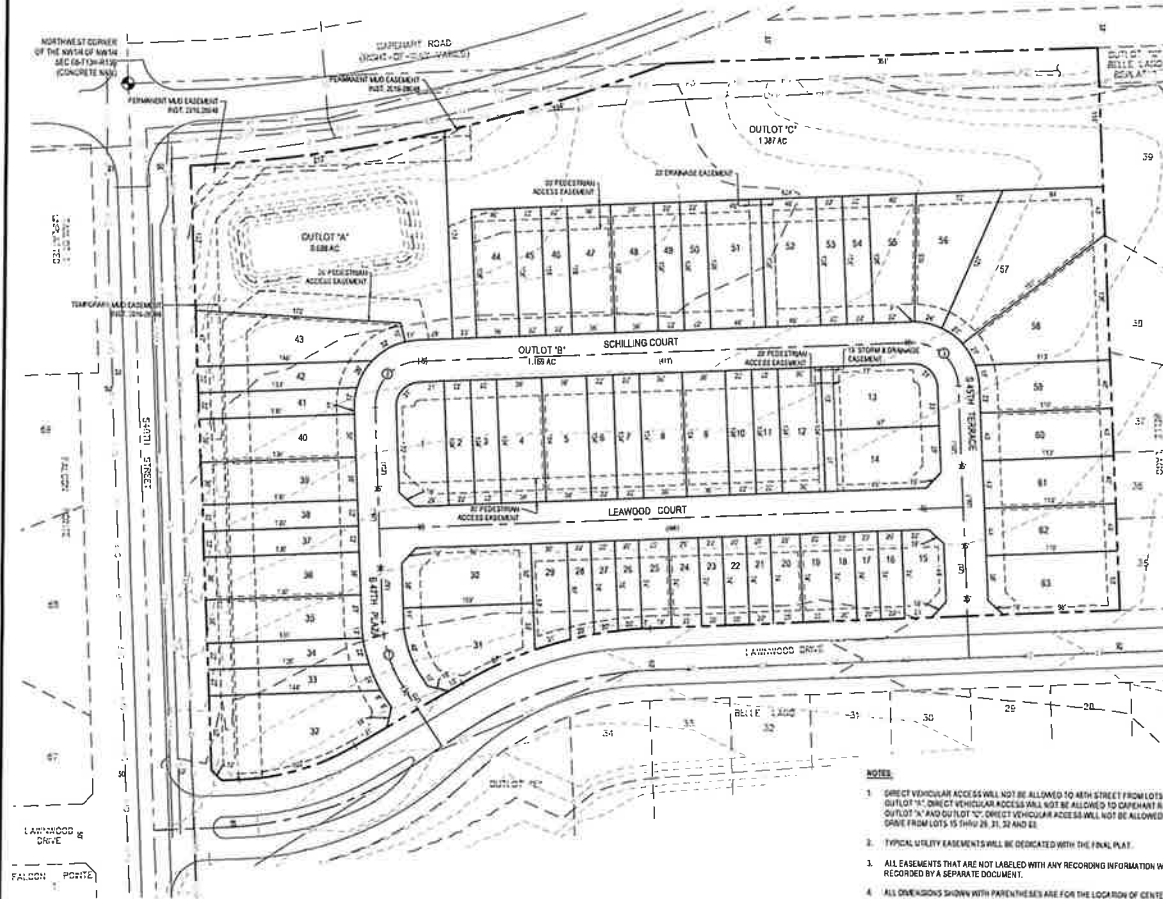
EXISTING: RQ-28-P3
PROPOSED: RQ-28-P3
LOTS 1 THRU 63: 5,592 AC
OUTLOT "A" THRU "C": 2,254 AC
TOTAL: 8,316 AC

ZONING SETBACK TABLE (RQ-28-P3) (LOTS 1 THRU 63)

| | |
|------------------|-------|
| FRONT YARD | 15' |
| SIDE YARD | 2(1)' |
| STREET SIDE YARD | 5' |
| REAR YARD | 10' |

(1) THE SIDE YARD ALONG THE COMMON WALL SHALL BE 0 FEET. THE COMMON WALL SHALL BE ALONG THE ADJOINING LOT LINE.

| LOT AREAS | | LOT AREAS | | LOT AREAS | |
|-----------|-------------|-----------|-------------|-----------|-------------|
| LOT NO. | SQ. FOOTAGE | LOT NO. | SQ. FOOTAGE | LOT NO. | SQ. FOOTAGE |
| 1 | 4,363 | 22 | 1,487 | 43 | 6,454 |
| 2 | 2,288 | 23 | 1,487 | 44 | 3,888 |
| 3 | 2,288 | 24 | 1,858 | 45 | 2,275 |
| 4 | 3,888 | 25 | 1,859 | 46 | 3,275 |
| 5 | 3,888 | 26 | 1,408 | 47 | 3,288 |
| 6 | 2,288 | 27 | 1,521 | 48 | 2,888 |
| 7 | 2,288 | 28 | 1,587 | 49 | 2,375 |
| 8 | 3,188 | 29 | 2,541 | 50 | 3,375 |
| 9 | 3,244 | 30 | 3,251 | 51 | 4,988 |
| 10 | 2,288 | 31 | 5,535 | 52 | 6,888 |
| 11 | 2,288 | 32 | 8,781 | 53 | 2,375 |
| 12 | 3,244 | 33 | 3,829 | 54 | 2,375 |
| 13 | 5,022 | 34 | 2,915 | 55 | 4,322 |
| 14 | 8,823 | 35 | 4,182 | 56 | 3,375 |
| 15 | 2,442 | 36 | 4,180 | 57 | 8,121 |
| 16 | 1,404 | 37 | 4,883 | 58 | 7,514 |
| 17 | 1,405 | 38 | 2,861 | 59 | 4,415 |
| 18 | 1,405 | 39 | 4,081 | 60 | 4,402 |
| 19 | 1,956 | 40 | 4,881 | 61 | 4,402 |
| 20 | 1,957 | 41 | 2,876 | 62 | 4,402 |
| 21 | 1,487 | 42 | 3,041 | 63 | 6,403 |



NOTES:

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO MAIN STREET FROM LOTS 32 THRU 43 AND OUTLOT "A". DIRECT VEHICULAR ACCESS SHALL NOT BE ALLOWED TO CAPEHART ROAD FROM OUTLOT "A" AND OUTLOT "C". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO LEAWOOD DRIVE FROM LOTS 15 THRU 28, 31, 34 AND 35.
- TYPICAL UTILITY EASEMENTS SHALL BE DEDICATED WITH THE FINAL PLAN.
- ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
- ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
- THE CHAMBERS FOR SIDE WALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) FEET FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES MEET BY ANGLE.
- OUTLOT "A" SHALL BE USED FOR A PERMANENT PC&AP BASIN. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS ORANTED OVER ALL OF OUTLOT "A". OUTLOT "A" SHALL BE MAINTAINED BY THE TOWNSHIP ASSOCIATION.
- OUTLOT "B" SHALL BE DESIGNATED AS A PRIVATE STREET. OUTLOT "B" SHALL GRANT VEHICULAR AND PEDESTRIAN ACCESS TO LOTS 1 THRU 63 AND OUTLOTS "A" & "C". OUTLOT "B" SHALL BE MAINTAINED BY THE TOWNSHIP ASSOCIATION.
- THE FRONT OF EACH LOT SHALL BE DEFINED AS THE LOT LINE ADJACENT TO THE EAST-NORTH WEST CORNER OF OUTLOT "B" FOR EASEMENT AND SETBACK PURPOSES. THE FRONT OF LOTS 1 THRU 12 SHALL BE DEFINED AS ADJACENT TO SCHILLING COURT FOR SETBACK PURPOSES.

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
1550 N. 14th St., Suite 105, Omaha, NE 68105
Phone: 402.826.6700 • Fax: 402.826.2555
www.eagroup.com

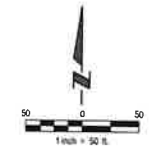
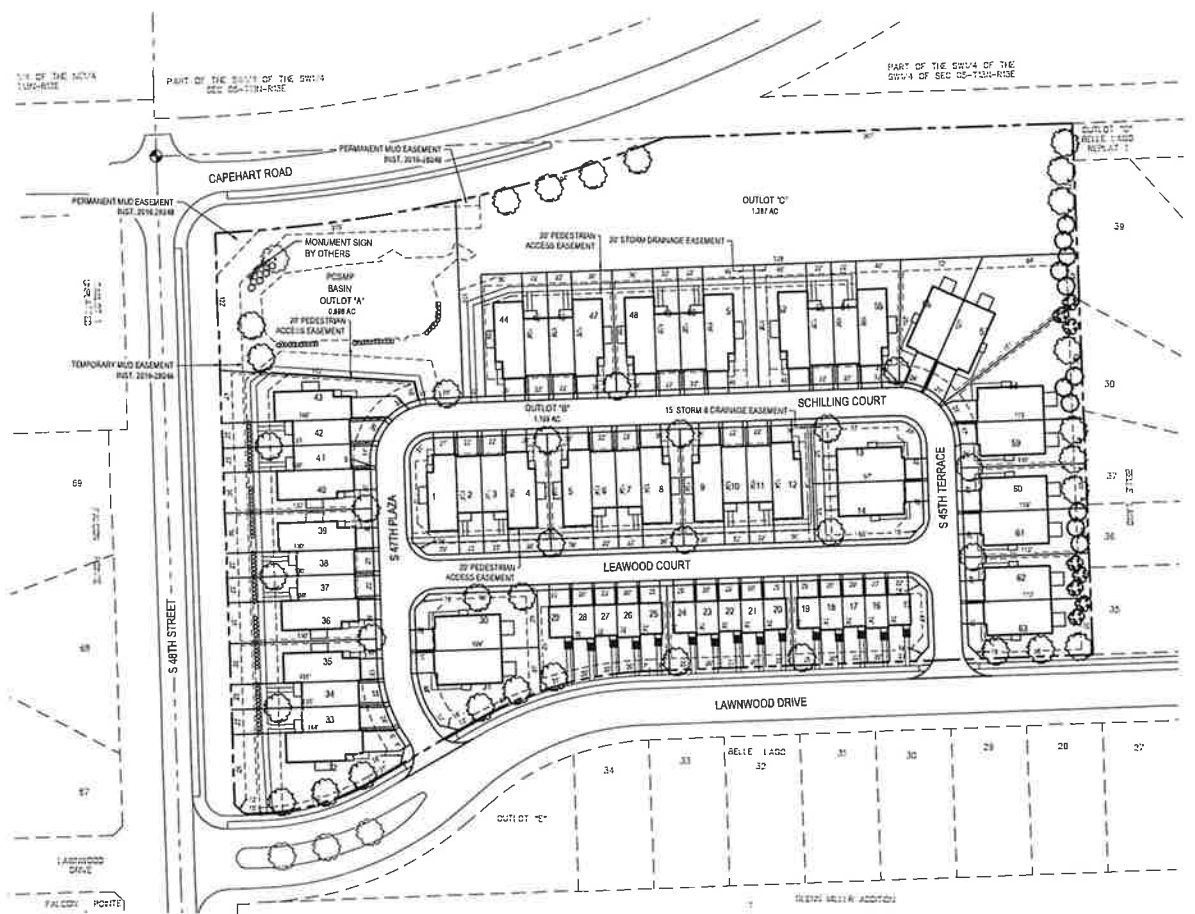


BELLE LAGO REPLAT 2
LOTS 1 THRU 63 AND OUTLOTS "A" THRU "C" INCLUSIVE
BELLEVUE, NEBRASKA

REVISED PRELIMINARY PLAN

Plan No. 2021-11-153
Date: 11/22/21
Drawn by: []
Checked by: []
Scale: 1" = 40'
Sheet: 1 of 1

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LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT

ZONING SETBACK TABLE
 (R-20-20-PS)
 LOTS 1 THRU 63

| | |
|------------------|----|
| FRONT YARD | 15 |
| SIDE YARD | 5' |
| STREET SIDE YARD | 5 |
| REAR YARD | 10 |

(*) THE SIDE YARD ALONG THE COMMON WALL SHALL BE 6 FEET. THE COMMON WALL SHALL BE ALONG THE ADJOINING LOT LINE.

ZONING

| | |
|---------------------|------------|
| EXISTING | R-20-20-PS |
| PROPOSED | R-20-20-PS |
| LOTS 1 THRU 63 | 1.863 AC |
| OUTLOT "A" THRU "C" | 2.254 AC |
| TOTAL | 4.117 AC |

NOTES

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO REAR STREET FROM LOTS 38 THRU 43 AND OUTLOT "A". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO CAPEHART ROAD FROM OUTLOT "A" AND OUTLOT "C". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO LAWNWOOD DRIVE FROM LOTS 15 THRU 20, 31, 32 ANGLES.
- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- ALL LOT LINES ARE EQUAL TO CURVED STREETS UNLESS SHOWN AS INDICATED (N/A).
- ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
- ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
- THE CHARGES FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12.5) BASED FROM THE INTERSECTION OF RIGHT-OF-WAY LINES. NO ANGLES SHOWN WHEN RIGHT-OF-WAY LINES HAVE 90° ANGLE.
- OUTLOT "A" SHALL BE USED FOR A PERMANENT PUMP BASIN. A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOT "A". OUTLOT "A" SHALL BE MAINTAINED BY THE TOWNHOME ASSOCIATION.
- OUTLOT "B" SHALL BE DESIGNATED AS A PRIVATE STREET. OUTLOT "B" SHALL GRANT VEHICULAR AND PEDESTRIAN ACCESS TO LOTS 1 THRU 63 AND OUTLOTS "A" & "C". OUTLOT "B" SHALL BE MAINTAINED BY THE TOWNHOME ASSOCIATION.
- THE FRONT OF EACH LOT SHALL BE DEFINED AS THE LOT LINE ADJACENT TO THE EAST-WEST LEGS OF OUTLOT "B" FOR EASEMENT AND SETBACK PURPOSES. THE FRONT OF LOTS 1 THRU 15 SHALL BE DEFINED AS ADJACENT TO SCHILLING COURT FOR SETBACK PURPOSES.

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services
 1000 NW 4th Street, Suite 100 • Ocala, FL 32114
 Phone: 407.201.1100 • Fax: 407.201.1200
 www.eandagroup.com

BELLE LAGO REPLAT 2
 BELLE LAGO, FLORIDA

PLANNED SUBDIVISION
 SITE PLAN

| | |
|------------|------------|
| Plan No. | 2021-1111 |
| Date | 12/15/2021 |
| Drawn by | MM |
| Checked by | MM |
| Scale | AS SHOWN |
| Sheet | 1 of 1 |

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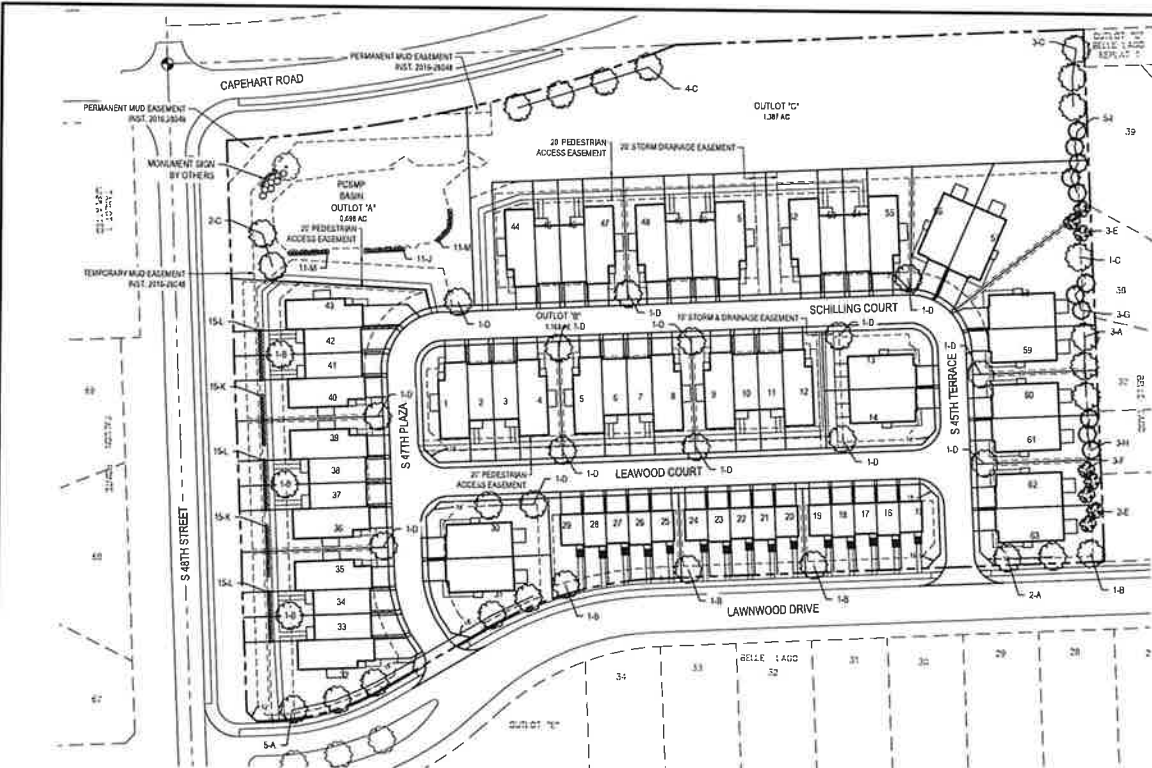
JAN 19 2022

PLANNING DEPT.



PLANT SCHEDULE

Table with 5 columns: SYM, QTY, BOTANICAL NAME, COMMON NAME, SIZE, TYPE. Lists plants like Skyline Honeylocust, Autumn Blaze Maple, Red Oak, etc.



LANDSCAPE NOTES

- 1. Locate and verify the location of all underground utilities prior to the start of construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
2. All plant material shall be of good quality and have shall meet required size specifications.
3. All plants are to be received in immediately after planting and then watered once a week for a period of two months from time of planting
4. All plant material shall be guaranteed to be in a live and healthy growing condition for two full growing seasons (trees) and one full growing season (perennials & shrubs) after final project acceptance or shall be replaced free of charge with the same grade and species including labor.
5. Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be installed as indicated on plans. Field adjustments may be necessary based on field conditions (i.e., root ball and drop hole contact). All adjustments must be approved by the Landscape Architect.
6. The Landscape Contractor shall remove all construction debris and materials (stones to plant growth from planting pits and beds prior to backfilling with planting mix. All planting areas shall be free of weeds and rocks prior to any work.
7. Provide commercially available shaded hardware mesh on all trees and in all planting beds to a 3-4 inch minimum depth unless otherwise noted. Mesh may be omitted if 1/2" minimum depth of planting pit. Mesh shall be made of naturally tree of leaves, legs, cardboard, toxic substances, or other foreign materials. Minor site grading to be included if needed.
8. All trees are to be staked for a period of not less than one year from time of planting
9. Contractor to coordinate work with other amenities contractors.

IRRIGATION NOTES

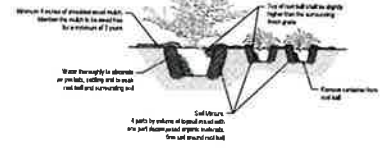
- 1. Irrigation bed to include meter pit and MUD loss.
2. Irrigate all sodded areas.
3. Irrigation controller to be mounted in a steel utility box with raso for padlock.
4. Irrigation system to be guaranteed for 1 year. Written guarantee to be supplied prior to final payment.
5. Irrigation contractor responsible to wiredate system on time.
6. Irrigation contractor to furnish as built drawing of the system and catalogue cuts of the installed equipment prior to final payment.
7. Irrigation contractor to provide owner and engineer an irrigation plan step drawing and equipment catalog cuts for approval prior to installation.
8. Contractor to coordinate work with other amenities contractors.

SEEDING NOTES

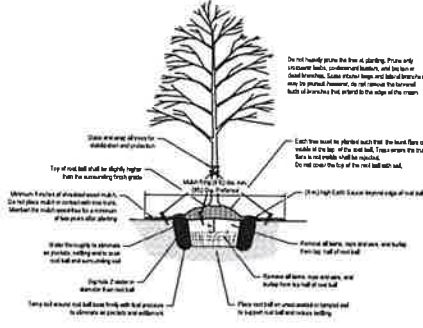
- 1. Seeding shall be Superficial No-Till (seed grown) level spread fall to be done by Maguire's from United Seeds, Inc. Planting method and seeding rate shall be 10 lbs per 1,000 sq. ft. Seeding dates: March-June, dormant seeding: December-March.
2. Mating shall be installed over all seeding areas (SFS - NAG Single Not Show Mating OR EQUIVALENT).

SODDING NOTES

- 1. The contractor shall notify the architect of least forty-eight hours in advance of if a time he intends to begin seeding and shall proceed with such work until permission to do so has been granted. No frozen soil shall be placed. No seeding shall be done on frozen earth.
2. Care shall be exercised at all times to retain the native soil on the roots of the sod during the process of transplanting. Dumping from vehicles will not be permitted. The soil shall be planted within eighteen (18) hours from the time it is harvested unless it is lightly rolled or stored under cover in a satisfactory manner. All sod in excess shall be kept moist and shall be protected from exposure to the sun and rain freezing. No storage longer than three (3) days will be permitted. Sod which becomes dead or dries out does not meet the specifications will be rejected.
3. There shall be a minimum of six inches, after tamping, of topsoil under all sod. Excavations or trenching shall be made to a sufficient depth below the finished grade of the sod to accommodate the depth of topsoil as specified and the thickness of sod as specified. Further shall be applied as a rule to provide 100 pounds of nitrogen per acre unless further has been applied under another item in the contract to the topsoil in the sod bed. Fertilizer applied under this item shall be incorporated with the topsoil to a depth of at least six inches before the sod is laid unless otherwise specified or approved. Incorporation shall be accomplished by tilling, harrowing, rolling, or other approved means.
4. The sod in which the soil is laid shall be reasonably moist and shall be watered, if so directed. The sod shall be laid smoothly, edge to edge, and all openings shall be plugged with sod. Immediately after the sod is laid, it shall be pressed firmly into contact with the bed back by harrow rolling, or by other approved methods so as to eliminate all air pockets, provide full and even surface, secure locking and prevent all exposed soil edges and avoid displacement of the sod or adjustment of the surface of the sodded areas and within all the sides of the sodded areas yard of sodded areas unless otherwise directed.
5. The contractor shall take care of the sodded areas until all work on the entire contract has been completed and sod has been mowed twice and then accepted. Such care shall consist of preventing protection against traffic by approved warning lights and barricades and the mowing of grass to the height of two inches when the grass attains a maximum height of four inches.
6. Sod soil shall be watered. When the sod is watered, sufficient water shall be applied to wet the soil at least six inches deep in the sod bed. Watering shall be done in a manner which will not cause erosion or other damage to the finished surfaces. Any surfaces which become gullied or otherwise damaged shall be repaired to reestablish the grade and condition of the soil prior to sodding and shall be reseeded and resodded as specified under this item.
7. In arrangements on slopes, the sod shall be laid with the longest dimension parallel to the contours. Such sodding shall begin at the base of slopes or grades and the sodding progress in completed parallel rows ascending upward. Vertical joints between rows sodding shall be staggered. All sod shall be laid to the grades specified and the grades formed with special care at the juncture of the sod.
8. Sod shall be held in place by stakes in all drainage ways, on all slopes steeper than 4:1 and elsewhere where indicated or so directed. Pugging shall be done immediately after tamping. At least one stake shall be driven through each sod to be staked, and the stakes shall not be more than two feet apart. Stakes shall have their flat sides against the sod and be driven flush. Stakes for pugging sod shall be of wood, approximately one inch by two inches and of sufficient length to penetrate the soil, the topsoil and to a minimum depth of two inches of subsoil.
9. The contractor shall keep all sodded areas thoroughly watered for a period of two (2) calendar days after the initial laying and as often as required thereafter until sod has been fully established (two mowings) and accepted by the engineer and owner. Contractor to use temporary irrigation for the watering of the sod. Contractor to supply all necessary hoses, fittings and equipment for all watering needs.
10. All sod must be fully established (two mowings) and growing at the time of inspection and acceptance.



SHRUB & PERENNIAL PLANTING DETAIL NOT TO SCALE



TREE PLANTING DETAIL - B & B TREE NOT TO SCALE

E & A CONSULTING GROUP, INC. Engineering • Planning • Environmental & Field Services. Includes logo and contact information.

BELLE LAGO REPLAT 2 BELLE, NEBRASKA

PLANNED SUBDIVISION LANDSCAPE PLAN

Revision table with columns for No., Description, Date, and initials.

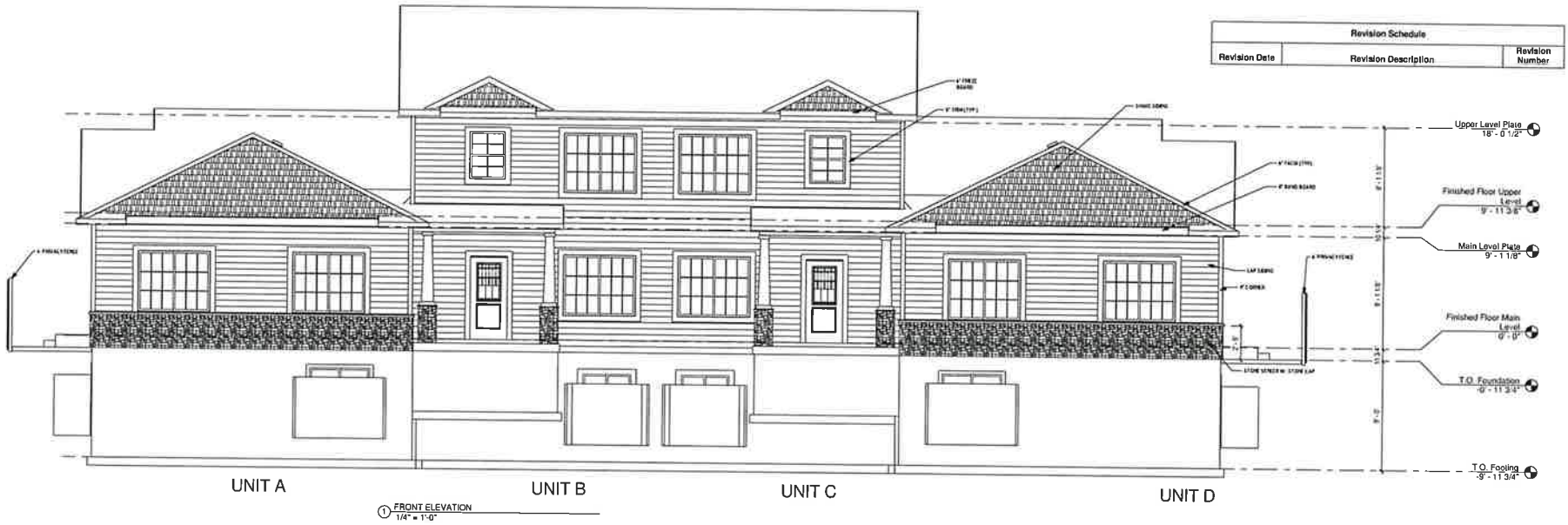
CHARLESTON



ELEVATION

6900 Westown Pkwy., West Des Moines, IA 50266 | 515.243.3228 | HubbellHomes.com

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*Drawings are artist's renderings and not architectural blueprints. Dimensions are approximate. Dimensions and options may vary. Information subject to change without notice. Trade Secret and proprietary information per chapter 550 of Iowa code. This information is believed to be accurate and true, however can not be guaranteed by the listing firm or agent and is not a substitute for any verification, inspection or warranty the purchaser may wish to obtain. An Equal Opportunity Company. Equal Housing Opportunity.



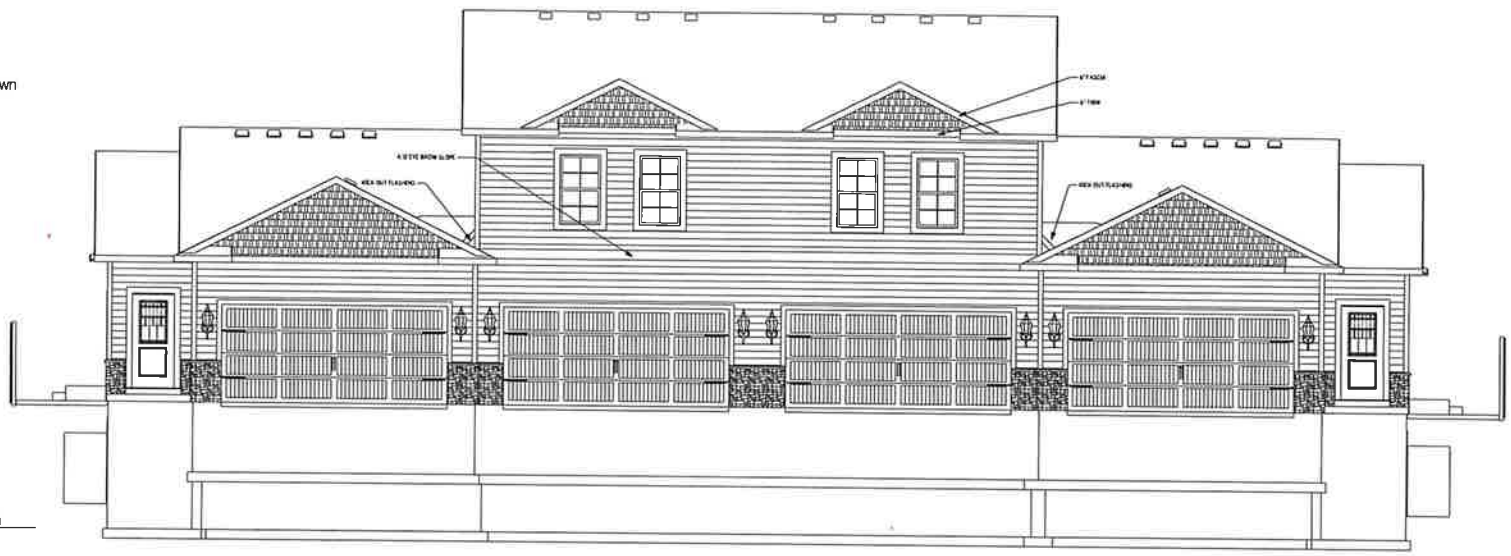
| Revision Schedule | | |
|-------------------|----------------------|-----------------|
| Revision Date | Revision Description | Revision Number |
| | | |



11217 PINS NOT TO SCALE

Client: _____ Date: _____
 Drawn By: ddb
 Construction Set

- EXTERIOR COLORS**
 Pebble Package
- Siding - Pebble
 - Shake - Dark Drift
 - Roof - Weathered Wood
 - Roof Edge - Terratone
 - Soffit/Gutter - White
 - Trim - White
 - Corner Board - White
 - Garage - White
 - Front Door - SW 7027 Well-Bred Brown
 - Stone - Browns Valley, LedgeStone

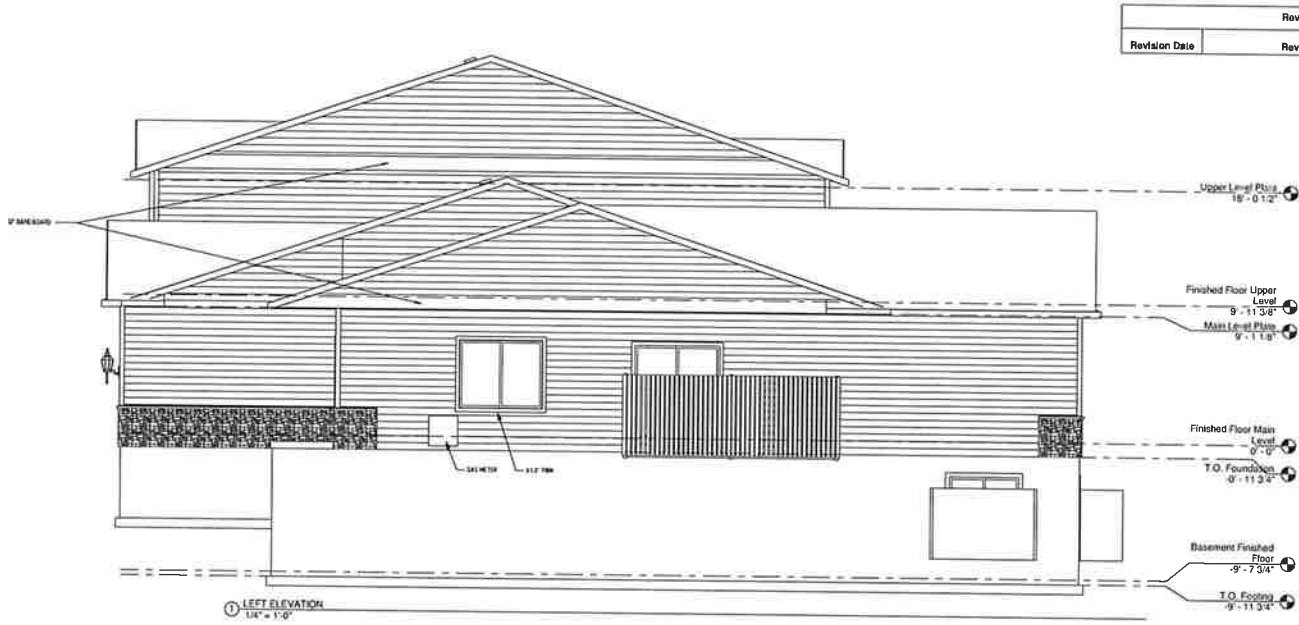


② REAR ELEVATION
 1/4" = 1'-0"

P.A. 1 LOTS 41, 42, 45, 44
 1325, 1327, 1335, 1337
 SE WILLIAMS CT
 WAUKEGA
 WILLIAMS PT., DOWN-DOMLS

SHEET DESCRIPTION
 (Project) = @radcliffe
 ELEVATIONS
 Construction Set 3-29-16

A3.0



1 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

| Revision Schedule | | |
|-------------------|----------------------|-----------------|
| Revision Date | Revision Description | Revision Number |
| | | |



11x17 Print NOT TO SCALE

Client: _____ Date: _____
 Drawn By: 009
 Construction Set

PLAN 1, LOTS 41, 42, 43, 44
 1523, 1527, 1535, 1537
 ST. WILLIAMS CT
 WAUKI, IA
 WILLIAMS PT., TOWNHOMES

SHEET DESCRIPTION
 Attached - Radcliffe
 SIDE ELEVATIONS
 Construction Set 3-29-15

A3.1

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 2

CASE NUMBERS: S-2103-05
Z-2103-02

FOR HEARING OF:
REPORT #1: August 26, 2021
REPORT #2: January 27, 2022

I. GENERAL INFORMATION

A. APPLICANT:

Orchard Valley, Inc.
Melvin Sudbeck
16255 Woodland Drive
Omaha, NE 68154

B. PROPERTY OWNERS:

Orchard Valley, Inc.
16255 Woodland Drive
Omaha, NE 68154

Lionel and Martha Mora
1902 Lola Avenue
Bellevue, NE 68147

C. GENERAL LOCATION:

21st Street and Gilmore Lake Road

D. LEGAL DESCRIPTION:

Lots 154 through 196, and Outlots "F" through "J," Spring Ridge, being a platting of Tax Lot 12, Tax Lot 13A, Lot 2 Bohac Addition, and Outlot B, Green Meadows, all located in the Southwest ¼ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, NE.

E. REQUESTED ACTIONS:

1. Rezone Lots 154 through 196, and Outlots "F" through "J," Spring Ridge, from AG and BG to RA, BG, and RG-8-PS, with site plan approval, for the purpose of single family and multi-family residential development.
2. Preliminary plat Lots 154 through 196, and Outlots "F" through "J," Spring Ridge.

F. EXISTING ZONING AND LAND USE:

AG and BG; Vacant/Agricultural, Single Family Residential, and VFW Post 10727

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a change in zone and preliminary plat approval to enable single family and multi-family residential development.

H. SIZE OF SITE:

The site is approximately 39 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Proposed Lot 154 is developed with a single family residence constructed in 2014. Most of the property is vacant and most recently used agriculturally. Additionally, the VFW Post 10727 is located on a portion of proposed Outlot H at the east end of Gilmore Lake Road.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single Family Residential/Vacant RS-72 and RD-60
2. **East:** Highway 75 Right-of-Way
3. **South:** Vacant, AG
4. **West:** Single Family Residential, RS-72, and RS-72-PS

C. REVELANT CASE HISTORY:

1. On January 24, 2013 the Planning Commission continued a request to rezone Lots 1 through 147, and Outlots A and B, Spring Ridge, being a platting of part of Tax Lot 13A, lying north of Tax Lot 6A2A; Part of Tax Lot 12 (irregular 809.99' x 554.44'); and Lots 92A and 93A, Childs Estate Acres; all located in Section 22, T14N, R13E of the 6th P.M., Sarpy County, Nebraska from AG and RS-72 to RD-60 for the purpose of single family residential development; and preliminary plat

Lots 1 through 147, and Outlots A and B, Spring Ridge. Action on this request was continued until the February 28, 2013 Planning Commission meeting.

2. On February 28, 2013, the Planning Commission recommended approval of a request to rezone Lots 1 through 147, and Outlots A and B, Spring Ridge, being a platting of part of Tax Lot 13A, lying north of Tax Lot 6A2A; Part of Tax Lot 12 (irregular 809.99' x 554.44'); and Lots 92A and 93A, Childs Estate Acres; all located in Section 22, T14N, R13E of the 6th P.M., Sarpy County, Nebraska from AG and RS-72 to RD-60 for the purpose of single family residential development; and preliminary plat Lots 1 through 147, and Outlots A and B, Spring Ridge. On April 8, 2014, the City Council approved the final plat of Lots 1 through 45 and Outlot A, Spring Ridge, contingent upon the improvement of Gilmore Lake Road.

3. On April 24, 2014, the Planning Commission recommended approval of a request to rezone Lots 1 through 203, and Outlots A through F, Spring Ridge, being a platting of Lots 91, 92A, 92B, 93A, 93B, 94 through 96, 109 through 111, and 114, Childs Estate Acres; Lots 1 and 2, Bohac Addition; part of Outlot B, Green Meadows; that part of Tax Lot 13A, lying north of Tax Lot 6A2A, except for 33'; Tax Lots 5A2 and 6A2; the irregular 809.99' x 554.44' tract being a part of Tax Lot 12; the irregular southeast 10.21 acres of Tax Lot 12; the approximate 139.82' x 780' tract being part of Tax Lot 12; together with the portions of vacated 23rd Street, Cary Street, and Concord Street; all located in Section 22, T14N, R13E of the 6th P.M., Sarpy County, Nebraska from AG, RS-72, RD-60, and BG to BG, RS-72, RD-60, and RG-20; and preliminary plat Lots 1 through 203, and Outlots A through F, Spring Ridge. The City Council approved this request on June 9, 2014.

4. On September 24, 2014, the Planning Commission recommended approval of a request to final plat Lots 1 through 153, and Outlots A through E, Spring Ridge, being a platting of Lots 91, 92A, 92B, 93A, 93B, 94 through 96, 109 through 111, and 114, Childs Estate Acres; together with the drainage alley adjacent to the west line of said Lot 110, together with part of vacated Cary Street, Concord Street, and 23rd Street lying within said Childs Estate Acres, part of Tax Lots 5A2 and 6A2, and part of Tax Lot 13 north of Tax Lot 6A2A except 33'; all located in the Northwest $\frac{1}{4}$ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, NE. The City Council approved this request on October 13, 2014.

5. On August 26, 2021, the Planning Commission continued a request to rezone Lots 154 through 196, and Outlots "F" through "J," Spring Ridge, being a platting of Tax Lot 12, Tax Lot 13A, Lot 2 Bohac Addition, and Outlot B, Green Meadows, all located in the Southwest $\frac{1}{4}$ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, NE from AG and BG to RA, BG, and RG-8-PS for the purpose of single family and multi-family residential development; and preliminary plat Lots 154 through 196, and Outlots "F" through "J," Spring Ridge.

6. On October 28, 2021, the Planning Commission continued a request to rezone Lots 154 through 196, and Outlots "F" through "J," Spring Ridge, being a platting

of Tax Lot 12, Tax Lot 13A, Lot 2 Bohac Addition, and Outlot B, Green Meadows, all located in the Southwest ¼ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, NE from AG and BG to RA, BG, and RG-8-PS for the purpose of single family and multi-family residential development; and preliminary plat Lots 154 through 196, and Outlots “F” through “J,” Spring Ridge.

7. On December 16, 2021, the Planning Commission continued a request to rezone Lots 154 through 196, and Outlots “F” through “J,” Spring Ridge, being a platting of Tax Lot 12, Tax Lot 13A, Lot 2 Bohac Addition, and Outlot B, Green Meadows, all located in the Southwest ¼ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, NE from AG and BG to RA, BG, and RG-8-PS for the purpose of single family and multi-family residential development; and preliminary plat Lots 154 through 196, and Outlots “F” through “J,” Spring Ridge.

D. APPLICABLE REGULATIONS:

1. Section 5.06, Zoning Ordinance, regarding RA uses and requirements.
2. Section 5.15, Zoning Ordinance, regarding RG-8 uses and requirements.
3. Section 5.17, Zoning Ordinance, regarding Planned Subdivision (-PS) uses and requirements.
4. Section 5.22, Zoning Ordinance, regarding BG uses and requirements.
5. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
6. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.
7. Chapter 7, Subdivision Regulations, regarding Capital Improvements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

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

2. Access is proposed from newly constructed extensions of Lola Avenue, Gilmore Lake Road, and Morrie Drive. The proposed multi-family development will have private streets.

D. UTILITIES:

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

E. ANALYSIS:

1. Melvin Sudbeck, on behalf of Orchard Valley, Inc., has submitted a request to preliminary plat Lots 154 through 196, and Outlots F through J, Spring Ridge, for the purpose of single family and multi-family residential development.

2. The applicant is also requesting a change in zone from AG and BG to BG (General Business), RA (Residential Agriculture), and RG-8-PS (General Residence, 800 Square Foot Zone, Planned Subdivision) for Lots 154 through 196, and Outlots F through J, Spring Ridge.

Lots 155 through 196, along with Outlots F, G, I, and J will be zoned RS-8-PS for the purpose of multi-family residential development.

Lot 154 will be zoned RA to accommodate the existing single family residential development on this property.

Outlot H contains a portion of the VFW Post 10727. Their existing property is zoned BG. Outlot H will be zoned BG to stay consistent with the remainder of their property and use thereof.

3. In addition to the rezoning of Lots 154 through 196, site plan approval is also being requested.

Lots 155 through 174 will be developed as single family residences, with the following setbacks:

- Front yard – 25 feet
- Rear yard – 25 feet
- Side yard – 5 feet
- Street side yard – 15'

In comparison, the typical single family residence constructed in the RG-8 zoning district must have the following setbacks:

- Front yard – 25 feet
- Rear yard – 10'
- Side yard – 3'

- Street side yard – 5’

Lots 175 through 177, 180 through 181, and 184 through 185 will be constructed with multi-family residential buildings. Each building will house between 48 and 68 units, with a total of 408 units in seven buildings. Lot 183 will be constructed as a clubhouse for the development, with amenities to include a pool, workout room, and event space. The applicant has indicated other amenities may include benches, playground, and a dog park.

Lots 178 through 179, Lot 182, and Lots 186 through 196 will be constructed with three- to seven-unit row homes, with a total of 74 row homes.

Lot 154 is developed with a single family residence constructed in 2014. It is presently a non conforming agricultural tax lot. The applicant is purchasing a portion of the tax lot to include in this development; therefore, the entire parcel is being included in the preliminary plat.

4. The site plan shows 363 surface parking stalls, and 336 garage spaces in the apartment buildings, for a total of 699 parking stalls available. The row homes will also have 148 internal stalls, and 26 external stalls.
5. The proposed subdivision will develop in two different phases, working from north to south.
6. 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, Sarpy County Public Works Department, Sarpy County Planning Director, Sarpy County IS/GIS/Public Safety, Metro Area Planning Agency, Metropolitan Utilities District, CenturyLink, Omaha Public Power District, Black Hills Energy, Cox Communications, Papio-Missouri NRD, 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.

Sarpy County IS/GIS/Public Safety returned comments in regards to proposed street names. The applicant has since satisfied their concerns.

Public Works Engineering Manager Dean Dunn had technical comments pertaining to the initial drainage, grading, street profiles, storm sewer, paving plans, and preliminary utility plan. The applicant has made the requested revisions.

The Public Works Department requested an updated traffic study for Phases IV and V of this development. The original traffic study was done with the preliminary platting in 2014. Based on the updated traffic impact analysis, some improvements will need to be made to South 25th Street in addition to improving Gilmore Lake

Road. A southbound turn lane at the intersection of South 25th Street and Gilmore Lake Road is recommended by 2025. Additionally, a northbound turn lane is recommended by 2025 at the intersection of South 25th Street and Morrie Drive. These improvements will be part of the Gilmore Lake Road infrastructure and will be addressed in the amended Spring Ridge Subdivision Agreement, which will be finalized with the final plat process.

No other comments were received on this case.

7. A portion of the VFW Post 10727 sits on proposed Outlot H. The VFW structure was built in 1981. The applicant has worked with the VFW since the original Spring Ridge platting was approved in 2014. The developer has facilitated an easement agreement with the VFW which will be recorded prior to the filing of the final plat.

8. Construction of this development is contingent upon the improvement of Gilmore Lake Road. When the original Spring Ridge plat was approved in 2014, the applicant was to be responsible for 25% of these costs, along with the city, Sarpy County, and SID 279 (Spring Creek). Since that time, the city has annexed the Spring Creek subdivision, therefore assuming 75% of the improvement costs. The applicant and his development team have been in discussions with the city regarding the planned improvements for Gilmore Lake Road. These engineering conversations are ongoing. Finalized costs and timing will be part of the amended Spring Ridge Subdivision Agreement. A draft of this document has been submitted and is under review by the City Attorney.

9. The original Spring Ridge preliminary plat approved by City Council on June 9, 2014 included 45 single family residential lots in Phase IV, with 11.23 acres of RG-20 zoned property to be developed as multi-family residential, with future site plan approval. The current preliminary plat proposal has 20 single family residential lots abutting similarly developed property, with the remainder being developed as multi-family residential.

10. The landscape plan has been reviewed by staff and meets the minimum requirements of the zoning ordinance.

11. Per Section 8.12, Zoning Ordinance, the apartment buildings and row homes will need to meet the city's design standards. Compliance with these regulations will be reviewed as part of the building permit process.

12. Based upon the number of acres, this development will require a contribution to the Park Fund in the amount of \$32,589.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, Comprehensive Plan, and Subdivision Regulations.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

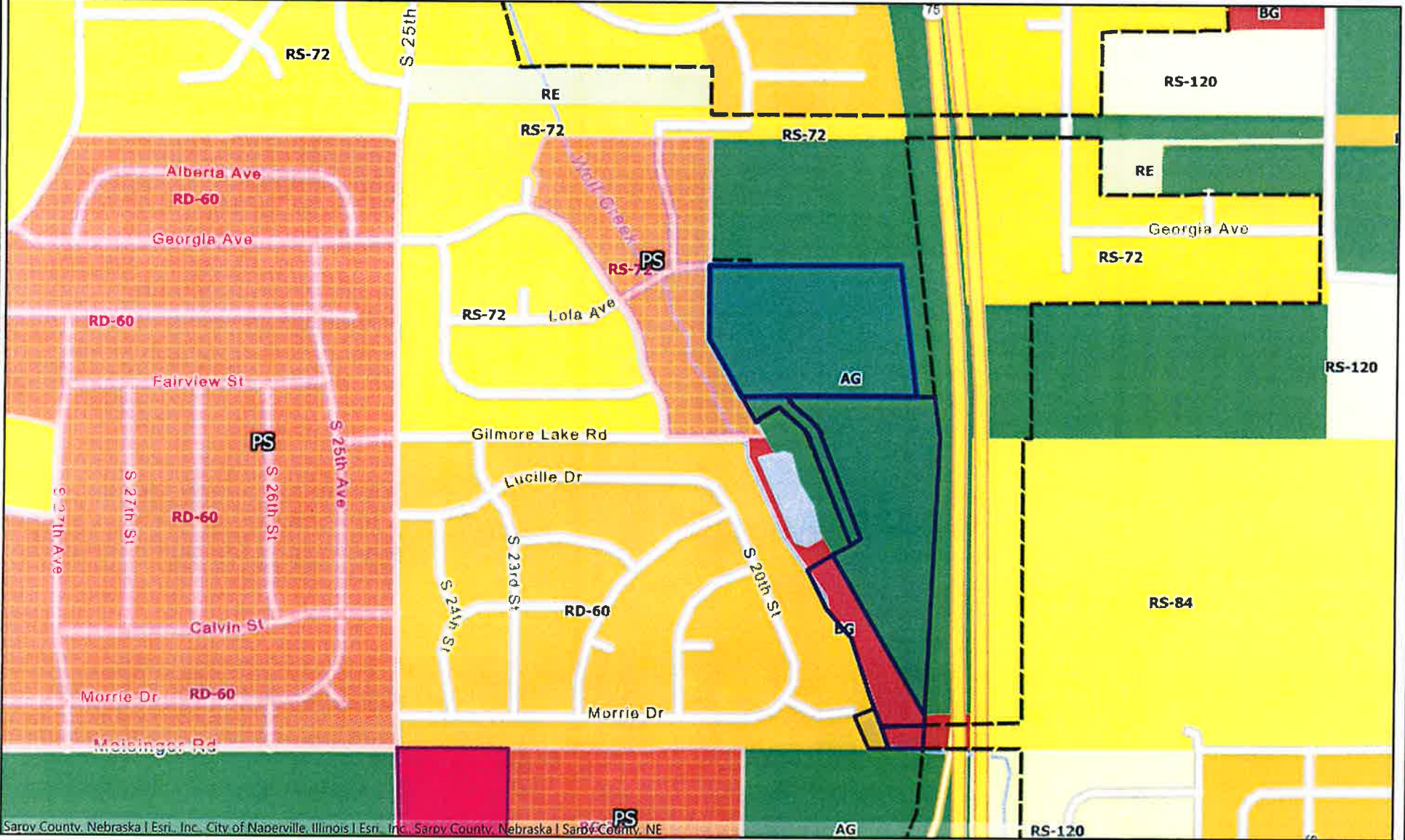
1. Vicinity map/Zoning Map
1. 2020 GIS aerial photo of the property
2. Preliminary plat received January 19, 2022
4. Site plan received January 19, 2022
5. Landscape plan received January 19, 2022
6. Recreational needs/zoning justification received August 5, 2021
7. Planned Subdivision zoning justification received August 19, 2021
8. Email from Patricia Kyle received December 9, 2021

VII. COPIES OF REPORT TO:

1. Orchard Valley, Inc.
2. Lionel and Martha Mora
3. FoleyShald Engineering
4. Robert Peterson
5. Public Upon Request


Assistant Planning Manager


Planning Manager Date of Report



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



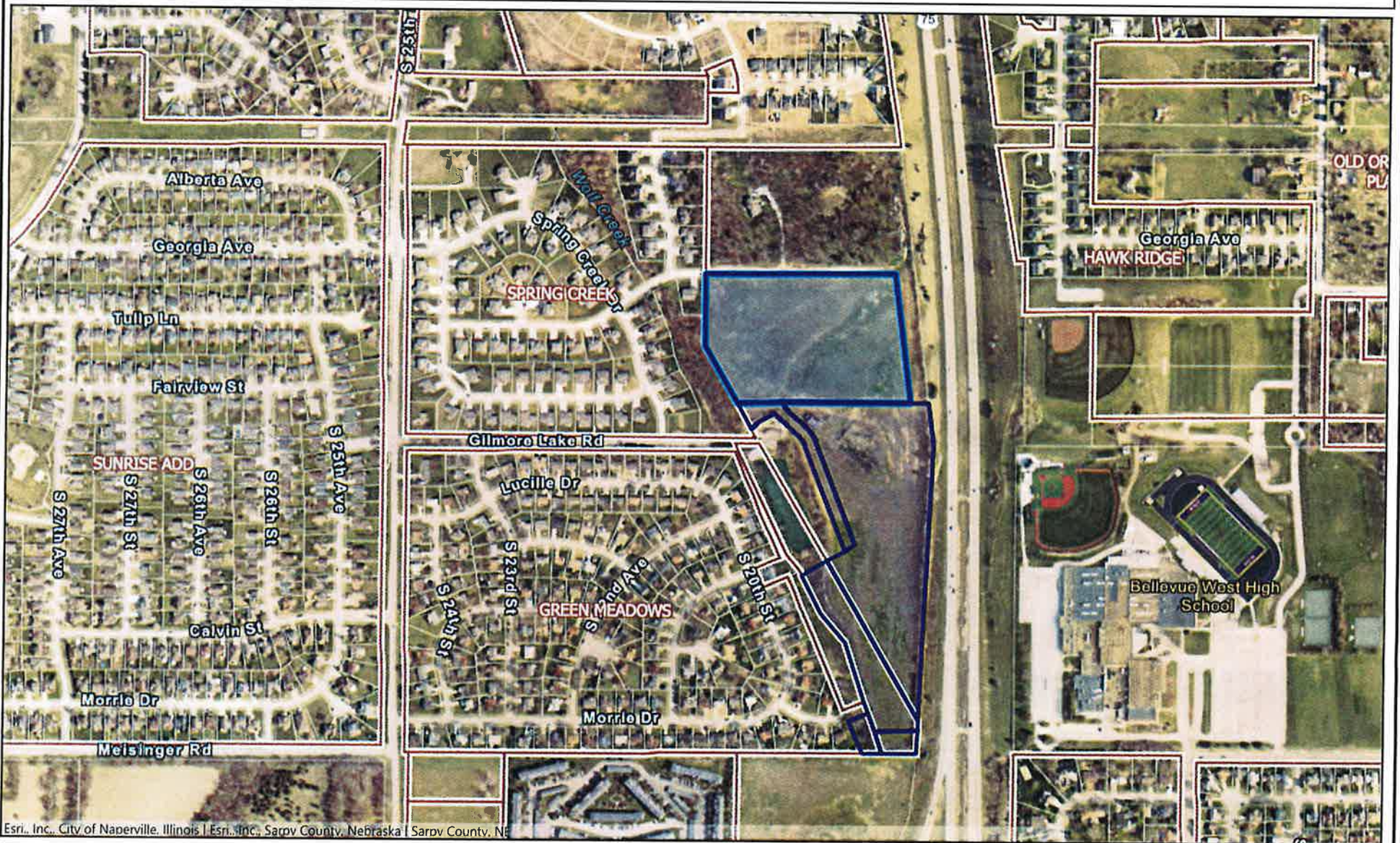
Map Scale 1: 9028

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Notes





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



Map Scale 1: 9028

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Notes



August 5, 2021

SPRING RIDGE PHASES 4/5 – RECREATIONAL NEEDS

The Phase 4/5 community site will have large areas of common space within proposed Outlots F and H which will include green space available to residents. This green space will include landscaping and a sidewalk network as shown in the Planned Subdivision and may also include other amenities including benches, gathering areas, playgrounds, and/or dog parks. Additionally, Lot 177 is proposed as a community clubhouse which could include amenities such as a pool, workout room, study area, and/or event room.

SPRING RIDGE PHASES 4/5 – REZONING JUSTIFICATION

We are requesting that the City of Bellevue accept the proposed rezoning as per the Preliminary Plat for Spring Ridge Phases 4/5. The existing zoning for the project area is Agricultural District (AG) and General Business District (BG). Proposed zoning is Residential Agricultural District (RA), General Residential (RG-8-PS), and General Business District (BG). The future land use for the site includes Multi Family Residential (MFR), Medium Density Residential (MDR), and Commercial (C). Through meetings with City Staff, we believe the proposed rezoning of the site meets the future land use, transitioning from medium density residential on the north to multifamily residential on the south.

Lot 196 is proposed as “RA” to help transition an existing “AG” acreage lot towards the proposed future land use of “MDR”. The proposed zoning better meets the current use of the property as a large residential lot. Outlot G is being created to possibly be incorporated into the existing VFW facility and thus is proposed as “BG” to provide an area that meets the future land use, “C”. This will match the existing zoning designation of the VFW building and Gilmore Lake to the west, making the entirety of Gilmore Lake and the VFW one cohesive zone. Most of the proposed site, including Lots 154-195 and Outlots F, H, & I, is proposed as “RG-8-PS”. This rezoning would replace an existing farm field with a mixture of residential units. The north and west side of this area (Lots 162-173) provides single-family detached lots meeting the future land use of “MDR”. The central and southern part of this area (Lots 174 – 195) provide apartments and rowhomes to meet the future land use of “MFR”.

RECEIVED

AUG 05 2021

PLANNING DEPT.

SPRING RIDGE PHASES 4/5 – PLANNED SUBDIVISION JUSTIFICATION

Based on the pre-application meeting held on December 8, 2020 and staff recommendation, this project is requesting a Planned Subdivision (PS) overlay district.

The proposed site layout has unique characteristics that require the utilization of a planned subdivision district. The future land use for the site includes Multi Family Residential (MFR), Medium Density Residential (MDR). The proposed site is transitioning from single family on the north to multi-family apartments central to townhomes/rowhomes on the south.

This overlay allows for the proposed site to have individual lots for each apartment and townhome building while still having public access, owned and maintained by the homeowners association, over all the parking and common space.

The townhomes are proposed 3 story buildings with 2 car attached garages, commonly used in redevelopment areas. These have patio access along street right of way with garage access in rear alley areas. This allows for the development to have no garage frontages along the townhome area right-of-way. To get the unique characteristic that is sought with these types of buildings, there is also a reduced yard setback to locate the buildings closer to the right-of-way.

We believe the unique nature of the development warrants the use of the planned subdivision overlay and will allow for an innovative development to be constructed to meet the needs of the city and future land use.

RECEIVED
AUG 19 2021
PLANNING DEPT.

December 9, 2021

VIA EMAIL: tammi.palm@bellevue.net
PLANNING DEPARTMENT
CITY OF BELLEVUE
1500 WALL STREET
BELLEVUE NE 68005

RECEIVED
DEC 09 2021
PLANNING DEPT.

Re: Planning Commission Meeting – December 16, 2021
Location: South 21st Street and Gilmore Lake Road
Applicant: Orchard Valley, Inc.

To Members of the Planning Commission:

As a concerned citizen whose property abuts Gilmore Lake Road, I wish to voice my concern regarding the rezoning which I assume is to allow continued housing growth by Orchard Valley, Inc. For many years there has been a serious water/drainage issue with the creek which is adjacent to said property with the continued housing development. When there is a heavy rain the water flows over Gilmore Lake Road and is washing away the adjacent property owner's land. On several occasions my 8 foot privacy fence has been washed away.

The continued development adjacent to the creek does not help the situation as the paved streets in the subdivision simply allows water to flow faster to the creek and in turn the creek cannot accommodate that much flow. The culverts need to be replaced underneath Gilmore Lake Road with larger ones and the drainage issue addressed so the creek flows smoothly through larger culverts. (The current culverts are not doing any good, the creek has made a new flow which is causing excess erosion.)

I strongly object to the rezoning for residential housing being constructed until the water/drainage issue along Gilmore Lake Road is corrected. I feel the developer needs to take some responsibility for this as well as the City of Bellevue.

I know this issue has previously been addressed when the first subdivision adjacent to Gilmore Road was constructed and at that time the condition of the road and the drainage was to be addressed by that developer, however, nothing ever happened.

I would strongly encourage the members of the Planning Commission to consider this letter and please move to take some action to fix the problem. It may be prudent to have the city engineer and/or water drainage district look at the problem. Thank you.

Sincerely,

Patricia Kyle
9503 South 20th Street
Bellevue, NE 68147
402-598-6675



City of Bellevue

Planning Department

1510 Wall Street • Bellevue, Nebraska 68005 • (402) 293-3026

3.d.

MEMORANDUM

To: Planning Commission
FROM: Angela Curry, Assistant Planning Manager
DATE: January 21, 2022
RE: Proposed Redevelopment Plan for Lot 5, Edward Warren Addition, and Tax Lot H2

Attached for your review and recommendation is the Redevelopment Plan for TKC Chandler LLC. This plan proposes the redevelopment of the vacant property of Tax Lot H2, and adjacent Lot 5, Edward Warren Addition. This area was previously designated as blighted and substandard by the City Council. Approval of the Redevelopment Plan is the next step in the redevelopment process.

The site is approximately 10.25 acres in size and consists of two lots located on the south side of West Chandler Road between South 32nd Street and South 36th Street. Undeveloped Tax Lot H2 is approximately 9.99 acres, and Lot 5, Edward Warren Addition, is developed with a single-family residential structure built in 1961 and in need of significant repairs.

The applicant is proposing redevelopment of the property by replatting Tax Lot H2 to be developed into thirty-eight lots with single-family residential dwellings. The first structure will be a model home thought to be completed before the end of 2022. Thereafter, the applicant projects they will construct approximately ten residences before the end of 2023, an additional twelve by the end of 2024, and another fifteen by the end of 2025. Each home will be 1,600 to 1,700 square foot split entry or raised ranch with three bedrooms, two bathrooms and an attached two car garage. The applicant plans to revitalize the existing structure on Lot 5 and provide aesthetic harmony with the new homes of the Chandler Creek development.

The applicant is estimating the property's assessed valuation to be \$10,920,000 upon completion of the thirty-eight new single-family residences on Tax Lot H2 and rehabilitation of the residence on Lot 5, Edward Warren Addition.

The Redevelopment Plan states there is approximately \$1,807,000 of Tax Increment Financing (TIF) eligible redevelopment costs associated with the project. The applicant is proposing the use of TIF

to fund \$1,807,000 expenses. The breakdown of costs and data supporting the payback of TIF expenditures is attached to the Redevelopment Plan for your review.

The Planning Department believes this project will be a benefit to the city through the improvement of a blighted and substandard area with a 10 acre parcel that has remained vacant and underutilized and rehabilitation of a 60-year-old single family residence; both located on the south side of West Chandler Road. As noted in the redevelopment plan, the Comprehensive Plan designates this area as low density residential. The site is currently zoned Single-Family Residence – 7,200 Square Feet, which is a medium density residential designation. The proposed medium density residential development is consistent with the existing uses adjacent to the property and conforms to the city's overall plan for development.

The Redevelopment Plan meets the requirements of Section 18-2111 of Nebraska State Statutes with respect to required plan contents. As required by Nebraska State Statutes, the Planning Department advertised the public hearing on this application twice in local publications and sent notification to the governing bodies of Sarpy County, the Papio-Missouri River NRD, Metropolitan Community College, ESU #3, and the Bellevue Public School District.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends approval of the TKC Chandler LLC Redevelopment Plan based on conformance with the Comprehensive Plan, elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for redevelopment along West Chandler Road.

RECEIVED
JAN 18 2022
PLANNING DEPT.

**TIF APPLICATION
FOR
CHANDLER CREEK REDEVELOPMENT**

LOT 5, EDWARD WARREN ADDITION AND TAX LOT H2
BELLEVUE, NEBRASKA

SUBMITTED: December 20, 2021

Submitted to:

Chairman and Members of the Planning Board

Submitted by:

Applicant: TKC Chandler LLC
1310 Lambert Drive
Papillion, NE 68046

Attorney for Applicant: Elizabeth A. Sevcik
Croker Huck Law Firm
2120 S. 72nd St., Ste. 1200
Omaha, NE 68023
(402) 505-3159
esevcik@crokerlaw.com

Project Description

Background:

The project site is located on the south side of W. Chandler Rd. between S. 32nd Street and S. 36th Street in Bellevue, NE. The project site presently consists of two lots. Lot 5 Edward Warren Addition contains a single-family residence that is 60 years old and in significant deterioration. Such deterioration is evidenced by a lack of shingles/proper roofing among other signs of age and decay. Lot H-2 has been vacant and undeveloped land for more than 40 years.

The property is designated as a “blighted and substandard” area by the City of Bellevue. Redevelopment of the property will support the City of Bellevue’s elimination of blighted and substandard areas within its boundaries. The property is located within a primarily residential area where the average age of the surrounding structures is more than 40 years old.

Redevelopment of this site is anticipated to begin in 2022 with site development, followed by the construction of a model home to be completed by the end of 2022. Thereafter approximately 37 more single-family homes will be constructed over a three-year period and the existing single-family residence will be remodeled to rehabilitate the property and complement the neighboring development.

Existing Land Use and Conditions of the Redevelopment Site:

The site, approximately 10.25 acres in size, consists of two lots total: one lot developed with a single-family residential structure and one undeveloped lot constituting approximately 9.99 of the total acres. Exhibit A-1 shows the undeveloped nature of Lot H-2 and the residence located on Lot 5 Edward Warren Addition, including its lack of proper shingling on the roof. The residential structure is in poor physical condition and the vacant land does not currently contain any of the infrastructure necessary for the development of residences or other structures on the site.

The property is currently zoned as Single-Family Residential- RS-72.

The site has already been declared to be blighted and substandard by the City of Bellevue pursuant to the standards of the Community Development Law, Neb. Rev. Stat. § 18-2101, et. seq.

Proposed Use and Project Details:

Applicant proposes to re-plat the vacant land into thirty-eight lots to be known as Chandler Creek. The project is proposed to be rezoned to RD-60 to accommodate 38 lots for single family residential use on the 9.99 acres. Applicant anticipates beginning grading and installation of necessary infrastructure in early 2022, with the objective of completing a model home at the site before the end of 2022. Thereafter Applicant projects it will construct approximately 10 residences before the end of 2023, an additional 12 houses by the end of 2024 and another 15 houses by the end of 2025.

The residences will be single-family residences and applicant expects a market price point of approximately \$260,000-\$300,000. The average home in the neighborhood will be a 1,600-

1,700 square foot split entry or raised ranch style house with three bedrooms and two bathrooms. The neighborhood will have two entry points with a road curving through the subdivision for access. Lots will range in size from about .12 to .20 acres. A site plan is attached hereto as Exhibit A.

Applicant further plans to remodel the existing residential structure to revitalize the residence and provide aesthetic harmony with the new homes of Chandler Creek development.

The property is owned by TKC Chandler LLC and the site will be developed by Applicant. The residential structures will be built by Imperial Homes, LLC. The architectural plans are being designed by Full House Architecture & Construction. Engineering services are provided by TD2 Engineering & Surveying.

Parking Plan for Proposed Project:

Each residence will have an attached two car garage and driveway available for parking. There will be parking along the roads within the development as well.

ANALYSIS:

The project site is located within a Community Redevelopment Area, meets the requirements of the Community Development Law and qualifies for the submission of an application for the utilization of Tax Increment Financing to cover costs associated with project development as submitted for approval through the Tax Increment Financing process. The project is or will be in compliance with zoning requirements, the City's Master Plan, and applicable Ordinances and development regulations.

This development project serves to expand housing availability for single-family entry level housing in Bellevue and eliminates an area of blight with no recent development along W. Chandler Rd. The project will rehabilitate a dilapidated structure and provide the needed site preparation, utilities connections, and infrastructure necessary to develop a location that has stagnated in development due to the lack of necessary infrastructure for a comprehensive development. The difficulties and the additional costs involved in installing infrastructure and connecting utilities, as well as integrating and updating the deteriorating house next door into a cohesive and attractive neighborhood, are challenges that further support the necessity of TIF assistance for this project.

This project would not be feasible without the assistance of the TIF Program as shown by the attached calculation on the return on investment with and without TIF funds. A reasonable investor would not find the return on investment to be sufficient without the assistance of the TIF funds and would not invest in development of the property. Accordingly, TIF funds are necessary for this project to go forward.

Project Finance Summary

Sources of Funds:

Owner Equity

Amounts:

\$9,524,905

| | |
|--------------------------------|---------------------|
| Tax Increment Financing | \$1,807,000 |
| Total Sources of Funds: | \$11,331,905 |

Uses of Funds:

| | |
|--|---------------------|
| Land Acquisition | \$680,000 |
| Platting | \$65,000 |
| Site Grading | \$143,000 |
| Storm Sewer | \$92,400 |
| Sanitary Sewer | \$209,600 |
| Paving | \$326,600 |
| Sidewalk | \$21,600 |
| Water | \$127,200 |
| Electricity | \$54,400 |
| Architecture Cost | \$50,000 |
| Attorney Fees | \$15,000 |
| TIF Application Fees | \$23,105 |
| Construction Costs for 38 New Residences | \$9,424,000 |
| Remodel of Existing Residence | \$100,000 |
| Total Uses of Funds: | \$11,331,905 |

Final Valuation Discussion

The applicant estimates the average assessed valuation for the 38 new single-family residences to be \$280,000 per house for a total of \$10,640,000. The estimated assessed valuation for the rehabilitated property is \$280,000, for a total final assessed valuation of \$10,920,000. The current assessed valuation for Tax Lot H2 is \$173,239. The current assessed valuation for Lot 5 is \$118,312, for a total current assessed valuation of the project site of \$291,551.

Land Use and Zoning

The site's two lots are currently zoned as RS-72. The project will remain residential but due to lot size Tax Lot H2 requires rezoning to RD- 60.

Utilities and Public Improvements

Tax Lot H2 is currently undeveloped, therefore connections to standard utilities (electrical, water, gas, sewer) will need to be constructed within the site and connected to existing main lines near the site. The project will also require installation of roads, sidewalks, curbing, gutters, hydrants, and stormwater management facilities. The residence on Lot 5 is already connected to utilities and benefitted by public improvements.

Historical Status

Not applicable.

Evaluation Criteria: Mandatory Criteria

1. **The project must be located within a blighted area or an area eligible for a designation of blight as required and set forth by Nebraska statute.**

The properties were previously designated by the City of Bellevue as a substandard and blighted in accordance with Community Development Law, Neb. Rev. Stat. § 18-2101, et. seq.

2. **The project must further the objectives of the City's Master Plan.**

The project will result in the development of approximately 10 acres of vacant and underutilized land on the south side of W. Chandler Road between S. 32nd Street and S. 36th Street in Bellevue, NE and rehabilitation of an existing substantially deteriorated residential structure. Once completed the development will offer 38 new single-family residences to support the continued growth and housing needs of the Bellevue community. While the City's Future Land Use Map shows the master plan for the properties is low density residential, this medium density residential development conforms to the general plan for the City as a whole because it is consistent with the medium density residential uses adjacent to the properties on the North, East, and South and furthers the City's goal of adding residential development to the area in a manner that is economically feasible.

3. **The use of TIF for the project will not result in a loss of pre-existing tax revenues to the City and other taxing jurisdictions.**

The Tax Increment Financing request proposes to utilize only the increase in property taxes resulting from the improvements proposed by the developer. Existing tax revenues will continue to accrue to the benefit of the City of Bellevue and other taxing jurisdictions within which the property lies. This property is currently mostly undeveloped, and the development of the property will add to the future tax base of the City. The City and other taxing authorities will continue to receive taxes at the current assessed value for the base year and will receive a significant increase in taxes on the increased taxable value upon completion of the TIF payments.

4. **The developer is able to demonstrate that the project would not be economically feasible without the use of Tax Increment Financing. In addition, if the project has site alternatives, the proposal must demonstrate that it would not occur in the area without TIF. Return on investment assists in determining the economic feasibility of the project.**

See Developer's "Return on Investment Analysis" attached hereto as Exhibit B.

Cost-Benefit Analysis

1. **Tax shifts resulting from the approval of the use of funds pursuant to section 18-2147 (of the Community Development Law):**

There are no anticipated tax shifts resulting from this project. The current taxing authorities will continue to receive taxes on the property at the current assessed value determined for the base year.

2. Public infrastructure and community public service needs impacts and local tax impacts arising from projects receiving incentives:

Public infrastructure currently exists along and adjacent to the project site. The project will provide sidewalks, lighting, and landscaping around and at the site, and will supply the necessary infrastructure within the site. Currently, this site is underutilized as mostly vacant land and contributes to the blight of the area with the poorly maintained residential structure along W. Chandler Road. Over the long term, the project will provide a significant increase in local property tax revenues based upon the increased value of the developed site after repayment of the TIF funds. While the project will provide 38 new housing units to the area, any impact upon the community public services already provided in the area are outweighed by the increased tax revenue to be provided by such development. Additionally, the new housing will not be added all at once but over a period of approximately three years, allowing for the growth of the public service needs with the development over an extended period of time.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the area of redevelopment project:

During redevelopment and construction, the project will create jobs and local businesses are likely to be patronized by workers. Upon completion of the project, the project will create housing availability for new and existing residents of the Bellevue community. The project will further benefit local business by increasing the residents in the area who will be likely to patronize nearby Bellevue businesses.

4. Impacts on businesses within the area:

This project will bring 38 additional households to the community of Bellevue. Those residents will support local shops and restaurants. The project will also provide new housing options for those working at businesses in the area or for those looking to work for Bellevue businesses.

5. Impacts on students' populations and school districts within the project area:

This project will likely bring families with students into the school districts serving the area, but due to the size of the residences, number of housing units within the project, and three-year development period, it is not likely to have such a significant impact that it would have an adverse effect.

6. Any other impacts relevant to the consideration of costs and benefits arising from the development project:

This project will bring new housing into an area that has not seen development for many years and will hopefully act as a catalyst for other developments and the revitalization of the surrounding properties.

While the addition of new residences will increase the traffic along West Chandler Road in the development area, the subdivision provides for only two access points into the subdivision. The two access points will allow for the growth of residential housing in the area in furtherance of the City's master plan while at the same time minimizing the number of entry points onto West Chandler Road, for better control of traffic and safety.

TIF Request

The TIF request is for \$1,807,000, plus accrued interest. The TIF amount is less than 16% of the total project cost. TIF will be used to offset TIF eligible costs such as land acquisition, site prep work, architectural and engineering fees, and public improvements as required. The TIF Eligible Expenses are shown in detail on Exhibit C. The total estimated project cost is \$11,331,905. The final assessed valuation upon completion of the project of \$10,920,000.00 will support the TIF request with interest at the rate of 4% per annum as shown by the Amortization Schedule attached as Exhibit D.

Exhibit B
Return on Investment Analysis

House Construction Costs

| | |
|---|--------------------|
| Price per square foot (3 bed, 2 bath, 2 car garage) | \$155 |
| Square Footage of House | 1,600 |
| Construction cost per new house | \$248,000 |
| Total number of new homes | 38 |
| Total cost of new home construction | \$9,424,000 |
| Cost of remodel for existing home | \$100,000 |
| Total remodel and new construction cost: | \$9,524,000 |

Other Development Costs

| | |
|--------------------------------------|--------------------|
| Development Costs from Exhibit C | \$1,807,905 |
| Total Other Development Costs | \$1,807,905 |

| | |
|-------------------|---------------------|
| Total Cost | \$11,331,905 |
|-------------------|---------------------|

| Source of Funds | Project with TIF | Project without TIF |
|--|---------------------|---------------------|
| TIF Proceeds | \$1,807,000 | \$0 |
| Equity | \$9,524,905 | \$11,331,905 |
| Total: | \$11,331,905 | \$11,331,905 |
| Market Price per House | \$280,000 | |
| Net Sales Proceeds after 6% Real Estate Commission | \$263,200 | |
| Total Net Sales Proceeds for 39 houses | \$10,264,800 | |
| Return on Investment | 8% | -9% |

Exhibit C
TIF Eligible Expenses

| | |
|----------------------|--------------------|
| Land Acquisition | \$680,000 |
| Platting | \$65,000 |
| Site Grading | \$143,000 |
| Storm Sewer | \$92,400 |
| Sanitary Sewer | \$209,600 |
| Paving | \$326,600 |
| Sidewalk | \$21,600 |
| Water | \$127,200 |
| Electricity | \$54,400 |
| Architecture Cost | \$50,000 |
| Attorney Fees | \$15,000 |
| TIF Application Fees | \$23,105 |
| Total: | \$1,807,905 |

EXHIBIT D
Chandler Creek Development

| Year | Total Taxable Valuation | Pre- Development Base | TIF Taxable Valuation | Tax Levy | Gross TIF Tax Revenue | Treasurer's 1% Fee | Tax Revenue Available for TIF DS | Debt Service Payments | | | | Loan Balance |
|--------|----------------------------|-----------------------------|--------------------------|------------|-----------------------------|-----------------------|--|-----------------------|---------------------|---------------|------------|--------------|
| | | | | | | | | Principal | Interest at 4.0% | TIF DS PMT | | |
| Jan-22 | 0 | | | | | | | | | | | \$ 1,807,000 |
| Mar-22 | 0.5 | | | | | | | | | \$ 36,140 | | \$ 1,843,140 |
| Jul-22 | 1 | | | | | | | | | \$ 36,863 | | \$ 1,880,003 |
| Mar-23 | 1.5 | | | | | | | | | \$ 37,600 | | \$ 1,917,603 |
| Jul-23 | 2 | | | | | | | | | \$ 38,352 | | \$ 1,955,955 |
| Mar-24 | 2.5 | 571,551 | 291,551 | 280,000 | 2.313825 | 3,239 | 32 | 3,207 | \$ (35,912) | \$ 39,119 | \$ 3,207 | \$ 1,991,867 |
| Jul-24 | 3 | 571,551 | 291,551 | 280,000 | 2.313825 | 3,239 | 32 | 3,207 | \$ (36,630) | \$ 39,837 | \$ 3,207 | \$ 2,028,497 |
| Mar-25 | 3.5 | 3,080,000 | 291,551 | 2,788,449 | 2.313825 | 32,260 | 323 | 31,937 | \$ (8,633) | \$ 40,570 | \$ 31,937 | \$ 2,037,130 |
| Jul-25 | 4 | 3,080,000 | 291,551 | 2,788,449 | 2.313825 | 32,260 | 323 | 31,937 | \$ (8,805) | \$ 40,743 | \$ 31,937 | \$ 2,045,935 |
| Mar-26 | 4.5 | 6,440,000 | 291,551 | 6,148,449 | 2.313825 | 71,132 | 711 | 70,421 | \$ 29,502 | \$ 40,919 | \$ 70,421 | \$ 2,016,433 |
| Jul-26 | 5 | 6,440,000 | 291,551 | 6,148,449 | 2.313825 | 71,132 | 711 | 70,421 | \$ 30,092 | \$ 40,329 | \$ 70,421 | \$ 1,986,341 |
| Mar-27 | 5.5 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 82,005 | \$ 39,727 | \$ 121,732 | \$ 1,904,336 |
| Jul-27 | 6 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 83,646 | \$ 38,087 | \$ 121,732 | \$ 1,820,690 |
| Mar-28 | 6.5 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 85,318 | \$ 36,414 | \$ 121,732 | \$ 1,735,372 |
| Jul-28 | 7 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 87,025 | \$ 34,707 | \$ 121,732 | \$ 1,648,347 |
| Mar-29 | 7.5 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 88,765 | \$ 32,967 | \$ 121,732 | \$ 1,559,582 |
| Jul-29 | 8 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 90,541 | \$ 31,192 | \$ 121,732 | \$ 1,469,041 |
| Mar-30 | 8.5 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 92,351 | \$ 29,381 | \$ 121,732 | \$ 1,376,690 |
| Jul-30 | 9 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 94,198 | \$ 27,534 | \$ 121,732 | \$ 1,282,491 |
| Mar-31 | 9.5 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 96,082 | \$ 25,650 | \$ 121,732 | \$ 1,186,409 |
| Jul-31 | 10 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 98,004 | \$ 23,728 | \$ 121,732 | \$ 1,088,405 |
| Mar-32 | 10.5 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 99,964 | \$ 21,768 | \$ 121,732 | \$ 988,440 |
| Jul-32 | 11 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 101,963 | \$ 19,769 | \$ 121,732 | \$ 886,477 |
| Mar-33 | 11.5 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 104,003 | \$ 17,730 | \$ 121,732 | \$ 782,474 |
| Jul-33 | 12 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 106,083 | \$ 15,649 | \$ 121,732 | \$ 676,392 |
| Mar-34 | 12.5 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 108,204 | \$ 13,528 | \$ 121,732 | \$ 568,187 |
| Jul-34 | 13 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 110,368 | \$ 11,364 | \$ 121,732 | \$ 457,819 |
| Mar-35 | 13.5 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 112,576 | \$ 9,156 | \$ 121,732 | \$ 345,243 |
| Jul-35 | 14 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 114,827 | \$ 6,905 | \$ 121,732 | \$ 230,415 |
| Mar-36 | 14.5 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 117,124 | \$ 4,608 | \$ 121,732 | \$ 113,291 |
| Jul-36 | 15 | 10,920,000 | 291,551 | 10,628,449 | 2.313825 | 122,962 | 1,230 | 121,732 | \$ 119,466 | \$ 2,266 | \$ 121,732 | \$ (6,175) |

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-2110-20
S-2110-25

FOR HEARING OF:
REPORT #1: January 27, 2022

I. GENERAL INFORMATION

A. APPLICANT:

TKC Chandler LLC
Thinh “Tim” Tran
1310 Lambart Drive
Papillion, NE 68046

B. PROPERTY OWNER:

TKC Chandler LLC
Thinh “Tim” Tran
1310 Lambart Drive
Papillion, NE 68046

C. GENERAL LOCATION:

West Chandler Road and South 35th Street

D. LEGAL DESCRIPTION:

Lots 1 through 38, and Outlot A, Chandler Creek, being a platting of Tax Lot H2, located in the Southwest ¼ of Section 16, T14N, R13E of the 6th P.M., Sarpy County, NE

E. REQUESTED ACTIONS:

1. Rezone Lots 1 through 38, and Outlot A, Chandler Creek, from RS-72 to RD-60 for the purpose of single family residential development.
2. Preliminary Plat Lots 1 through 38, and Outlot A, Chandler Creek.

F. EXISTING ZONING AND LAND USE:

RS-72, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a change of zone and preliminary plat to enable single family residential development.

H. SIZE OF SITE:

The site is approximately 10 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site was most recently used agriculturally.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single Family Residential (across Chandler Road), RS-72
2. **East:** Single Family Residential, RS-72
2. **South:** Single Family Residential, RS-72
3. **West:** Vacant/Single Family Residential, RS-72

C. REVELANT CASE HISTORY:

On August 17, 2021, the City Council declared Tax Lot H2 as blighted and substandard.

D. APPLICABLE REGULATIONS:

1. Section 5.11, Zoning Ordinance, regarding RD-60 uses and requirements.
2. Chapter 3, Subdivision Regulations, regarding preliminary plats.
3. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.
4. Chapter 7, Subdivision Regulations, regarding Capital Improvements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. The most recent traffic data from MAPA indicates approximately 8,200 vehicles per day along West Chandler Road near South 35th Street.
2. Access is proposed from two points along West Chandler Road.

D. UTILITIES:

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

E. ANALYSIS:

1. Tim Tran, on behalf of TKC Chandler LLC, has submitted a request to preliminary plat Lots 1 through 38, and Outlot A, Chandler Creek, for the purpose of single family residential development.
2. The applicant is requesting a change in zone from RS-72 (Single-Family Residential, 7,200 Square Foot Zone) to RD-60 (Duplex Residential, 6,000 Square Feet), for Lots 1 through 38, and Outlot A, Chandler Creek.

All of the lots conform to the minimum requirements of the requested zoning district.

3. The applicant has indicated he plans to construct 38 single family residences and expects a price point of approximately \$260,000 - \$300,000. The average size home will be between 1,600-1,700 square feet and will consist of three bedrooms and two bathrooms. Each residence will have an attached two car garage.

4. This application was sent out to the following departments/individuals for review: Public Works (to include the Street Superintendent and Parks Superintendent), Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Planning Director, 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-Missouri 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.

Sarpy County GIS/911 had comments pertaining to the proposed street names. The applicant's engineer has made all the suggested revisions.

Cox Communications commented they currently have facilities to the north, east, and west of this development. They indicated they would run this through their financial model to see if the infrastructure could be provided with no third-party contribution. If it does not meet their business model threshold to do this, then Cox would seek a cost share with the developer. The developer is aware of this and has acknowledged this possibility.

The Public Works Department requested technical revisions to the preliminary plat, paving plan, sanitary sewer plan, and storm sewer plan. The applicant's engineer has since satisfied these comments.

5. The Public Works Department has reviewed the grading and drainage plans for this proposed development and found them to be acceptable.

6. A U-shaped street configuration is being proposed for this development with two access points along West Chandler Road. Street connections to adjacent property would be extremely difficult due to topography and existing drainageways. Staff believes this is the most appropriate configuration to serve this area.

7. This subdivision will be developed privately by the applicant. Additionally, the developer is requesting Tax Increment Financing (TIF) through a separate request. A draft copy of the Development Agreement has been submitted by the applicant for staff's review.

8. No park ground is being proposed for this subdivision due to its size. The city does not desire smaller parks which only serve a limited population and finds these areas difficult to maintain over time; therefore, staff does not see the benefit of requiring a park for this development.

9. Based upon the number of acres, this development will require a contribution to the Park Fund in the amount of \$8,491.50.

10. The Future Land Use Map of the Comprehensive Plan shows this area as being low density residential due to the lack of infrastructure. Medium density residential is shown adjacent to this property. With the applicant's infrastructure plan, staff believes medium density residential development is appropriate for this property.

11. This property is approximately 10 acres. The applicant is requesting a change of zone from RS-72 to RD-60 to allow for smaller lots in order to maximize the development potential. Both zoning districts are categorized as medium density residential. These proposed lots are consistently sized with the adjacent Chandler Acres neighborhood.

12. Norton's First Addition, a three-lot subdivision to the south of the development has a unique sliver of property running along the east property line of Chandler Creek. The applicant's engineer has included a 5' easement adjacent to this sliver of land to facilitate enough width to allow for a private street in the future if/when Norton's First Addition further develops.

13. Staff believes this development is compatible with the existing single family residential development in the neighborhood.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and compatibility with adjacent residential developments.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

1. Zoning Map
2. 2020 GIS aerial photo of the property
3. Zoning justification letter from Doug Kellner received January 19, 2022
4. Letter from Doug Kellner received December 17, 2021
5. Preliminary plat received January 6, 2022

VII. COPIES OF REPORT TO:

1. TKC Chandler LLC
2. Thomson, Dreesen, & Dorner, Inc.
3. Elizabeth Sevcik
4. Public Upon Request

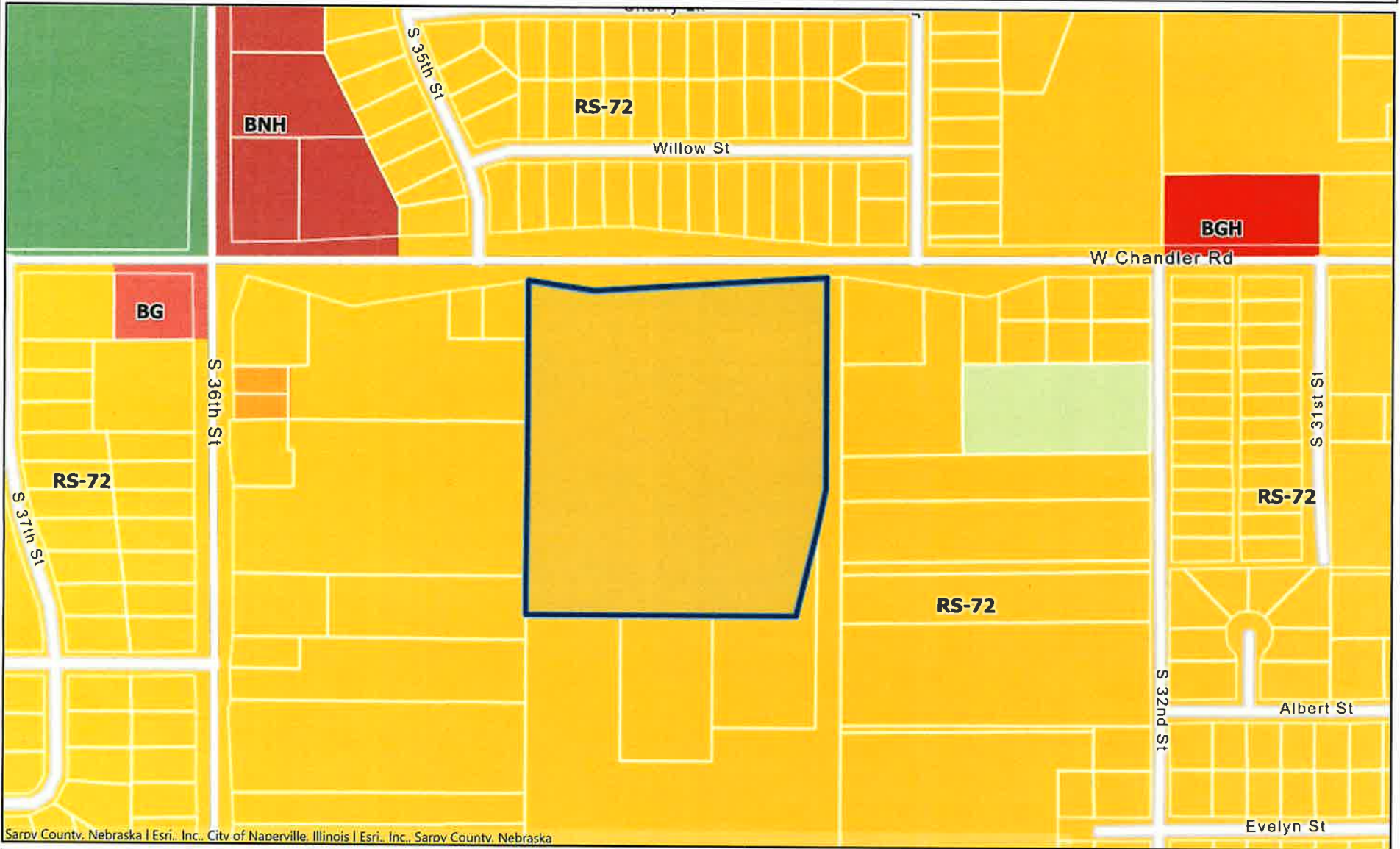

Assistant Planning Manager


Planning Manager Date of Report



SARPY COUNTY
NEBRASKA

34th Street and W Chandler Rd

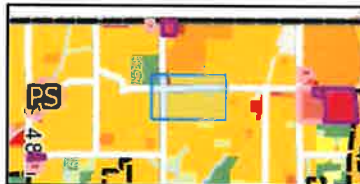


Sarpy County, Nebraska | Esri, Inc. | City of Naperville, Illinois | Esri, Inc. | Sarpy County, Nebraska



Map Scale 1: 4514

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

34th Street and W Chandler Rd



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



Map Scale 1: 4514

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



January 19, 2022

RECEIVED

JAN 19 2022

PLANNING DEPT.

Ms. Tammi Palm
Land Use Planner
City of Bellevue Planning Department
1510 Wall Street
Bellevue, NE 68005

RE: Chandler Creek
Rezoning Justification
TD2 File No. 2263-101.3

Ms. Palm:

On behalf of our Client, TKC Chandler LLC, we believe the rezoning request from RS-72 to RD-60 is justified because this proposed development will be compatible with, and complementary to, existing developments that surround this project. The existing developments to the north and east are medium density residential, whereas the existing developments to the south and west are low density residential. The proposed plat meets the zoning requirements for the proposed RD-60 zoning.

Please contact us with further questions, comments or if additional information is required.

If you have any questions, please call our office at (402) 330-8860.

Respectfully submitted,

THOMPSON, DREESSEN & DORNER, INC.



Douglas E. Kellner, P.E.

DEK/bjf

December 17, 2021

RECEIVED
DEC 17 2021
PLANNING DEPT.

Ms. Tammi Palm
Land Use Planner
City of Bellevue Planning Department
1510 Wall Street
Bellevue, NE 68005

RE: Chandler Creek
Recreational Needs of Subdivision
TD2 File No. 2263-101.1

Ms. Palm:

On behalf of our client, TKC Chandler LLC, we are requesting to waive the park requirements for the proposed Chandler Creek Subdivision. Due to the size of the development, any parks associated within would be of undesirable size and could cause potential maintenance issues. There will be no opposition to The City of Bellevue Park contribution fee or other associated park fees.

Please contact us with further questions, comments or if additional information is required.

If you have any questions, please call our office at (402) 330-8860.

Sincerely,

THOMPSON, DREESSEN & DORNER, INC.



Douglas E. Kellner, P.E.

DEK/bjf

Enclosures

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 1

CASE NUMBERS: S-2110-24
Z-2110-19

FOR HEARING OF:
REPORT #1: January 27, 2022

I. GENERAL INFORMATION

A. APPLICANT:

Woodsonia Real Estate, Inc.
20010 Manderson St., Ste. 101
Elkhorn, NE 68022

B. PROPERTY OWNERS:

Timmerman Farms, Inc.
5023 Shannon Drive
Papillion, NE 68133

C. GENERAL LOCATION:

54th Street and Highway 370

D. LEGAL DESCRIPTION:

Lots 1 through 191, and Outlots A through H, Lakewood West, being a platting of the East ½ of the Southwest ¼, together with the Northwest ¼ of the Southeast ¼; all located in Section 31, T14N, R13E of the 6th P.M., Sarpy County, NE.

E. REQUESTED ACTIONS:

1. Request to rezone Lots 1 through 191, and Outlots A through H, Lakewood West, from AG to RA, BG, RG-20-PS, RG-50, and RS-72 for the purpose of commercial, multi-family, and single-family residential development.
2. Preliminary plat Lots 1 through 191, and Outlots A through H, Lakewood West.

F. EXISTING ZONING AND LAND USE:

AG; Vacant/Agricultural and Greenlife Gardens

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a change in zone and preliminary plat approval to enable commercial, single family and multi-family residential development.

H. SIZE OF SITE:

The site is approximately 109 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The property is presently developed with a single family residence constructed in 1876 and various outbuildings. Additionally, Greenlife Gardens uses a portion of the property for their nursery/office. The majority of the property is used agriculturally.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Single Family Residential/Agricultural, AG
- East:** Vacant/Single Family Residential/Townhome Residential, RS-84-PS, RG-20-PS, and RD-60-PS
- South:** Vacant and Single Family Residential, AG, RS-84-PS, and RD-60-PS
- 2. **West:** Single Family Residential/Vacant/Commercial, AG

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

- 1. Section 5.06, Zoning Ordinance, regarding RA uses and requirements.
- 2. Section 5.10, Zoning Ordinance, regarding RS-72 uses and requirements.
- 3. Section 5.12, Zoning Ordinance, regarding RG-50 uses and requirements.
- 4. Section 5.14, Zoning Ordinance, regarding RG-20 uses and requirements.
- 5. Section 5.22, Zoning Ordinance, regarding BG uses and requirements.

6. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
7. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.
8. Chapter 7, Subdivision Regulations, regarding Capital Improvements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as being medium density residential, commercial, and mixed use.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. The current MAPA traffic data information indicates there are 25,300 vehicles per day along both the east and west legs of Highway 370 near the intersection of 48th Street.
2. Access is proposed from South 54th Street, as well as newly constructed extensions of Shannon Drive and Timberridge Drive.

D. UTILITIES:

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

E. ANALYSIS:

1. Drew Snyder, on behalf of Woodsonia Real Estate Inc., has submitted a request to preliminary plat Lots 1 through 191, and Outlots A through H, Lakewood West, for the purpose of commercial, single family and multi-family residential development.

2. The applicant is also requesting a change in zone from AG to BG (General Business), RA (Residential Agriculture), RS-72 (Single Family Residential, 7,200 Square Foot Zone), RG-50 (General Residence, 5,000 Square Foot Zone), and RG-20-PS (General Residence, 2,000 Square Foot Zone – Planned Subdivision) for Lots 1 through 194, and Outlots A through F, Lakewood West.

Lots 1 through 10 and Outlot B will be zoned BG for commercial use along the Highway 370 corridor.

Lots 11 and 12 and Outlots C and D will be zoned RG-20-PS for multi-family residential use. The -PS (Planned Subdivision) overlay requires site plan approval, which will be done separately at a later date once those lots are ready to be developed.

Proposed Lot 13 is developed with Greenlife Gardens. The applicant is requesting a change of zone to RA to allow for the continuation of the nursery/office.

Lots 14 through 76 will be zoned RG-50 to allow for smaller residential lots for single family residential/townhome construction. These smaller lots will serve as a transition from the multi-family zoning to the north and the larger single family residential lots to the south.

Lots 77 through 191 and Outlots E through H will be zoned RS-72 for single family residential development.

All of the lots conform to the minimum requirements of the requested zoning districts.

3. This development is designed to be similar to the existing Lakewood Villages subdivision as far as types of development and zoning designations: commercial frontage along Highway 370 which transitions to multi-family and smaller single family residential lots, with larger single family residential lots on the southern portion of the subdivision.

4. 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, Sarpy County Public Works Department, Sarpy County Planning Director, Sarpy County IS/GIS/Public Safety, Metro Area Planning Agency, Metropolitan Utilities District, CenturyLink, Omaha Public Power District, Black Hills Energy, Cox Communications, Papio-Missouri NRD, and the Papillion LaVista 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.

Sarpy County IS/GIS/Public Safety returned comments in regards to proposed street names. The applicant has since satisfied their concerns.

Cox Communications indicated they have facilities to the north and south of this proposed development. Cox stated "We will run this through our financial model and if it works for us we will fully fund and build this for a fiber to the home deployment. In the off chance that this does not meet our return threshold we would look to come to an agreement with the developer for a cost share."

Public Works Engineering Manager Dean Dunn had technical comments pertaining to the initial drainage, grading, street profiles, storm sewer, paving plans, and preliminary utility plan. The applicant has made the requested revisions.

No other comments were received on this case.

5. The Public Works Engineering Manager has reviewed the grading and drainage plans for this proposed development and found them to be acceptable.

6. A traffic study was submitted by the applicant and reviewed by city staff as well as the Nebraska Department of Transportation.

Based on this study, it is recommended the intersection of 54th Street and Highway 370 be signalized upon full buildout of this development, or by the year 2024. The applicant has included this cost in their Source and Use of Funds documentation. This cost would be 50% reimbursable when the property to the north of the intersection is developed.

Additionally, the study recommends a right-hand turn lane along eastbound Highway 370 at the 54th Street intersection upon full buildout or by the year 2024. It is also recommended an existing westbound left-turn lane be extended to provide 400' of vehicle storage. The developer has planned for these improvements in their Source and Use of Funds.

7. This subdivision will be developed as a Sanitary and Improvement District. A draft copy of the Subdivision Agreement has been submitted by the applicant for staff's review.

8. South 54th Street will be developed as a collector street with a roundabout at the intersection of Fenwick Street as a traffic calming measure.

9. A 10' wide trail will be provided along South 54th Street. This trail will provide connectivity to the existing Lakewood Villages Park as development occurs to the south of this subdivision.

Sidewalks will be provided throughout the subdivision as individual lots are developed. Additionally, sidewalks are shown across the proposed outlots, as well as along Lot 13, which is developed as Greenlife Gardens. This will provide connectivity throughout the development.

10. Based upon the number of acres, this development will require a contribution to the Park Fund in the amount of \$63,527.

11. Staff believes this development is compatible with the surrounding neighborhood.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, Comprehensive Plan, and Subdivision Regulations, and compatibility with adjacent development.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

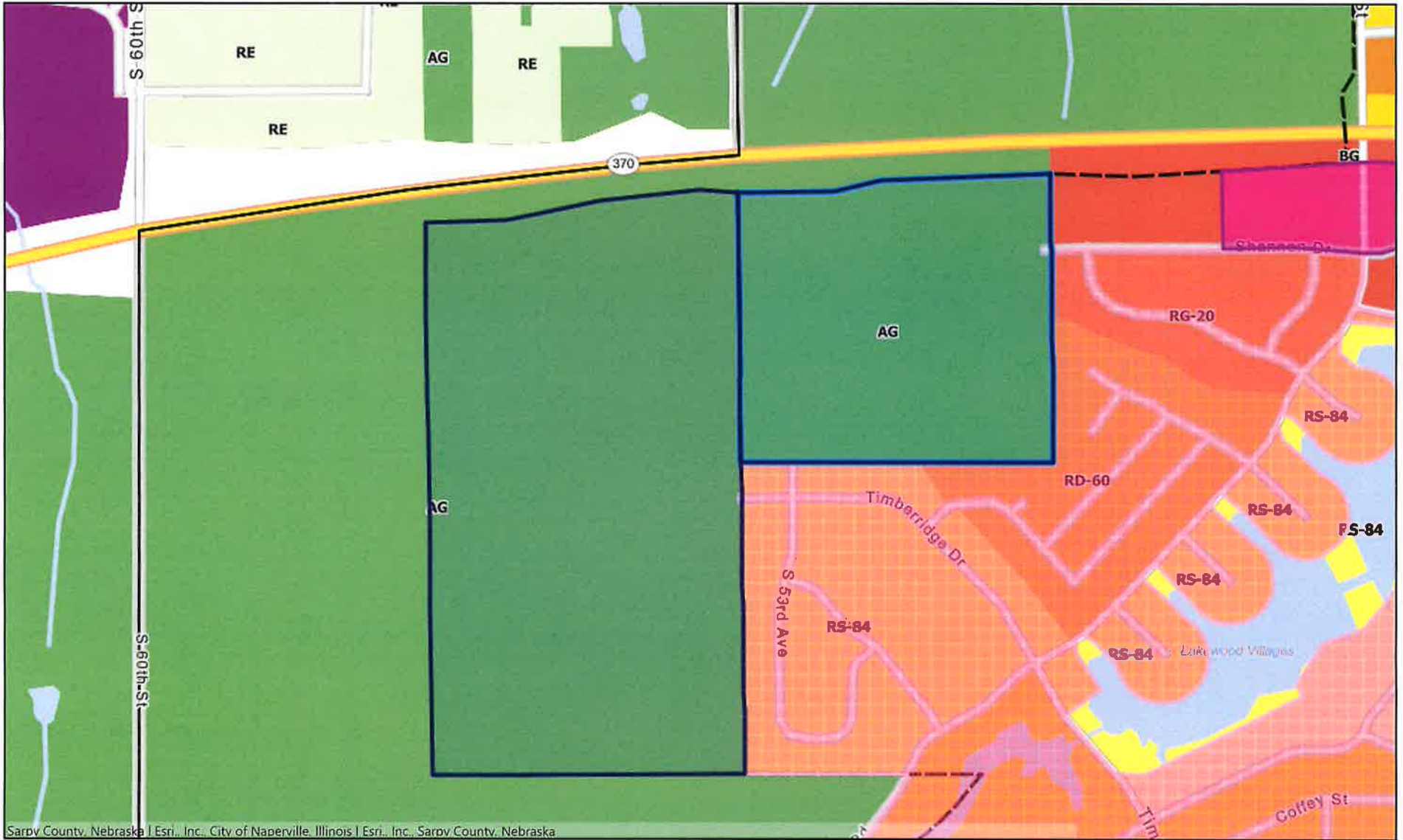
1. Vicinity map/Zoning Map
2. 2020 GIS aerial photo of the property
3. Letter from Drew Snyder dated January 3, 2022
4. Preliminary plat received January 12, 2022
5. Zoning map exhibit received January 12, 2022
6. Email from Stefan Vaida received January 21, 2022

VII. COPIES OF REPORT TO:

1. Woodsonia Real Estate Inc.
2. Timmerman Farms, Inc.
3. Thompson, Dreessen & Dorner, Inc.
4. Larry Jobeun
5. Public Upon Request


Assistant Planning Manager


Planning Manager 01/22/22
Date of Report

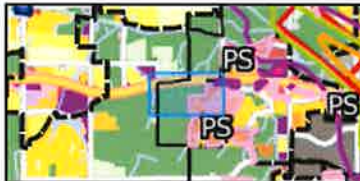


Sarpy County, Nebraska | Esri, Inc. | City of Naperville, Illinois | Esri, Inc. | Sarpy County, Nebraska



Map Scale 1: 9028

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Notes



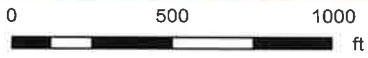


SARPY COUNTY
NEBRASKA

54th Street and Hwy 370



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



Map Scale 1: 9028

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Notes



Woodsonia

Real Estate Inc

November 18, 2021

Ms. Tammi Palm
Land Use Planner
City of Bellevue Planning Department
1510 Wall Street
Bellevue, NE 68005

RE: Lakewood West
Rezoning Justification
TD2 File No. 2069-133

Ms. Palm:

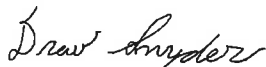
We believe the rezoning request from AG to RA, BG, RG-20-PS, RG-50 and RS-72 is justified because the proposed development will be compatible with, and complementary to, existing and planned developments that are to the east, west and south of this project. The existing and planned developments to the east, west and south are single-family, commercial and multifamily developments.

In addition, the planned development conforms to the City of Bellevue's future land use. Lastly, the proposed plat meets the zoning requirements for RA, BG, RG-20-PS, RG-50 and RS-72.

Please contact us with further questions, comments or if additional information is required.

Respectfully submitted,

Woodsonia Acquisitions, LLC



Drew Snyder

RECEIVED

JAN 03 2022

PLANNING DEPT.

Tammi Palm

From: Stefan Vaida <svaida1946@gmail.com>
Sent: Friday, January 21, 2022 12:20 PM
To: Tammi Palm
Subject: S 54th Street and Hwy 370

RECEIVED
JAN 21 2022
PLANNING DEPT.

Dear Ms. Palm,

Thank you very much for inviting us to the January 27, 2022, 6:00 pm meeting. Due to some health issues, unfortunately we need to miss that meeting. But my wife Julia and I, would like to express our support in favor of the Woodsonia Real Estate Inc. To Develop the so called "Lakewood West" new project. That would benefit the beautiful city of Bellevue, also it would be good for everybody close to it, as we are.

Thanks very much for approving such great plan for Development.

Sincerely,

Stefan and Julia Vaida, (Lot 3 Replat 4, Lakewood Villages)