

BELLEVUE PLANNING COMMISSION

Thursday, April 28, 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 March 24, 2022 Regular Meeting

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

2. CONSENT AGENDA/PUBLIC HEARINGS:

a. Request to final plat 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, Nebraska, except those parts condemned by the State of Nebraska by return of appraisers for Highway 370 right-of-way. Applicant: Woodsonia Real Estate Inc. General location: South 54th Street and Hwy 370. Case #: S-2203-09.

3. PUBLIC HEARINGS:

a. Request to rezone Lots 192 through 266, and Outlot I, Lakewood West, being a platting of Tax Lot 14, located in the Southwest ¼ of Section 31, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, and a replat of Outlot H, Lakewood West, from AG and RS-72 to RG-50 for the purpose of single-family residential development; and preliminary plat Lots 192 through 266, and Outlot I, Lakewood West. Applicant: Woodsonia Real Estate Inc. General location: 11715 South 60th Street. Case #'s: Z-2202-05, S-2202-06.

b. Request to approve the Redevelopment Plan for Lot 1, College Apartments Addition. Applicant: Stella Realty, LLC. General location: 400 W. 19th Ave. Case #: ECD-55.

c. Request to rezone Lots 1 through 9, Fontenelle Hills Estates, being a replat of Lot 1, Fontenelle Replat 8, and Lots 12, 13, 16, 17, 19, 55A, 233, and 234, Fontenelle, and half of vacated Laurel Lane, from RS-120-PS to RE, for the purpose of single family residential development, and preliminary plat Lots 1 through 9, Fontenelle Hills Estates. Applicant: Hawkins & Strom Holdings, LLC. General Location: Martin Dr. and Ridgewood Dr./Martin Dr. and Ridgewood Ct. Case #'s Z-2203-06, S-2203-11

4. CURRENT BUSINESS

5. ADJOURNMENT

MINUTE RECORD

Bellevue Planning Commission Meeting, March 24, 2022, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, March 24, 2022, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Casey, Hankins, Ritz, Aerni, Cutsforth, Ackley, Compton, and Perrin. Absent was Commissioner Jacobson. 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 Ackley, seconded by Compton, to approve the minutes of the January 27, 2022, regular meeting as presented. Upon roll call, Casey, Hankins, Ritz, Aerni, Ackley, Compton, and Perrin, voted yes. Cutsforth abstained. Motion carried.

Cutsforth asked if there were any updates or additions to staff reports. Palm advised emails were received from Marty Giff, Bruce Stohlman, and Clara Arnsdorff, in opposition to agenda item 3.b. Those emails were given to the Commissioners in advance of the meeting and would become part of the public record.

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

Cutsforth explained the consent agenda procedures.

The following items were on the consent agenda:

Item 2.a.: Request to final plat 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, Nebraska. Applicant: TKC Chandler, LLC. General location: South 35th Street and W Chandler Rd. Case #: S-2202-07.

Item 2.b.: Request to rezone Lots 1 and 2, Overlook Addition, being a replat of Tax Lot 10B, located in the Southwest ¼ of Section 10, T13N, R13E of the 6th P.M., Sarpy County, Nebraska from AG to RS-120 for the purpose of single-family residential development; and small subdivision plat Lots 1 and 2, Overlook Addition. Applicant: Cheryl and James Francois. General location: 2006 Fairview Road. Case #'s: Z-2202-02, S-2202-03.

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

MOTION made by Ackley, seconded by Hankins, to recommend APPROVAL of the consent agenda items. APPROVAL on agenda item 2.a. based upon conformance with the preliminary plat. APPROVAL on agenda item 2.b. based upon the Planning Department's recommendation. Upon roll call, all present voted yes. Motion carried unanimously.

Item 2.a. will proceed to CITY COUNCIL for PUBLIC HEARING on April 5, 2022.

Item 2.b. will proceed to City Council for PUBLIC HEARING ON April 19, 2022.

Cutsforth explained the public hearing procedures

PUBLIC HEARING was held on a request to rezone Lot 1, Powers Addition, from ML to RE for the purpose of existing single family residential development. Applicant: Jeremiah Winsor. General Location: 304 E La Platte Road. Case #: Z-2202-03.

Cutsforth asked staff for updates. Palm stated the rezoning request is for property on La Platte Road that was previously legal non-conforming. She stated the existing single-family residence on the property has been vacant since the March 2019 flood. Palm said the property is currently zoned ML (Light Manufacturing) which specifically excludes residential use. Palm stated since the property has been vacant for more than twelve months the zoning ordinance states it must revert to the current zoning regulation uses. She said the owner is requesting a zoning change to RE (Residential Estates)

MINUTE RECORD

Bellevue Planning Commission Meeting, March 24, 2022, Page 2

to repair the existing structure and use it as residential property. Palm stated staff is recommending denial based on the surrounding area being zoned ML and shown in the Future Land Use Map for light industrial development. She said the property surrounding this property is currently under contract for light industrial development.

Jeremy Winsor, 2331 Hogantown Dr, Bellevue, NE, stated he was not going to demolish the current structure on the property. He stated that regardless of the zoning or the development surrounding the property he intended to renovate the house and possibly construct an additional building.

Jeff Wichmann, Plattsmouth, NE, stated he owns the property abutting this property. He stated his property is approximately ninety acres and is under contract with a developer who intends to use the property as light manufacturing. He said he opposes the zoning change.

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

Hankins inquired if building permits could be obtained on the structure. Palm stated if the property is not rezoned for residential use, he would not be able to apply for residential permits. She stated the house could be renovated as a commercial office, but Mr. Winsor would not be allowed to live in the structure.

Ackley stated he recalls a request in this area for rezoning to use a barn as a church and that request was denied because the plan for this area has always been for light manufacturing. Palm stated there was a previous request on this property in 2013 which was also denied for that reason.

Ackley stated he was not sure how long Mr. Winsor had owned the property, but this area was planned for light manufacturing and that is the reason the Planning Department is recommending denial.

MOTION was made by Ackley, seconded by Perrin to recommend DENIAL of a request to rezone Lot 1, Powers Addition, from ML to RE for the purpose of existing single family residential development. Applicant: Jeremiah Winsor. General Location: 304 E La Platte Road. Case #: Z-2202-03. DENIAL of the application based upon the Future Land Use Map of the Comprehensive Plan designating this property for light industrial use. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING ON April 19, 2022.

PUBLIC HEARING was held on site plan approval for Lots 237A1A1, 237C, 237D, 237E, 237F, & 238C, Fontenelle, for the purpose of an 11-unit apartment building. Applicant: MFR Partners XVI, LLC. General location: Country Club Court and West Martin Drive. Case #: Z-2202-04.

Casey stated as a resident of Fontenelle Hills and the current president of the Fontenelle Home-Owner's Association he would recuse himself from this item.

Commissioner Casey left the chambers at 6:15 p.m.

Cutsforth asked staff for updates. Palm stated as previously mentioned the Planning Department received three emails regarding this item which were forwarded to the Planning Commissioners. Palm stated Fontenelle Hills apartments had an 11-unit structure destroyed by fire and the request is for site plan approval to build the replacement structure on one of their two parcels. She said this property is unique because it is all zoned under an original PUD (Planned Unit Development). She stated the original site plan from 1968 is attached to the report. Palm said staff is recommending approval of this request.

David Levy, 1700 Farnam St., Omaha, NE, was present on behalf of the applicant. Levy stated this is a one-for-one replacement of a building destroyed by fire. He stated the new building is similar in geometry and size; 11-units and twenty-two parking spaces. Levy said the site where the building that was destroyed by fire is steep and does not meet current building or ADA (American Disability Act) requirements. He said his clients have performed studies to find the best location for the replacement building. Levy stated this site complies with the zoning and the Future Land Use Map. Levy stated his clients have reached out to the neighbors on Martin Drive. He said they realize that this is a visual change on West Martin Drive and they would provide landscape screening.

Patrick Mullins, 201 W. Martin Dr., Bellevue, NE, stated he was opposed to the request and had concerns of what this would do to his property values. He stated he has concerns of expanding this

MINUTE RECORD

Bellevue Planning Commission Meeting, March 24, 2022, Page 3

development. Mullins stated Fontenelle Hills is a unique development and W. Martin Drive is the entrance to that development. He said he thinks the new building would be an eye-sore and does not fit the existing architecture of the apartment complex. Mullins stated the landscaping would not hide or disguise the poor fit of the building. He said there have been deer hit in his front yard, his mailbox and yard destroyed due to the heavy traffic from the existing apartment complex. Mullins stated the sewer system is already stressed and adding to that stress would not be in the best interest of the neighborhood.

Norman McLaughlin, 105 W. Martin Dr., Bellevue, NE, stated he was also opposed to the request and completely agreed with the previous speaker. He stated people who move into a neighborhood expect some changes but not a three-story apartment building across the street from them.

Jon Ostrand, 207 W. Martin Dr., Bellevue, NE, stated his home is directly across the street from the proposed building and he is adamantly opposed to it. He stated the developer dropped off a letter yesterday stating their plans. Ostrand stated the corner by his house is very busy and would only increase with this building. He said although the office across the street is closed, there are still Amazon drivers dropping off packages there and backing in and out of his driveway. Ostrand said if the developer were to demolish some of the older structures they could build in the previous location.

Alan Stone, 101 W. Martin Dr., Bellevue, NE, stated he moved into the area in 2020 from Kansas City. He said they were attracted to the beauty of the Fontenelle Hills area. Stone said the traffic and noise continue to escalate. Stone recommended finding a more suitable location. Stone asked if more buildings would be built on this same parcel.

Steven Mansavage, 203 W. Martin Dr., Bellevue, NE, stated he agreed with all the previous concerns of his neighbors. He stated he has lost three trees, two mailboxes, a camper trailer, and a basketball hoop because of traffic. Mansavage stated if this site plan were approved, he would like to have speed bumps installed and an upgrade in the sewer system.

Catherine Barrett, 211 Avian Circle S., Bellevue, NE, stated her rear property line abuts the apartment complex. She stated when the apartment building was destroyed by fire two years ago all the bats relocated to her property which is an indication there is a lot of deferred maintenance not occurring on these properties. Barrett stated she had problems with bats and feral cats in her yard. She stated when she contacts the apartment complex, they do nothing. She stated the garages are falling apart and some have no doors. She said her concern is they do not maintain the existing property so what guarantee do the neighbors have regarding this new building. Barrett stated they are not a good neighbor.

Ryan McLaughlin, 105 W. Martin Dr., Bellevue, NE, stated he is opposed to the apartment building. He stated he moved from California to Fontenelle Hills which is one of the prettiest areas in Bellevue. He said they need to focus on maintaining the existing property and not add any additional structures.

Jean Fisher, 113 W. Martin Dr., Bellevue, NE stated she was present on behalf of her mother who has lived in the area for 30 years. She stated the new building does not fit aesthetically or with the busy street. Fisher stated they have had vandalism and deer hit in their front yard. She said the traffic, the noise, and the lack of care and concern for the neighborhood has deteriorated dramatically in the last 15 years. Fisher stated she would like the Commission to consider the impact this would have on a lot of families.

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

Levy stated he understood people have concerns with the neighborhood and do not like an apartment complex near them. He stated the building is a replacement for an 11-unit building in a complex that has been there for approximately forty-five to fifty years. Levy stated the request is to replace an in-kind building destroyed by fire. He said the building could not be replaced in the same location for reasons regarding the steep slope and ADA compliance. Levy stated the request is for one building only and if another building were to be built it would require further site plan approval. He stated there have been complaints about the condition of the existing buildings and the rendering of the new building being a bit bright. Levy said if the new building is too modern or too bright, they would welcome recommendations of the aesthetics to make it blend in with the existing buildings. Levy stated although he does not want to dismiss the complaints of the neighbors, the reason we are here is zoning and land use on this property. Levy stated this proposal complies with the city's zoning and the Future Land Use Map. He stated his client has not received complaints from the city regarding this property. Levy

MINUTE RECORD

Bellevue Planning Commission Meeting, March 24, 2022, Page 4

stated if people have complaints or concern regarding the maintenance of the property, they welcome hearing them and would respond to those complaints.

Tom Jizba, 14445 N 192nd St., Bennington, NE, stated he is a civil engineer and was present on behalf of the applicant. He stated the proposed structure complies with all requirements of the city and ADA. Jizba stated the building is approximately 60 feet from West Martin Drive. He stated a substantial retaining wall would allow the proposed structure to be pushed back into the side of the hill which would allow for parking, green space, and landscaping to the front of the building. Jizba said the views of the site would not change a lot. He stated the proposed building is on the curb of West Martin Drive, and there would be no on-street parking or access from West Martin Drive. Jizba stated the Amazon deliveries would be moving to the sales office on Tanglewood Court which would relieve part of the congestion on West Martin Drive.

Levy stated all access to the proposed building would be from Tanglewood Court or Country Club Court.

Aerni stated he wanted to address the emails sent by neighbors. He said one concern was the floor plan shows four units on three floors with one unit being for storage. Levy stated that is a true storage area for the people who live in the building. He said it would also be a room for the utilities of the building. Aerni inquired if the proposed building could be built on the previous site. Levy stated the previous site could not meet ADA or building code requirements. Jizba added the previous site also did not meet the City of Bellevue Fire Department access requirements. Discussion ensued regarding alternate sites and meeting ADA requirements on those sites. Aerni asked staff to explain why a new building would be allowed to be built on a different parcel from the original. Palm stated the entire complex is owned by the same owner. She stated both parcels are extremely difficult to develop because of the topography so the owner has completed studies that would help place the building on the best possible parcel. Levy stated these two parcels were zoned and approved as a single development. Discussion ensued regarding original development of the two parcels.

Ritz asked staff if the site plan approval was for the one parcel and not both. Palm stated that was correct. She stated if the developer ever wanted to build on the other parcel they would have to go through the same process. Ritz inquired if a building were to be built on the same site as the one destroyed by fire would they have to go through this process. Palm stated if they wanted to rebuild in the exact same location site plan approval would not be required. Discussion ensued regarding any new structures and the process for those structures.

Ackley asked if townhomes had been considered, rather than an apartment building. He said aesthetically townhomes might be a better choice. Levy stated the goal was to replace the building destroyed by fire with a fresher and more modern building. Ackley stated he appreciated that, but this was a new site, and the neighbors were concerned with another building. Ackley stated some of the concerns were regarding poor maintenance on the existing buildings. He inquired if there was a history of a developer being required to get those complaints remedied to construct a new building. Palm stated issues with maintenance would potentially go through Code Enforcement and she was not aware of any complaints. Palm said statements have been made regarding why these buildings were being destroyed by fire. She said the existing buildings are older and possibly were not built to any type of building or fire codes. Palm stated any building built today must meet very specific building and fire codes.

Compton asked staff if the building had not been destroyed by fire would the developer be able to make this request. Palm stated they would. She said any change to the original site plan would require the owner to request site plan approval.

Ackley inquired, as some of the existing buildings become dilapidated or destroyed by fire what would be their plan for the new buildings, since topography and current zoning would be an issue. Levy stated he could not speculate on any of the buildings being destroyed by fire in the future. He stated the existing buildings were built to code at that time. Levy said Tammi makes a great point that the new building would be built to current codes. He stated on any property there is an ongoing maintenance program. Levy said he did not have the fire department report, and he was not aware if the cause of the fire was a maintenance or age-related. Palm addressed Mr. Ackley's question. She stated in her opinion the property owner is severely limited on new construction. Based on topography, there are very few sites on this property that would meet ADA and fire code requirements. Levy stated that was a great point and that is what they have found with this application.

Ackley stated he would prefer to hold this item over for a month to allow for discussion of possible

MINUTE RECORD

Bellevue Planning Commission Meeting, March 24, 2022, Page 5

townhomes, rowhouses or something better fitting to the neighborhood. Ritz stated his concern was a different picture next month would look better but not change anything. Discussion ensued regarding the types of structures that would better fit in the neighborhood.

Ackley stated he had made a proposal for something similar to single-family housing but was unsure if the neighbors would agree.

Palm stated she would like to hear from the applicant whether they would want to investigate structures other than an apartment building or if the applicant would want to move forward with the application as is. Levy stated because the building was destroyed by fire the new building is largely funded by insurance proceeds and they would not fund a building or buildings that were substantially different from the original building. He said his clients had worked incredibly hard to find this site as a replacement building the insurance company would approve. Levy stated he understood the exterior looked different from the other buildings and they would be happy to work between now and City Council to make the building blend in better. Ritz asked if the insurance company had a timeframe of when construction needed to begin. Levy stated construction needed to begin this year to comply with the requirements of the insurance claim.

MOTION was made by Ackley to re-open the public hearing, no one seconded. Motion died for lack of second.

MOTION was made by Ritz, seconded by Aerni to recommend DENIAL for site plan approval for Lots 237A1A1, 237C, 237D, 237E, 237F, & 238C, Fontenelle, for the purpose of an 11-unit apartment building. Applicant: MFR Partners XVI, LLC. General location: Country Club Court and West Martin Drive. Case #: Z-2202-04. DENIAL based upon the fact that this building is proposed on a different parcel from the original site where the building was destroyed by fire. Upon roll call, Hankins, Ritz, Aerni, and Ackley voted yes, Cutsforth and Perrin voted no, Casey abstained. MOTION carried.

This item will proceed to City Council for PUBLIC HEARING ON May 3, 2022.

Ackley stated he appreciated the input tonight and the applicant coming back with this application. He stated there was a recommendation for approval on their previous request because the new building was proposed to be built on the original site of the building destroyed by fire. He said the recommendation tonight to deny is based on the location being different from the original site.

Commissioner Casey returned to the chamber at 7:18 p.m.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement Districts #67 Normandy Hills and #242 Cedar View; and all abutting rights-of-way. Applicant: City of Bellevue.

Cutsforth asked staff for updates. Palm stated SIDs (Sanitary and Improvement Districts) #67 and #242 were before the Planning Commission and City Council approximately two years ago for annexation. She stated these SIDs were part of a larger annexation package with property to the north. Palm said litigation on the northern property prevented the city from moving forward with the Normandy Hills and Cedar View annexation. Palm stated the city was successful in that litigation on the northern property, so Normandy Hills and Cedar View are now contiguous to the city limits. She said with annexation the SIDs' tax levy is replaced with the city's levy, and city services such as street maintenance and police are provided. Palm stated Normandy Hills lost a second access when Highway 75 was designated as freeway by the state; a frontage road to the north is currently the only access point out of the subdivision. She stated one of the questions that would come up tonight would be the second access. Palm said the state and county were not going to provide any type of secondary access. She said the city does have a plan to provide a secondary access however, nothing has been engineered at this time. Palm stated with the annexation packages in their totality the city believes that development to the south is imminent. She stated there were plans for infrastructure along the Highway 34 corridor to be completed within the next couple of years. Palm said part of that development would then open the door for a secondary access to the south. Palm stated Hwy 34 is a controlled access but there is a secondary access point that lined up with 8th Street.

Daniel Ruffner, 806 Bordeaux Ave., Bellevue, NE, stated he was not in favor of the annexation, but he has spoken to Council Members and the Mayor, and was told it would be approved. Ruffner asked once annexed when will the street department start concrete panel replacement. He asked would garbage collection change and what will the monthly rate be. Ruffner asked if the city would allow parking on one side of the street only. He asked if the sewer use fee that is billed on the MUD (Metropolitan Utilities District) bill would change. Ruffner feels the only benefit from the annexation

MINUTE RECORD

Bellevue Planning Commission Meeting, March 24, 2022, Page 6

would be a library card.

Palm stated the Street Department had completed a general analysis on maintenance. She stated she did not have a timeline for the street repair, but the Street Department would do a thorough analysis if the annexation were approved. She said the city would look at the SID's current engineer reports and analysis. Palm stated the city has contracted with Papillion Sanitation for garbage collection and from her experience the city gets a much cheaper rate than an SID does. She said garbage collection is billed through your MUD bill and the city would arrange the transition so residents would not have to contact Papillion Sanitation; it would be automatic. Palm stated billing would be determined by the number of containers and size of container you choose for recycling, yard waste, and garbage. Palm stated the city typically does not allow parking on both sides of the street. She said part of the Street Department's analysis would be to look at locations of mailboxes and utility poles to determine which side of the street parking would be allowed on and then no parking signs would be posted. Palm stated sewer fees would also be billed on your MUD bill and she was unsure of what those fees would be but would research it.

Ruffner stated some of the residents have storage sheds that don't meet the current zoning regulations would they be grandfathered. Palm stated these subdivisions were already in the city's zoning jurisdiction so none of that would change; those existing sheds would be considered legal non-conforming.

Jared Biltoft, 14918 Bordeaux Ave., Bellevue, NE, stated he did not understand the benefits of the city's annexation. Biltoft stated the city will siphon the SID's money because it is financially feasible for the city. He stated the city's master plan was to push Bellevue all the way to Hwy 34. Biltoft stated the primary function of a SID is to install and maintain public improvements such as street, sewer, and utility lines but every time the SID tries to do these improvements the city bullies us and sends us cease and desist letters. He stated when Bellevue annexes the SID, they would assume any debt it has, and SID #67 is solvent. Biltoft stated he had seen the long-term transportation plan but until there is development between Normandy and Offutt there is nothing but farmland. He said until there was development in those areas, they should remain a SID.

Heidi Aylward, 14915 Versaille St., Bellevue, NE, inquired if the city had an ordinance on the parking of RV's (Recreational Vehicles) that would be enforced once the SID was annexed. She stated a neighbor had parked his RV in his yard and people were living in it. Aylward stated the covenants had expired so nothing could be done about it. Palm stated the zoning ordinance does not allow living in an RV. She said it could be used to stay in for a period of up to 14 days in a calendar year. Palm stated there are also restrictions regarding parking an RV. She said regulations are; it must be parked on a hard surface, it must be parked two feet from the property line, it could not impede on the sidewalk or right-of-way, and there are regulations on size of RV that can be parked in residential zoning. Aylward asked what is happening with the apartments that were approved to be built. Palm stated there was site plan approval for the apartments, but once COVID hit and the cost of materials increased they could no longer afford to build. She stated to her knowledge the property had been sold to another developer but there was no application on file for development, so she is unaware of their intent.

Kevin Bousema, 1116 Grenoble Dr., Bellevue, NE, inquired regarding the timeline of the annexation. Palm stated if approved June 2, 2022, would be the effective date. Bousema asked what the difference was between SID #67 and #242. Palm stated #242 is Cedar View which is a separate SID and # 67 is Normandy Hills. Bousema stated the anticipated mill levy increase for these SIDs if annexed was less for Cedar View than Normandy Hills. Palm stated that is correct based on current mill levy and valuations. Discussion ensued regarding the average price of a home in Normandy Hills. Bousema stated sales tax will increase to 7%. Discussion ensued regarding the additional amount of sales tax the city would collect. Bousema asked what would happen if you do not need the trash pick-up. Palm stated she is not sure if you can opt out of the service, that would need to be a discussion with the Wastewater Department. Bousema stated Sarpy County had been very good to the Normandy residents, so he is not seeing the benefits of being annexed. He stated his taxes will increase by about \$6,000 dollars.

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

Palm stated SIDs are not meant to be SIDs forever, they are designed in such a way that it is always meant for the city to eventually annex those areas. She said that is why the city has an ETJ (extraterritorial jurisdiction) and the areas are already governed by our building code, fire code, and zoning ordinance because the SID is part of the city's natural growth and progression. Palm stated

MINUTE RECORD

Bellevue Planning Commission Meeting, March 24, 2022, Page 7

these SIDs have been there for a long time and because of their location it took some time for the city to annex them.

Ackley stated Nebraska's State Statute allows builders to put in roads, infrastructure, lighting, water, and sewer and sell bonds to do it, so it does not have to come out-of-pocket. He stated in other locations the developer must take a tremendous risk of putting in millions of dollars of infrastructure. Ackley said most SIDs are on the edge of a city, so the developer takes a risk knowing that if this development is successful and the bonds pay down it is the next growth area for the city. Ackley stated from a city perspective you have been driving on our roads and using our services for a number of years without the city collecting any tax to do so. Ackley stated we are welcoming you into the city and unfortunately it comes with a minor tax increase for some, but others will see a decrease when brought in. Discussion ensued regarding a piece of land purchased by the City of Bellevue to the south of these SIDs.

Ritz stated these SIDs are under our ETJ but are unable to vote for public figures or have representation from the Mayor or City Council. He stated these SIDs will now have representation from their Council Member to help with the second access to these SIDs.

Casey stated this is the best opportunity to get a second access in and out of the area.

Cutsforth stated the issue of the second access was discussed two years ago when this annexation was being considered. She stated being annexed is the best solution to getting back that second access point that is needed.

Ackley stated his concern with the annexation was land zoned AG (Agricultural District) would they lose their AG status for tax purposes. Palm stated nothing in these SIDs is zoned AG. She stated this proposal contains commercial, multi-family, or single-family residential zoning. Palm stated there are some parcels zoned AG in other annexation packages to be discussed later on in the agenda and the statute allows the city to take in ground that is urban and suburban in nature. Ackley asked staff if the owners of the AG land were notified, they would no longer qualify for tax credits. Palm stated the Planning Department did not provide specific information regarding taxes in the notice. She stated the best person to give that type of information would be the Sarpy County Assessor. Other than impacting greenbelt status she is not aware of the potential impact the annexation would have on property values. Ackley stated his concern for the owners if they were not planning to sell or develop, they would face the biggest tax burden.

Casey asked staff about the concrete replacement cease and desist order. Palm stated when the city intends to annex an area State Statute requires we give notice, which in turn freezes the SID's assets. She stated the city gave these SIDs notice two years ago but once the annexation was withdrawn the SIDs could have done those repairs. Palm said we sent an updated notice with this request, which then froze the SID's assets once again.

MOTION was made by Aerni, seconded by Ritz, to recommend APPROVAL of a request to annex Sanitary and Improvement Districts #67 Normandy Hills and #242 Cedar View; and all abutting rights-of-way. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING ON April 19, 2022.

PUBLIC HEARING was held on a request to annex Tax Lot 9A1 except right of way, Section 23-13-13, Tax Lot 9B except right of way, Section 23-13-13, and the Irregular Northeasterly Part of Tax Lots 14A and 14B, Section 23-13-13; all located in Section 23, T13N, R13E of the 6th P.M.; and all abutting rights-of-way. Applicant: City of Bellevue.

Cutsforth asked staff for updates. Palm stated there were no updates.

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 Compton, to recommend APPROVAL of a request to annex Tax Lot 9A1 except right of way, Section 23-13-13, Tax Lot 9B except right of way, Section 23-13-13, and the Irregular Northeasterly Part of Tax Lots 14A and 14B, Section 23-13-13; all located in Section 23, T13N, R13E of the 6th P.M.; and all abutting rights-of-way. Applicant: City of Bellevue.

MINUTE RECORD

Bellevue Planning Commission Meeting, March 24, 2022, Page 8

APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING ON April 19, 2022.

PUBLIC HEARING was held on a request to annex Tax Lots 5A and 16A and the Northeast ¼ of the Northwest ¼, and the North ½ of the Southeast ¼, West of Road, located in Section 23, T13N, R13E of the 6th P.M., and Part of Tax Lot 3, Lying West of 5th Street, located in Section 14, T13N, R13E of the 6th P.M.; and all abutting rights-of-way. Applicant: City of Bellevue.

Cutsforth asked staff for updates. Palm stated there were no updates.

John Iske, 15402 S 5th St., Bellevue, NE stated he represents 1904 Farm, LLC. Iske stated he is the fourth generation on this farm. He stated they have farmed this area for 113 years. Iske stated Mr. Ackley represented them on a previous lawsuit with the NRD. Iske stated before Hwy 34 was constructed they had a 106-acre field there and it was cut in half. He stated they had to give up land for that and now they are opposed to this annexation. Iske stated Mr. Ryan who was part of the Normandy Hills SID requested Sarpy County look at a second access road through his property, so the County sent out a survey crew to survey their property without notifying him. He stated they removed them from the property and then received a call from the County Commissioners asking why. He said they had a meeting with the Commissioners, and he drove them around the area. Iske made mention of a utility easement from the edge of the park in Normandy Hills down to the road by Darling National, LLC, which he believed could be used for a second access to the subdivision. Iske stated no studies were done concerning the drainage through his property when Highway 34 was constructed. He stated he had tried to explain to the engineers working on that project that water flows downhill but they didn't listen. He stated there are two drainageways through that area; one goes up to Cedar View which runs into the Papio Creek and is considered a federal waterway. Iske stated that area is considered no till to conserve the yellow clay ground from soil erosion. He stated if a second access into these SIDs were allowed at 8th Street, if there was an accident on Hwy 34 the traffic would flow through these SIDs.

Ackley stated he had a potential conflict of interest and recused himself. Commissioner Ackley left the chamber at 8:15 p.m.

Kathy Iske, 16505 Iske Dr., Bellevue, NE, stated she received a letter a week ago indicating they would be annexed and the map attached was wrong. She stated the total property is being farmed and she is not sure what benefits the annexation would provide to them. Palm asked if the letter she received was mailed to her correct address because they were mailed on the 4th of March. Ms. Iske stated she had received the letter on the 8th of March. Ms. Iske stated she read a statute that states when annexation occurs the city has to have detailed plans and costs of providing services. She stated they are on a well and septic system so what type of services could be provided by the city. Ms. Iske stated she knew Bellevue was marching to the Platte River, but this annexation seems premature. Palm stated statutorily the City of Bellevue is required to send a 10-day notice, and a legal ad was published in the paper. Palm stated the litigation on the Darling property was recently resolved. She said it went to the District Court, the Nebraska Supreme Court, and then was remanded back to the District Court, and that was nearly a two-year process. Palm said the family could continue farming the property if that was their desire. She stated the one benefit she can think of is because development is marching south, should the family decide to sell the land it had the potential to be more valuable. Palm stated there was now a plan in place for the South Sarpy Sewer infrastructure to be installed by 2024. She stated MUD (Metropolitan Utilities District) would be installing water lines approximately 6 months after that. Ms. Iske asked what the justification and amount of tax increase was. Palm stated she could not say exactly, but based on existing valuation, the annexation would result in an increase of \$430.50 per \$100,000 assessed valuation. Palm stated there would also be greenbelt implications. She stated they would have to talk to the County Assessor about what potential impact that would have on the valuation. Discussion ensued regarding city services available if annexed and the process of the annexation.

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

Ritz stated based on the staff report this annexation did not seem to be in the positive interest of the city for annexation. He stated he thought there was a precedence set that properties with greenbelt status would be excluded, so from his prospective he would be voting against this portion of the annexation packages. Aerni stated the Planning Commission recommended denial, but the City Council approved all those previous annexations. Cutsforth stated those annexations with greenbelt

MINUTE RECORD

Bellevue Planning Commission Meeting, March 24, 2022, Page 9

status were a case-by-case basis and not all of them were a recommendation of denial. Ritz stated those areas that were recommended for approval were not being farmed.

MOTION was made by Aerni, seconded by Casey, to recommend APPROVAL of a request to annex Tax Lots 5A and 16A and the Northeast ¼ of the Northwest ¼, and the North ½ of the Southeast ¼, West of Road, located in Section 23, T13N, R13E of the 6th P.M., and Part of Tax Lot 3, Lying West of 5th Street, located in Section 14, T13N, R13E of the 6th P.M.; and all abutting rights-of-way. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, Casey, Aerni, Cutsforth, and Compton voted yes, Hankins, Ritz, and Perrin voted no, Ackley abstained. MOTION carried.

This item will proceed to City Council for PUBLIC HEARING ON April 19, 2022.

Commissioner Ackley returned to the chamber at 8:35 p.m.

PUBLIC HEARING was held on a request to annex Part of Tax Lot F1A, and Part of Tax Lot J except part taken for NRD, Tax Lot F1B, and Part of Tax Lot H, Part of Tax Lot F1A, Part of Tax Lot J taken for NRD, and Part of Tax Lot K, all located in Section 11, T13N, R13E of the 6th P.M.; Part of Lots 12A, 13B, and 14B, Butterfields Subdivision, Part of Lot 13A North of drainage ditch and Part of Lot 14, Butterfields Subdivision, all except part for NRD, Part of Lot 13 and Part of Lot 14, Butterfields Subdivision, all for NRD (Parcel ID 011605117), Part of Tax Lot 14 located in Section 11, T13N, R13E of the 6th P.M. together with Lots 13C and 12B, Butterfields Subdivision; Part of vacated State Right-of-Way in the East ½ of the East ½ of the Southeast ¼ and adjacent Tax Lot 14, Section 10, T13N, R13E of the 6th P.M., Part of vacated State Right-of-Way in the Southwest ¼ of the Southwest ¼, West of Fort Crook Road South, Section 11, T13N, R13E of the 6th P.M., and Lot 1C, Palmtag's Subdivision; and all abutting rights-of-way. Applicant: City of Bellevue.

Cutsforth asked staff for updates. Palm stated a large portion of this area was recently rezoned to ML (Light Manufacturing) for Papillion Sanitation who will be moving headquarters to this location. She stated a portion of this property north of Fairview Road was also rezoned and a developer intended to submit a building permit for a large warehouse facility.

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 Ritz, to recommend APPROVAL of on a request to annex Part of Tax Lot F1A, and Part of Tax Lot J except part taken for NRD, Tax Lot F1B, and Part of Tax Lot H, Part of Tax Lot F1A, Part of Tax Lot J taken for NRD, and Part of Tax Lot K, all located in Section 11, T13N, R13E of the 6th P.M.; Part of Lots 12A, 13B, and 14B, Butterfields Subdivision, Part of Lot 13A North of drainage ditch and Part of Lot 14, Butterfields Subdivision, all except part for NRD, Part of Lot 13 and Part of Lot 14, Butterfields Subdivision, all for NRD (Parcel ID 011605117), Part of Tax Lot 14 located in Section 11, T13N, R13E of the 6th P.M. together with Lots 13C and 12B, Butterfields Subdivision; Part of vacated State Right-of-Way in the East ½ of the East ½ of the Southeast ¼ and adjacent Tax Lot 14, Section 10, T13N, R13E of the 6th P.M., Part of vacated State Right-of-Way in the Southwest ¼ of the Southwest ¼, West of Fort Crook Road South, Section 11, T13N, R13E of the 6th P.M., and Lot 1C, Palmtag's Subdivision; and all abutting rights-of-way. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. MOTION carried unanimously.

Meeting adjourned at 8:41 p.m.



Dianna Van Horn
Planning Secretary

2.a.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: S-2203-09

**FOR HEARING OF:
REPORT #1:** April 28, 2022

I. GENERAL INFORMATION

A. APPLICANT:

Woodsonia Real Estate, Inc.
Attn: Drew Snyder
20010 Manderson St., Ste. 101
Elkhorn, NE 68022

B. PROPERTY OWNER:

Timmerman Farms, Inc.
Attn: Marlene Wehrbein
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, except those parts condemned by the State of Nebraska by return of appraisers for Highway 370 right-of-way.

E. REQUESTED ACTIONS:

Final 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 final 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, which will be demolished for this development. Additionally, Greenlife Gardens uses a portion of the property for their nursery/office. Much of the property has most recently been used agriculturally.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- North:** Single Family Residential/Agricultural, AG (across Hwy 370)
- 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
- West:** Single Family Residential/Vacant/Commercial, AG

C. REVELANT CASE HISTORY:

On January 27, 2022, the Planning Commission recommended approval of a 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. The City Council approved the aforementioned request on March 15, 2022.

D. APPLICABLE REGULATIONS:

1. Chapter 4, Subdivision Regulations, regarding Final Plats.

2. 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 final plat Lots 1 through 191, and Outlots A through H, Lakewood West.
2. BG zoning was requested for Lots 1 through 10 and Outlot B for commercial use along the Highway 370 corridor and RG-20-PS was requested for Lots 11 and 12 and Outlots C and D for multi-family residential use.

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

RG-50 zoning was requested for Lots 14 through 76 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.

RS-72 was requested for Lots 77 through 191 and Outlots E through H for single family residential development.

The aforementioned zoning will take effect upon filing of the final plat.

3. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Offutt Air Force Base, Sarpy County Planning Director, Sarpy County Public Works Department, Sarpy County Administrator, 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.

4. Public Works Engineer Matt Knight had minor technical comments pertaining to the plat. The applicant's engineer has since made the necessary revisions.

No other comments were received on this case.

5. The final plat is in conformance with the approved preliminary plat

6. The Subdivision Agreement has been reviewed by the City Attorney.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the preliminary plat.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

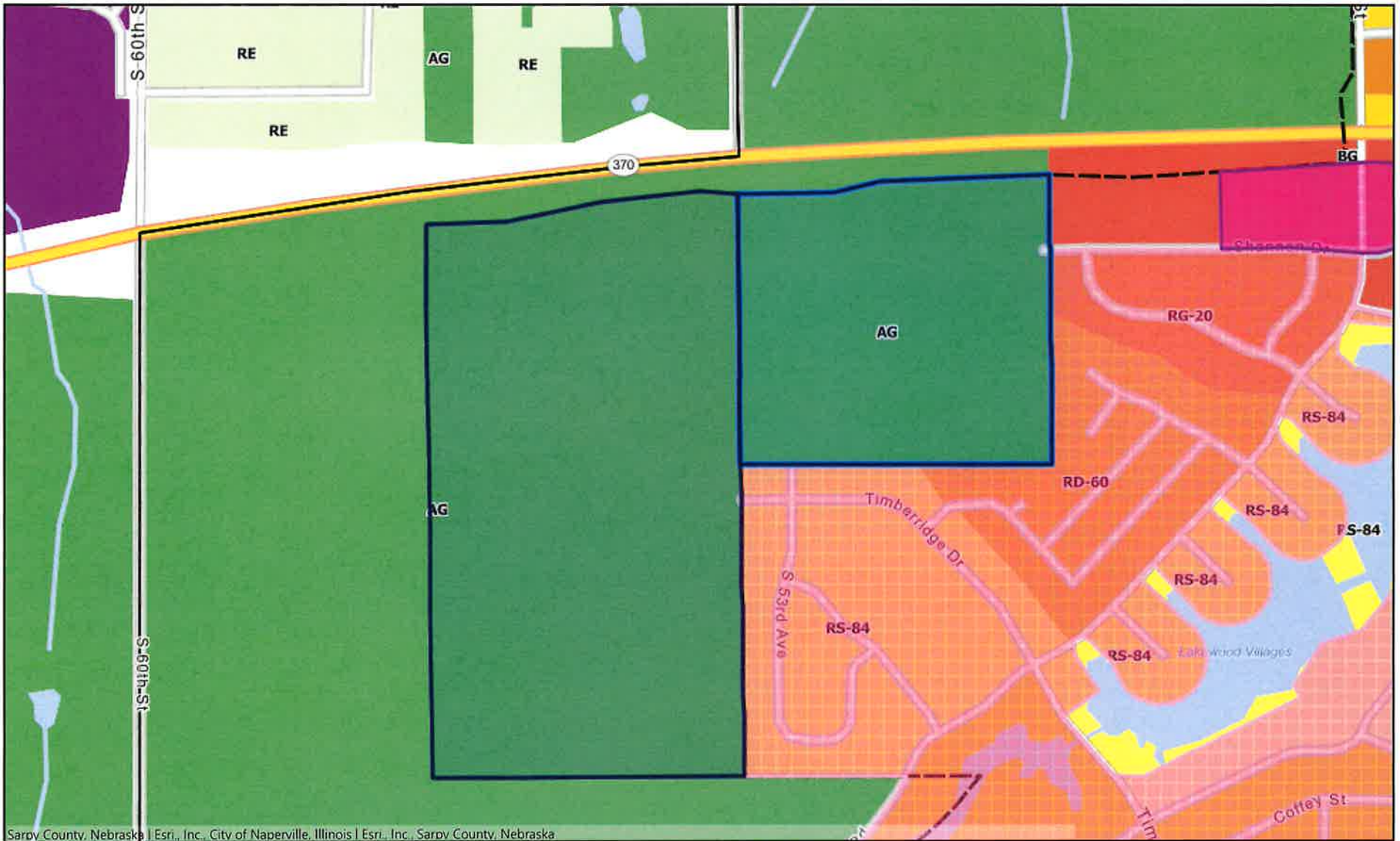
1. Vicinity map/Zoning Map
2. 2020 GIS aerial photo of the property
3. Final plat received April 19, 2022

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 Date of Report

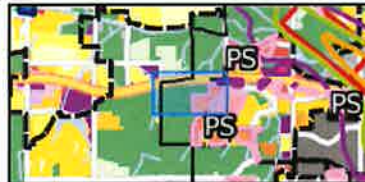


Sarpy County, Nebraska | Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska



Map Scale 1: 9028

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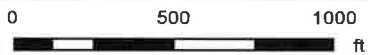


Notes





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



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Notes



3.a.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: S-2202-06
Z-2202-05

FOR HEARING OF:
REPORT #1: April 28, 2022

I. GENERAL INFORMATION

A. APPLICANT:

Woodsonia Real Estate, Inc.
Attn: Drew Snyder
20010 Manderson St., Ste. 101
Elkhorn, NE 68022

B. PROPERTY OWNERS:

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

C. GENERAL LOCATION:

11715 South 60th Street

D. LEGAL DESCRIPTION:

Lots 192 through 266, and Outlot I, Lakewood West, being a platting of Tax Lot 14, located in the Southwest ¼ of Section 31, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, and a replat of Outlot H, Lakewood West.

E. REQUESTED ACTIONS:

1. Request to rezone Lots 192 through 266, and Outlot I, Lakewood West, from AG to RG-50 for the purpose of single-family residential development.
2. Preliminary plat Lots 192 through 266, and Outlot I, Lakewood West.

F. EXISTING ZONING AND LAND USE:

AG; Vacant/Agricultural

G. PURPOSE OF REQUEST:

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

H. SIZE OF SITE:

The site is approximately 20 acres

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The property is presently used agriculturally.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

North: Vacant/Single-Family Residential, AG
East: Vacant/Proposed Lakewood West Phase 1, RS-72
South: Vacant, AG
West: Vacant/Agricultural, Limits of Bellevue's jurisdiction

C. REVELANT CASE HISTORY:

On October 22, 2020, the Planning Commission recommended denial of a request to rezone Tax Lot 14, located in the Southwest ¼ of Section 31, T14N, R13E of the 6th P.M., Sarpy County, Nebraska from AG to ML for the purpose of light industrial development. The City Council denied the aforementioned request on December 15, 2020.

D. APPLICABLE REGULATIONS:

1. Section 5.12, Zoning Ordinance, regarding RG-50 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 being medium density residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. No MAPA traffic data information is available for South 60th Street.
2. The property will have access to the east from newly constructed extensions of Joann Avenue and Edgewater Drive connecting to the Lakewood West Phase 1 development. Future access to the north will be from a newly created South 57th Avenue.
3. Per Sarpy County Public Works, the property will not have vehicular access to South 60th Street or future Schram Road.

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 192 through 266, and Outlot I, Lakewood West, for the purpose of single-family residential development.
2. The applicant is also requesting a change in zone from AG to RG-50 (General Residence, 5,000 Square Foot Zone) for Lots 192 through 266, and Outlot I, Lakewood West.
3. This development is an extension to the recently approved Lakewood West subdivision. This portion of the development will be considered Lakewood West Phase 2.
4. Lakewood West Phase 2 residents will have access to the South 54th Street Trail within Lakewood West Phase 1 by use of private sidewalks. There will also be access to a future Schram Road Trail by means of South 56th Street.

5. 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-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.

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.

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

7. The applicant's engineer has been in contact with Sarpy County Public Works regarding improvements to South 60th Street. Sarpy County is currently in the design phase of the project which will be a 3-lane curb and gutter street.

8. Sidewalks will be provided throughout the subdivision as individual lots are developed and will be required along outlots as part of the subdivision agreement. This will provide connectivity throughout the development.

9. The draft First Amendment to the Subdivision Agreement has been submitted and is under review by the City Attorney.

10. Based upon the number of acres, this development will require a contribution to the Park Fund in the amount of \$16,753.50.

11. Staff believes this development is compatible with the surrounding neighborhood and proposed Lakewood West Phase 1 development.

12. This request is in conformance with the Future Land Use Map.

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

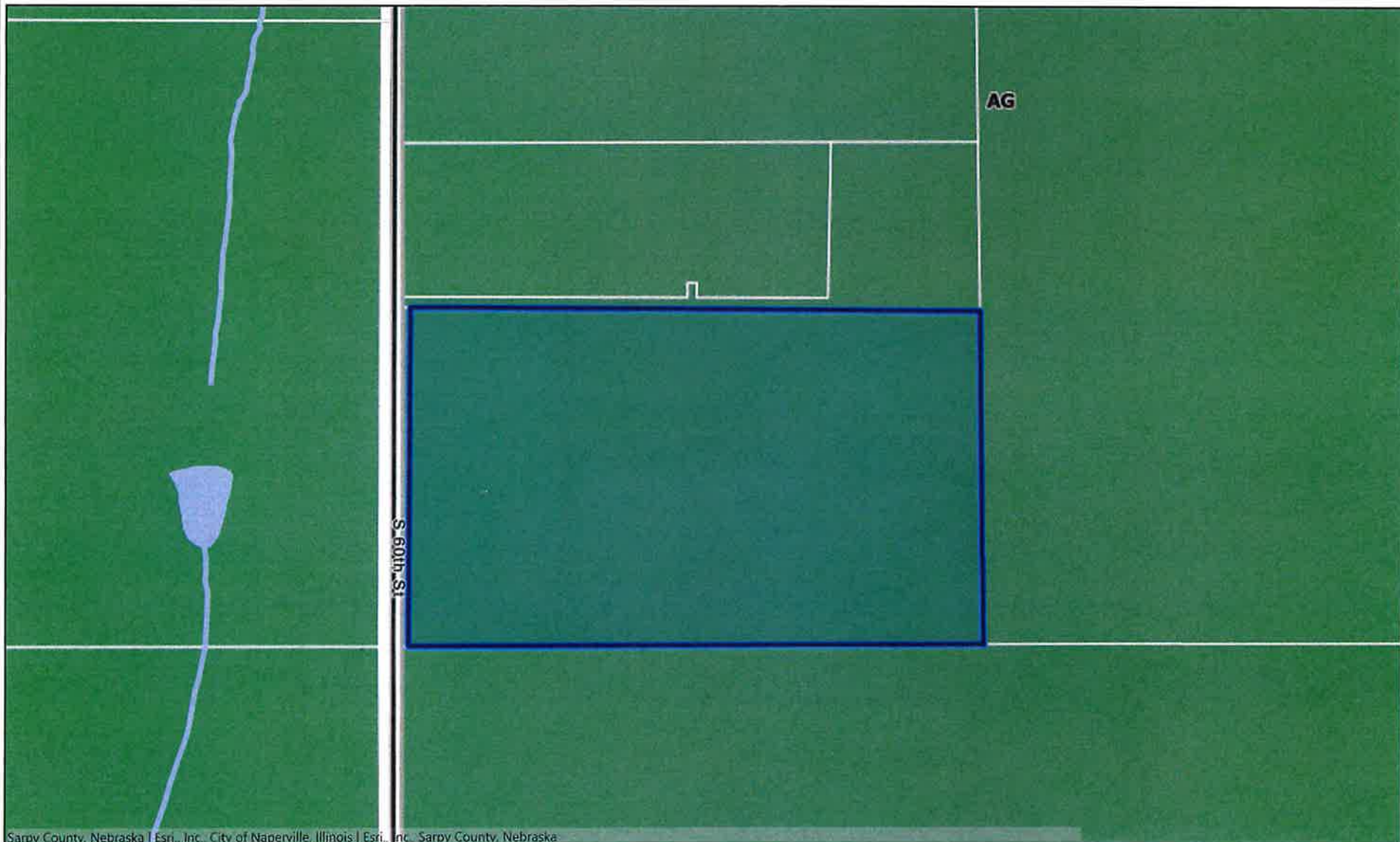
1. Vicinity map/Zoning Map
2. 2020 GIS aerial photo of the property
3. Letter from Drew Snyder dated February 22, 2022
4. Preliminary plat received April 19, 2022

VII. COPIES OF REPORT TO:

1. Woodsonia Real Estate Inc. – Drew Snyder
2. Thompson, Dreessen & Dorner, Inc. – Bradley Huyck
3. Larry Jobeun
5. Public Upon Request


Assistant Planning Manager


Planning Manager Date of Report



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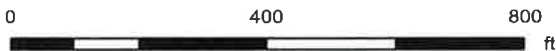


Notes





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Notes



Woodsonia

Real Estate Inc

February 22, 2022

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:

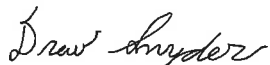
We believe the rezoning request from AG to RG-50 is justified because the proposed development will be compatible with, and complementary to, existing and planned developments that are to the east, west and south of this project. The existing and planned developments to the east, west and south are single-family,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

In addition, the planned development conforms to the City of Bellevue's future land use. The proposed plat meets the zoning requirements for RG-50.

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

Respectfully submitted,

Woodsonia Acquisitions, LLC



Drew Snyder

RECEIVED

FEB 22 2022

PLANNING DEPT.



City of Bellevue
Planning Department

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

3.b.

MEMORANDUM

To: Planning Commission
FROM: Angela Curry, Assistant Planning Manager
DATE: April 22, 2022
RE: Proposed Redevelopment Plan for Lot 1, College
Apartment Addition

Attached for your review and recommendation is the Redevelopment Plan for College Apartment Addition. This plan proposes the redevelopment of the property of Lot 1, College Apartments Addition. This area was previously designated as blighted and substandard by Resolution 2021-37 approved October 5, 2021. Approval of the Redevelopment Plan is the next step in the redevelopment process.

The site is approximately 4.01 acres in size and is developed with three vacant buildings built in 1900 and a parking lot in need of significant repairs.

The applicant is proposing the redevelopment of Lot 1 into a 164-unit apartment community consisting of unique “lofted” style studio and one-bedroom apartments. Proposed amenities include an in-ground pool, elevator access, clubhouse area, gym facilities, and a resident package delivery center.

The applicant is estimating the property’s assessed valuation to be \$20,000,000 upon completion of the 164-unit apartment community on Lot 1, College Apartment Addition.

The Redevelopment Plan states there are approximately \$4,751,600 of Tax Increment Financing (TIF) eligible redevelopment costs associated with the project. The applicant is proposing the use of TIF to fund \$4,751,600 of expenses. The breakdown of costs and data supporting the payback of TIF expenditures is attached to the Redevelopment Plan for your review. Staff requested further breakdown of costs which was received from the applicant on April 20, 2022 and is attached as a “conceptual budget” for 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 4-acre parcel that has remained vacant and underutilized.

The existing buildings are vacant, in disrepair, suffering severe deterioration, unfit for human occupancy, and due to the existing deterioration, need to be demolished for health and safety concerns. As noted in the redevelopment plan, the Comprehensive Plan designates this area as multi-family residential. The site is currently zoned RG-8 (General Residential – 800 Square Feet). The proposed multi-family residential development is consistent with the existing uses adjacent to the property and conforms to the city’s Comprehensive Plan.

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 College Apartments Addition 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 infill development.

RECEIVED
APR 20 2022
PLANNING DEPT.

ELEVATION LOFTS OF BELLEVUE
REDEVELOPMENT PROJECT PLAN

400 W. 19TH AVENUE
BELLEVUE, NEBRASKA

March 24, 2022

Submitted by:

Applicant:

Andrew Panebianco
Maxim Realty Group
Office: (402) 991-1162
Direct: (402) 991-0573

Attorneys for Applicant:

Brent W. Beller
Fullenkamp, Jobeun, Johnson & Beller, LLP
11440 West Center Road, Suite C
Omaha, Nebraska 68144
(402) 334-0700

Introduction:

The attached redevelopment plan proposes to redevelop Lot 1, College Apartments Addition, an addition in the City of Bellevue, Sarpy County, Nebraska, together with the adjacent public right-of-way of Lawre Circle, into a 164-unit apartment community, consisting of unique “lofted” style studio and 1-bedroom apartments with an emphasis on fulfilling the need for young professional housing in the area of Bellevue, Nebraska, commonly referred to as Olde Towne (the “Development”). Some of the Development’s tenant amenities are to include: an in-ground pool, elevator access, clubhouse area, gym facility, and resident package delivery center. The proposed Development would bring in a needed density to a more mature areas of the City, which will continue to make the area a sustainable in a more mature area of Bellevue. The redevelopment project site includes all of the abutting and adjacent rights-of-way that will receive improvement as may be required by the City of Bellevue, Nebraska (the “City”).

Site History:

The proposed redevelopment site contains approximately 4.01 acres of land. The property has long been used for a run-down apartment complex, consisting of three buildings and a parking lot used to serve the property. The buildings are now vacant, and no residents are living therein. Due to the existing conditions of the existing buildings, the buildings need to be demolished for health and safety concerns. The site is currently underdeveloped and underutilized. The existing buildings are vacant, in disrepair, suffering severe deterioration, are obsolete, and unfit for human occupancy. The site also contains poor soil conditions, including brick rubble and very soft and wet natural soil. Because of the poor soil conditions, the development of this site will require over-excavation and replacement of suitable materials or other stabilization methods to support the proposed buildings on the site. In addition, traffic circulation and access serving the site is inadequate for the effective utilization and redevelopment of this site.

The proposed location is located towards the top of a large hill offering wonderful views of the Missouri River and Iowa Bluffs. With the unique topography of the parcel, the Development will utilize an innovative parking design allowing some parking under the buildings as well as maintaining a clean and sophisticated front street view with the entries located at grade along both 19th Avenue and Lawre Circle. The cost of the public improvements, demolition of the buildings and other site development costs are estimated to be \$2,751,600.00, and the land acquisition costs are in the amount of \$2,000,000.00. Accordingly, the tax increment financing (“TIF”) eligible costs are in the amount of \$4,751,600.00. The itemized breakdown of TIF eligible costs is attached hereto as Exhibit A. The approval of the redevelopment plan will facilitate the rehabilitation and reuse of the proposed project site by creating the opportunity for TIF to be used as a financing mechanism to cover some of the TIF eligible costs. The assessed value of the proposed redevelopment site as of November 2021 was \$608,000. The proposed valuation upon full build-out of the site is expected to be approximately \$20,000,000, Exhibit B, is a map of the proposed redevelopment site, which reflects the boundaries of the site and the current zoning and use of the site.

In its present condition, the site would remain as an economic liability to this area and a detriment to the redevelopment of this area within the City. This area of the City has not experienced the level of growth as demonstrated in other areas of the City and will not experience growth unless the City takes an aggressive approach to assist in the redevelopment of the site and area by utilizing all the economic tools available, most notably TIF.

Substandard and Blighted:

The Nebraska Community Redevelopment Law requires that the site be “Substandard” as defined under Neb. Rev. Stat. § 18-2103 (10) and “Blighted” as defined under Neb. Rev. Stat. § 18-2103(11),

Subsections (a) and (b).

An area is “Substandard” where “there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, because of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare.” Neb. Rev. Stat. §18-2103(10).

In meeting the definition of substandard, the City of Bellevue Planning Department believes this area is detrimental to public health, safety and welfare because the two vacant equipment sheds impose inherent risks to the public health, safety and welfare because of fire, vandalism, vermin and nuisance.

An area is “Blighted” where the site satisfies Subsection (a) of Neb. Rev. Stat. § 18 – 2103 (11) Section (a) and one (1) of the five (5) conditions under Subsection (b) of Neb. Rev. Stat. § 18- 2103 (11).

Subsection (a) provides that an area is blighted when “(a)n area which by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or in adequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of the site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations or constitutes an economic or social liability and is detrimental to the public health, safety, morals or welfare in its present condition and use.” Neb. Rev. Stat. § 18-2103 (11) (a).

In order to be declared “Blighted”, the site must meet one (1) of the five (5) following additional conditions: “(i) unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the platted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses.” Neb. Rev. Stat. § 18 -2103(11) (b).

The area is eligible for a designation of blighted and substandard in accordance with the Community Development Law, Neb.Rev.St. §18-1201 et.seq. The area is one in which there is a deteriorating structure, unsafe conditions, conditions which threaten property, and conditions which substantially impairs the sound growth of the community. The area is detrimental to the public health, safety, morals and welfare in its present condition. The area has a lower average per capita income than the City of Bellevue. The area in Census Tract 101.06 in Sarpy County had a median per capita income of \$26,006.92, with a percentage below poverty rate at 13.8%. The area has had a stable or decreasing population based upon the last two decennial censuses. The area showed a population of 4386 persons in 2010 and a population of 4397 persons in 2019. The change of only eleven (11) persons is a stable population. The area meets the requirements of the Community Development Law to be declared as blighted by the City of Bellevue.

Land Use/Zoning/Site Redevelopment:

The site is currently zoned General Residential (RG -8). The zoning is consistent with the City's Comprehensive Development Plan and is compatible with the surrounding developments. The proposed redevelopment will not result in any material modification to the street layout, street levels or grades, or building codes and ordinances of the site. Additionally, the proposed redevelopment will not result in any material changes to the population densities, land coverage or building intensities of the area surrounding the site.

Utilities/Infrastructure:

Currently, utility services are located in public right-of-ways adjacent to the site and which may be required to be moved in connection with the redevelopment of the site and as required by the City. Additional utility services and public facilities will be added as may be necessary or required by the redevelopment of the site and as required by the City.

The redevelopment provides the mechanism to fund the public improvement costs through the use of TIF. The costs of the site utilities and public infrastructure improvements are estimated to be \$983,450 (See Exhibit A).

TIF Compliance:

The request meets the necessary requirements for consideration under the Nebraska Community Redevelopment Act. The project will provide an attractive and affordable new multi-family housing option in the City (market rate). The TIF proceeds will be used to cover all public improvement costs with the remaining balance of the TIF to be used for site specific TIF eligible costs. The project will have a positive economic growth to the City of Bellevue. Further, as set forth on Exhibit C attached hereto, the up-front costs associated with the acquisition and rehabilitation of the proposed site would be prohibitively high without TIF. As such, the Applicant requests TIF to help offset these costs such that the proposed redevelopment is feasible.

Financing:

The estimated value of the project upon full build-out is estimated to be \$20,000,000. Accordingly, the project will support the TIF request in the principal amount of \$4,028,917.00 with interest at the rate of six (5%) percent per annum. The amortization schedule is attached hereto as Exhibit D. The remaining project costs will be paid through equity and debt financing.

TIF Cost Benefit Analysis:

The proposed multi-family project provides for the continued redevelopment in an area of the City that has been relatively underutilized over the course of the last 10+ years. Because of the high development costs, the benefits of redeveloping this property are marginal to the developers. Accordingly, it is necessary to implement innovative financing approaches to be used to encourage redevelopment and to support the potential growth that will occur because of this and other improvements that are likely to follow within the surrounding area. The following benefits will result from the redevelopment of this area through the use of TIF:

- (1) The use of TIF will not result in tax shifts. The current level of taxes will continue to flow to the current taxing authorities and only the increased value of revenues resulting from the improvements will be applied to the cost of the improvements through the use of TIF.

(2) No community public service needs will be generated as a result of this project. The proposed TIF will be used, in part, to offset public infrastructure costs that are eligible for TIF.

(3) The revitalization of the site will have a positive impact on the employers and employees in the immediate area outside the site. Specifically, the redevelopment will continue to add viability to the surrounding area, and will make the site more aesthetically pleasing, which will result in a positive impact on the foot traffic of the surrounding businesses.

(4) The development of this site will continue to provide additional rental housing options in this part of the City.

(5) The long-term benefits resulting from the elimination of the substandard and blight conditions and the increase in the tax base resulting from the development are other valid justifications for the use of TIF for this project. The development project would not be economically feasible and would not occur within the proposed site without the use of TIF.

The project site meets the requirements of the City's Comprehensive Development Plan and City Ordinances as well as the Nebraska Community Redevelopment Law that establishes the process and requirements for the approval of this Redevelopment Plan.

Based upon the forgoing, the applicant respectfully requests TIF in the amount of \$4,028,917.00.

Respectfully Submitted

Exhibit A

TIF ELIGIBLE COSTS

Item	Cost
Acquisition Cost	\$780,000.00
Architectural/Engineering	\$750,000
Demolition	\$1,363,500
Site Work/Grading/Special Foundations	\$874,650
Site Utilities and Public Infrastructure	\$983,450
TOTAL	\$4,751,600.00

summary

rent	total monthly rent =	\$228,115.00	--- (mdu)
	total monthly rent =	\$228,115.00	--- (combined)
	Total monthly rent w/ 3% vacancy=	\$221,271.55	
gross rent	Total annual rent w/ 3% vacancy=	\$2,600,511.00	--- (annual)
operating cost	<i>annual operating cost =</i>	<i>\$880,020.44</i>	
NOI	NOI =	\$1,720,490.56	--- (net operating income)
purchase price	investment purchase price =	\$26,000,000.00	
improvements	improvement costs =	\$-	
total invested	total purchase price + improvement costs =	\$26,000,000.00	
cap rate	cap rate =	6.617%	<<< (cap rate = NOI / purchase price) <<< this cap rate currently includes a 4% management fee

Exhibit C
PROFORMA

Applicant: Elevation Lofts

DATE	Total Taxable Valuation	Less Pre-Development Base	TIF Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Debt Service Payments			Loan Balance	Capitalized Interest
								Principal	Interest at 5.00%	Total		
0											\$3,650,000	
0.5	0		0	2.28431	0	0	0	\$0	\$0	\$0	\$3,741,250	91250
1	0		0	2.28431	0	0	0	\$0	\$0	\$0	\$3,834,781	93531
1.5	0		0	2.28431	0	0	0	\$0	\$0	\$0	\$3,930,651	95970
2	0		0	2.28431	0	0	0	\$0	\$0	\$0	\$4,028,917	98266
2.5	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$118,549	\$100,723	\$219,272	\$3,910,368	0
3	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$121,513	\$97,759	\$219,272	\$3,798,855	0
3.5	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$124,551	\$94,721	\$219,272	\$3,684,304	0
4	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$127,664	\$91,608	\$219,272	\$3,536,640	0
4.5	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$130,856	\$88,416	\$219,272	\$3,405,784	0
5	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$134,127	\$85,145	\$219,272	\$3,271,657	0
5.5	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$137,481	\$81,791	\$219,272	\$3,134,176	0
6	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$140,918	\$78,354	\$219,272	\$2,993,258	0
6.5	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$144,441	\$74,831	\$219,272	\$2,848,817	0
7	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$148,052	\$71,220	\$219,272	\$2,700,765	0
7.5	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$151,753	\$67,519	\$219,272	\$2,549,012	0
8	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$155,547	\$63,725	\$219,272	\$2,383,465	0
8.5	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$159,435	\$59,837	\$219,272	\$2,234,030	0
9	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$163,421	\$55,851	\$219,272	\$2,070,609	0
9.5	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$167,507	\$51,785	\$219,272	\$1,903,102	0
10	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$171,684	\$47,578	\$219,272	\$1,731,408	0
10.5	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$175,967	\$43,285	\$219,272	\$1,555,421	0
11	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$180,388	\$38,896	\$219,272	\$1,375,035	0
11.5	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$184,969	\$34,376	\$219,272	\$1,190,139	0
12	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$189,519	\$29,753	\$219,272	\$1,000,620	0
12.5	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$194,256	\$25,016	\$219,272	\$806,364	0
13	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$199,113	\$20,159	\$219,272	\$607,251	0
13.5	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$204,091	\$15,181	\$219,272	\$403,160	0
14	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$209,193	\$10,079	\$219,272	\$193,967	0
14.5	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$214,423	\$4,849	\$219,272	\$0	0
15	\$20,000,000	\$608,000	\$19,392,000	2.28431	221487	2215	219272	\$0	\$0	\$0	\$0	0
					\$5,758,862	\$57,590	\$5,701,072	\$4,049,373	\$1,432,427	\$5,481,800		\$378,917

9

NOTE: This information is provided to assist in analyzing the specific request to the TIF committee. This information is subject to change based on actual tax assessments. This schedule assumes a 90% real estate valuation and a 1.0 debt coverage ratio. The actual TIF amount available to fund site specific project cost will change based on the cost of public improvements.

Original Loan Amount
Capitalized Interest
Loan Balance Remaining

\$3,650,000
\$378,917
\$0
\$4,028,917

ASSUMPTIONS: (F9 = calculate)

1. Assume No Pre-Development Base
2. Loan Amount: \$3,650,000
3. Interest Rate: 5.00%
4. Project Hard Costs \$30,000,000
5. Increment Base: 300,000

AMORTIZATION SCHEDULE

Exhibit D

CONCEPTUAL BUDGETS

BELLEVUE APARTMENTS-Lawre Circle

Conceptual Budgets

4/6/2021

	Description	Notes	Labor	Materials	Subcontracts	Equipment/Other	Line Totals	Cost per Gross SF	Cost per unit
DIV 1--GENERAL REQUIREMENTS									
	Architectural / Engineering	Architectural/MEP/Structural/Civil	\$ -	\$ -	\$ -	\$ 750,000.00	\$ 750,000.00	\$ 5.04	\$ 4,573.17
	Plans	Printing Plans	\$ -	\$ -	\$ -	\$ 5,000.00	\$ 5,000.00	\$ 0.03	\$ 30.49
1.3113	Supervision	8 hours supervision per day on average	\$ 156,000.00	\$ -	\$ -	\$ -	\$ 156,000.00	\$ 1.05	\$ 951.22
1.3500	Common Labor	12 hours common labor per day	\$ 108,000.00	\$ -	\$ -	\$ -	\$ 108,000.00	\$ 0.73	\$ 658.54
	Building Permits		\$ -	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00	\$ 0.24	\$ 213.41
	Builder's Risk Insurance		\$ -	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00	\$ 0.24	\$ 213.41
1.7412	Construction Cleanup		\$ 48,500.00	\$ -	\$ -	\$ -	\$ 48,500.00	\$ 0.33	\$ 295.73
1.7423	Final Cleanup		\$ -	\$ -	\$ 58,500.00	\$ -	\$ 58,500.00	\$ 0.39	\$ 356.71
1.5300	Winter Protection		\$ -	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00	\$ 0.17	\$ 152.44
1.5100	Temp. Utilities		\$ -	\$ -	\$ -	\$ 35,000.00	\$ 35,000.00	\$ 0.24	\$ 213.41
1.5200	Temp Facilities	temp facilities / restrooms	\$ -	\$ -	\$ -	\$ 8,400.00	\$ 8,400.00	\$ 0.06	\$ 51.22
1.5123	Temp. Heat		\$ -	\$ -	\$ -	\$ 48,000.00	\$ 48,000.00	\$ 0.32	\$ 292.68
1.5600	Temp. Fence		\$ -	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00	\$ 0.10	\$ 91.46
1.5600	Temporary Safety	including signal 88	\$ -	\$ 5,000.00	\$ 45,000.00	\$ 5,000.00	\$ 55,000.00	\$ 0.37	\$ 335.37
1.7300	Equipment, Small Tools & Trucks		\$ -	\$ -	\$ -	\$ 76,500.00	\$ 76,500.00	\$ 0.51	\$ 466.46
1.7413	Haul Away Services		\$ -	\$ -	\$ -	\$ 36,500.00	\$ 36,500.00	\$ 0.25	\$ 222.56
DIV 2 - SITEWORK									
31.3116	Termite Control		\$ -	\$ -	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 0.03	\$ 30.49
DIV 3--CONCRETE									
3.3100	Footings	Includes Piers	\$ -	\$ -	\$ 296,600.00	\$ -	\$ 296,600.00	\$ 1.99	\$ 1,808.54
3.3100	Foundation Columns and Walls	Structural Walls	\$ -	\$ -	\$ 345,500.00	\$ -	\$ 345,500.00	\$ 2.32	\$ 2,106.71
3.3100	Foundation walls @ elevator pit	Poured Walls	\$ -	\$ -	\$ 36,250.00	\$ -	\$ 36,250.00	\$ 0.24	\$ 221.04
7.1000	Drain Tile & waterproofing	waterproofing	\$ -	\$ -	\$ 21,300.00	\$ -	\$ 21,300.00	\$ 0.14	\$ 129.88
7.1500	*****	Drain tile	\$ -	\$ -	\$ 7,500.00	\$ -	\$ 7,500.00	\$ 0.05	\$ 45.73
3.5413	Gyp-crete		\$ -	\$ -	\$ 162,000.00	\$ -	\$ 162,000.00	\$ 1.09	\$ 987.80
3.3500	Concrete Slab on grade		\$ -	\$ -	\$ 86,500.00	\$ -	\$ 86,500.00	\$ 0.58	\$ 527.44
3.3500	Hollowcore topping		\$ -	\$ -	\$ 225,000.00	\$ -	\$ 225,000.00	\$ 1.51	\$ 1,371.95
3.4100	Hollowcore & Erection	Erected, welded and grouted	\$ -	\$ -	\$ 1,398,000.00	\$ -	\$ 1,398,000.00	\$ 9.40	\$ 8,524.39
DIV 4 - MASONRY									
4.0000	Brick	Brick at 70% of East Side	\$ -	\$ -	\$ 286,500.00	\$ -	\$ 286,500.00	\$ 1.93	\$ 1,746.95
4.2200	CMU Block Towers	Stairs and Elevators	\$ -	\$ -	\$ 312,000.00	\$ -	\$ 312,000.00	\$ 2.10	\$ 1,902.44
	Precast @ Windows on East		\$ -	\$ -	\$ 36,200.00	\$ -	\$ 36,200.00	\$ 0.24	\$ 220.73
	Temp masonry heat	No winter work included	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CONCEPTUAL BUDGETS

	Description	Notes	Labor	Materials	Subcontracts	Equipment/Other	Line Totals	Cost per Gross SF	Cost per unit
	Temp enclosures	No winter work included	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIV 5--STEEL									
3.2100	Reinforcing steel		\$ -	\$ 196,600.00	\$ -	\$ -	\$ 196,600.00	\$ 1.32	\$ 1,198.78
5.1200	Structural steel			\$ 756,500.00	\$ 426,800.00	\$ -	\$ 1,183,300.00	\$ 7.95	\$ 7,215.24
5.1200	Grouting of Baseplates		\$ 4,600.00	\$ 2,100.00	\$ -	\$ -	\$ 6,700.00	\$ 0.05	\$ 40.85
5.5200	Misc. Steel		\$ -	\$ 18,000.00	\$ -	\$ -	\$ 18,000.00	\$ 0.12	\$ 109.76
5.5200	Balcony Railings	Aluminum Railings	\$ -	\$ -	\$ 123,000.00	\$ -	\$ 123,000.00	\$ 0.83	\$ 750.00
5.5200	Ground Level Railings	ramps and stairs on site	\$ -	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	\$ 0.17	\$ 152.44
DIV 6--WOODS & PLASTICS									
6.1000	Framing Materials Package		\$ -	\$ 2,418,000.00	\$ -	\$ -	\$ 2,418,000.00	\$ 16.25	\$ 14,743.90
6.1000	Roof Trusses		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.1000	Wall Components		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.1000	Loose Materials		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.1100	Framing Labor		\$ -	\$ -	\$ 967,200.00	\$ -	\$ 967,200.00	\$ 6.50	\$ 5,897.56

CONCEPTUAL BUDGETS

	Description	Notes	Labor	Materials	Subcontracts	Equipment/Other	Line Totals	Cost per Gross SF	Cost per unit
	Decks		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.1000	Install of building wrap, windows, & Doors	Flexwrap for penetrations/window tape	\$ -	\$ -	\$ 41,000.00	\$ -	\$ 41,000.00	\$ 0.28	\$ 250.00
6.1053	Misc. soffit framing at Sprinkler pipes/backing		\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 20,000.00	\$ 0.13	\$ 121.95
6.1053	Firestopping		\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ 20,000.00	\$ 0.13	\$ 121.95
6.2000	Install of doors/frames		\$ -	\$ -	\$ 46,500.00	\$ -	\$ 46,500.00	\$ 0.31	\$ 283.54
6.4100	Cabinets		\$ 10,000.00	\$ 555,000.00	\$ 43,260.00	\$ -	\$ 608,260.00	\$ 4.09	\$ 3,708.90
6.2200	Millwork Materials		\$ -	\$ 312,600.00	\$ -	\$ -	\$ 312,600.00	\$ 2.10	\$ 1,906.10
6.2000	Installation of Millwork		\$ 16,300.00	\$ -	\$ 126,250.00	\$ -	\$ 142,550.00	\$ 0.96	\$ 869.21
	Countertops	Quartz Countertops	\$ -	\$ -	\$ 325,000.00	\$ -	\$ 325,000.00	\$ 2.18	\$ 1,981.71
12.3600	Solid Surface Window Sills		\$ -	\$ -	\$ 57,400.00	\$ -	\$ 57,400.00	\$ 0.39	\$ 350.00
DIV 7--THERMAL & MOISTURE									
7.2100	Insulation	Includes spray foam at rim joists and batt insulation	\$ -	\$ -	\$ 187,200.00	\$ -	\$ 187,200.00	\$ 1.26	\$ 1,141.46
7.3100	Roofing	TPO Roofing	\$ -	\$ -	\$ 1,180,800.00	\$ -	\$ 1,180,800.00	\$ 7.94	\$ 7,200.00
7.9200	Joint Sealant		\$ -	\$ -	\$ 54,720.00	\$ -	\$ 54,720.00	\$ 0.37	\$ 333.66
7.7123	Gutters & Downspouts		\$ -	\$ -	\$ 72,000.00	\$ -	\$ 72,000.00	\$ 0.48	\$ 439.02
7.4600	Hardiboard Siding	Prefinished Hardiboard Siding	\$ -	\$ -	\$ 996,800.00	\$ -	\$ 996,800.00	\$ 6.70	\$ 6,078.05
DIV 8--DOORS & WINDOWS									
8.5200	Windows	Aluminum Clad Windows	\$ -	\$ 532,800.00	\$ -	\$ -	\$ 532,800.00	\$ 3.58	\$ 3,248.78
8.1100	HM Frames & Doors	Includes Birch prefinished unit entry doors and HM doors.	\$ -	\$ 155,800.00	\$ 19,260.00	\$ -	\$ 175,060.00	\$ 1.18	\$ 1,067.44
	Aluminum Storefronts	Ground Level at each building	\$ -	\$ -	\$ 38,600.00	\$ -	\$ 38,600.00	\$ 0.26	\$ 235.37
8.1100	Hardware		\$ 6,500.00	\$ 93,950.00	\$ -	\$ -	\$ 100,450.00	\$ 0.68	\$ 612.50
8.8300	Mirrors		\$ -	\$ -	\$ 23,440.00	\$ -	\$ 23,440.00	\$ 0.16	\$ 142.93
DIV 9--FINISHES									
9.2100	Drywall		\$ -	\$ -	\$ 1,314,900.00	\$ -	\$ 1,314,900.00	\$ 8.84	\$ 8,017.68
9.2500	Acoustical Ceilings		\$ -	\$ -	\$ 146,400.00	\$ -	\$ 146,400.00	\$ 0.98	\$ 892.68
9.6800	Floor Finishes	LVT except bedrooms, carpet bedrooms, hallways, stairs, tile backsplash, tile in public restroom, rubber flooring at fitness	\$ -	\$ -	\$ 517,900.00	\$ -	\$ 517,900.00	\$ 3.48	\$ 3,157.93
9.6000	Floor Prep Allowance		\$ -	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00	\$ 0.10	\$ 91.46
10.2813	Bathroom Hardware	TP and towel bar in apartments.	\$ -	\$ 19,860.00	\$ 4,800.00	\$ -	\$ 24,660.00	\$ 0.17	\$ 150.37
	Punch Units		\$ 76,500.00	\$ -	\$ 17,500.00	\$ -	\$ 94,000.00	\$ 0.63	\$ 573.17
9.9100	Painting & Staining		\$ -	\$ -	\$ 647,180.00	\$ -	\$ 647,180.00	\$ 4.35	\$ 3,946.22
DIV 10--MISC. SPECIALTIES									
6.4800	Miscellaneous	Misc Accessories	\$ 5,000.00	\$ 5,000.00	\$ -	\$ 5,000.00	\$ 15,000.00	\$ 0.10	\$ 91.46
8.3100	Access Panels		\$ 2,500.00	\$ 7,500.00	\$ -	\$ -	\$ 10,000.00	\$ 0.07	\$ 60.98
10.4413	Fire Extinguishers	40 extinguishers to be located by architect	\$ 2,500.00	\$ 6,500.00	\$ -	\$ -	\$ 9,000.00	\$ 0.06	\$ 54.88
10.5500	Mailboxes		\$ 2,500.00	\$ 15,000.00	\$ -	\$ -	\$ 17,500.00	\$ 0.12	\$ 106.71
14.9182	Swimming Pool Allowance		\$ -	\$ -	\$ 75,000.00	\$ -	\$ 75,000.00	\$ 0.50	\$ 457.32
DIV 11--EQUIPMENT									
11.3100	Appliances	GE Appliances	\$ 17,860.00	\$ -	\$ 396,500.00	\$ -	\$ 414,360.00	\$ 2.78	\$ 2,526.59
DIV 12--FURNISHINGS									
	Window Blinds	Faux Wood Blinds	\$ -	\$ -	\$ 56,600.00	\$ -	\$ 56,600.00	\$ 0.38	\$ 345.12
	Building Signage	Allowance	\$ -	\$ -	\$ 50,000.00	\$ -	\$ 50,000.00	\$ 0.34	\$ 304.88

CONCEPTUAL BUDGETS

	Description	Notes	Labor	Materials	Subcontracts	Equipment/Other	Line Totals	Cost per Gross SF	Cost per unit
	Interior Signage		\$ 5,000.00	\$ 5,000.00	\$ -	\$ -	\$ 10,000.00	\$ 0.07	\$ 60.98
	Bike Racks		\$ 2,500.00	\$ 2,500.00		\$ -	\$ 5,000.00	\$ 0.03	\$ 30.49
DIV 14--CONVEYING SYSTEMS									
14.0000	Elevator	Stainless Steel Doors in and out.	\$ -	\$ -	\$ 436,250.00	\$ -	\$ 436,250.00	\$ 2.93	\$ 2,660.06
DIV 15--MECHANICAL									
22.0100	Plumbing		\$ -	\$ -	\$ 1,996,480.00	\$ -	\$ 1,996,480.00	\$ 13.42	\$ 12,173.66
	MUD meter	in plumbing #	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21.0100	Fire Sprinkler	4 Knox Boxes Included	\$ -	\$ -	\$ 265,500.00	\$ -	\$ 265,500.00	\$ 1.78	\$ 1,618.90
23.0100	HVAC		\$ -	\$ -	\$ 989,460.00	\$ -	\$ 989,460.00	\$ 6.65	\$ 6,033.29
	HVAC in parking garage	in HVAC #	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DIV 16--ELECTRICAL									
26.0100	Electrical	Includes Low Voltage	\$ -	\$ -	\$ 1,519,360.00	\$ -	\$ 1,519,360.00	\$ 10.21	\$ 9,264.39
	Fixture Package	included in electrical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Security	Card Readers and Security	\$ -	\$ -	\$ 106,500.00	\$ -	\$ 106,500.00	\$ 0.72	\$ 649.39
Subtotals			\$ 484,260	\$ 5,127,710	\$ 16,646,410	\$ 1,064,400	\$ 23,322,780.00	\$ 156.74	\$ 142,212.07
Material Tax (7.0%)			\$ -	\$ 358,940	\$ -	\$ -	\$ 358,939.70	\$ 2.41	\$ 2,188.66
Contractor P & OH (4.5%)			\$ 21,791.70	\$ 246,899.24	\$ 749,088.45	\$ 47,898.00	\$ 1,065,677.39	\$ 7.16	\$ 6,498.03
Building Construction Budget			\$ 506,052	\$ 5,733,549	\$ 17,395,498	\$ 1,112,298	\$ 24,747,397.09	\$ 166.31	\$ 150,898.76
INFRASTRUCTURE									
	Demolition	Misc Site Demo	\$ -	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	\$ 0.17	\$ 152.44
31.0100	Site Excavation		\$ -	\$ -	\$ 186,900.00	\$ -	\$ 186,900.00	\$ 1.26	\$ 1,139.63
31.2213	Site Grading	Fine Grading		\$ -	\$ 27,770.00	\$ -	\$ 27,770.00	\$ 0.19	\$ 169.33
31.2216	Backfill			\$ -	\$ 31,480.00	\$ -	\$ 31,480.00	\$ 0.21	\$ 191.95
33.0100	Site Utilities	Assuming No Underground Detention	\$ -	\$ -	\$ 326,000.00	\$ -	\$ 326,000.00	\$ 2.19	\$ 1,987.80
	MUD tap fees	Allowance	\$ -	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	\$ 0.17	\$ 152.44
	OPPD Fees	Allowance	\$ -	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	\$ 0.17	\$ 152.44
	Landscaping/sod/top soil	Allowance	\$ -	\$ -	\$ 50,000.00	\$ -	\$ 50,000.00	\$ 0.34	\$ 304.88
	Lawn Irrigation		\$ -	\$ -	\$ 15,000.00	\$ -	\$ 15,000.00	\$ 0.10	\$ 91.46
1.5700	Temporary Road Maintenance		\$ -	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	\$ 0.17	\$ 152.44
31.2323	additional gravel under paving		\$ -	\$ -	\$ 50,000.00	\$ -	\$ 50,000.00	\$ 0.34	\$ 304.88
32.1313	Concrete Paving curb and gutter	Concrete Paving	\$ -	\$ -	\$ 383,960.00	\$ -	\$ 383,960.00	\$ 2.58	\$ 2,341.22
32.3100	Site Fence and Railings	Allowance	\$ -	\$ -	\$ 50,000.00	\$ -	\$ 50,000.00	\$ 0.34	\$ 304.88
32.3200	Retaining walls	Retaining Walls			\$ 100,000.00	\$ -	\$ 100,000.00	\$ 0.67	\$ 609.76
32.1623	Concrete Sidewalks		\$ -	\$ -	\$ 46,300.00	\$ -	\$ 46,300.00	\$ 0.31	\$ 282.32
32.1623	Concrete Stairs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CONCEPTUAL BUDGETS

	Description	Notes	Labor	Materials	Subcontracts	Equipment/Other	Line Totals	Cost per Gross SF	Cost per unit
3.2100	Concrete Reinforcement		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
32.1700	Pavement markings / handicap signage		\$ -	\$ -	\$ 4,500.00	\$ -	\$ 4,500.00	\$ 0.03	\$ 27.44
7.9200	Joint sealant	Hot tar joint sealants in pavement	\$ -	\$ -	\$ 12,500.00	\$ -	\$ 12,500.00	\$ 0.08	\$ 76.22
1.5700	Silt Fence		\$ -	\$ -	\$ 2,500.00	\$ -	\$ 2,500.00	\$ 0.02	\$ 15.24
1.5700	"SWPPP" Maintenance		\$ 7,500.00	\$ -	\$ -	\$ -	\$ 7,500.00	\$ 0.05	\$ 45.73
	Subtotals		\$ 7,500	\$ -	\$ 1,386,910	\$ -	\$ 1,394,410.00	\$ 9.20	\$ 8,502.50
	Material Tax (7.0%)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Contractor P & OH (4.5%)		\$ 337.50	\$ -	\$ 62,410.95	\$ -	\$ 62,748.45	\$ 0.41	\$ 382.61
	Infrastructure Budget		\$ 7,838	\$ -	\$ 1,449,321	\$ -	\$ 1,457,158.45	\$ 9.62	\$ 8,885.11
	Grand Total		\$ 513,889	\$ 5,733,549	\$ 18,844,819	\$ 1,112,298	\$ 26,204,555.54	\$ 176	\$ 159,784

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-2203-06
S-2203-11

FOR HEARING OF:
REPORT #1: April 28, 2022

I. GENERAL INFORMATION

A. APPLICANT:

Hawkins & Strom Holdings, LLC
414 Greenbriar Court
Bellevue, NE 68005

B. PROPERTY OWNERS:

Hawkins & Strom Holdings, LLC
Jim and Mary Hawkins
414 Greenbriar Court
Bellevue, NE 68005

Belle Vue Acres LLC
Mary Ellen Huck
405 Ridgewood Drive
Bellevue, NE 68005

Fontenelle Hills Golf Club
Jeff Renner
1021 Galvin Road South
Bellevue, NE 68005

C. GENERAL LOCATION:

Martin Drive and Ridgewood Drive/Martin Drive and Ridgewood Court

D. LEGAL DESCRIPTION:

Lots 1 through 9, Fontenelle Hills Estates, being a replat of Lot 1, Fontenelle Replat 8, and Lots 12, 13, 16, 17, 19, 55A, 233, and 234, Fontenelle, and half of vacated Laurel Lane.

E. REQUESTED ACTIONS:

1. Request to rezone Lots 1 through 9, Fontenelle Hills Estates, being a replat of Lot 1, Fontenelle Replat 8, and Lots 12, 13, 16, 17, 19, 55A, 233, and 234, Fontenelle, and half of vacated Laurel Lane, from RS-120-PS to RE.
2. Preliminary plat Lots 1 through 9, Fontenelle Hills Estates.

F. EXISTING ZONING AND LAND USE:

RS-120-PS, Vacant (former golf course)

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a change of zone and preliminary plat to facilitate low density single family residential development.

H. SIZE OF SITE:

The site is approximately 28.4 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant and covered in vegetation. The property was previously used as a golf course.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

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

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

1. Section 5.07, Zoning Ordinance, regarding RE uses and requirements.
2. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
3. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as low density residential and recreational (based on the former golf course).

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 private drives off Greenbriar Court, Martin Drive, and Ridgewood Drive for proposed Lots 1 through 5. Lots 6 through 9 will be served by Dagmar Court, a private street.

D. UTILITIES:

All utilities are available or will be constructed to serve this development. Epiphany Ramos, Wastewater Superintendent, has confirmed there is sanitary sewer capacity to serve these additional single family homes.

E. ANALYSIS:

1. Jim and Mary Hawkins, on behalf of Hawkins & Strom Holdings LLC., have submitted a request for rezoning and preliminary plat of Lots 1 through 9, Fontenelle Hills Estates, from RS-120-PS to RE, for the purpose of single family residential development.

The intent of the RE district is to permit low density residential uses on larger parcels of land that are compatible with adjacent urban growth.

Each lot meets the minimum requirements of the RE zoning district.

2. The property is currently zoned RS-120-PS under a 1967 zoning variance/site plan approval for the Fontenelle Hills subdivision. These lots were originally slated for recreational use as a golf course. The property is under private ownership and the golf course has closed in recent years. The property is presently vacant, and maintenance has been the responsibility of the private ownerships (Hawkins & Strom Holdings, LLC, Belle Vue Acres LLC, and Fontenelle Hills Golf Club).
3. Lots 1 through 5 would be served by private driveways off Greenbriar Court, Martin Drive, or Ridgewood Drive. Lots 6 through 9 would be serviced by Dagmar

Court, a private street off Martin Drive. Maintenance for this private street would be the responsibility of the developers.

4. Hill-Farrell has provided proposed building envelopes and building footprints for proposed Lots 6 through 9 at staff's request, which are attached for review.

5. 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 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 911/GIS had a comment regarding the private street name. This comment has been satisfied by the applicants' surveyor.

Public Works Engineer Matt Knight had technical comments regarding the preliminary plat and proposed street profile for Dagmar Court. As of the date of this report, not all of these comments have been satisfied by the applicants' surveyor. Outstanding technical revisions are attached to this report.

Public Works also added a general comment stating "Given the topography of the area proposed for Lots 6 through 9, along with easements and setbacks, finding adequate building sites would appear to be challenging. Upon initial review, Hill-Farrell's preliminary sketch of proposed building sites (provided 4/21) would appear to require significant site grading and/or retaining walls to accommodate construction as shown, which would likely drive up development costs for those lots.

No other comments were received on this case.

6. The Future Land Use Map of the Comprehensive Plan shows this area as low density residential and recreational. With the closure of the previous golf course, staff believes the proposed RE zoning and acreage lots conform with the city's overall plan for the area.

F. TECHNICAL DEFICIENCIES:

See attached Public Works' comments

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and Comprehensive Plan, as well as lack of perceived negative impact upon the surrounding area. APPROVAL contingent upon satisfaction of the technical deficiencies prior to moving forward to the City Council.

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 Jim Hawkins received March 31, 2022
4. Preliminary plat received April 21, 2022
5. Lots 6 through 9 proposed building envelopes received April 21, 2022
6. Public Works' redline technical revisions to preliminary plat and street profile received April 21, 2022

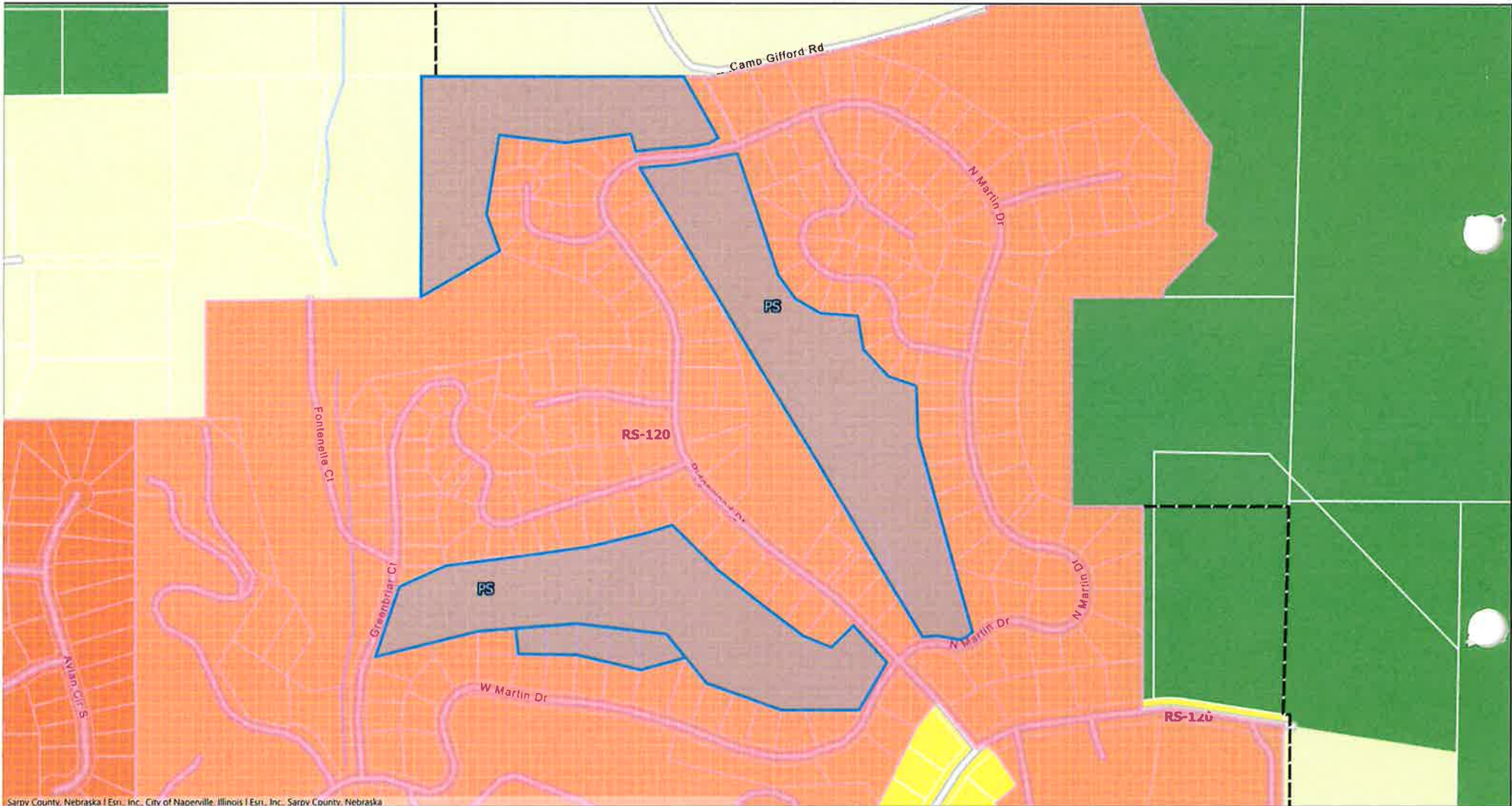
VII. COPIES OF REPORT TO:

1. Hawkins & Strom Holdings LLC
2. Belle Vue Acres LLC
3. Fontenelle Hills Golf Club
4. Hill-Farrell Associates, Inc.
5. Public Upon Request


Assistant Planning Manager


Planning Manager

04/21/22
Date of Report



Sarpy County, Nebraska | Esri, Inc. | City of Nacmville, 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



Berlin Inc./City of Knoxville, Illinois | Esri, Inc. | Sarpy County, Nebraska



Map Scale 1: 4514

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Notes

Hawkins & Strom Holdings, LLC

414 Greenbriar Ct.
Bellevue, NE 68005

City of Bellevue, Planning Department
c/o Angela Curry
1510 Wall Street
Bellevue, NE 68005

March 31, 2022

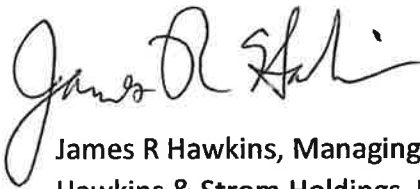
Ms. Curry –

Hawkins & Strom Holdings LLC, Belle View Acres LLC, and Fontenelle Hills Golf Course GP recently submitted rezoning and preliminary plat applications to you for consideration. The three application packages were submitted to support potential changes to the various land plats associated with the now dormant Fontenelle Hills Golf Course properties. This letter outlines a justification for those requests.

The properties in question are all currently zoned RS-120 PS and we are requesting a change to plat the properties as single family estate acreages, or RE. The current RS-120 zoning presents the opportunity for building many residences on the 28 acres described in the applications. However, the various applicants, all residents of Fontenelle Hills, recognize and appreciate that large estate residential acreages pose a much smaller impact on the unique nature of the Fontenelle Hills neighborhood, and in fact, can actually represent an improvement on the now dormant golf course acreage. The requested plats all exceed one acre in size, with many as large as four to five acres in size which would maintain significant open space in the subdivision.

We respectfully request your positive consideration for our various requests.

Sincerely,



James R Hawkins, Managing Partner
Hawkins & Strom Holdings, LLC

RECEIVED
MAR 31 2022
PLANNING DEPT.

FONTENELLE HILLS ESTATES

PRELIMINARY PLAT
BEING A REPLAT OF LOT 1,
FONTENELLE REPLAT 8,
LOT 12, 13, 16, 17, 19, 55A, 233 AND 234
AND 1/2 OF VACATED LAUREL LANE,
FONTENELLE, SW 1/4 SEC. 24-14-13,
SARPY COUNTY, NEBRASKA.

NOTES

PROPERTY OWNERS:
HAWKINS AND STROM HOLDINGS LLC
414 GREENBRIAR COURT
BELLEVUE, NE 68005

BELLE VUE ACRES LLC
405 RIDGEWOOD DRIVE
BELLEVUE, NE 68005

FONTENELLE HILLS GOLF CLUB
1021 GALVIN ROAD SOUTH
BELLEVUE, NE 68005

EXISTING ZONING: RS-120

PROPOSED ZONING RE RESIDENTIAL ESTATES

SUBDIVISION AREA: 28.4 ACRES

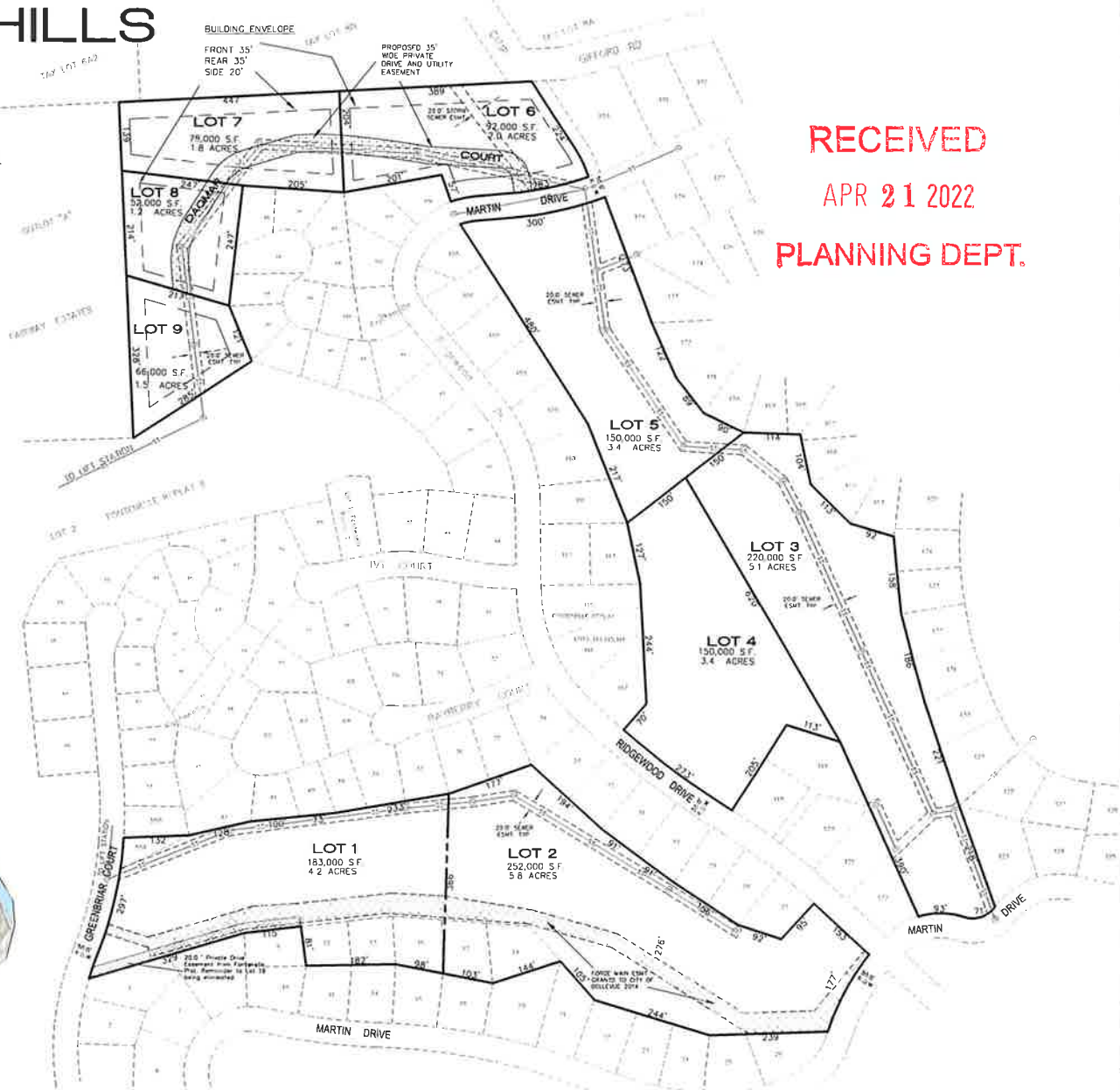
PRELIMINARY PLAT IS FOR THE REDEVELOPMENT OF GOLF COURSE INTO ACREAGE
LOTS FOR THE CONSTRUCTION OF NINE (9) HOMES ON 28.4 ACRES ±.

ALL LOTS HAVE DIRECT ACCESS TO SANITARY SEWER, M.U.D. WATER AND GAS,
O.P.P.D. POWER AND CABLE TV AND TELEPHONE.

LOTS 1 THROUGH 5 HAVE DIRECT ACCESS TO PUBLIC STREET. LOTS 6 THROUGH
9 HAVE ACCESS TO PUBLIC STREET FROM A PRIVATE STREET.

EXISTING SEWER LINES TRAVERSING PROPOSED LOTS WILL BE PLATED WITH A
MINIMUM 20.0 SEWER EASEMENT GRANTED TO THE CITY OF BELLEVUE.

NO GRADING IS PROPOSED OTHER THAN THAT REQUIRED FOR HOME
CONSTRUCTION AND CONSTRUCTION OF THE PRIVATE STREET.



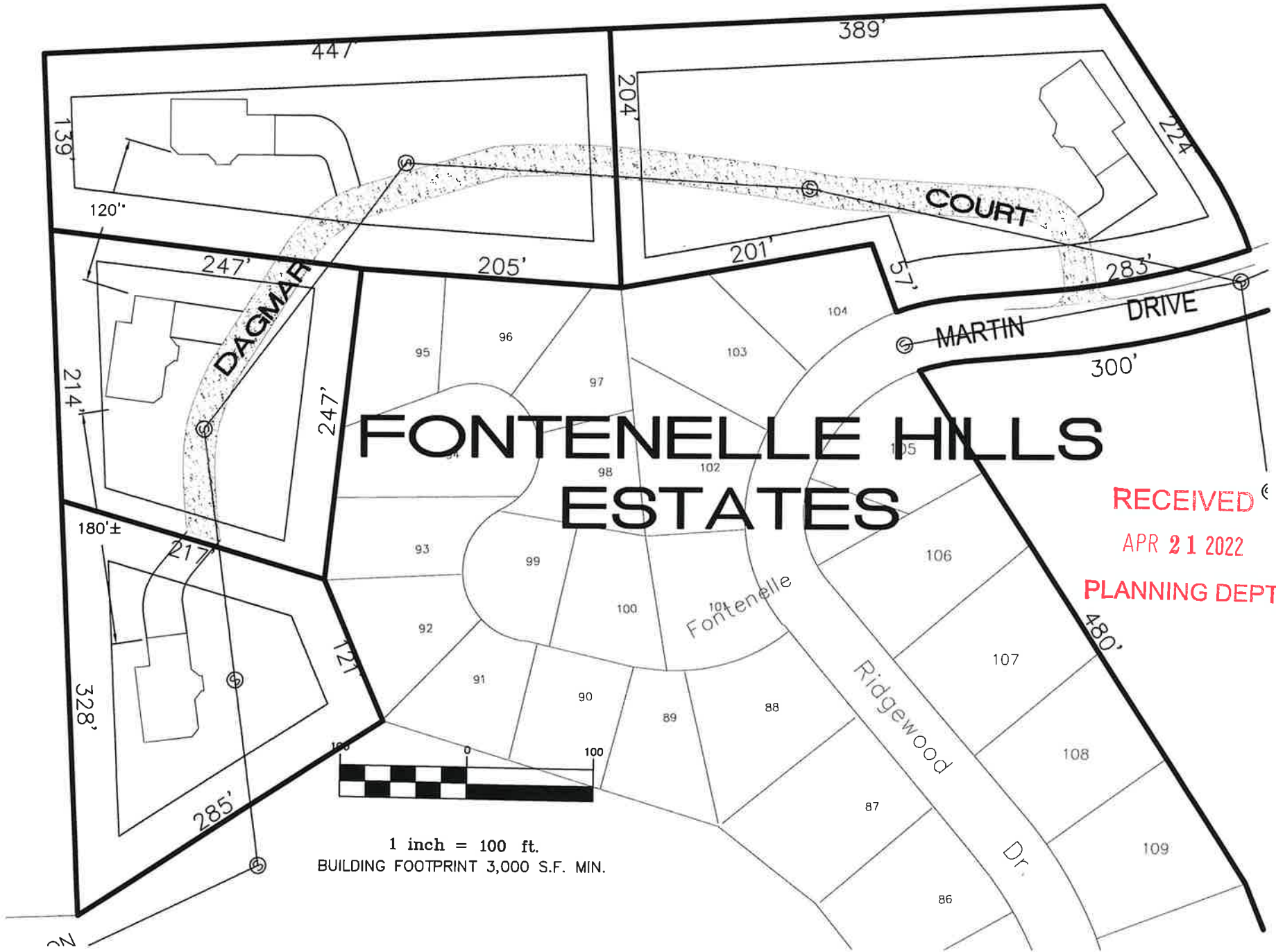
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APR 21 2022
PLANNING DEPT.

DESIGNED: PCH
DRAWN: PCH
DATE: 03/12/2022
04/18/2022
04/21/2022

FONTENELLE HILLS ESTATES
BELLEVUE, NEBRASKA
PRELIMINARY PLAT



PROJECT NO.



FONTENELLE HILLS ESTATES

RECEIVED
APR 21 2022
PLANNING DEPT.

1 inch = 100 ft.
BUILDING FOOTPRINT 3,000 S.F. MIN.

FONTENELLE HILLS ESTATES

PRELIMINARY PLAT
BEING A REPLAT OF LOT 1,
FONTENELLE REPLAT 8,
LOT 12, 13, 16, 17, 19, 55A, 233 AND 234
AND 1/2 OF VACATED LAUREL LANE,
FONTENELLE, SW 1/4 SEC. 24-14-13,
SARPY COUNTY, NEBRASKA.

NOTES

PROPERTY OWNERS:
HAWKINS AND STROM HOLDINGS LLC
414 GREENBRIAR COURT
BELLEVUE, NE 68005

BELLE VUE ACRES LLC
405 RIDGEWOOD DRIVE
BELLEVUE, NE 68005

FONTENELLE HILLS GOLF CLUB
1021 GALVIN ROAD SOUTH
BELLEVUE, NE 68005

EXISTING ZONING: RS-120

PROPOSED ZONING RE RESIDENTIAL ESTATES

SUBDIVISION AREA: 28.4 ACRES.

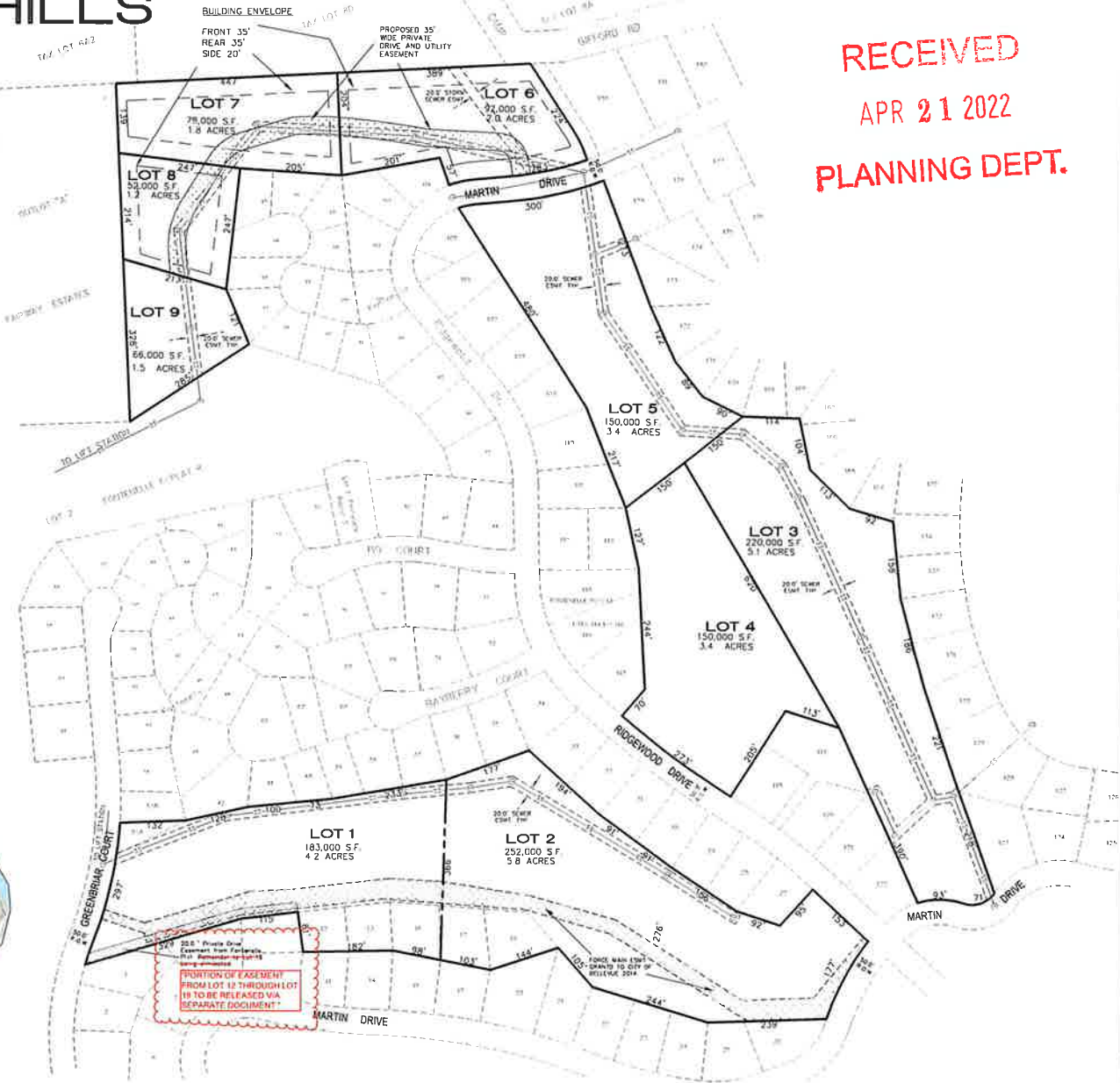
PRELIMINARY PLAT IS FOR THE REDEVELOPMENT OF GOLF COURSE INTO ACREAGE LOTS FOR THE CONSTRUCTION OF NINE (9) HOMES ON 28.4 ACRES ±.

ALL LOTS HAVE DIRECT ACCESS TO SANITARY SEWER, M.U.O. WATER AND GAS, O.P.P.D. POWER AND CABLE TV AND TELEPHONE.

LOTS 1 THROUGH 5 HAVE DIRECT ACCESS TO PUBLIC STREET. LOTS 6 THROUGH 9 HAVE ACCESS TO PUBLIC STREET FROM A PRIVATE STREET.

EXISTING SEWER LINES TRAVERSING PROPOSED LOTS WILL BE PLATTED WITH A MINIMUM 20.0 SEWER EASEMENT GRANTED TO THE CITY OF BELLEVUE.

NO GRADING IS PROPOSED OTHER THAN THAT REQUIRED FOR HOME CONSTRUCTION AND CONSTRUCTION OF THE PRIVATE STREET.



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PLANNING DEPT.

DESIGNED: RDH
DRAWN: RDH
DATE: 03/12/2022
04/18/2022

FONTENELLE HILLS ESTATES
BELLEVUE, NEBRASKA
PRELIMINARY PLAT

HILL-FARRELL ASSOCIATES, INC.
Land Surveyors • Land Surveyors
Bellevue, NE 68005 (402) 291-6100

PROJECT NO.



General Notes Private Street Construction

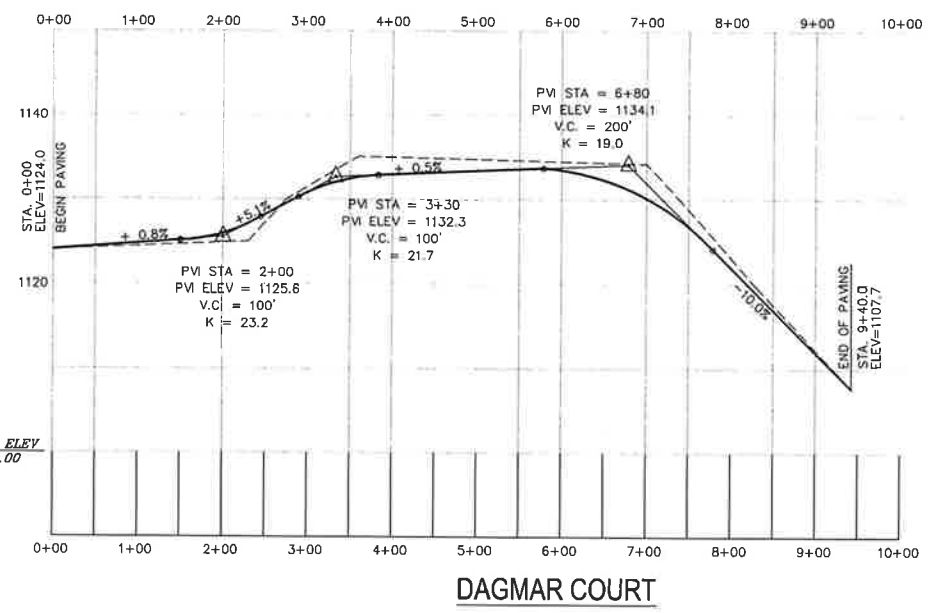
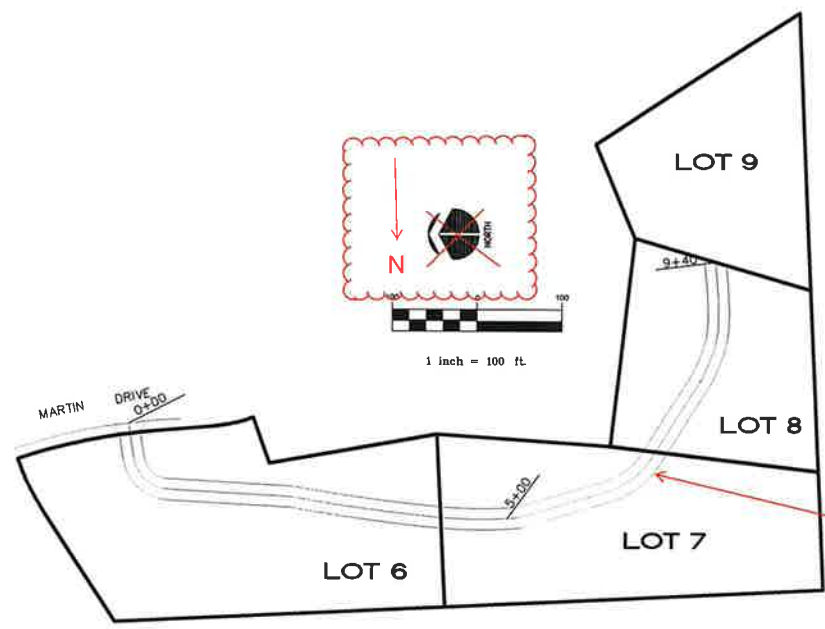
- 1) All work shall conform to the City of Omaha "Soil Erosion and Sediment Control Manual", Current Edition.
- 2) Maximum Slope shall be 3:1 for all non-stabilized slopes.
- 3) Disturbed areas shall be seeded with a cover crop seed and a permanent seed as soon as grading operations are complete.
- 4) Fabric Silt Fence and the Stabilized Construction Entrance shall be installed prior to the beginning of street grading operations and shall be left in place until permanent vegetation has been re-established.
- 5) Erosion Control Structures shall be inspected on a minimum of a monthly basis and within 24 hours after a storm event of 0.5 inches of more. Any deficiencies shall be repaired within 24 hours after deficiency has been observed.
- 6) All areas where construction has ceased for more than 30 days shall be reseeded with a Covercrop Seed Mixture appropriate for the time period.

OMAHA REGIONAL
STORMWATER DESIGN
MANUAL AND CITY OF OMAHA
STANDARD SPECIFICATIONS &
STANDARD PLATES

Lot Owner/Home Builder Responsibility

- 1) All work shall conform to the City of Omaha "Soil Erosion and Sediment Control Manual", Current Edition.
- 2) Sediment Control Measures shall be constructed within the limits of the Lot under construction to keep all silt run-off from leaving the lot.
- 3) Any silt from the Lot under construction that accumulates in the street or mud that gets tracked out shall be cleaned up immediately.

PROVIDE FOR PRIVATE STREET:
- HORIZONTAL ALIGNMENT
- GRADING LIMITS
- TYPICAL PAVEMENT SECTION



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Apr 18, 2022 - 8:45pm K:\03\2022\Fontelle Est - Prelim Street Profile.dwg (surp)