

BELLEVUE PLANNING COMMISSION

Thursday, October 26, 2023 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 September 28, 2023 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 rezone Tax Lot 7B3A3, located in the Northwest ¼ of Section 35, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from BNH to RD-60 for the purpose of an existing single-family residence. Applicant: Barney Barrett. General Location: 2004 Harlan Drive. Case #: Z-2309-16.

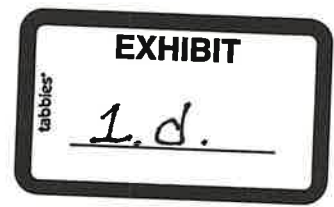
3. PUBLIC HEARINGS:

a. Request to approve the Redevelopment Plan for Lots 1B1B, 1B2A2 & 1B2B1, Twin Ridge II. Applicant: Bapaji Maharaj, LLC. General location: 1110 Ft. Crook Rd. S. Case #: ECD-62

b. Request to rezone Lot 2, Southdale, from BNH to RG-28, for the purpose of multi-family residential development. Applicant: H.A. Wassenberg Holding Co., LLC. General Location: S. 29th Ave. & Capehart Rd. Case #: Z-2309-17.

4. Election of Officers

5. ADJOURNMENT



MINUTE RECORD

Bellevue Planning Commission Meeting, September 28, 2023, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, September 28, 2023, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Taylor-Jones, Jacobson, Lasenburg, Bennett, and Perrin. Absent were Commissioners Ackley, Aerni, Sims, and Hankins. Also present was Tammi Palm, Planning Director.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times 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.

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

Motion was made by Bennett, seconded by Taylor-Jones, to approve the minutes of the August 24, 2023, regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Jacobson stated Carol Swayne, a 30-year past member of the Planning Commission recently passed away. He said she was a bright light in the planning process; not only in the city of Bellevue, but also statewide and nationally through her work with NPZA (Nebraska Planning and Zoning Association) and APA (American Planning Association).

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

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

Jacobson explained the public hearing procedures.

PUBLIC HEARING was held on a request for site plan approval for Lot 1, Kennedy Town Center Replat Eight being a replat of Lot 75, Kennedy Town Center, and Lots 5 and 6, Kennedy Town Center Replat Three; and small subdivision plat Lots 1 and 2, and Outlot A, Kennedy Town Center Replat Eight. Applicant: Parviz Atamov. General location: W. Chandler Rd. and S. 22nd Street. Case #'s: Z-2307-14, S-2307-13.

Jacobson asked staff for updates. Palm stated the applicant is requesting the item be continued. She said staff recommends this request be continued indefinitely. Palm said the applicant is working through some technical engineering issues.

Kyle Rhone, 1908 Madison St., Bellevue, NE, stated he was not familiar with the site but wanted to express concerns the developer was not present. Palm stated typically when the developer requests a continuance, they are not required to attend the meeting because the Planning Commission does not have the technical information in front of them to have a discussion. She said the developer will be present at the meeting when all technical issues are resolved, and it is brought back before the Commissioners.

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

MOTION was made by Lasenburg, seconded by Taylor-Jones to CONTINUE indefinitely a request for site plan approval for Lot 1, Kennedy Town Center Replat Eight being a replat of Lot 75, Kennedy Town Center, and Lots 5 and 6, Kennedy Town Center Replat Three; and small subdivision plat Lots 1 and 2, and Outlot A, Kennedy Town Center Replat Eight. Applicant: Parviz Atamov. General location: W. Chandler Rd. and S. 22nd Street. Case #'s: Z-2307-14, S-2307-13. Upon roll call, all present voted yes. MOTION carried unanimously.

Meeting adjourned at 6:10 p.m.

Handwritten signature of Dianna Van Horn in blue ink.

Dianna Van Horn
Planning Secretary

2.a.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-2309-16

FOR HEARING OF:

REPORT #1: October 26, 2023

I. GENERAL INFORMATION

A. APPLICANT:

Barney Barrett
1409 Chaput Drive
Bellevue, NE 68005

B. PROPERTY OWNERS:

Barrett Plumbing Inc.
1409 Chaput Drive
Bellevue, NE 68005

C. GENERAL LOCATION:

2004 Harlan Drive

D. LEGAL DESCRIPTION:

Tax Lot 7B3A3, located in the Northwest ¼ of Section 35, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Tax Lot 7B3A3, from BNH to RD-60

F. EXISTING ZONING AND LAND USE:

BNH, Single Family Residential

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a change of zone to bring a non-conforming use into conformance with the Zoning Ordinance.

H. SIZE OF SITE:

The site is approximately .35 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The property is presently developed with a single-family residence, which was constructed in 1959.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Single-Family Residential, RD-60
- 2. **East:** Single-Family Residential, BNH
- 3. **South:** Multi-Family Residential/Mobile Home Park, RG-20-PS/RG-50-M
- 4. **West:** Single Family Residential, BNH

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

- 1. Section 5.11, Zoning Ordinance, regarding RD-60 uses and requirements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

- 1. There are approximately 20,202 vehicles per day near the intersection of Fort Crook Road and Harlan Drive/Hwy 370 per the 2022 MAPA Traffic Count data.
- 2. The property has a private driveway from Harlan Drive.

D. UTILITIES:

All utilities are available to this property.

E. ANALYSIS:

1. Barney Barrett has submitted a request to rezone Tax Lot 7B3A3, from BNH to RD-60.

2. The property is developed with a single-family residence. Sarpy County records indicate the home was constructed in 1959. Presently the lot is zoned Heavy Neighborhood Business. This zone is a modification of the neighborhood business zone to include local service establishments having greater adverse effects on surrounding residences.

3. Based on its age, the present use of a single-family residence in a commercial zone is considered a legal nonconforming use. Single-family residential uses were allowed in BNH zoning prior to the 2011 Zoning Ordinance update.

In his letter, the applicant explains the property is currently for sale. The commercial zoning designation requires potential buyers to either pay with cash or secure a commercial loan (with higher interest rates, larger down payment, and shortened loan periods). The applicant further advises the property has been used as a single-family residence since its construction in 1959.

4. The requested RD-60 zoning is consistent with the zoning designation of the adjacent residential neighborhood. The proposed lot meets all the minimum requirements of the RD-60 zoning district.

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

Offutt Airforce Base commented the property is not located within the accident potential zones but falls within the 60 dB noise contour and therefore special consideration should be given to the impact and mitigation of noise on the lot. General construction practices will offer the necessary mitigation.

No other comments were received in this case.

6. This property is designated for commercial use in the Future Land Use Map of the Comprehensive zone based on its existing zoning. Staff does not recommend amending the Future Land Use Map as the city is currently undergoing a

Comprehensive Plan update and will be reviewed as part of that process. Since this is an established residence, staff is supportive of the requested change of zone.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, as well as lack of perceived negative impact to the surrounding area.

V. PLANNING COMMISSION RECOMMENDATION

Under Review.

VI. ATTACHMENTS TO REPORT

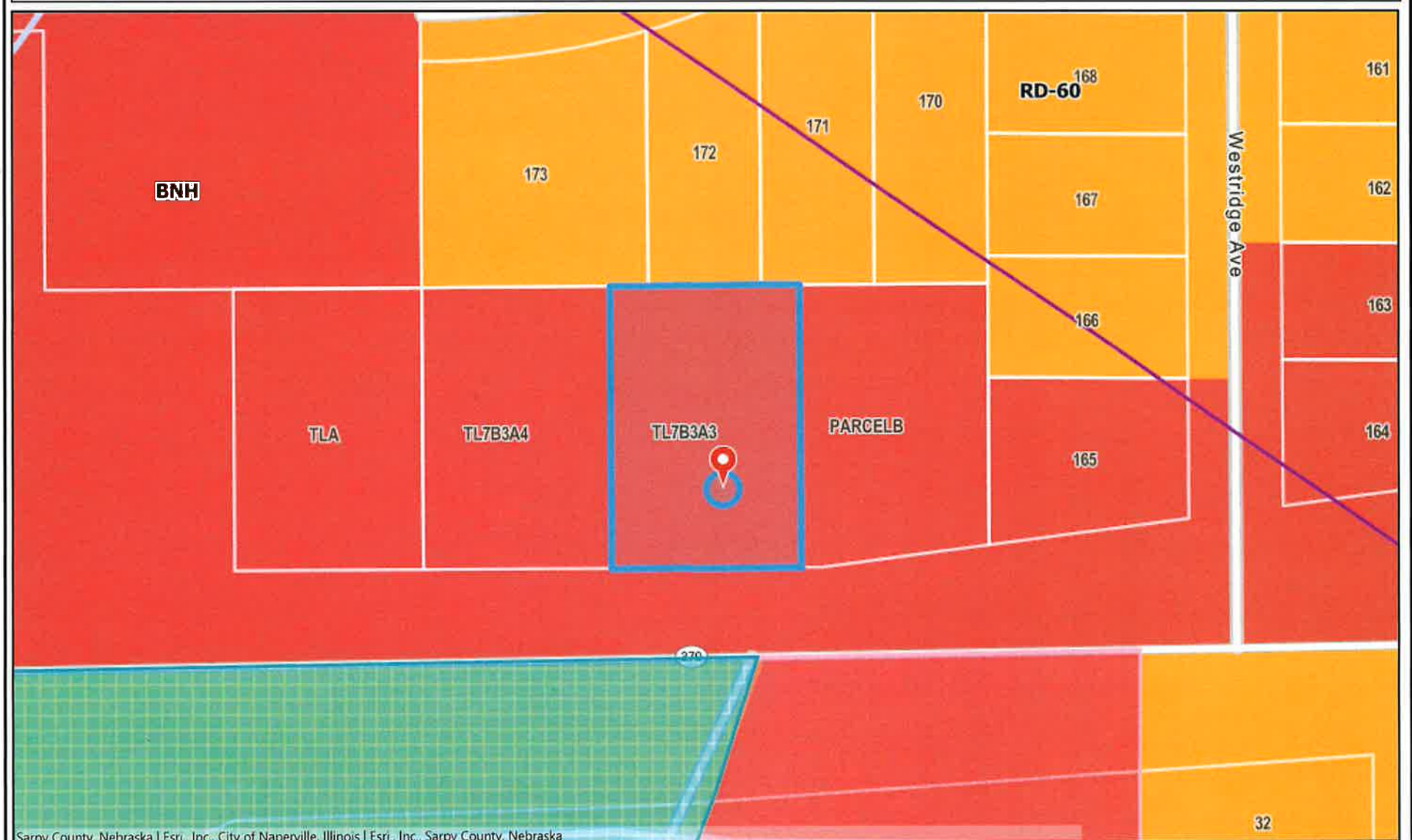
1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Letter from the applicant dated September 5, 2023

VII. COPIES OF REPORT TO:

1. Barney Barrett
2. Public Upon Request


Assistant Planning Manager

 10/19/23
Planning Director Date of Report

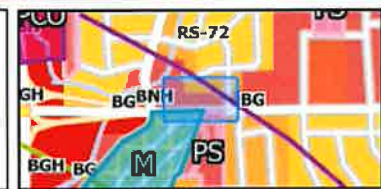


Sarpy County, Nebraska | Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska



Map Scale 1: 1128

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Notes





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Map Scale 1: 1128

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Notes



Barney Barrett
1409 chaput dr
Bellevue Ne 68005

To whom it may concern

Reg: 2004 Harlan dr

The property is grandfathered for single property but is presently zoned BNH I am planning on selling it but to clear Mortgage company underwriters they want it to zoned RD-60 So there is to problem rebuilding it in case of a fire.

Thank you

Barney Barrett

RECEIVED
SEP 05 2023
PLANNING DEPT.



We Influence The World!

City of Bellevue
Planning Department
1510 Wall St. • Bellevue, Nebraska • 68005 • 402-293-3026

Agenda Item 3.a.

To: Planning Commission
From: Angela Curry, Assistant Planning Manager
Date: October 20, 2023
Subject: Lots 1B1B, 1B2A2, and 1B2B1, Twin Ridge II

Attached for your review and recommendation is the Redevelopment Plan for Twin Ridge II. This plan proposes the redevelopment of the vacant property of Lots 1B1B, 1B2A2, and 1B2B1, Twin Ridge II. This area was previously designated as blighted and substandard by Resolution 2010-37, which was approved by the City Council on August 23, 2010. Approval of the Redevelopment Plan is the next step in the redevelopment process.

The project site, located to the southwest of the intersection of Fort Crook Road south and Lloyd Street, is approximately 3.5 acres in size and developed with a 40,549 square foot two-story motel built in 1973; Roadway Inn. The applicant is proposing rehabilitation and redevelopment of the existing motel into an upgraded and modern extended stay hotel. The applicant also proposes exterior and infrastructure improvements, such as improvements to the existing sidewalks, drives, and parking lot serving the site.

The applicant is estimating the property's assessed valuation to be \$4,000,000 upon completion of the project. The applicant is using the current assessed value of \$2,179,224 as the base value.

The Redevelopment Plan states there is approximately \$3,715,000 of Tax Increment Financing (TIF) eligible redevelopment costs associated with the project. The applicant is proposing the use of TIF to fund \$350,000 of these 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 October 16, 2023, and is attached as a "commercial construction estimate infrastructure improvement costs."

The City Attorney and Finance Director have reviewed the Plan and found it acceptable regarding legal content and the proposed interest rate.

The Planning Department believes this project will be a benefit to the city through the improvement of a blighted and substandard and underutilized area of Fort Crook Road. The Fort Crook Road Corridor Redevelopment Plan describes this sub-area as the 370 Technology District. The Plan designates this section of Fort Crook Road South as an area that will transition over time with new office and technology uses and integrated with uses such as retail and hospitality.

The Future Land Use Map of the Comprehensive Plan designates this area as commercial. The site is currently zoned BGH (Heavy General Business), which allows for hotel and motel uses. The applicant's proposed development is in conformance with the existing Comprehensive Plan. The city is currently undergoing a Comprehensive Plan update and the Fort Crook Road Corridor Redevelopment Plan will be integrated into that process.

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 Twin Ridge II Redevelopment Plan based on conformance with the Comprehensive Plan, elimination of a blighted and substandard area, and conformance with the requirements of the State Statutes.

**REDEVELOPMENT PLAN FOR
THE 1110 FORT CROOK ROAD REDEVELOPMENT PROJECT**

PREPARED SEPTEMBER, 2023

**FOR THE COMMUNITY DEVELOPMENT AGENCY
OF THE CITY OF BELLEVUE, NEBRASKA**

A. Introduction

This Redevelopment Plan for the 1110 Fort Crook Road Redevelopment Project (this “Redevelopment Plan”) is a guide for redevelopment activities to remove or eliminate blight and substandard conditions within the City of Bellevue, Nebraska (“City”), prepared on behalf of the Community Development Agency of the City (the “Agency”). The Mayor and City Council of the City (the “Council”), recognizing that blighted and substandard conditions are a threat to the continued stability and vitality of the City, designated certain areas of the City to be blighted and substandard and in need of redevelopment pursuant to the requirements of the Nebraska Community Development Law, sections 18-2101 et. seq., as amended (the “Act”).

Prior to the preparation of this Redevelopment Plan, and in compliance with the Act, the Mayor and Council designated a portion of the City as a blighted and substandard community redevelopment area (referred to herein as the “Redevelopment Area”). This Redevelopment Plan sets forth a proposed redevelopment project located within the Redevelopment Area to optimize the tax increment financing (“TIF”) resources available to offset certain costs deemed eligible for reimbursement by TIF under the Act, and to remove existing and avoid future blighted and substandard conditions, all as further described herein. This Redevelopment Plan contemplates the rehabilitation and redevelopment of the existing dilapidated Roadway Inn into an upgraded and modern extended stay hotel, together with such public improvements associated therewith, within the Redevelopment Area (such public and private improvements are collectively referred to herein as the “Redevelopment Project”).

B. Project Site; Existing Conditions

Exhibit "A", attached hereto and incorporated herein, sets forth the boundaries and existing conditions of the area to be developed as part of the Redevelopment Project (the “Project Site”). The Project Site is located to the southwest of the intersection of Fort Crook Rd S and Lloyd Street, in the City. The Project Site is completely engrossed within the blighted and substandard Redevelopment Area and is in need of redevelopment.

C. Conformance with the Comprehensive Plan

It is essential to the City’s comprehensive plan for development (the “Comprehensive Plan”) that dilapidated, inadequate, or deteriorating portions of the City conform to the current and future needs of the City as it continues to grow and expand. Exhibit "B", attached hereto and incorporated herein, shows a portion of the future use map (showing the Redevelopment Area and surrounding areas) included within the City's Comprehensive Plan. The map sets forth a “Commercial” designation for future use of the Project Site. A Commercial designation allows for a number of such uses, including hotels and lodging. Accordingly, the anticipated uses

associated with the Redevelopment Project conform to the desired use of the Project Site set forth in the Comprehensive Plan's future use map.

The Comprehensive Plan further sets forth the following observations and objectives:

- Redevelop Fort Crook Road. The retail mass exodus along Fort Crook Road continues. All redevelopment options should be explored, including tax increment financing.
- Fort Crook Road, which now bears little resemblance to what it once was, needs revitalization.
- Establish public-private partnerships to implement the Fort Crook Road Redevelopment Plan. The scope of the Fort Crook Road Redevelopment plan is ambitious. The proposed corridor is attractive and functional, and it offers numerous benefits to area businesses and Bellevue residents. Public-private partnerships will increase the chances that the project will come to fruition.
- The opportunities of the Bellevue Boulevard West District include a prime redevelopment area along Fort Crook Road. This commercial corridor has long since seen its prime but provides a great opportunity for future redevelopment. However, if no action is taken, Fort Crook has the potential of disintegrating completely.
- In a survey of City residents, the following question was posed: "Which area of Bellevue is most in need of redevelopment?" "Fort Crook" was the most popular selection, accounting for 49.8 percent of the total responses.

The Redevelopment Project will assist in carrying out such objectives. Accordingly, the Redevelopment Project is in conformance with and furthers the objectives under the City's Comprehensive Plan.

D. Redevelopment Project Overview

The Redevelopment Project consists of the rehabilitation and redevelopment of the existing dilapidated Roadway Inn into an upgraded and modern extended stay hotel, together with exterior and infrastructure improvements, such as improvements to the existing sidewalks, drives and parking lot serving the site. No public acquisition of the Project Site is anticipated. Additionally, no families will be displaced as a result of the Redevelopment Project.

The Redevelopment Project is anticipated to provide a number of benefits to the surrounding area and/or businesses, as well as to the City as a whole. As detailed above, the Fort

Crook corridor has fallen into a state of substantial dilapidation and disrepair – necessitating private investment and redevelopment, which the Redevelopment Project will contribute towards. Additionally, the Redevelopment Project will result in the conversion of the existing motel into an extended-stay hotel. In addition to the indirect benefits associated with improving the aesthetic of the area, this will materially and directly benefit surrounding businesses. Long-term occupants will inject more money into the local economy, and for a longer period of time, as compared to short-term occupants associated with the current motel.

Exhibit "C", attached hereto and incorporated herein, sets forth the proposed site plan for the Redevelopment Project.

E. Existing Conditions

1. Existing Land Use

The Project Site currently consists of an outdated and dilapidated motel, currently branded as a Roadway Inn.

2. Existing Zoning

The Project Site is currently zoned as BGH (Heavy General Business District).

3. Existing Public Improvements

Public access to the Project Site currently exists from Lloyd Street and Fort Crook Rd S. The Project Site maintains existing paving, sewer, water, storm sewer, electrical service, public walks, and related infrastructure; although much of the infrastructure is in poor condition.

F. Proposed Redevelopment

1. Public Improvements

The Redevelopment Project will require infrastructure improvements and other public improvements. The anticipated public improvements (and costs related to the public improvements) for the Redevelopment Project are listed in Exhibit "E", attached hereto and incorporated herein. These improvements will include, but are not limited to:

a. Public Access; Traffic Flow, Street Layouts and Street Grades

Public access to the Project Site currently exists from Lloyd Street and Fort Crook Rd S. However, the drives serving the Project Site are in poor condition, and Redeveloper intends to make improvements to the same as part of the Redevelopment Project. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. All streets and other public infrastructure constructed by Redeveloper will be subject to review and approval by the City's engineer or other designee of the City.

b. Construction of Water and Sewer Improvements.

The Project Site is served by City water and sewer. However, upgrades to the water and plumbing systems are anticipated.

c. Additional public facilities or utilities

Other than the improvements detailed above, Redeveloper and the City anticipate that the existing public facilities and utilities can adequately meet the demands of the Redevelopment Project.

d. Property Acquisition, Demolition and Disposal

No public acquisition of private property or relocation of families or businesses is necessary to accomplish the Redevelopment Project. Additionally, any demolition will be to the interior of the building, and will not be structural in nature.

e. Population Density

The Redevelopment Project is commercial in nature and will not increase population density in the area.

f. Land Coverage

The Project Site consists of approximately 152,896 square feet of land with a 40,549 square foot (gross) two-story motel located thereon. The Redevelopment Project will not result in a material change to land coverage, and will comply with all applicable land coverage ratios required by the City.

g. Parking

The parking requirements for the current use of the Project Site will not change as a result of the Redevelopment Project. Accordingly, the Project Site and its use will continue to comply with all parking requirements of the City.

h. Zoning, Building Code and Ordinance

The Project Site is currently zoned as BGH (Heavy General Business District). BGH allows for lodging uses such as hotels and motels. Accordingly, no zoning change will be required as part of the Redevelopment Project. Notwithstanding, Redeveloper will be responsible for all zoning, building code, or ordinance changes that are necessary for the Redevelopment Project.

2. Private Improvements

Private improvements for the Redevelopment Project Area consist of the rehabilitation and redevelopment of the existing dilapidated Roadway Inn into an upgraded and modern extended stay hotel, in addition to the related facilities and improvements ancillary thereto. Redeveloper or other builders taking conveyance from Redeveloper will construct the private improvements. Paragraph H of this Redevelopment Plan details the anticipated construction schedule for the private improvements.

G. Project Costs

The total estimated cost of the Redevelopment Project is \$4,000,000. A breakdown of the estimated costs of the Redevelopment Project are attached and incorporated herein as Exhibit "D". Such figures are only estimates based upon 2023 pricing, and are subject to change without further amendment of this Redevelopment Plan.

H. Implementation

Redeveloper anticipates that construction of the Redevelopment Project will commence upon final approval of this Redevelopment Plan, and will be completed by December 31, 2024. Notwithstanding the foregoing, Redeveloper's timely completion of the Redevelopment Project is subject to extraneous factors, which may necessitate that Redeveloper completes the Redevelopment Project later than the projected date. As such, the anticipated start and completion dates are preliminary and subject to change based upon market conditions, availability of materials, workforce availability and other extraneous factors.

I. Financing

The City and Agency contemplate the use of TIF for the Redevelopment Project. Section 18-2147 of the Act authorizes the use of TIF. It provides that any ad valorem tax levied upon real property, or any portion thereof, in a redevelopment project shall be divided, for a period not to exceed fifteen years after the effective date as identified in the redevelopment contract, or amendment thereof, or in the resolution(s) of the authority authorizing the issuance of bonds pursuant to the Act, as follows:

- (a) That portion of the ad valorem tax the levy produces at the rate fixed each year by or for each public body upon the redevelopment project valuation shall be paid into the funds of each such public body in the same proportion as are all other taxes collected by or for the body (“Base Tax Amount”); and
- (b) That portion of the ad valorem tax on real property, as provided in the redevelopment contract or bond/note resolution, in the redevelopment project in excess of the Base Tax Amount, if any, (referred to herein as “TIF Revenues”) shall be allocated to and, when collected, paid into a special fund of the authority to be used solely to pay the principal of, the interest on, and any premiums due in connection with the bonds of, loans, notes, or advances of money to, or indebtedness incurred by, whether funded, refunded, assumed, or otherwise, such authority for financing or refinancing, in whole or in part, the redevelopment project.

With respect to the Redevelopment Project, the actual base tax year and Base Tax Amount for the Redevelopment Project will be set forth in the redevelopment contract and/or the resolution authorizing the TIF Indebtedness (defined below).

1. Necessity of TIF

Redeveloper has represented and warranted to the City that it would not be economically feasible to develop the Redevelopment Project without TIF. In support thereof, Redeveloper provides that, while the exterior and infrastructure costs are desperately needed, they will add little to the monetary value of the project and will not bolster Redeveloper’s return on investment. Accordingly, while Redeveloper may be able to undertake some rehabilitation without TIF, it could not undertake the Redevelopment Project as presented herein. Namely, it would be unable to construct the improvements to the exterior, roadways, parking lot, landscaping, and sidewalks – i.e., those that provide the biggest aesthetic and public benefit to the area. As such, Redeveloper seeks TIF to offset these costs – i.e., those that are desperately needed in the area and will provide a public benefit, but do not create material monetary value or

return on investment. The foregoing is compounded by the current market conditions, consisting of high interest rates, material costs, and labor costs. Accordingly, without TIF, Redeveloper would not undertake these improvements and would be forced to undertake a scaled-down version of the Redevelopment Project, which would be less beneficial to the area and the redevelopment along Fort Crook Rd desired by the City.

In accordance with the foregoing representations of Redeveloper, the City and Agency concur that the current conditions of the Project Site, and the added costs related thereto, contribute to the site's blighted and substandard condition and the infeasibility of its development without the assistance of TIF. Accordingly, the Redevelopment Project, as proposed herein, is not economically viable without the assistance of TIF and Redeveloper would not construct the same without TIF.

2. Sources and Uses of Financing

Based upon the projections provided in Exhibit "E", attached hereto and incorporated herein, the Agency and Redeveloper contemplate issuance of one TIF bond or note (the "TIF Indebtedness") in the principal amount of \$350,000. The TIF Indebtedness shall bear interest at a rate of 8.00% per annum.

The total estimated cost of the Redevelopment Project is \$4,000,000. Redeveloper anticipates that the balance of the public and private costs exceeding the TIF Indebtedness will be financed by a mix of equity and traditional bank financing. The above figures are only projections and are subject to change as a result of market conditions and other extraneous factors.

J. Cost-Benefit Analysis

A cost-benefit analysis for the Redevelopment Project is attached as Exhibit "F" and incorporated herein.

Exhibits:

- Exhibit A: Project Site and Existing Land Use
- Exhibit B: Future Land Use Map
- Exhibit C: Site Plan and Future Land Use
- Exhibit D: Estimated Construction Cost of the Redevelopment Project
- Exhibit E: Sources and Uses of TIF
- Exhibit F: Cost-Benefit Analysis

EXHIBIT "A"

Project Site and Existing Land Use

Legal Description:

Those portion of Lot 1, in TWIN RIDGE II, an Addition to the City of Bellevue, as surveyed, platted and recorded, in Sarpy County, Nebraska, known as Tax Lot 1B2B1, more particularly described as follows:

Beginning at the Southeast corner of Tax Lot 1B2B2 on the Westerly right-of-way line on frontage road lying on the West side of Highway 73-75; thence Southerly, on the Westerly right-of-way line of said frontage road, a distance of 155.94 feet, more or less, to the Southeast corner of Tax Lot 1B2B1; thence Westerly, along the South line of Tax Lot 1B2B1, a distance of 365.32 feet, more or less, to the Southwest corner thereof; thence Northerly, along the West line of Tax Lot 1B2B1, a distance of 155.90 feet, more or less, to its point of intersection with the South line of Tax Lot 1B2B2, projected Westward; thence Easterly, on the South line of Tax Lot 1B2B2, and said line projected Westward, a distance of 366.99 feet, more or less, to the Point of Beginning;

Together with that part of said Lot 1 more particularly described as follows:

Beginning at the Southwest corner of Tax Lot 1B2B2; thence Westerly, on the South line of Tax Lot 1B2B2, projected West, a distance of 150.09 feet, more or less, to the West line of Tax Lot 1B2B1; thence Northerly, on said West line, a distance of 136.91 feet, to the South right-of-way line of Lloyd Street; thence Easterly, on said right-of-way line, a distance of 150.03 feet, more or less, to the Northwest corner of Tax Lot 1B2B2; thence Southerly, along the West line of Tax Lot 1B2B2, a distance of 136.91 feet, to the Point of Beginning;

And,

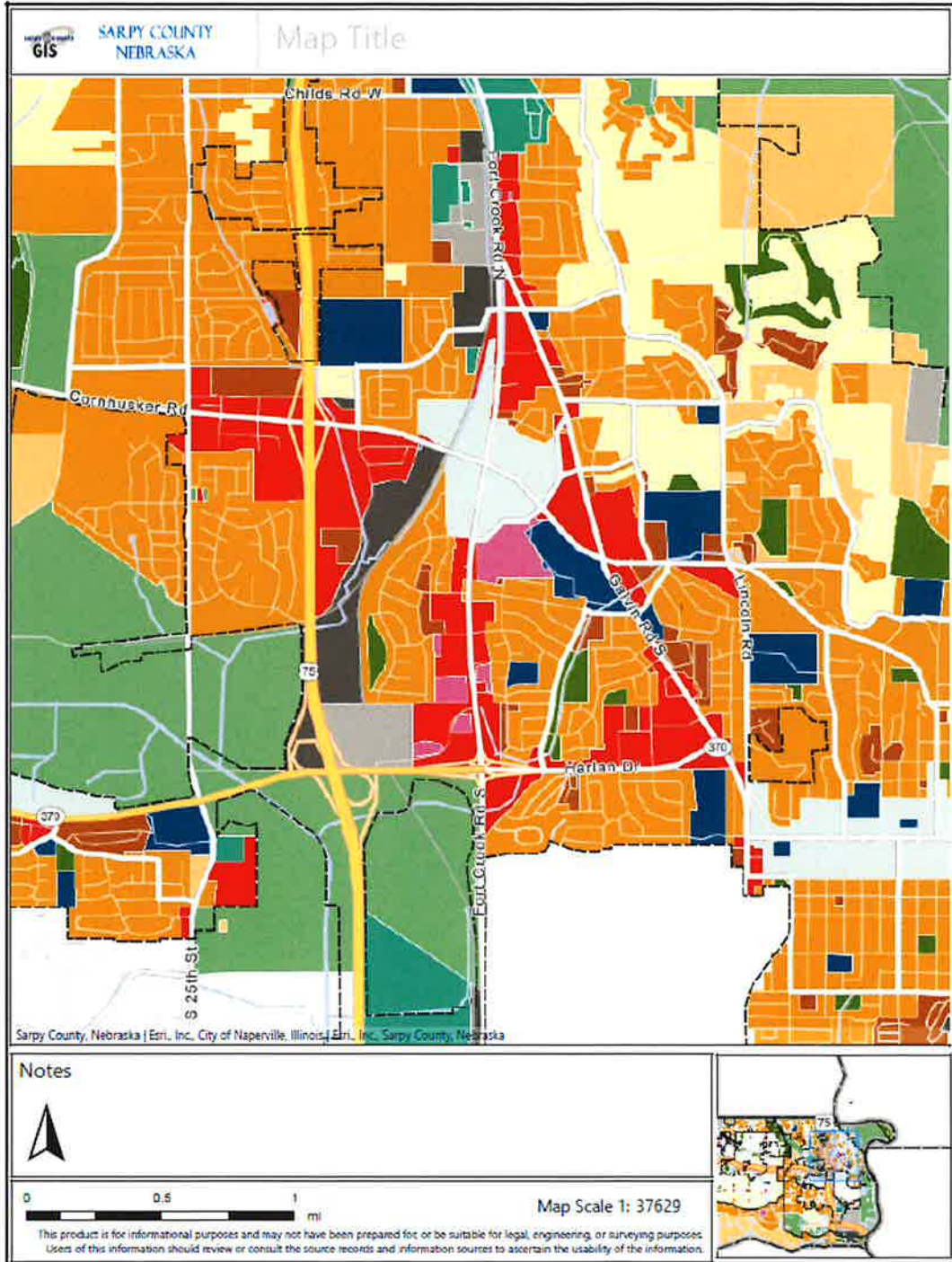
That part of Lot 1, in TWIN RIDGE II, an Addition to the City of Bellevue, as surveyed, platted and recorded, in Sarpy County, Nebraska, known as Tax Lots 1B1B and 1B2A2, more particularly described as follows:

Beginning at the Northeastern most corner of Tax Lot 1B2A, said point being on the South right-of-way line of Lloyd Street a distance of 510.42 feet, more or less, West of the center line of Highway 73-75; thence Southerly, along the East side of said Tax Lot 1B2A, a distance of 293 feet, more or less, to the Southwest corner of Tax Lot 1B2B1; thence Westerly, on the Southerly line of Tax Lot 1B2B1, projected Westward, a distance of 256.55 feet, more or less, to its point of intersection with the Westerly line of Tax Lot 1B1; thence Northerly, on said Westerly line a distance of 293 feet, more or less, to the Southerly right-of-way line of Lloyd Street; thence Easterly, on said Southerly right-of-way line, a distance of 256.55 feet, more or less, to the Point of Beginning.

* In the event Redeveloper subdivides or replats the Project Site, the legal description(s) of such subdivided or replatted parcel(s) comprising the Project Site, upon final approval of the City with respect thereto, shall replace and supersede the above legal description.

EXHIBIT "B"

Future Land Use Map



* Project Site designated as Commercial.

EXHIBIT "C"

Site Plan and Future Land Use

Exterior:



Exhibit "C"

Interior Room Layout Example:

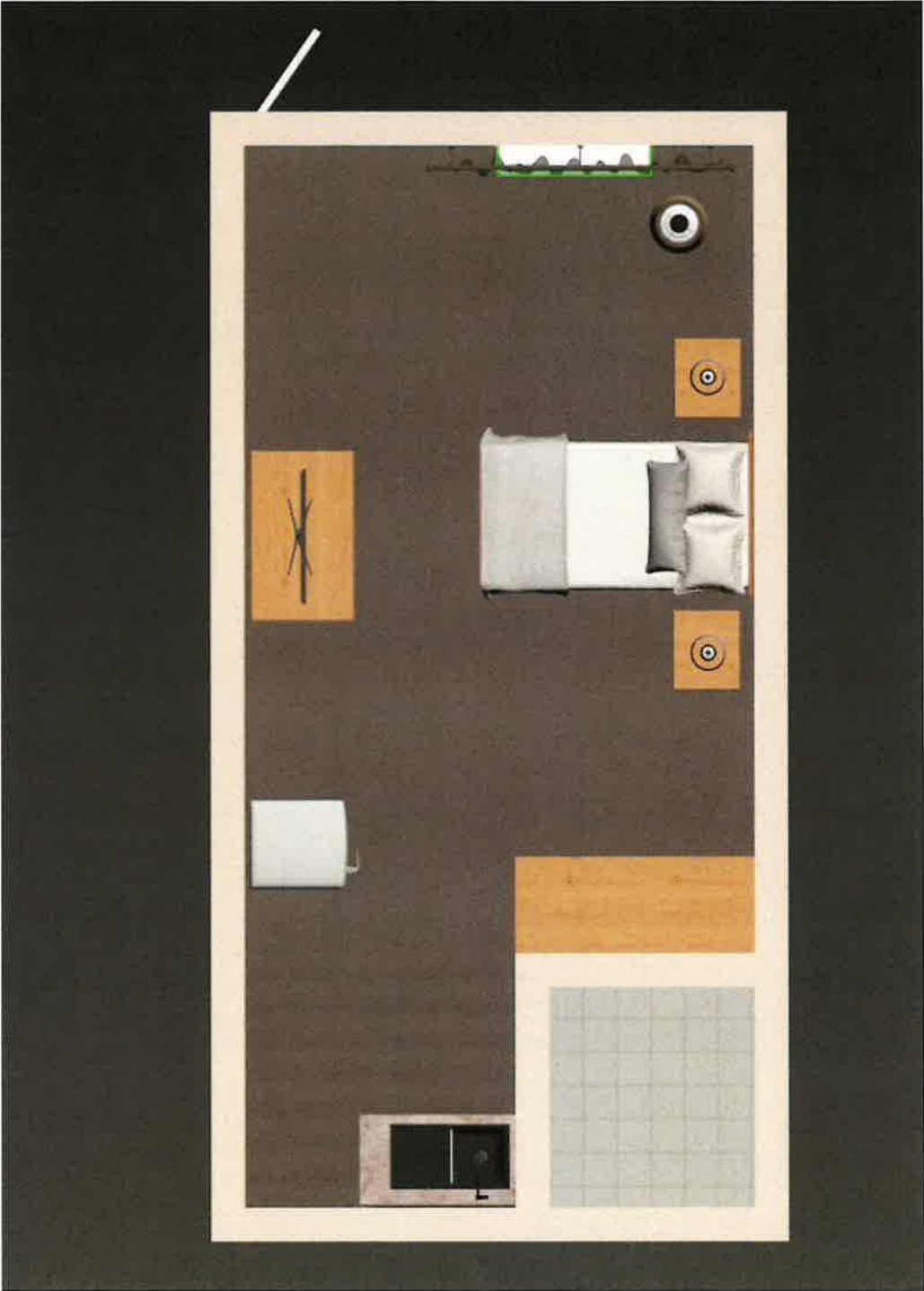


Exhibit "C"

Interior Room Renderings:



* The plans provided in this Exhibit "C" are preliminary and subject to change.

Exhibit "C"

EXHIBIT "D"

Estimate of Construction Costs

Land Acquisition	\$2,225,000
Infrastructure Improvements	\$300,000
Renovation Costs	\$1,175,000
Legal Fees	\$15,000
Soft Costs & Contingency	\$285,000
<hr/>	
TOTAL	\$4,000,000

* The above figures are estimated values based on current pricing. These preliminary estimates are subject to change, as Redeveloper has no control over the change in cost of materials and services between the time of the approval of this Redevelopment Plan and completion of construction.

EXHIBIT "E"

Sources and Uses of TIF

USES:

Land Acquisition	\$2,225,000
Infrastructure Improvements	\$300,000
Renovation Costs	\$1,175,000
<u>Legal Fees</u>	<u>\$15,000</u>
TOTAL	\$3,715,000

* The above "Uses" are preliminary estimates based on current pricing and are subject to change.

** While there is a number of costs eligible for reimbursement from TIF, Redeveloper seeks TIF primarily to offset the costs of the infrastructure improvements.

SOURCES:

General Assumptions:

Base Value:	\$2,179,224
Final Value:	\$4,000,000
Tax Levy (2023):	2.258605%
TIF Indebtedness:	\$350,000
Interest Rate:	8.00%

* The above figures are based on assumed values and levy rates. Actual amounts and rates will vary from those assumptions, and it is understood that the actual TIF sources may vary materially from the projected amounts.

Amortization:

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	Interest at 8.00%
								Principal	Interest at 8.00%	Total			
0											\$350,000		
0.5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$6,356	\$14,000	\$20,356	\$343,644	0	14000
1	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$6,610	\$13,746	\$20,356	\$337,034	0	13746
1.5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$6,875	\$13,481	\$20,356	\$330,159	0	13481
2	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$7,150	\$13,206	\$20,356	\$323,009	0	13206
2.5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$7,436	\$12,920	\$20,356	\$315,573	0	12920
3	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$7,733	\$12,623	\$20,356	\$307,840	0	12623
3.5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$8,042	\$12,314	\$20,356	\$299,798	0	12314
4	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$8,364	\$11,992	\$20,356	\$291,434	0	11992
4.5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$8,699	\$11,657	\$20,356	\$282,735	0	11657
5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$9,047	\$11,309	\$20,356	\$273,688	0	11309
5.5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$9,408	\$10,948	\$20,356	\$264,280	0	10948
6	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$9,785	\$10,571	\$20,356	\$254,495	0	10571
6.5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$10,176	\$10,180	\$20,356	\$244,319	0	10180
7	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$10,583	\$9,773	\$20,356	\$233,736	0	9773
7.5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$11,007	\$9,349	\$20,356	\$222,729	0	9349
8	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$11,447	\$8,909	\$20,356	\$211,282	0	8909
8.5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$11,905	\$8,451	\$20,356	\$199,377	0	8451
9	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$12,381	\$7,975	\$20,356	\$186,996	0	7975
9.5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$12,876	\$7,480	\$20,356	\$174,120	0	7480
10	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$13,391	\$6,965	\$20,356	\$160,729	0	6965
10.5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$13,927	\$6,429	\$20,356	\$146,802	0	6429
11	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$14,484	\$5,872	\$20,356	\$132,318	0	5872
11.5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$15,063	\$5,293	\$20,356	\$117,255	0	5293
12	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$15,666	\$4,690	\$20,356	\$101,589	0	4690
12.5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$16,292	\$4,064	\$20,356	\$85,297	0	4064
13	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$16,944	\$3,412	\$20,356	\$68,353	0	3412
13.5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$17,622	\$2,734	\$20,356	\$50,731	0	2734
14	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$18,327	\$2,029	\$20,356	\$32,404	0	2029
14.5	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$19,060	\$1,296	\$20,356	\$13,344	0	1296
15	\$ 1,820,776	0	\$ 1,820,776	2.258605	\$ 20,562	\$ 206	\$ 20,356	\$19,822	\$534	\$20,356	\$0	0	534
					\$616,860	\$6,180	\$610,680	\$356,478	\$254,202	\$610,680			\$0

(F9 = calculate)

Original Loan Amount	\$350,000	
Capitalized Interest	\$0	
Loan Balance Remaining	\$0	

ASSUMPTIONS:

1. Loan Amount:	\$350,000	
2. Interest Rate:	8.00%	
3. Increment Base:	\$1,820,776**	

* The above figures are estimates based upon the assumptions in this Exhibit "E" and are subject to change.

Exhibit "E"

EXHIBIT "F"

**Cost-Benefit Analysis
(Pursuant to Neb. Rev. Stat. § 18-2113)**

The cost-benefit analysis for the Redevelopment Project, as described in the attached Redevelopment Plan, which will utilize funds authorized by section 18-2147 of the Act, is provided below:

1. Tax shifts resulting from the approval of the use of funds pursuant to Section 18-2147:

The taxes generated by the base value of the Project Site will continue to be allocated between the relevant taxing jurisdictions pursuant to the Act. Only the incremental taxes created by the Redevelopment Project will be captured to pay for the project's eligible public expenditures. Since the incremental taxes would not exist without the use of TIF to support the Redevelopment Project, the true tax shift of the Redevelopment Project is a positive shift in taxes after 15 years. However, for the purposes of illustrating the incremental taxes used for TIF, the estimated 15 year tax shift for the Redevelopment Project is set forth in Exhibit "E" of the Redevelopment Plan, and is adopted hereby.

Notes:

- 1. The Projected Tax Increment is based on assumed values and levy rates; actual amounts and rates will vary from those assumptions, and it is understood that the actual tax shift may vary materially from the projected amount. The levy rate is assumed to be the 2023 levy rate. There has been no accounting for incremental growth over the 15 year TIF period.*

2. Public infrastructure and community public service needs impacts and local tax impacts arising from the approval of the Redevelopment Project:

a. Public infrastructure improvements and impacts:

The Redevelopment Project requires public infrastructure improvements. The Project Site will require improvements to the existing roadways, sidewalks, and water systems serving the site. The public improvements for the Redevelopment Project will address any traffic and street infrastructure concerns that would otherwise be created by the Redevelopment Project. The Agency and Redeveloper do not anticipate that the Redevelopment Project will have a negative impact on now-existing City infrastructure.

b. Local Tax impacts (in addition to impacts of Tax Shifts described above):

The Redevelopment Project will create material tax and other public revenue for the City and other local taxing jurisdictions. While the use of TIF will temporarily defer receipt of a majority of new ad valorem real property taxes generated by the Redevelopment Project, the Redevelopment Project should generate immediate tax growth for the City. The hotel facilities will require and pay for City services; and its guests will contribute to the tax base via sales tax on hotel revenues and other expenditures made within the City. Additionally, the City will collect sales tax on a portion of the materials used for the Redevelopment Project. It is not anticipated that the Redevelopment Project will have any material adverse impact on such City services, but will generate revenue providing support for those services.

3. Impacts on employers and employees of firms locating or expanding within the boundaries of the Project Site:

The Redevelopment Project will result in upgraded and expanded business within the Project Site. It is anticipated that the upgraded facilities will demand higher nightly rates, which in turn will provide for better wages and conditions for hotel staff than currently exists. Accordingly, it is anticipated that the Redevelopment Project will have a positive impact on employers and employees locating or expanding within the boundaries of the Project Site.

4. Impacts on other employers and employees within the City and the immediate area that is located outside of the boundaries of the Project Site:

The Redevelopment Project consists of an extended stay hotel, meaning that many of its guests will stay for multiple weeks. This materially benefits surrounding businesses, as long-term visitors will inject more money into the local economy, and for a longer period of time, as compared to short-term occupants associated with a typical hotel/motel. Accordingly, the Redevelopment Project is anticipated to have a positive impact on surrounding employers and employees.

5. Impacts on student populations of school districts within the City:

The Redevelopment Project will not impact student populations in the City.

6. Other impacts determined by the Agency to be relevant to the consideration of costs and benefits arising from the redevelopment project:

The Project Site is blighted and contains substandard conditions that are a detriment to the City as a whole. The Redevelopment Project will revitalize a dilapidated site without

negatively impacting the surrounding businesses, residents or straining the public infrastructure. There are no other material impacts determined by the Agency relevant to the consideration of the costs or benefits arising from the Redevelopment Project. As such, the costs of the Redevelopment Project are outweighed by its benefits.

MATTERS/6189859.1

Commercial Construction Estimate infrastructure improvement costs

Company Name

Bapaji Maharaj LLC
Rodeway Inn and Suites
1110 Fort Crook Rd S
Bellevue NE 68005

Discription	Amount
Parking lot concrete	\$287,543
Walkways around the North and East Lot	\$12,457
Subtotal	\$300,000

Sign  Date Oct 13th 2023

3.b.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-2309-17

FOR HEARING OF:
REPORT #1: October 26, 2023

I. GENERAL INFORMATION

A. APPLICANT:

H.A. Wassenberg Holding Company, LLC
Attn: Arnold Wassenberg
120 College Park Circle
Lincoln, NE 68505

B. PROPERTY OWNER:

H.A. Wassenberg Holding Company, LLC
Attn: Arnold Wassenberg
120 College Park Circle
Lincoln, NE 68505

C. GENERAL LOCATION:

South 29th Avenue and Capehart Road

D. LEGAL DESCRIPTION:

Lot 2, Southdale, located in the Southeast ¼ of Section 4, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

Rezone Lot 2, Southdale, from BNH to RG-28

F. EXISTING ZONING AND LAND USE:

BNH/Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a change of zone for future multi-family residential development.

H. SIZE OF SITE:

The site is approximately 3.32 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant and covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Offutt AFB property / Commercial, BNH
- 2. **East:** Vacant / Commercial, BG
- 3. **South:** Multi-Family Residential, RG-28-PS
- 4. **West:** Offutt AFB property

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

- 1. Section 5.13, Zoning Ordinance, regarding RG-28 uses and requirements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

- 1. There is no MAPA traffic data information for South 29th Avenue.
- 2. The property has access from South 29th Avenue.

D. UTILITIES:

All utilities are available to this property.

E. ANALYSIS:

1. Arnold Wassenberg, on behalf of H.A.Wassenberg Holding Company, LLC, has submitted a request to rezone Lot 2, Southdale for the purpose of future multi-family residential development.

2. The applicant is requesting a change of zone from BNH to RG-28.

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

3. Site plan approval is not being requested; however, the applicant has provided a conceptual design which is attached to this report. The applicant's conceptual design shows one building consisting of 48 units as an example of what the property could support.

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

Public Works Engineering Manager John Krager had technical comments pertaining to the conceptual site plan. These comments would be addressed as part of the building permit process.

No other comments were received in this case.

5. A traffic study was submitted with this application and has been preliminarily reviewed by city staff. The Public Works Department does not see any major traffic issues moving from a commercial to a multi-family residential use on this property. Technical traffic concerns would be handled as part of a building permit process.

6. This property has been platted since December 1963, and has remained undeveloped as a commercial lot. The property has no frontage along the Capehart Road corridor. The proposed zoning is consistent with the adjacent multi-family development, which is under the same ownership.

7. This property is designated for commercial use in the Future Land Use Map of the Comprehensive zone based on its existing zoning. Staff does not recommend

amending the Future Land Use Map as the city is currently undergoing a Comprehensive Plan update and will be reviewed as part of that process.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, as well as lack of perceived negative impact to the surrounding area.

V. PLANNING COMMISSION RECOMMENDATION

Under Review.

VI. ATTACHMENTS TO REPORT

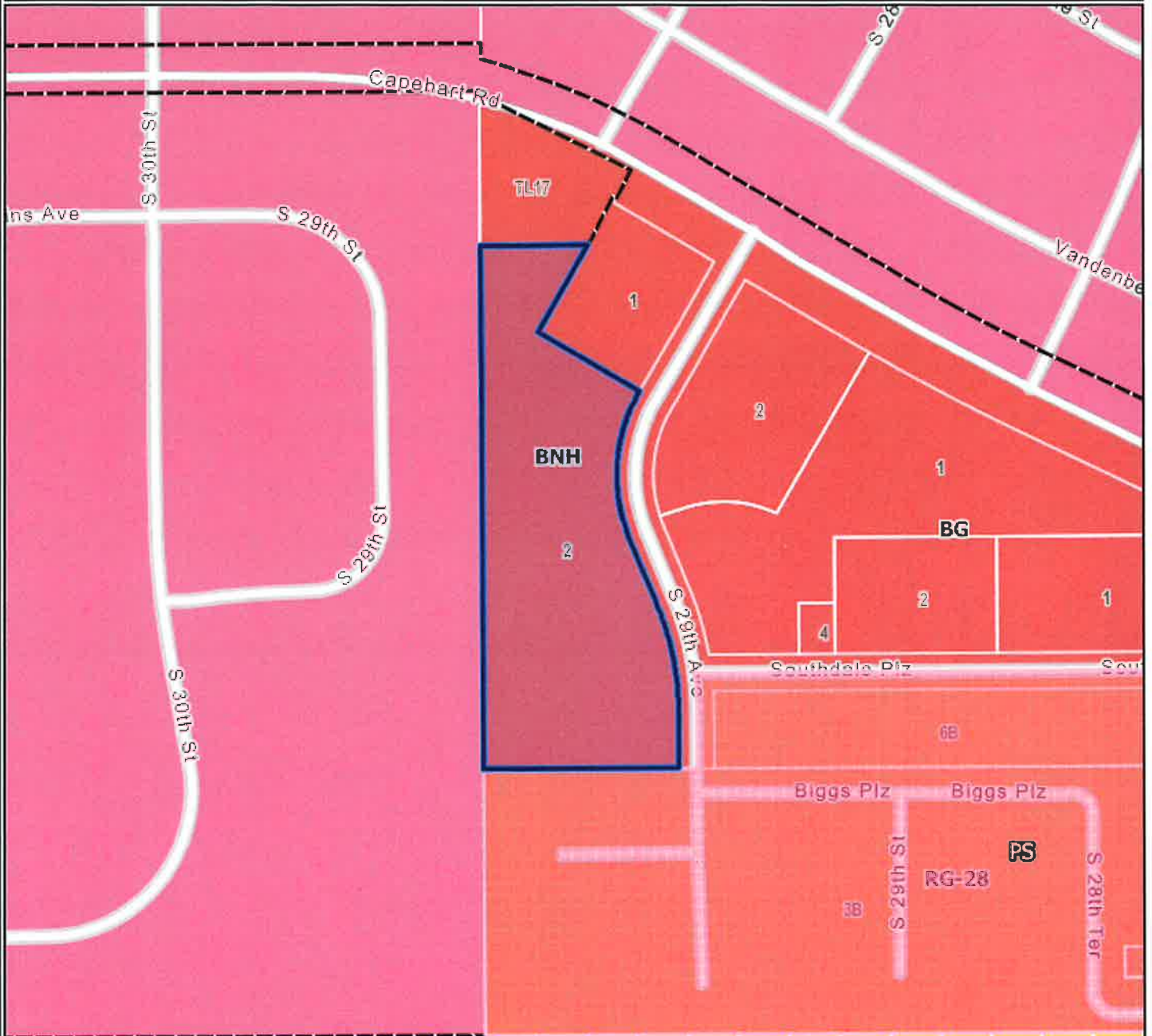
1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Justification letter from the applicant dated September 22, 2023
4. Conceptual Site Layout received September 22, 2023

VII. COPIES OF REPORT TO:

1. H.A.Wassenberg HoldingCompany, LLC. (Arnold Wassenberg)
2. Schemmer Associates Inc. (Rob DuVall)
3. Rembolt Ludtke, LLP (Ann K. Post)
4. Public Upon Request


Assistant Planning Manager


Planning Director 10/20/23
Date of Report



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

Notes



Map Scale 1: 3185

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

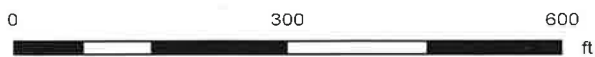


Lot 2 Southdale



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

Notes



Map Scale 1: 3185

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

To Whom It May Concern:

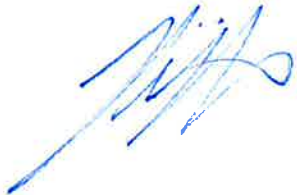
Please accept this letter as justification for the proposed zoning change to Lot 2, Southdale from the current BNH zoning to RG-28 zoning.

The current property remains undeveloped and will be proposed for use of property of Multi-Family Housing. The proposed use exist as a permitted use in the City of Bellevue code under the RG-28 zoning classification and would match that of the adjacent properties under similar uses.

Please do not hesitate to contact me if you have any questions.

Sincerely,

THE SCHEMMER ASSOCIATES INC.
ARCHITECTS | ENGINEERS | PLANNERS



Mainor O. Martinez, P.E.
Registered Civil Engineer

RECEIVED
SEP 22 2023
PLANNING DEPT.

