

BELLEVUE PLANNING COMMISSION +++AMENDED AGENDA+++

Thursday, November 16, 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 October 26, 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 Lots 1 and 2, The Shadows Replat II, being a replat of Lots 54, 55, Part of Lot 159, Fontenelle Hills II and Lots 12B and 13, The Shadows, from RS-120 and RS-120-PS to RS-120 and RS-120-PS, for the purpose of existing single-family residential; and small subdivision plat Lots 1 and 2, The Shadows Replat II. Applicant: Amanda Iwansky. General location: 215 Bellevue Blvd. S. Case #'s: Z-2310-18, S-2310-15.

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 for a conditional use permit for Lot 1, Coastal Mart Addition, for the purpose of automobile sales. Applicant: Del Auto Sales, LLC. General location: 2605 W Chandler Rd. Case #: CUP-2308-03.

c. Annexation Area #1: Request to annex Tax Lot 18, located in Section 23, T13N, R13E, of the 6th P.M., Sarpy County, NE, and all abutting rights-of-way. Applicant: City of Bellevue.

d. Annexation Area #2: Request to annex Tax Lot 24, located in Section 22, T13N, R13E, of the 6th P.M., Sarpy County, NE, and all abutting rights-of-way. Applicant: City of Bellevue.

e. Annexation Area #3: Request to annex Tax Lot 21, Tax Lot 20, Tax Lot 19A2, Tax Lots 13 & 14B, Tax Lot 19A1B, Tax Lot 19A1A1A, Tax Lot 22, Lot 1, Hike Addition, Tax Lot 10, all located in Section 22, T13N, R13E, of the 6th P.M., Sarpy County, NE, and all abutting rights-of-way. Applicant: City of Bellevue.

f. Annexation Area #4: Request to annex the Southeast ¼ (Parcel ID 010613005), Lot 1, Prairie View Acres, and all Tax Lots 2B, East Part Tax Lot 2C & 3, all located in Section 15, T13N, R13E, of the 6th P.M., Sarpy County, NE, and all abutting rights-of-way. Applicant: City of Bellevue.

4. CURRENT BUSINESS

5. ADJOURNMENT

MINUTE RECORD

Bellevue Planning Commission Meeting, October 26, 2023, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, October 26, 2023 at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Hankins, Jacobson, Sims, Taylor-Jones, Aerni, Ackley, and Bennett. Absent were Commissioners Lasenburg and Perrin. Also present was Tammi Palm, Planning Director, and Angela Curry Assistant Planning Manager.

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.

Aerni 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 September 28, 2023, regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

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

Motion was made by Jacobson, seconded by Sims, 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.

The following item was on the Consent Agenda:

2.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.

There was no one present to speak in favor of, or in opposition to this request.

Motion was made by Ackley, seconded by Taylor-Jones, to Approve the Consent Agenda item as presented. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to City Council for PUBLIC HEARING ON November 21, 2023.

Aerni explained the public hearing procedures.

PUBLIC HEARING was held on 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.

Aerni asked staff for updates. Curry stated the applicant was unable to attend tonight's meeting and is requesting the item be continued until the November 16, 2023 Planning Commission meeting.

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

MOTION was made by Taylor-Jones, seconded by Jacobson, to CONTINUE to the November 16, 2023 Planning Commission meeting 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. Upon roll call, all present voted yes. MOTION carried unanimously.

PUBLIC HEARING was held on a 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.

Aerni asked staff for updates. Palm stated there were no updates but gave a summary of the request. She said the request is for the property to be rezoned from a light commercial use to a multi-family use. Palm stated the lot was platted as a commercial lot in 1963 and has remained undeveloped. She said the surrounding area which has frontage along Capehart Road is commercial, but this lot does not have frontage. Palm stated there are apartments to the south that are also zoned RG-28. She said this is not a site plan approval request, but the applicant did provide a conceptual site plan to give the Commission an idea of the potential use of this lot as multi-family residential. Palm stated a traffic

MINUTE RECORD

Bellevue Planning Commission Meeting, October 26, 2023, Page 2

study was requested by the city and provided by the applicant. She said any technical issues with the traffic study and potential improvements will be done as part of the building permit process if the property is rezoned. Palm stated staff is recommending approval of this request.

Ann Post, 1128 Lincoln Mall Suite 300, Lincoln, NE, stated she was present on behalf of H.A. Wassenberg, Holding Company. She stated H.A. Wassenberg acquired this property within the last five years. Post stated the company owns several apartment buildings in the region and is very excited about its potential for multi-family development. She said the conceptual site plan is to show how apartments might work for this property. Post stated the traffic study shows a minimal traffic impact from this development since the rezoning would change it from a commercial use which is generally a higher trip count than residential uses.

Ackley stated he understood the site plan was conceptual but asked staff if the developer could add an additional layer or are they at the maximum parking requirements. Palm stated she feels the conceptual site plan is a good representation of what is possible on the lot.

MOTION was made by Ackley, seconded by Jacobson, to recommend APPROVAL of a 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. APPROVAL based upon conformance with the Zoning Ordinance, as well as lack of perceived negative impact to the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING ON November 21, 2023.

Meeting adjourned at 6:18 p.m.



Dianna Van Horn
Planning Secretary

2.a.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-2310-18
S-2310-15

FOR HEARING OF:
REPORT #1: November 16, 2023

I. GENERAL INFORMATION

A. APPLICANT:

Amanda Iwansky
10623 Boyd Street
Omaha, NE 68134

B. PROPERTY OWNERS:

Wendy Gibson
1607 Bellevue Blvd N
Bellevue, NE 68005

Fa Properties, LLC
215 Bellevue Blvd S
Bellevue, NE 68005

Freeman Company Inc.
1021 Galvin Rd S
Bellevue, NE 68005

C. GENERAL LOCATION:

215 Bellevue Blvd S

D. LEGAL DESCRIPTION:

Lots 1 and 2, The Shadows Replat II, being a replat of Lots 54, 55, Part of Lot 159, Fontenelle Hills II, and Lots 12B and 13, The Shadows, all located in the Northwest ¼ of Section 25, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lots 1 and 2, The Shadows Replat II, from RS-120 and RS-120-PS to RS-120 and RS-120-PS.
2. Small Subdivision Plat Lots 1 and 2, The Shadows Replat II.

F. EXISTING ZONING AND LAND USE:

RS-120-PS and RS-120, Single Family Residential

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a change of zone and small subdivision plat for the purpose of a lot line adjustment for an existing single-family development.

H. SIZE OF SITE:

The site is approximately 4.34 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Proposed Lot 1 is presently developed with a single-family residence built in 1979, a detached garage, and a paved area for parking to the rear of the residence. Proposed Lot 2 is presently undeveloped.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** RS-120, Single-Family Residential
2. **East:** RS-120-PS, Single-Family Residential (vacant)
3. **South:** RS-120, Single-Family Residential
4. **West:** RS-120/RE, Single-Family Residential/Residential Estates (across Bellevue Blvd South)

C. RELEVANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

1. Section 5.08, Zoning Ordinance, regarding RS-120 uses and requirements.
2. Section 5.17, Zoning Ordinance, regarding -PS Planned Subdivision District.

3. Chapter 5, Subdivision Regulations, regarding Small Subdivisions.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no MAPA traffic data available for this location.
2. Each property presently has access from private driveways: Lot 1 from Bellevue Boulevard South and Lot 2 from Shadow Road.

D. UTILITIES:

All utilities are available to this development.

E. ANALYSIS:

1. Amanda Iwansky, on behalf of Wendy Gibson, is requesting approval of a rezoning and small subdivision plat for Lots 1 and 2, The Shadows Replat II, for the purpose of a lot line adjustment for existing single-family residential development.

2. The applicant stated several decades ago Wendy Gibson purchased the irregular southwesterly 0.07-acre portion of Lot 13, The Shadows, and the irregular northwesterly 0.11-acre portion of Lot 12B, The Shadows, from the Freeman Company. The applicant/realtor for 215 Bellevue Boulevard South discovered this sale was never recorded with the Register of Deeds. The deed and real estate transfer showing the transfer of ownership from The Freeman Co. to Wendy Gibson was filed with the Sarpy County Register of Deeds office on August 18, 2023.

A proper subdivision through the city was not completed at that time. The small subdivision plat and rezoning is now being requested in order for the sale of the property to be finalized. A title transfer of proposed Lot 1 cannot be completed without approval of a rezoning and small subdivision plat.

3. Proposed Lot 1 will be zoned RS-120, and Proposed Lot 2 will be zoned RS-120-PS to stay consistent with their current zonings/neighborhoods.

Lot 1 is in conformance with the regulations of the RS-120 zoning district.

Lot 2 will have the following setbacks which were approved with the initial development:

Minimum Front Yard: 20 feet

Minimum Side Yard: 5 feet

Minimum Rear Yard: 20 feet

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, Sarpy County Planning, Sarpy County Public Works Department, Sarpy County Deputy Administrator, 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 Engineer Matt Knight and Sarpy County Surveyor Michael Sharp requested technical revisions to the plat. These comments have since been satisfied by the applicant's engineer.

No other comments were received on this case.

5. The Future Land Use Map of the Comprehensive Plan shows this area as being low density residential. The request is in conformance with the Comprehensive Plan.

6. The requested small subdivision plat and rezoning will not change the existing conditions on the properties now. Staff does not believe this request will have a negative impact on the surrounding neighborhood.

F. TECHNICAL DEFICIENCIES:

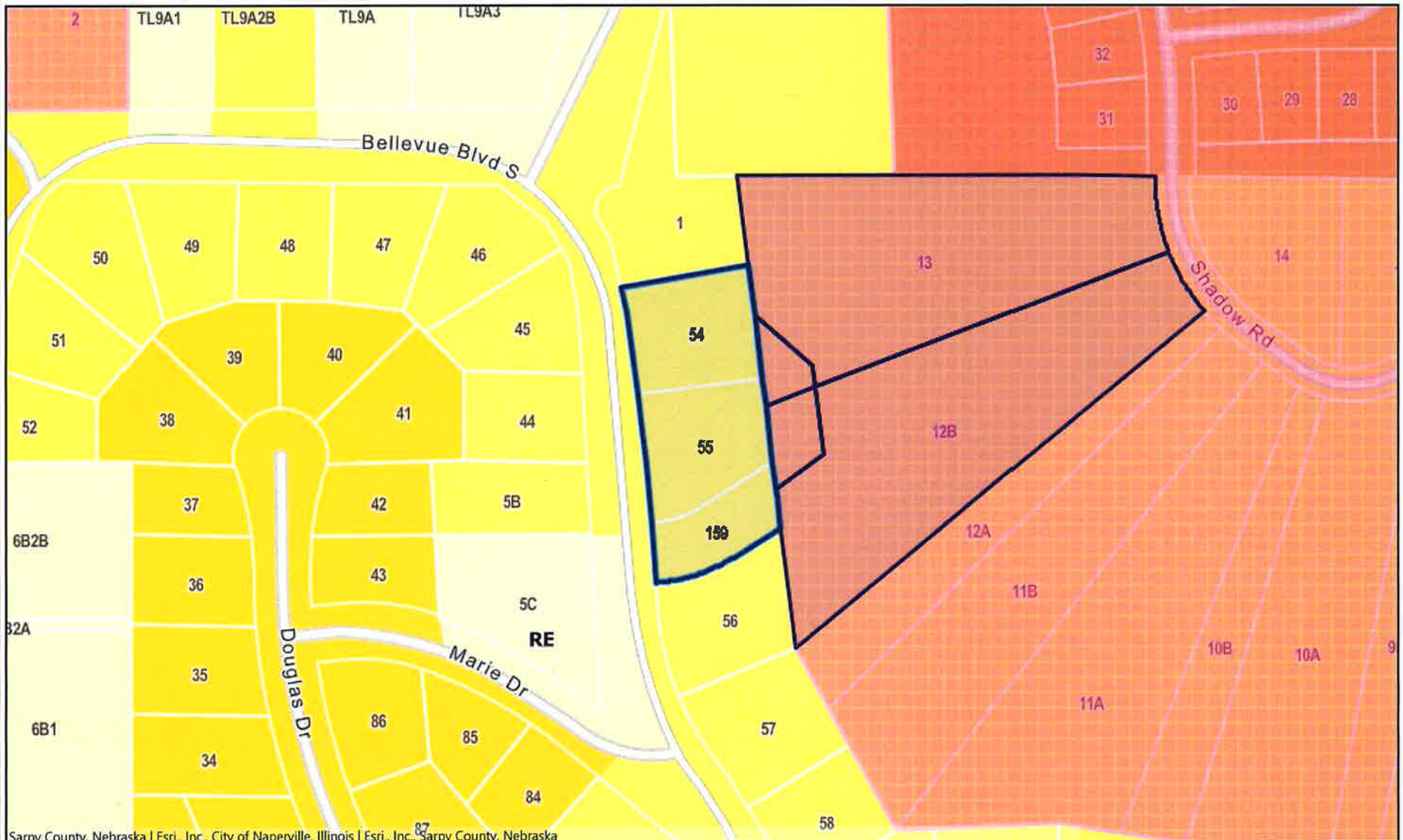
None

IV. DEPARTMENT RECOMMENDATION

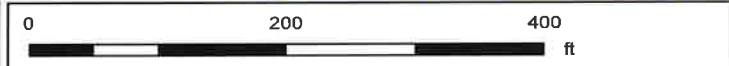
APPROVAL based upon conformance with the Zoning Ordinance and Subdivision Regulations, and lack of perceived negative impact to the surrounding area.

V. PLANNING COMMISSION RECOMMENDATION

Under Review



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



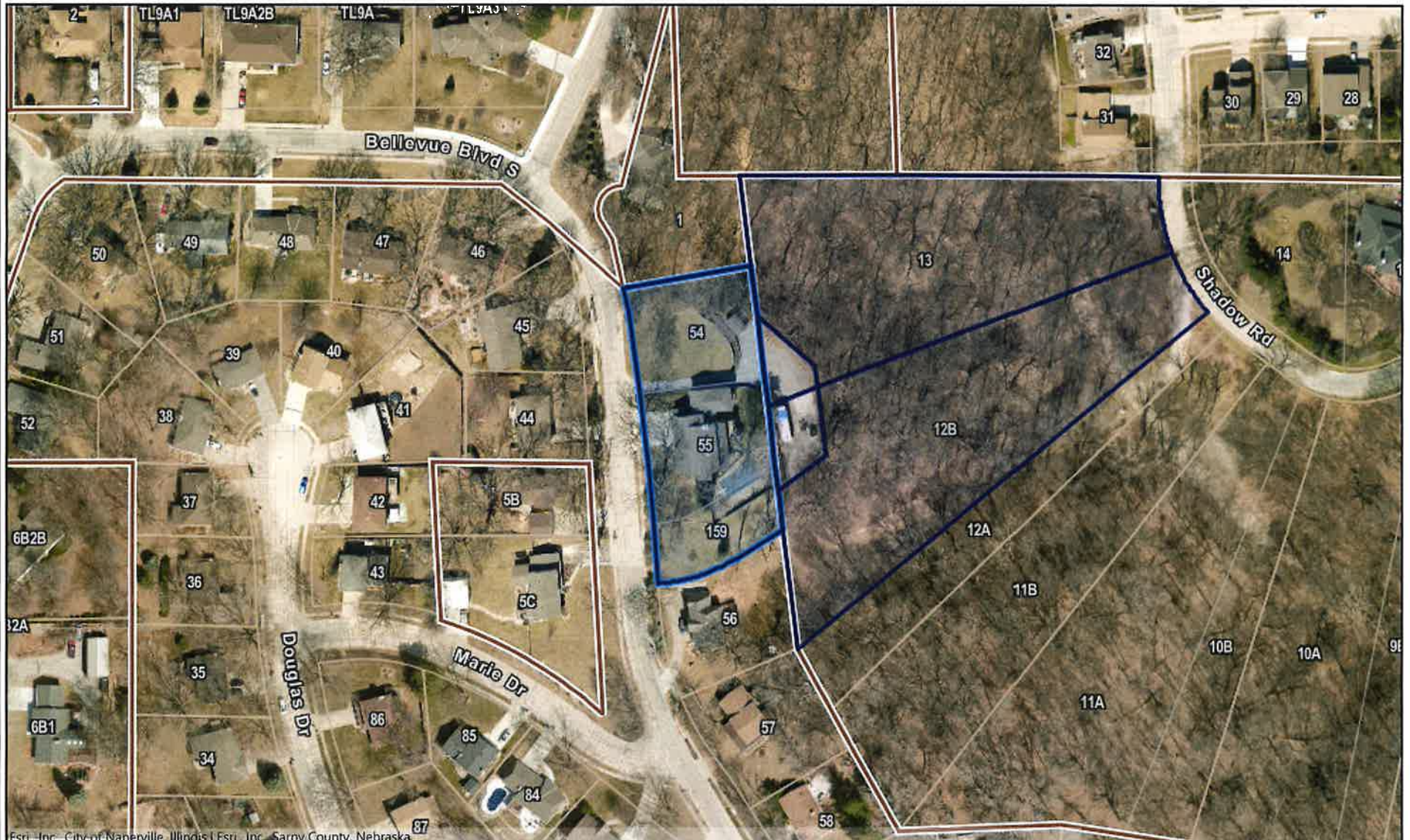
Map Scale 1: 2257

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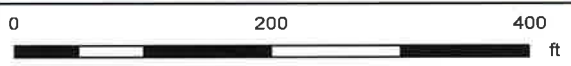


Notes





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



Map Scale 1: 2257

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



Notes



City of Bellevue,

Wendy Gibson is requesting rezoning and re-platting for (Parcel 011616487) IRREG SOUTHWESTERLY 0.07 PT LOT 13 THE SHADOWS and (Parcel 011616489) IRREG NORTHWESTERLY 0.11 AC LOT 12B THE SHADOWS.

Background: 35-40 years ago Bob and Wendy Gibson 'purchased' part of Lot 13 The Shadows and part of Lot 12B The Shadows from the Freeman Co. But, the sale was never officially recorded. 35-40 years ago Gibsons proceeded to build a concrete parking slab on the land.

Aug 2023: Wendy Gibson goes to sell her home at 215 Bellevue Blvd S (lot 54, 55, and 159 Fontenelle Hills) and wanted to be able to officially deed over the part of Lot 13 and 12B so that the new owners of 215 Bellevue Blvd S would own the land that the concrete sits on.

Susan Dennis with Freeman Co had the land surveyed to parcel off the land with the concrete slab. Freeman Co deeded over part of Lot 13 and part of 12B to Wendy Gibson in August. Doug Hill was the surveyor and drew out the new parcel lines. Parcel 011616489 (IRREG NORTHWESTERLY 0.11 AC LOT 12B THE SHADOWS) and Parcel 011616487 (IRREG SOUTHWESTERLY 0.07 PT LOT 13 THE SHADOWS). The deed and the real estate transfer statement were filed with Sarpy county recorder's office on Aug 18, 2023 to transfer ownership from The Freeman Co to Wendy Gibson.

Sept 2023: It was discovered that the new parcels that Wendy now owned could not be transferred to the new buyers of 215 Bellevue Blvd S because the title company requires the City of Bellevue to sign off on transfer, in order to provide title insurance on the sale.

The Barreras bought the house and land at 215 Bellevue Blvd S (lot 54, 55, and 159 Fontenelle Hills) from Wendy Gibson on 9/20/23. Wendy Gibson is still the owner of the partial lots 13 and 12B of the Shadows.

In conclusion, the concrete slab that is located on the Freeman Co's land behind 215 Bellevue Blvd is now in Wendy Gibson's name and her home was deeded over to the Barreras. The Barreras would like to receive the land from Wendy while being able to have title insurance on the new parcels. Once that happens, the goal is to combine all parcels into one so the Barreras can have the entire property on one parcel number.

Lot 13 and Lot 12B of The Shadows are currently zoned RS-120 ps. Part of Lot 13 and Part of Lot 12B are applying for rezoning to be RS-120 to match Lot 54, 55, and 159.

I, Amanda Iwansky, am Wendy Gibon's realtor & am the applicant for the rezoning & replatting.

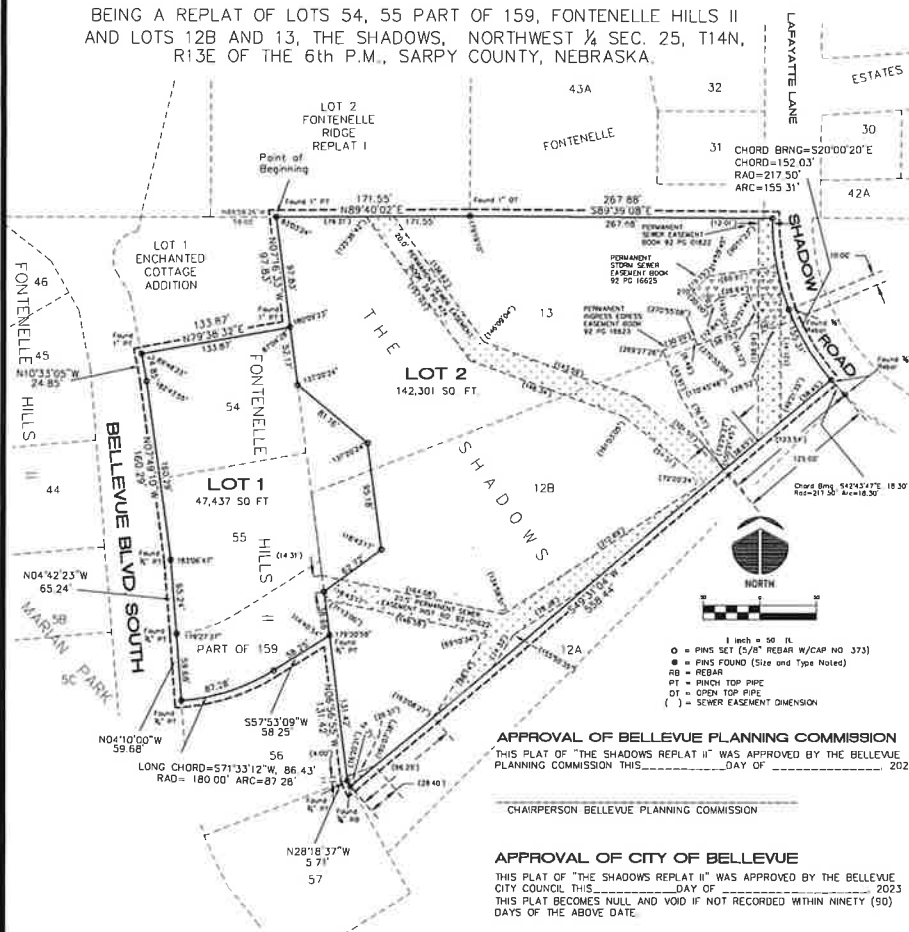
Sincerely,
Amanda Iwansky - NPDodge Real Estate
402-276-1311 - amanda@renschgroup.com

RECEIVED
OCT 19 2023
PLANNING DEPT.

THE SHADOWS REPLAT II

LOT 1 and 2

BEING A REPLAT OF LOTS 54, 55 PART OF 159, FONTENELLE HILLS II AND LOTS 12B AND 13, THE SHADOWS, NORTHWEST 1/4 SEC. 25, T14N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.



SURVEYOR'S CERTIFICATE

I, RONALD D. HILL, THE NEBRASKA REGISTERED LAND SURVEYOR NO 373, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE TO REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, ACCURATE AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY IN "THE SHADOWS REPLAT II" BEING A REPLAT OF LOTS 54, 55 AND PART OF 159, FONTENELLE HILLS II AND LOTS 12B AND 13, THE SHADOWS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF LOT 13, THE SHADOWS THENCE N 89°40'02" E (ASSUMED BEARING), 171.55 FEET TO THE SOUTHWEST CORNER OF LOT 43A, FONTENELLE ESTATES; THENCE S 39°39'08" E, 267.88 FEET TO THE NORTHEAST CORNER OF LOT 13, THE SHADOWS; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT CHORD BEARING S 20°00'20" E, CHORD DISTANCE 152.03 FEET, RADIUS 217.50 FEET, ARC DISTANCE 155.31 FEET TO THE SOUTHWEST CORNER OF LOT 12B, THE SHADOWS; THENCE S 49°31'04" W, 558.44 FEET TO THE SOUTHWEST CORNER OF LOT 12B, THE SHADOWS; THENCE N 28°18'37" W, 5.71 FEET TO THE NORTHEAST CORNER OF LOT 57, FONTENELLE HILLS II; THENCE N 08°58'55" W, 131.42 FEET TO THE NORTHEAST CORNER OF LOT 56, FONTENELLE HILLS II; THENCE S 97°33'08" W, 58.23 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT CHORD BEARING S 71°33'12" W, CHORD DISTANCE 86.43 FEET, RADIUS 180.00 FEET, ARC DISTANCE 87.28 FEET TO THE NORTHWEST CORNER OF LOT 56, FONTENELLE HILLS II; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF BELLEVUE BOULEVARD ALONG THE FOLLOWING 4 COURSES: 1) N 04°10'00" W, 59.68 FEET 2) N04°42'23" W, 65.24 FEET 3) N 07°49'10" W, 160.29 FEET 4) N 10°33'05" W, 24.85 FEET TO THE NORTHWEST CORNER OF LOT 54, FONTENELLE HILLS II; THENCE N 79°38'32" E, 133.87 FEET TO THE NORTHEAST CORNER OF LOT 54, FONTENELLE HILLS II; THENCE N 07°16'33" W, 97.83 FEET TO THE POINT OF BEGINNING DESCRIBED TRACT CONTAINS 189,738 SQUARE FEET OR 4.356 ACRES MORE OR LESS.

DATE _____ BY: RONALD D HILL NE LS NO 373

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WENDY S GIBSON REVOCABLE TRUST, FREEMAN CO INC, A NEBRASKA CORPORATION AND FA PROPERTIES LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE REPLATED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "THE SHADOWS REPLAT II", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK COMMUNICATIONS INTERNATIONAL, INC AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSS ARMS, DOWN CUTS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREON, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS, NO PERMANENT BUILDINGS, TREES, RETAINING WALL OR LOOSE ROCK SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OF LATER INTERFERE WITH THE AFORESAID USES OF RIGHTS HEREIN GRANTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITY DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVE AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDINGS OR RETAINING WALL SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED IN WITNESS WHEREOF WE DO SET OUR NAME THIS _____ DAY OF _____ 2023

WENDY S GIBSON REVOCABLE TRUST BY: WENDY S. GIBSON, TRUSTEE
 FREEMAN CO INC BY: SUSAN DENNIS, PRESIDENT
 FA PROPERTIES LLC BY: REYES BARRERA, MANAGING PARTNER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF SARPY) SS

ON THIS _____ DAY OF _____ 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WENDY S GIBSON, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

DATE _____ NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF SARPY) SS

ON THIS _____ DAY OF _____ 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SUSAN DENNIS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

DATE _____ NOTARY PUBLIC

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
 COUNTY OF SARPY) SS

ON THIS _____ DAY OF _____ 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED REYES BARRERA, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

DATE _____ NOTARY PUBLIC

APPROVAL OF BELLEVUE PLANNING COMMISSION
 THIS PLAT OF "THE SHADOWS REPLAT II" WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS _____ DAY OF _____ 2023.

CHAIRPERSON BELLEVUE PLANNING COMMISSION _____

APPROVAL OF CITY OF BELLEVUE
 THIS PLAT OF "THE SHADOWS REPLAT II" WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS _____ DAY OF _____ 2023.
 THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN NINETY (90) DAYS OF THE ABOVE DATE.

ATTEST: CITY CLERK _____ MAYOR CITY OF BELLEVUE _____

COUNTY TREASURER'S CERTIFICATION
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE _____ COUNTY TREASURER _____

REVIEW BY SARPY COUNTY PUBLIC WORKS
 THIS PLAT OF "THE SHADOWS REPLAT II" WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS _____ DAY OF _____ 2023.

SARPY COUNTY SURVEYOR/ENGINEER _____

RECEIVED

NOV 08 2023

PLANNING DEPT.

BURVEY: RCH/JKH
 BK-CBLLC
 DRAWN: RCH
 DATE: 09/22/2023
 10/07/2023
 11/08/2023
 11/08/2023

THE SHADOWS REPLAT II
 ADMINISTRATIVE SUBDIVISION PLAT
 NE1/4 SEC. 25, T14N, R13E OF THE 6th P.M.
 SARPY COUNTY, NEBRASKA

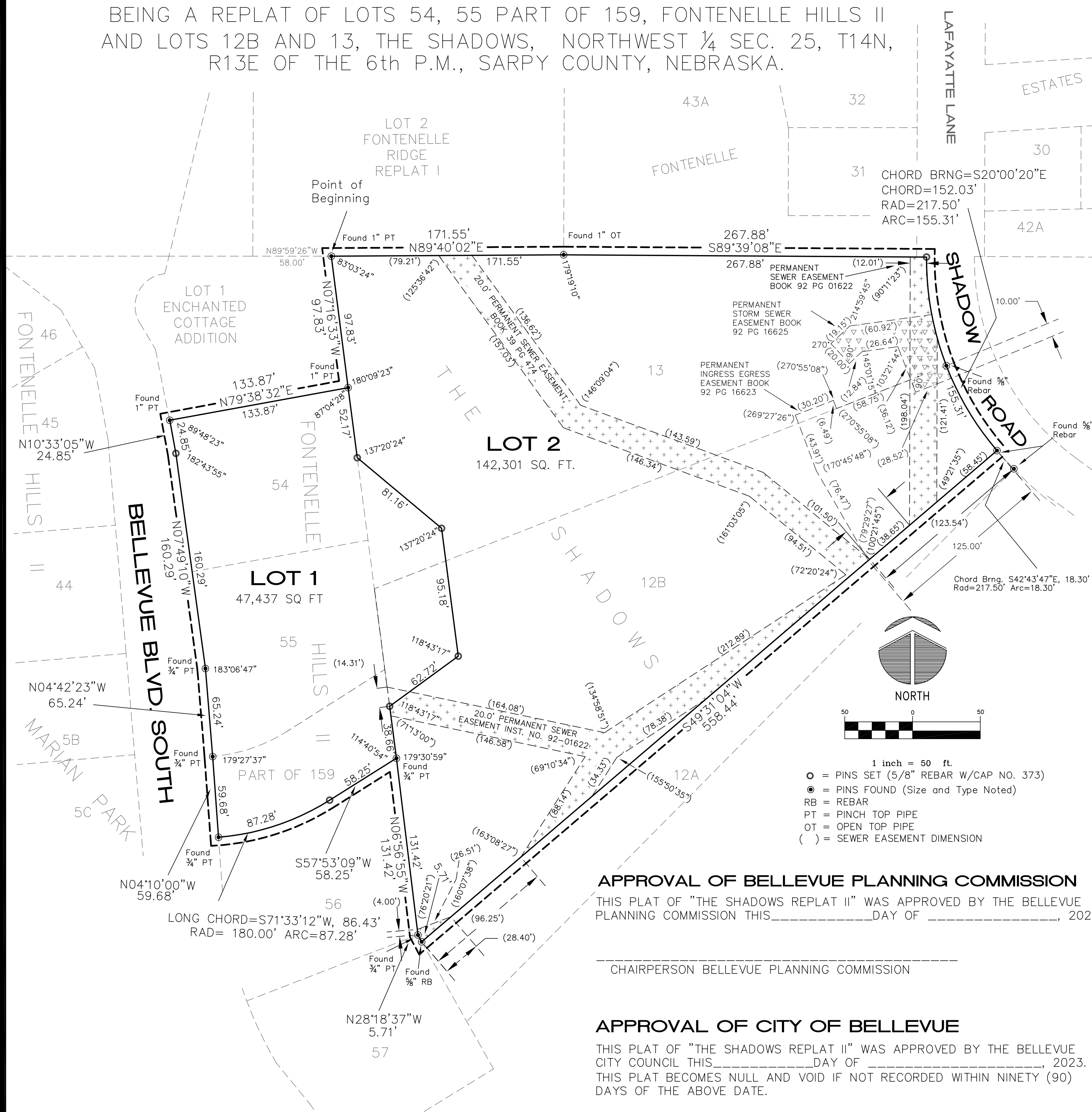
HILL-FARRELL ASSOCIATES, INC.
 Land Surveyors
 14402 Ashton-Croft Road, Omaha, NE 68165 (402) 291-6100

PROJECT NO. SHADOWS II

THE SHADOWS REPLAT II

LOT 1 and 2

BEING A REPLAT OF LOTS 54, 55 PART OF 159, FONTENELLE HILLS II AND LOTS 12B AND 13, THE SHADOWS, NORTHWEST ¼ SEC. 25, T14N, R13E OF THE 6th P.M., SARPY COUNTY, NEBRASKA.



SURVEYOR'S CERTIFICATE

I, RONALD D. HILL, THE NEBRASKA REGISTERED LAND SURVEYOR NO. 373, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT; THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE TO REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, ACCURATE AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THIS SURVEY IN "THE SHADOWS REPLAT II", BEING A REPLAT OF LOTS 54, 55 AND PART OF 159, FONTENELLE HILLS II AND LOTS 12B AND 13, THE SHADOWS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF LOT 13, THE SHADOWS. THENCE N 89°40'02" E (ASSUMED BEARING), 171.55 FEET TO THE SOUTHWEST CORNER OF LOT 43A, FONTENELLE ESTATES; THENCE S 89°39'08" E, 267.88 FEET TO THE NORTHEAST CORNER OF LOT 13, THE SHADOWS; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT CHORD BEARING S 20°00'20" E, CHORD DISTANCE 152.03 FEET, RADIUS 217.50 FEET, ARC DISTANCE 155.31 FEET TO THE SOUTHEAST CORNER OF LOT 12B, THE SHADOWS; THENCE S 49°31'04" W, 558.44 FEET TO THE SOUTHWEST CORNER OF LOT 12B, THE SHADOWS; THENCE N 28°18'37" W, 5.71 FEET TO THE NORTHEAST CORNER OF LOT 57, FONTENELLE HILLS II; THENCE N 06°56'55" W, 131.42 FEET TO THE NORTHEAST CORNER OF LOT 56, FONTENELLE HILLS II; THENCE S 57°53'09" W, 58.25 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT CHORD BEARING S 71°33'12" W, CHORD DISTANCE 86.43 FEET, RADIUS 180.00 FEET, ARC DISTANCE 87.28 FEET TO THE NORTHWEST CORNER OF LOT 56, FONTENELLE HILLS II; THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF BELLEVUE BOULEVARD ALONG THE FOLLOWING 4 COURSES: 1) N 04°10'00" W, 59.68 FEET 2) N 04°42'23" W, 65.24 FEET 3) N 07°49'10" W, 160.29 FEET 4) N 10°33'05" W, 24.85 FEET TO THE NORTHWEST CORNER OF LOT 54, FONTENELLE HILLS II; THENCE N 79°38'32" E, 133.87 FEET TO THE NORTHEAST CORNER OF LOT 54, FONTENELLE HILLS II; THENCE N 07°16'33" W, 97.83 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 189,738 SQUARE FEET OR 4.356 ACRES MORE OR LESS.

DATE _____ RONALD D. HILL NE. LS NO. 373

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, WENDY S. GIBSON REVOCABLE TRUST, FREEMAN CO INC, A NEBRASKA CORPORATION AND FA PROPERTIES LLC, A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE REPLATTED INTO LOTS TO BE NUMBERED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "THE SHADOWS REPLAT II", AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK COMMUNICATIONS INTERNATIONAL, INC. AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSS ARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION THEREON, INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS. NO PERMANENT BUILDINGS, TREES, RETAINING WALL OR LOOSE ROCK SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT THEN OF LATER INTERFERE WITH THE AFORESAID USES OF RIGHTS HEREIN GRANTED. WE DO FURTHER GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITY DISTRICT OF OMAHA, THEIR SUCCESSORS AND ASSIGNS TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, VALVE AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL STREETS, AVENUES AND CIRCLES, WHETHER PUBLIC OR PRIVATE. NO PERMANENT BUILDINGS OR RETAINING WALL SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED. IN WITNESS WHEREOF WE DO SET OUR NAME THIS _____ DAY OF _____, 2023.

WENDY S. GIBSON REVOCABLE TRUST BY WENDY S. GIBSON, TRUSTEE
 FREEMAN CO INC BY: SUSAN DENNIS, PRESIDENT
 FA PROPERTIES LLC BY: REYES BARRERA, MANAGING PARTNER

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) SS
 COUNTY OF SARPY)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WENDY S. GIBSON, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

DATE _____ NOTARY PUBLIC _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) SS
 COUNTY OF SARPY)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED SUSAN DENNIS PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

DATE _____ NOTARY PUBLIC _____

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
) SS
 COUNTY OF SARPY)

ON THIS _____ DAY OF _____, 2023, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED REYES BARRERA, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME APPEARS ON THIS PLAT AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

DATE _____ NOTARY PUBLIC _____

APPROVAL OF BELLEVUE PLANNING COMMISSION
 THIS PLAT OF "THE SHADOWS REPLAT II" WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS _____ DAY OF _____, 2023.

CHAIRPERSON BELLEVUE PLANNING COMMISSION _____

APPROVAL OF CITY OF BELLEVUE
 THIS PLAT OF "THE SHADOWS REPLAT II" WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS _____ DAY OF _____, 2023. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN NINETY (90) DAYS OF THE ABOVE DATE.

ATTEST: CITY CLERK _____ MAYOR CITY OF BELLEVUE _____

REVIEW BY SARPY COUNTY PUBLIC WORKS
 THIS PLAT OF "THE SHADOWS REPLAT II" WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE ON THIS _____ DAY OF _____, 2023.

COUNTY TREASURER'S CERTIFICATION
 THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.
 DATE _____ COUNTY TREASURER _____

SURVEY: RDH/JBH BK-CSLLC
 DRAWN: RDH
 DATE: 09/23/2023
 10/10/2023
 11/03/2023
 11/08/2023

THE SHADOWS REPLAT II
 ADMINISTRATIVE SUBDIVISION PLAT
 NE1/4 SEC. 25, T14N, R13E, OF THE 6th P.M.
 SARPY COUNTY, NEBRASKA.

HILL-FARRELL ASSOCIATES, INC.
 Land Surveyors
 14402 Harlan Lewis Road Bellevue, NE 68005 (402) 291-6100

PROJECT NO. SHADOWS II

Nov 08, 2023 - 8:34am X:\09\2023\SHADOWS REPLAT II REVISED.dwg (Group)



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: November 16, 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.

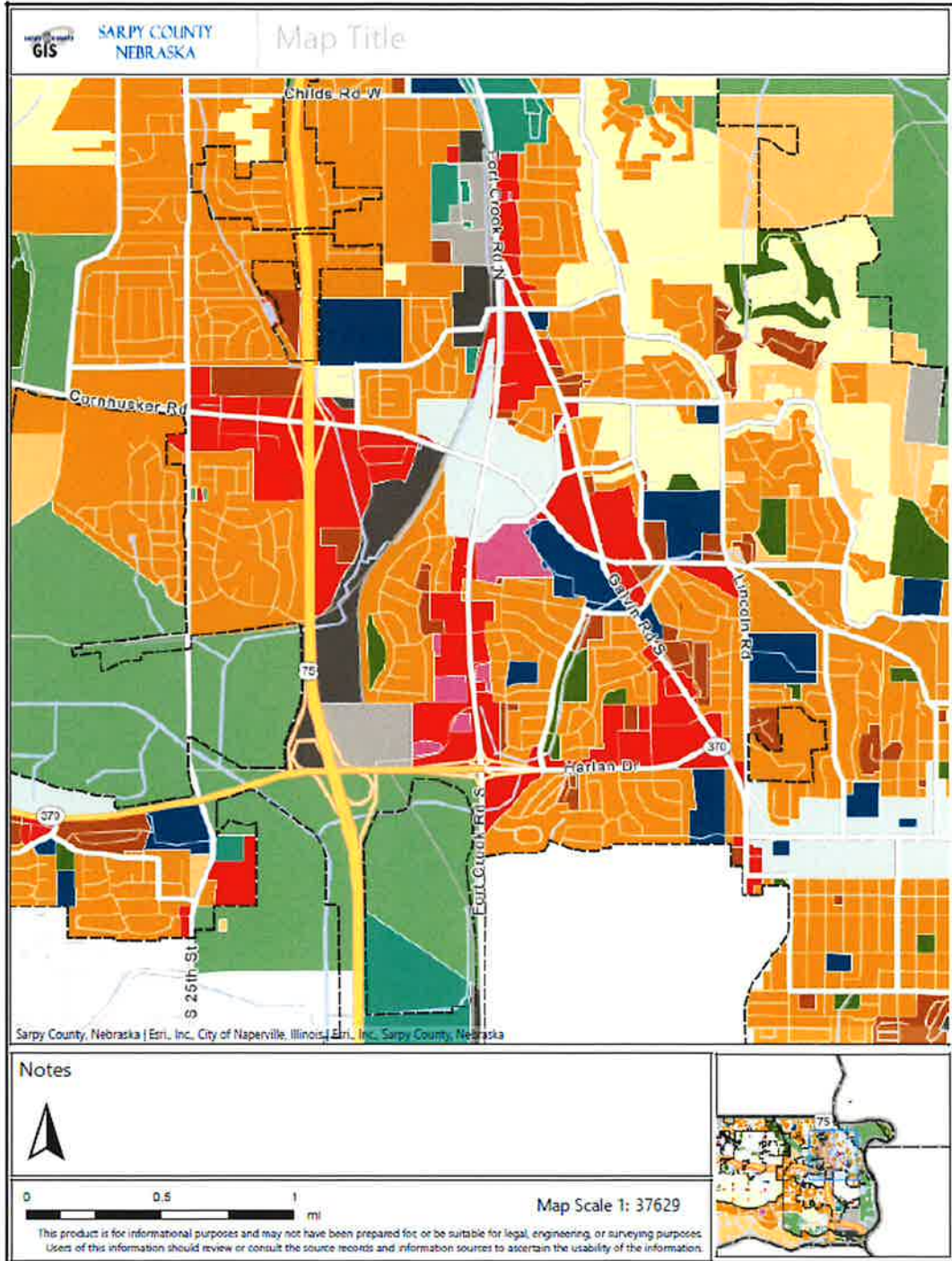
Depiction and Current Condition (outlined in blue):



Exhibit "A"

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:

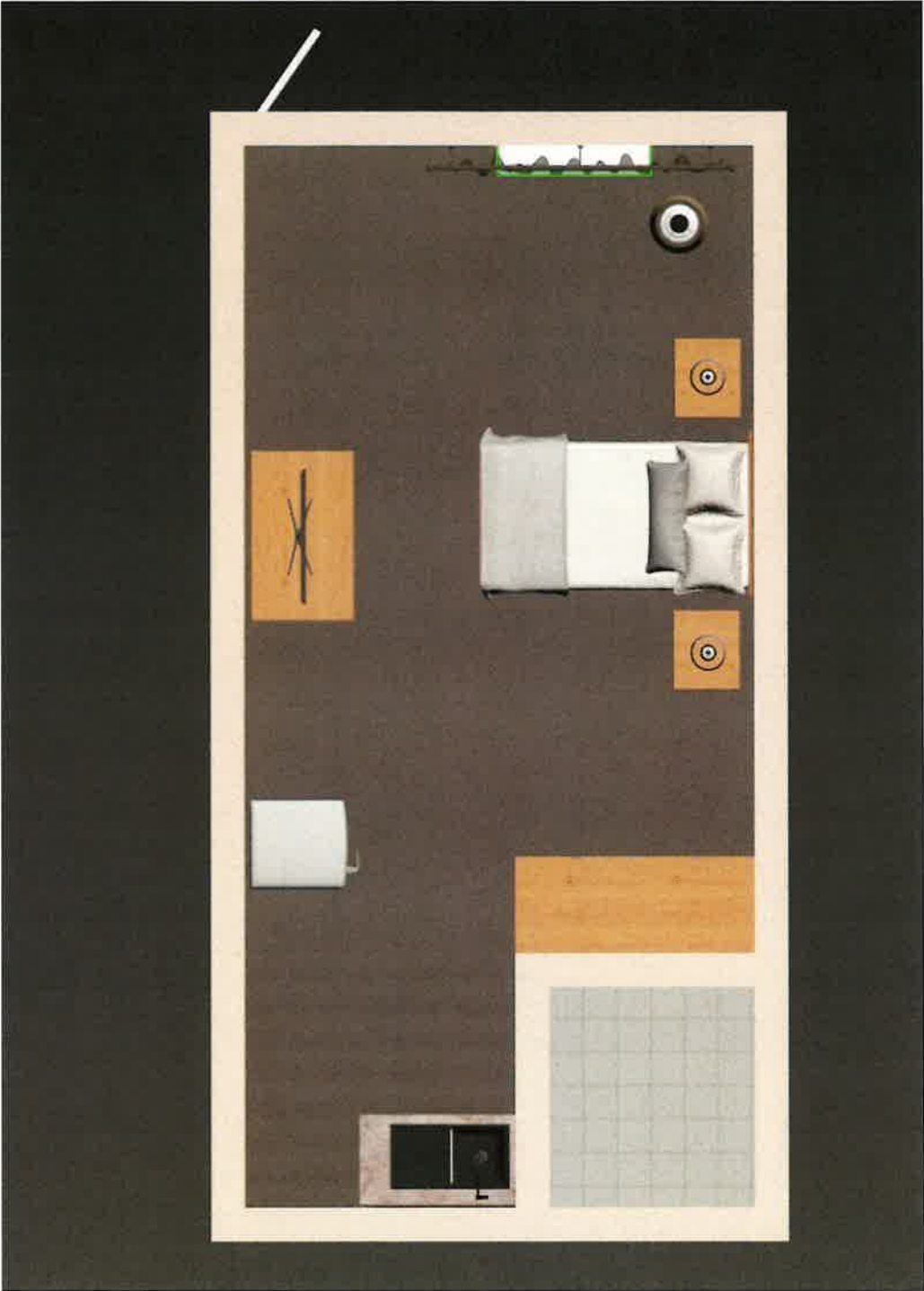


Exhibit "C"

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
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 NUMBER: CUP-2308-03

**FOR HEARING OF:
REPORT #1:** November 16, 2023

I. GENERAL INFORMATION

A. APPLICANT:

Del Auto Sales, LLC
Attn: Diego Barraza
7017 Hillcrest Lane
LaVista, Ne 68128

B. PROPERTY OWNER:

Luvimart, LLC
Attn: Noel Vargas
4708 Glasgow Avenue
Bellevue, NE 68157

C. LOCATION:

2605 West Chandler Road

D. LEGAL DESCRIPTION:

Lot 1, Coastal Mart Addition, located in the Southeast ¼ of Section 16, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTION:

Conditional Use Permit to allow for used automobile sales.

F. EXISTING ZONING AND LAND USE:

BG, Commercial

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a conditional use permit to allow for used automobile sales.

H. SIZE OF SITE:

The site is approximately 0.5 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently developed with a small commercial building that was formerly a convenience store with fuel service and a concrete parking area.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single Family Residential (across W. Chandler Rd.), ML/RS-72
2. **East:** Multi-Family Residential (across S. 26th Street), RG-28
3. **South:** Commercial, BG
4. **West:** Commercial/Retail, BG

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

1. Section 5.22.03, Zoning Ordinance, regarding conditional uses in the BG zoning district.
2. Article 6, Zoning Ordinance, regarding Conditional Use Permits.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. The 2021 MAPA Traffic Data estimates 9,865 vehicles per day along Chandler Road West near South 26th Street.
2. The property currently has two access points along West Chandler Road. Per the Public Works Department, the access will be combined into one singular point off of West Chandler Road and is shown as such on the site plan.

D. UTILITIES:

All utilities are available to this location.

E. ANALYSIS:

1. Diego Barraza on behalf of Del Auto Sales, LLC., is requesting a conditional use permit for Tax Lot 1, Coastal Addition, for the purpose of a used car dealership.

The property is zoned BG (General Business). Section 5.22.03, Zoning Ordinance, allows auto sales as a conditional use in this zoning district.

2. The applicant states in his letter the existing building will be used for office space and include accessible restrooms. He also stated six parking spaces would be provided for customers, including two handicap spaces, and 15 to 20 parking spaces for vehicles displayed for sale.

The existing canopy will remain on the property. The Fire Department has indicated this will not be a problem for emergency vehicle access and/or circulation through the lot.

The site plan shows a future garage for detailing and vacuuming vehicles only. The garage amenities will not include oil changes or similar types of service.

3. The property will maintain its access to West Chandler Road. The property currently has two access points along West Chandler Road. Per the Public Works Department, the access will be combined into one singular point off of West Chandler Road and is shown as such on the site plan.

4. Landscaping is shown on the proposed site plan which meets the city's requirements.

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, Sarpy County Public Works, and the Omaha Public School District. The cover letter indicated a deadline to send comments back to the Planning Department and also

stated if the requested department did not have comments pertaining to the application, no response was needed.

John Krager, Public Works Engineer had concerns pertaining to technical revisions to the site plan. The applicant's engineer has since satisfied these concerns.

Mike Christensen, Chief Building Official, had comments pertaining to the need for a public restroom. The applicant has stated an understanding of this code requirement.

6. Per Section 6.06, the Zoning Ordinance requires no conditional use permit shall be granted unless the Planning Commission or City Council has found:

6.06.01 That the establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, moral, comfort, or general welfare of the community.

6.06.02 That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.

6.06.03 That the establishment of the conditional use will not impede the normal and orderly development of the surrounding property for uses permitted in the district.

6.06.04 Adequate utilities, access roads, drainage, and/or necessary facilities have been or are being provided.

6.06.05 Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

6.06.06 The use shall not include noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.

6.06.07 The use shall not involve any pollution of the air by fly-ash, dust, vapors or other substance which is harmful to health, animals, vegetation or other property or which can cause soiling, discomfort, or irritation.

6.06.08 The use shall not involve any malodorous gas or matter which is discernible on any adjoining lot or property.

6.06.09 The use shall not involve any direct or reflected glare which is visible from any adjoining property or from any public street, road, or highway.

6.06.10 The use shall not involve any activity substantially increasing the movement of traffic on public streets unless procedures are instituted to limit traffic hazards and congestion.

6.06.11 The use shall not involve any activity substantially increasing the burden on any public utilities or facilities unless provisions are made for any necessary adjustments.

The Planning Department believes this application meets the criteria for approval of the Conditional Use Permit.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon compliance with the requirements of the zoning ordinance and lack of perceived negative impact to the surrounding area.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

1. Vicinity map/Zoning Map
2. 2020 GIS aerial photo of the property
3. Letter from the applicant received August 15, 2023
4. Site plan received November 3, 2023
5. Conditional Use Permit Agreement

VII. COPIES OF REPORT TO:

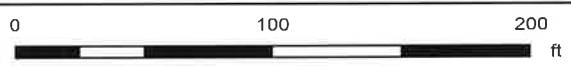
1. Del Auto Sales, LLC (Attn: Diego Barraza)
2. Luvimart, LLC (Attn: Noel Vargas)


Assistant Planning Manager


Planning Director Date of Report



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



Map Scale 1: 1128

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



DEL AUTO SALES, LLC
2605 W CHANDLER RD
BELLEVUE, NE 68147

To whom it may concern:

I am requesting a Conditional Use Permit for this property for use of a used car lot, dealership.

The location will have six (6) parking spaces available to the customers who enter, and we will be using approximately fifteen-twenty (15-20) parking spaces for use of vehicles for sale on the lot. The location will have both a separate ENTRANCE, and separate EXIT for easy access for all customers. We also have a building that will be used for the main office space as well as bathroom break for any customers or employees.

For any questions or concerns please call (402)637-4877.

Thank you,


Diego Barraza

TREE SCHEDULE REQUIRED

- R = RUSSIAN OLIVE 12 FT TALL (FLABRAZYL ANGUSTIFOLIA)
- DENSE SCREEN, ALL CLIMATE ZONES
- F = FRINGE TREE, FLOWERS 15 FT TALL (CHOUANATHUS VIRGINICUS)
- FRAGRANCE, ALL CLIMATE ZONES

SHRUBS

- MINT JULEP JUNIPER (JUNIPERUS CHINENSIS CV)

GROUND COVER

SINCE THIS IS A REMODEL PROJECT A GRASS SEED OR PESSICIDE IS IN PLAN. RECOMMEND PLANTING BARE ROOTS USING INSTRUCTIONS ON THE SEED PACKAGE

SIGNAGE

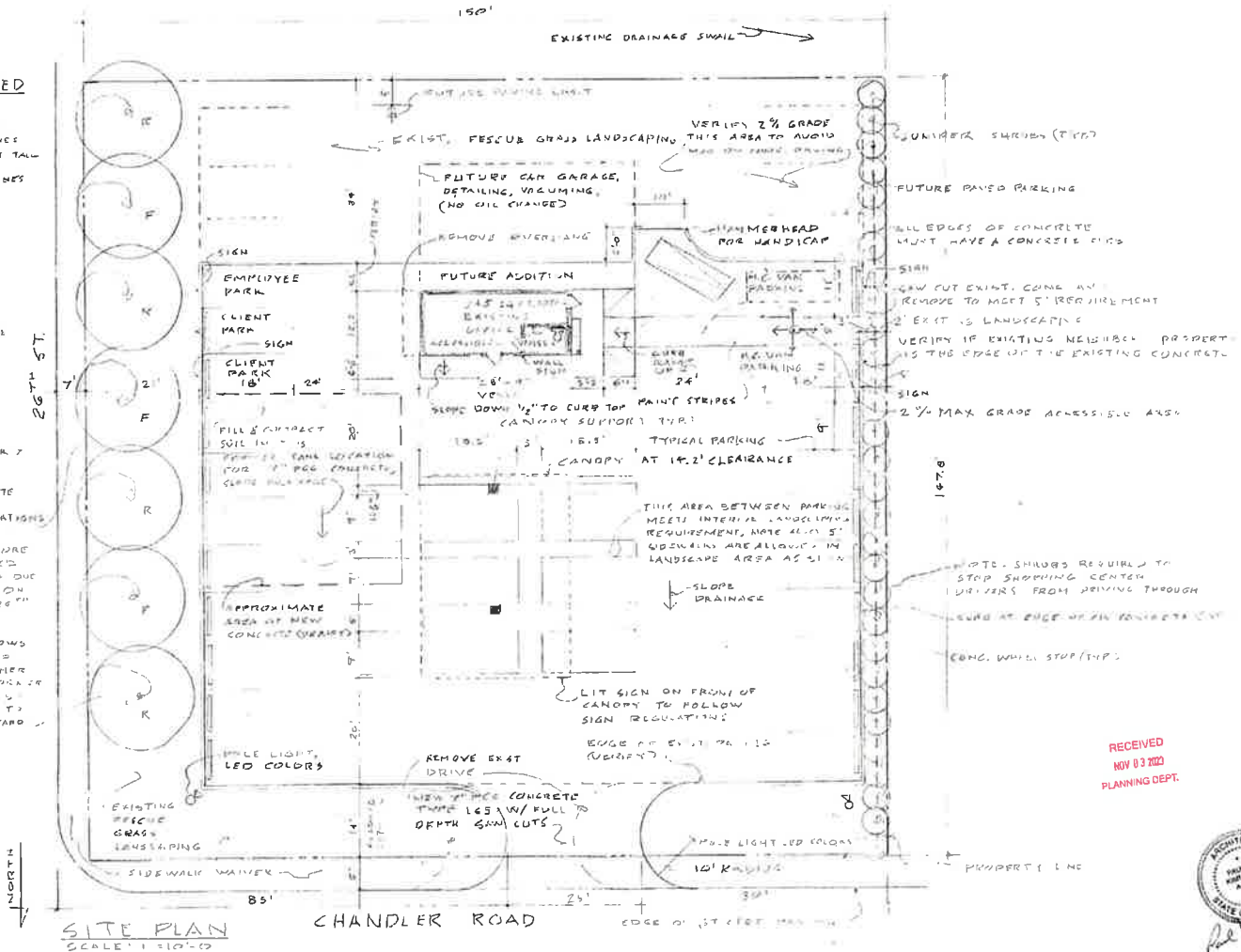
ALL REQUIRED SIGNAGE ON THIS PROPERTY TO COMPLY WITH ICG/ANSI A117-2003, CHAPTER 7

CIVIL PLAN

ALL CONCRETE WORK ON SITE TO MEET CITY OF OMAHA STANDARD PRACTICE SPECIFICATIONS

PROVIDED MORE THAN REQUIRED BUFFER YARD DUE TO RESIDENCE ON EAST SIDE OF 76TH STREET.

THE CODE ALLOWS THE REQUIRED TREES ON EITHER SIDE OF A DRIVE 16' WIDE AND 12' DEEP TO THE BUFFER YARD.



SITE PLAN
SCALE: 1/8"=1'-0"

2605 CHANDLER RD W. BELLEVUE NE 68147/REMODEL GAS STATION/SECT 13, 2023/PAUL R. KIMM JONS ARCHITECT. 6-231 NVEST) GEN. PER KPOOMAHA NE 212 6818+ / 402 377 723
REVISED 11-2-23

041022023

Record & Return To:
City of Bellevue Planning Department
1510 Wall Street
Bellevue, NE 68005

CITY OF BELLEVUE
CONDITIONAL USE PERMIT
LOT 1, COASTAL MART ADDITION,
LOCATED IN THE SOUTHEAST ¼ OF SECTION 16, T14N, R13E OF THE 6TH P.M., SARPY
COUNTY, NEBRASKA

Conditional Use Permit for 2605 West Chandler Road

This Conditional Use Permit issued this _____ day of _____, 2023 by the City of Bellevue, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to Del Auto Sales, LLC, (“Applicant”), pursuant to the Bellevue Zoning Ordinance.

WHEREAS, Luvimart, LLC, is the legal owner of Lot 1, Coastal Mart Addition, located in the Southeast ¼ of Section 16, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 0.5 acres, more or less (“Property”). Applicant desires to use the Property for the purpose of used auto sales; and

WHEREAS, Applicant has applied for a conditional use permit for the purpose of using the Property as described above; and

WHEREAS, the Mayor and City Council of the City of Bellevue are agreeable to the issuance of a conditional use permit to the Applicant for such purpose, subject to certain conditions and agreements as hereinafter provided (the “Permit”).

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this Permit is issued to the Applicant to use the Property for the purpose described above, said use hereinafter being referred to interchangeably as a “Permitted Use” or “Use”.

Conditions of Permit

The conditions to which the granting of this Permit is subject are as follows:

1. Development and operation on the Property is governed by this Permit. The rights granted by this Permit are transferable and any breach of any terms hereof shall cause Permit to expire and terminate, subject to the rights of the Applicant to cure such default or deficiency as set forth in this Permit.
2. In respect to the proposed Use:
 - a. A site plan showing the Property’s boundaries, proposed structures, parking, access points, and drives, is attached hereto and incorporated herein as Exhibit “A.”

- b. The Property shall be developed and maintained in accordance with the site plan (Exhibit "A") and all other exhibits, if any, of this Agreement. Any modifications to the site plan must be submitted to the Planning Department for approval. Modifications of any other document or exhibit shall be subject to approval of the City, as directed by the City Administrator, unless otherwise expressly provided in the document or exhibit to be modified.
 - c. Applicant hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim, or expense whatsoever (including, but not limited to, reasonable attorney fees and court costs) arising out of or resulting from the acts, omissions or negligence of the Applicant or its agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violations of any applicable environmental or safety law, rule or regulation relating to the Applicant's Use of the Property.
3. The Applicant's right to maintain the Use of the Property, as contemplated by this Permit, shall be based on the following conditions:
- a. A periodic inspection to determine compliance with the conditions of this Permit. The Permit may be revoked only upon a finding by the City that there is a material violation of the material terms of this Permit if the violation occurs after written notice from the City to Applicant and opportunity to cure in the time and manner described below.
 - b. The Use authorized by this Permit must be initiated within 12 months after the date of the approval of this Permit otherwise such Permit shall become void.
 - c. Applicant may maintain an automobile dealership on the property.
 - d. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed from the Property at Applicant's expense within twelve (12) months of cessation of the Use of the Property.
 - e. All signage on Property related to Use shall be in conformance with the City Zoning Ordinance.
 - f. Applicant shall record this Permit with the Sarpy County Register of Deeds at Applicant's expense.
4. Notwithstanding any other provision herein to the contrary, this Permit, and all rights granted hereby, shall expire and terminate as to a Permitted Use hereunder upon the first of the following to occur:
- a. Applicant's abandonment of the Permitted Use. There shall be a presumption that the project on the Property has been abandoned if the Applicant fails to use the Property for the Permitted Uses for any twelve (12) consecutive month period.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use, and such cancellation, revocation, denial or failure to maintain any federal, state or local rights are provided under laws, rules and regulations governing said permit.
 - c. Applicant's breach of other terms hereof and its failure to cure such breach in the time and manner set forth below.
5. In the event the Applicant fails to promptly remove any safety, environmental, or other hazard or nuisance from the Property, or upon the expiration or termination of this Permit the Applicant fails to promptly remove any remaining safety, environmental, or other hazard or nuisance, the City may at its option (but without any obligation to the Applicant or any third party to exercise said option) cause the same to be removed at Applicant's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable in connection with the removal thereof) and the Applicant shall reimburse the City the costs incurred to remove the same. Applicant hereby irrevocably grants the City, its agents and employees, the rights, provided notice is furnished to the Applicant along with a reasonable time

to remove or cure such hazard, to enter the Property and to take whatever action as is necessary or appropriate to remove any such hazards, nuisances in accordance with the terms of this Permit, and the right of the City to enter the Property as may be necessary or appropriate to carry out any other provision of this Permit.

6. If any provisions, or any portion thereof, contained in this Permit are held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

7. The conditions and terms of this Permit shall be binding upon Applicant, its successors and assigns.

a. Delay of City to terminate this Permit on account of breach of Applicant of any terms hereof in accordance with the terms hereof shall not constitute a waiver of City's right to terminate this Permit, unless the City has expressly waived said breach. A waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.

b. Cure Rights. Notwithstanding any other provision of this Permit to the contrary, Applicant shall be entitled to notice and opportunity to cure a breach of this Permit as follows. City will notify the Applicant of any breach of this Permit. Cure shall be commenced and completed as soon as possible and in all cases within thirty (30) days after City provides notice of breach; provided, however, in any case that cure cannot be completed within 30 days, additional time will be allowed, so long as cure is commenced within the time required in this Section b and diligently pursued and completed as soon as possible, and allowing additional time does not present or increase risk of harm to persons or property. City shall have the right to terminate this Permit if a breach is not timely cured.

c. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this Permit.

d. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed as follows:

Del Auto Sales, LLC.
Diego Barraza
7017 Hillcrest Lane
LaVista, NE 68128

e. All recitals at the beginning of this document and exhibits or other documents referenced in this Permit shall be incorporated herein by reference.

Effective Date:

This Permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

The City of Bellevue

By: _____
Rusty Hike, Mayor

ATTEST:

Susan Kluthe, City Clerk

STATE OF NEBRASKA)
)SS:
COUNTY OF SARPY)

The undersigned, a notary public qualified in and for said county, does hereby certify that Rusty Hike and Susan Kluthe, whose names as Mayor and City Clerk respectively, of the City of Bellevue, Nebraska, a municipal corporation, are signed to the foregoing instrument and who are each known to me and known to be such officers, acknowledged before me on this day and they, in their respective capacities as Mayor and Deputy City Clerk, executed and delivered said instrument as their voluntary act and deed and voluntary act and deed of such corporation.

Witness my hand and notarial seal this ____ day of _____, 2023.

Notary Public

Diego Barraza for Del Auto Sales, LLC.

STATE OF NEBRASKA)
)SS:
COUNTY OF _____)

The undersigned, a notary public qualified in and for said county, does hereby certify that Diego Barraza signed the foregoing instrument, acknowledged before me on this day and he executed and delivered said instrument as his voluntary act and deed.

Witness my hand and notarial seal this ____ day of _____, 2023.

Notary Public

Noel Vargas for Luvimart, LLC

STATE OF NEBRASKA)
)SS:
COUNTY OF _____)

The undersigned, a notary public qualified in and for said county, does hereby certify that Noel Vargas signed the foregoing instrument, acknowledged before me on this day and he executed and delivered said instrument as his voluntary act and deed.

Witness my hand and notarial seal this ____ day of _____, 2023.

Notary Public

TREE SCHEDULE REQUIRED

- R = RUSSIAN SPRUCE 12 FT TALL (PLASBAGNOL ANGUSTIFOLIA)
- DENSE SCREEN, ALL CLIMATE ZONES
- F = PRINCE TREE 15 FEET TALL (CORNUS ALBA VIRGINICA)
- FRAGRANCE, ALL CLIMATE ZONES

SHRUBS

- WINTER JUMPER (JUNIPERUS PHOENIX CV)

GROUND COVER

SINCE THIS IS A REMODEL PROJECT A GRASS STRIP ON WEST SIDE IS IN PLACE. RECOMMEND PLANTING BARE ROOTS USING INSTRUCTIONS ON THE SUELF PACKAGE

SIGNAGE

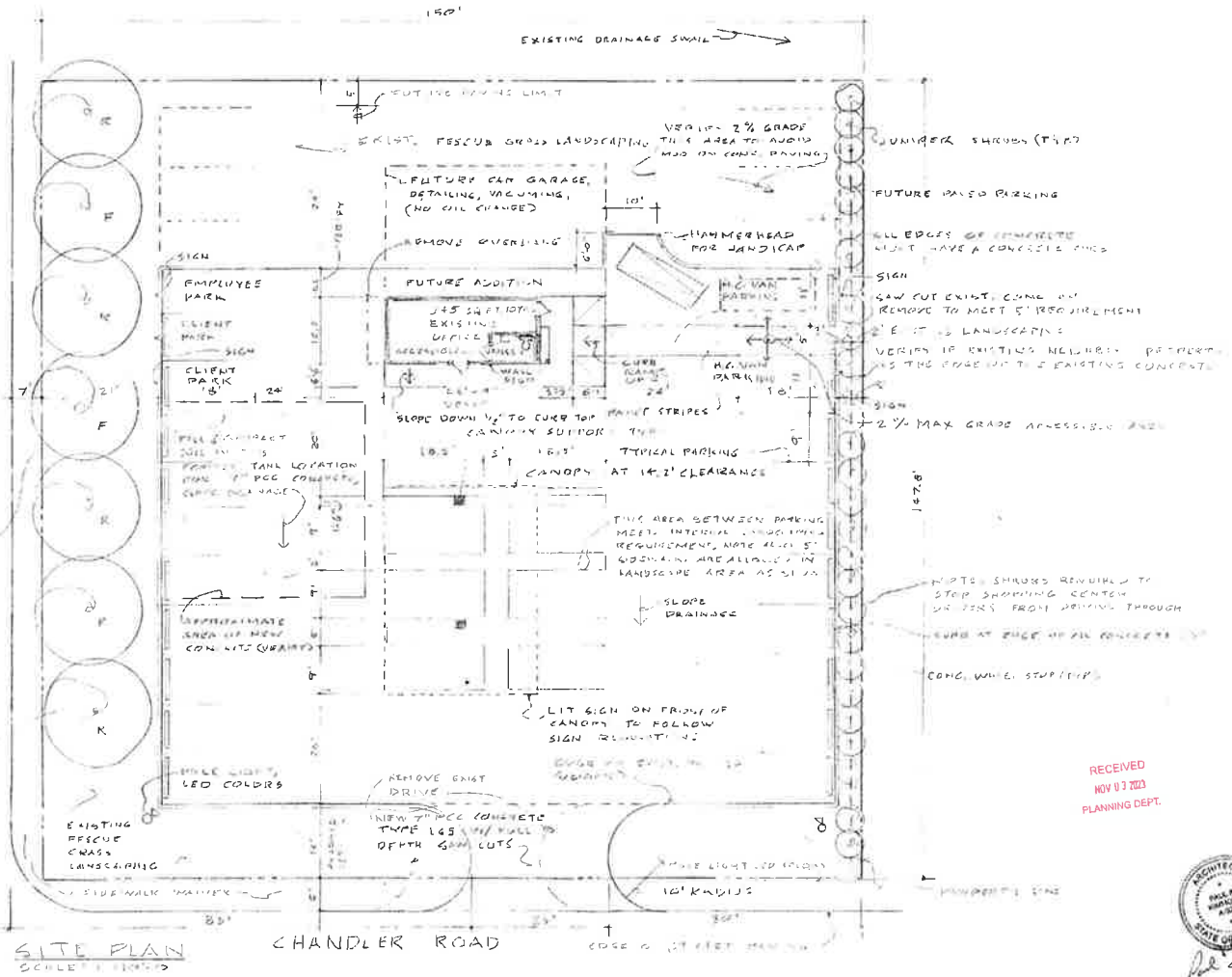
ALL REQUIRED SIGNAGE ON THIS PROPERTY TO COMPLY WITH 100/ANSI A117-2003, CHAPTER 7

CIVIL PLAN

ALL CONCRETE WORK ON SITE TO MEET CITY OF OMAHA STANDARD DETAILING SPECIFICATIONS

PROVIDED MAKE THESE REQUIREMENTS BUFFER AND ONE TO RESIDENCE ON EAST SIDE OF 26TH STREET

THE CODE ALLOWS THE REQUIREMENTS TO BE EITHER SIDE OF A CURB ON LOT WITH A 10' BUFFER TO THE BUFFER TYPICAL



SITE PLAN SCALE 1/8"=1'-0"

RECEIVED NOV 13 2023 PLANNING DEPT.



9-13-23

TREE SCHEDULE REQUIRED

R = RUSSIAN OLIVE 12 FT. TALL (ELABAGNL ANGUSTIFOLIA) DENSE SCREEN, ALL CLIMATE ZONES
 F = FRINGE TREE, FLOWERS 15 FT. TALL (CHIROANTHUS VIRGINICUS) FRAGRANCE, ALL CLIMATE ZONES

SHRUBS

MINT JULEP JUNIPER (JUNIPERUS CHINESIS CV.)

GROUND COVER

SINCE THIS IS A REMODEL PROJECT A GOOD STAND OF FESCUE GRASS IS IN PLACE. RECOMMEND PLANTING BARE SPOTS USING INSTRUCTIONS ON THE SEED PACKAGE.

SIGNAGE

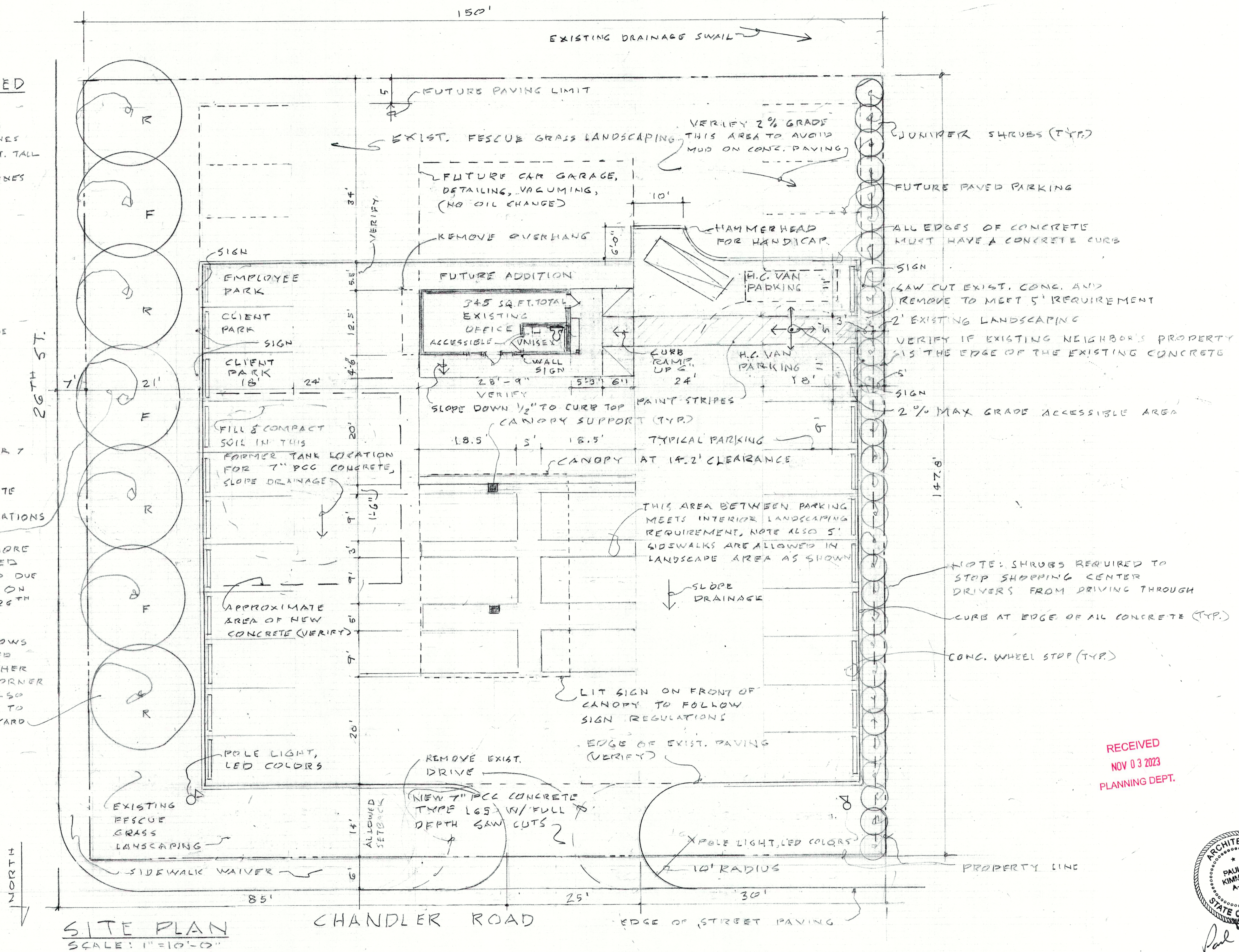
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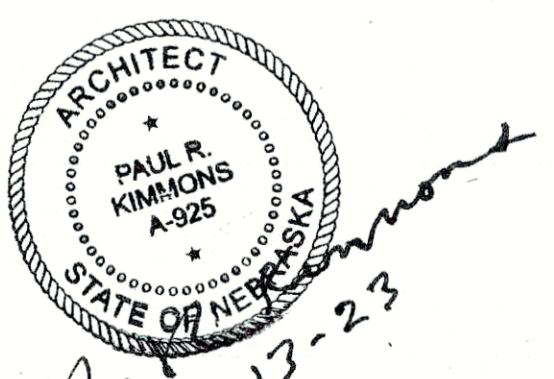
PROVIDED MORE THAN REQUIRED BUFFER YARD DUE TO RESIDENCE ON EAST SIDE OF 26TH STREET.

THE CODE ALLOWS THE REQUIRED TREES ON EITHER SIDE OF A CORNER LOT WHICH ALSO CONTRIBUTING TO THE BUFFER YARD



SITE PLAN
SCALE: 1"=10'-0"

RECEIVED
NOV 03 2023
PLANNING DEPT.



Paul 9-13-23

2605 CHANDLER RD. W. BELLEVUE NE 68147/REMODEL GAS STATION/SEPT. 13, 2023/PAUL R. KIMMONS ARCHITECT, 8031 WEST CENTER RD. OMAHA, NE ZIP 68124/402-397-7220

REVISED 11-2-23

091022023



CITY OF BELLEVUE
Planning Department
1510 Wall Street
Bellevue, NE 68005
(402) 293-3026

Agenda items 3.c. – 3.f.

To: Planning Commission
From: Tammi Palm, Planning Director
Angela Curry, Assistant Planning Manager
Date: November 9, 2023
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex unincorporated lots adjacent to the existing city limits. We have divided the lots into four geographical areas and have labeled them as Annexation Areas #1 through #4. These areas consist of sixteen (16) parcels.

FINANCIAL ANALYSIS

The unincorporated lots will add \$3,823,580 of valuation.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 16 parcels and 7 dwelling units. The population estimate of 18 is based upon the 2020 Census.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Based on the information provided the estimated increase in department costs would be \$317,015 for the current budget year. Below is a summary of those comments; full responses are attached to this report.

Parks Department – no existing parks or park facilities in this area currently. Jim Shada, Parks and Recreation Director, stated the proposed annexation would have very little effect on the Parks and Recreation Departments.

Wastewater – Sewer infrastructure is in the process of being constructed to service this area.

Street Department - additional 13.25 lane miles to maintain; 1 additional FTE personnel (\$50,000); increase in operational expenses of \$112,015; capital expenses-one single-axle plow truck, crash trailer for Highway 34 maintenance, and message/arrow board (\$205,000)

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Fire Department - no impact. This area is already covered by the Bellevue Fire Department.

Code Enforcement – request one additional inspector as these areas are developed.

Library – not a great impact due to only a few residences currently in the area. Library Director Julie Dinville indicates as the city continues to grow south and west, additional library services (to include a possible second branch) should be discussed.

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, police response, wastewater service, trash removal, free library cards, and specialized transportation services.

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The properties involved in this annexation will see an increase in their tax levy in future years as a result of the City’s levy being added to the tax bill. The properties involved in this annexation are in two different school districts resulting in two different total property tax levies across all the lots in this proposal. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>Area</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
Proposed Area #1	0.440628	\$440.63
Proposed Area #2	0.440628	\$440.64
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Proposed Area #4	0.440628	\$440.63

The change in levy is due to the addition of the Bellevue levy of 0.610000 (General 0.470000 and Bond 0.140000) and the removal of the Eastern Sarpy Fire General and Eastern Sarpy Fire Bond (0.151225 and 0.018147).

Property tax changes will be effective for taxes assessed in 2024 and due in 2025.

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City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City's sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35-, 65-, or 95-gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

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The annexation has no effect on school district boundaries.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves a particular area.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City's extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain provided they were lawfully established.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$18.79. Non- residents pay the City of Omaha minimum fee of \$39.18, new residents will see a monthly savings of approximately \$20.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

Under Review

Tammi Palm

From: Jim Shada
Sent: Thursday, October 26, 2023 11:05 AM
To: Tammi Palm
Subject: Re: Proposed annexation

Tammi,
This proposed annexation project would have very little effect on the Parks & Recreation Departments.
Thanks,
Jim

From: Tammi Palm <Tammi.Palm@bellevue.net>
Sent: Monday, October 23, 2023 7:11 AM
To: Ken Clary <ken.clary@bellevue.net>; David Goedeken <david.goedeken@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>; Richard Severson <richard.severson@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Guido, Perry <pguido@bellevue.net>
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Good morning,

City Administration would like to move forward to annex the attached properties. This would be on our November 16th Planning Commission agenda for public hearing. As such, I'm asking for a very quick turnaround for comments as to how this would impact your department.

If you could please comment no later than October 31st, it would be appreciated.

Please let me know if you have any questions.

Thanks!

Best regards,

Tammi Palm

Planning Director
City of Bellevue
1510 Wall Street
Bellevue, NE 68005
Office: (402) 293-3026
Direct: (402) 293-3038
Cell: (402) 515-6354



MEMORANDUM

To: Dave Goedecken Public Works Director
From: Bobby Riggs Street Superintendent
Subject: Annexation Package Impact Review
Date: October 31, 2023

RECEIVED
NOV 02 2023
PLANNING DEPT.

I. Annexation Package

Lane Mile Additions – 2% increase over existing

- o **Package, Total Lane Miles = 13.25**

II. Costs:

A. Department operational budget

Required increases to for maintenance, material costs to maintain existing service levels

- i.) The Street Dept. fiscal 2023-24 operational maintenance budget (roughly 690 lane miles, is funded at \$5,833,249.15 in total. This rate of funding breaks down to \$8,453.98 per lane mile for operational department expenditures. This package totals roughly 13.25 lane miles and would require a baseline funding adjustment of 2% above the current year’s budgeted levels to meet annual operational needs for the fiscal year. .

***Note: This number does not factor in an additional request for additional year-one staff and equipment to maintain operational baseline for maintaining levels of service.*

Estimated year-one base-line operational budget increase for FY23-24: \$112,015.

- ii.) Cost highlights

- a. Street lighting costs
- b. Snow removal including material application
- c. ROW mowing 24.18-acre addition, \$10,140 added to annual contract cost
- d. Lane markings for current county roads and Hwy 34
- e. Inclusion of culverts (2) for inspection costs contracted with HGM
- f. Pavement rehab, crack sealing over first 3 yrs, approx \$100,000.



B. C.I.P. CONSIDERATIONS (Year-one costs)

i.) MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 22-23, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street-sweeping on roughly 690 lane miles of roads.

Optimal staffing levels to adequately provide for yearly maintenance and levels of service should target 1 employee per 15.00 lane miles of roadway.

This package meets the threshold to add 1 full-time employee.

FY 2023-24 increased department Personnel cost assumption, above current levels for 1 full-time staff additions - \$50,000.

ii.) EQUIPMENT NEEDS

Snow removal, route equipment

To provide current levels of service during snow removal operations in the winter months, the department uses forty-three (43) pieces of equipment to curb winter storms within a targeted level of service of 12 hours. This averages 16.05 lane miles per unit. The proposed areas in this package would require adding one plow route for operations in the winter.

Equipment additions – One single-axle plow truck, crash trailer for HWY 34 maintenance, message/arrow board.

Estimated first-year equipment cost to cover areas above potential approved budget - \$205,000.

Tammi Palm

From: Ken Clary
Sent: Monday, October 23, 2023 12:12 PM
To: Tammi Palm
Cc: Jim Ristow
Subject: RE: Proposed annexation

I discussed this with Mr. Ristow this morning. There is no impact in the current fiscal year – with the current layout of those properties. We will draw in resources in our 2024/25 budget request (and beyond) to accommodate future growth per the conversation this morning.

KC

From: Tammi Palm <Tammi.Palm@bellevue.net>
Sent: Monday, October 23, 2023 7:11 AM
To: Ken Clary <ken.clary@bellevue.net>; David Goedeken <david.goedeken@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>; Richard Severson <richard.severson@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Guido, Perry <pguido@bellevue.net>
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Best regards,

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Cell: (402) 515-6354

Tammi Palm

From: Joey Bockman
Sent: Monday, October 23, 2023 9:06 AM
To: Tammi Palm
Subject: Re: Proposed annexation

Well.... The more area we take on the more staffing Code would need as these area get developed. So I would say 1 more inspector.

Joseph Bockman Bellevue Code Enforcement Supervisor

From: Tammi Palm <Tammi.Palm@bellevue.net>
Sent: Monday, October 23, 2023 7:11 AM
To: Ken Clary <ken.clary@bellevue.net>; David Goedeken <david.goedeken@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>; Richard Severson <richard.severson@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Guido, Perry <pguido@bellevue.net>
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Tammi Palm

From: Julie Dinville
Sent: Tuesday, October 31, 2023 4:16 PM
To: Tammi Palm
Subject: Re: Proposed annexation

Tammi,

The areas under consideration do not, apparently, have many current residences. Therefore, the impact on us would not be great at this time. However, it does show a general trend to continue growing toward the south and west, which is something that we have been trying to deal with for some time in terms of providing services. Mr. Ristow has talked about a possible branch, and growth in these directions may increase the need for such in the future.

Thank you,

Julie Dinville
Library Director

City of Bellevue
Bellevue Public Library,
1003 Lincoln Road,
Bellevue NE 68005
Phone: 402-293-3157
julie.dinville@bellevue.net

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Planning Department
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Agenda items 3.c. – 3.f.

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Angela Curry, Assistant Planning Manager
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PLANNING COMMISSION RECOMMENDATION

Under Review

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To: Ken Clary <ken.clary@bellevue.net>; David Goedeken <david.goedeken@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>; Richard Severson <richard.severson@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Guido, Perry <pguido@bellevue.net>
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Best regards,

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1510 Wall Street
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Office: (402) 293-3026
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Cell: (402) 515-6354



MEMORANDUM

To: Dave Goedecken Public Works Director
From: Bobby Riggs Street Superintendent
Subject: Annexation Package Impact Review
Date: October 31, 2023

RECEIVED
NOV 02 2023
PLANNING DEPT.

I. Annexation Package

Lane Mile Additions – 2% increase over existing

- o **Package, Total Lane Miles = 13.25**

II. Costs:

A. Department operational budget

Required increases to for maintenance, material costs to maintain existing service levels

- i.) The Street Dept. fiscal 2023-24 operational maintenance budget (roughly 690 lane miles, is funded at \$5,833,249.15 in total. This rate of funding breaks down to \$8,453.98 per lane mile for operational department expenditures. This package totals roughly 13.25 lane miles and would require a baseline funding adjustment of 2% above the current year's budgeted levels to meet annual operational needs for the fiscal year. .

***Note: This number does not factor in an additional request for additional year-one staff and equipment to maintain operational baseline for maintaining levels of service.*

Estimated year-one base-line operational budget increase for FY23-24: \$112,015.

- ii.) Cost highlights

- a. Street lighting costs
- b. Snow removal including material application
- c. ROW mowing 24.18-acre addition, \$10,140 added to annual contract cost
- d. Lane markings for current county roads and Hwy 34
- e. Inclusion of culverts (2) for inspection costs contracted with HGM
- f. Pavement rehab, crack sealing over first 3 yrs, approx \$100,000.



B. C.I.P. CONSIDERATIONS (Year-one costs)

i.) MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 22-23, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street-sweeping on roughly 690 lane miles of roads.

Optimal staffing levels to adequately provide for yearly maintenance and levels of service should target 1 employee per 15.00 lane miles of roadway.

This package meets the threshold to add 1 full-time employee.

FY 2023-24 increased department Personnel cost assumption, above current levels for 1 full-time staff additions - \$50,000.

ii.) EQUIPMENT NEEDS

Snow removal, route equipment

To provide current levels of service during snow removal operations in the winter months, the department uses forty-three (43) pieces of equipment to curb winter storms within a targeted level of service of 12 hours. This averages 16.05 lane miles per unit. The proposed areas in this package would require adding one plow route for operations in the winter.

Equipment additions – One single-axle plow truck, crash trailer for HWY 34 maintenance, message/arrow board.

Estimated first-year equipment cost to cover areas above potential approved budget - \$205,000.

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Sent: Monday, October 23, 2023 12:12 PM
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Cc: Jim Ristow
Subject: RE: Proposed annexation

I discussed this with Mr. Ristow this morning. There is no impact in the current fiscal year – with the current layout of those properties. We will draw in resources in our 2024/25 budget request (and beyond) to accommodate future growth per the conversation this morning.

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julie.dinville@bellevue.net

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Planning Department
1510 Wall Street
Bellevue, NE 68005
(402) 293-3026

Agenda items 3.c. – 3.f.

To: Planning Commission
From: Tammi Palm, Planning Director
Angela Curry, Assistant Planning Manager
Date: November 9, 2023
Subject: City of Bellevue annexation proposal

The City of Bellevue is proposing to annex unincorporated lots adjacent to the existing city limits. We have divided the lots into four geographical areas and have labeled them as Annexation Areas #1 through #4. These areas consist of sixteen (16) parcels.

FINANCIAL ANALYSIS

The unincorporated lots will add \$3,823,580 of valuation.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 16 parcels and 7 dwelling units. The population estimate of 18 is based upon the 2020 Census.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Based on the information provided the estimated increase in department costs would be \$317,015 for the current budget year. Below is a summary of those comments; full responses are attached to this report.

Parks Department – no existing parks or park facilities in this area currently. Jim Shada, Parks and Recreation Director, stated the proposed annexation would have very little effect on the Parks and Recreation Departments.

Wastewater – Sewer infrastructure is in the process of being constructed to service this area.

Street Department - additional 13.25 lane miles to maintain; 1 additional FTE personnel (\$50,000); increase in operational expenses of \$112,015; capital expenses-one single-axle plow truck, crash trailer for Highway 34 maintenance, and message/arrow board (\$205,000)

Police Department - the areas in this annexation proposal would have a limited impact and no additional personnel or equipment needs at this time.

Fire Department - no impact. This area is already covered by the Bellevue Fire Department.

Code Enforcement – request one additional inspector as these areas are developed.

Library – not a great impact due to only a few residences currently in the area. Library Director Julie Dinville indicates as the city continues to grow south and west, additional library services (to include a possible second branch) should be discussed.

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, police response, wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The properties involved in this annexation will see an increase in their tax levy in future years as a result of the City’s levy being added to the tax bill. The properties involved in this annexation are in two different school districts resulting in two different total property tax levies across all the lots in this proposal. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>Area</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
Proposed Area #1	0.440628	\$440.63
Proposed Area #2	0.440628	\$440.64
Proposed Area #3	0.440628	\$440.63
Proposed Area #4	0.440628	\$440.63

The change in levy is due to the addition of the Bellevue levy of 0.610000 (General 0.470000 and Bond 0.140000) and the removal of the Eastern Sarpy Fire General and Eastern Sarpy Fire Bond (0.151225 and 0.018147).

Property tax changes will be effective for taxes assessed in 2024 and due in 2025.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City's sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35-, 65-, or 95-gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves a particular area.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City's extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain provided they were lawfully established.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$18.79. Non- residents pay the City of Omaha minimum fee of \$39.18, new residents will see a monthly savings of approximately \$20.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

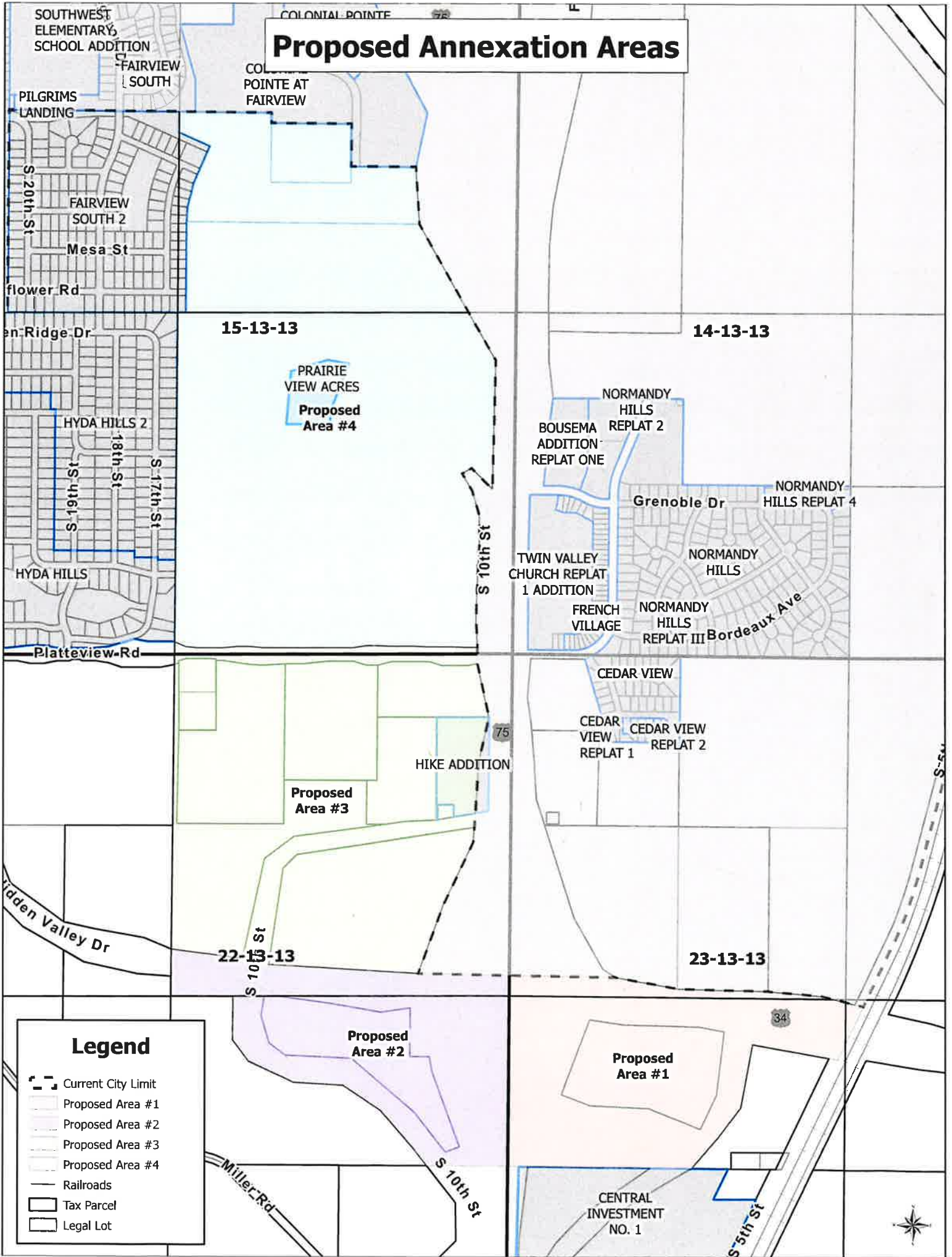
PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

Under Review

Proposed Annexation Areas



Legend

- Current City Limit
- Proposed Area #1
- Proposed Area #2
- Proposed Area #3
- Proposed Area #4
- Railroads
- Tax Parcel
- Legal Lot



EXHIBIT
Area 3

BOUSEMA 1
ADDITION REPLAT.
ONE

Legend

- Current City Limit
- Annexation Area
- Control Corners
- PLSS Sections
- PLSS Quarter Sections
- Legal Lot
- Subdivision
- Railroads

15-13-13 TL4

76 101 116 141 158
75 100 115 140 157
tabbles'
69 108 109 149 151
55 54 53 52 51
Meadowlark Ln
103 105 107
102 104 106 108 50
HYDA HILLS
OL4 47 OL5
42 43 44 45 46 49
OL6 48

HYDA HILLS 2

Platteview Rd

Platteview Rd

TL13

TL14B

TL19A2

TL19A1B

TL19A1A

TL22

1 HIKE ADDITION

TL10-1

S 10th St

TL20

22-13-13

TL21

Hidden Valley Dr

S 10th St

13B
16B 14A
1A 15B
18 14B

CEDAR VIEW

TL9A1

TL9B

TL14B

23-13-13

75

TL1

TL17

TL17

TL24

TL25

TL18



Tammi Palm

From: Jim Shada
Sent: Thursday, October 26, 2023 11:05 AM
To: Tammi Palm
Subject: Re: Proposed annexation

Tammi,
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Thanks,
Jim

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MEMORANDUM

To: Dave Goedecken Public Works Director
From: Bobby Riggs Street Superintendent
Subject: Annexation Package Impact Review
Date: October 31, 2023

RECEIVED
NOV 02 2023
PLANNING DEPT.

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- **Package, Total Lane Miles = 13.25**

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B. C.I.P. CONSIDERATIONS (Year-one costs)

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Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

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Agenda items 3.c. – 3.f.

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FINANCIAL ANALYSIS

The unincorporated lots will add \$3,823,580 of valuation.

In addition to property tax revenue, the City will also receive sales tax revenue from items delivered to residences in these areas, as well as from automobile purchases. Occupation taxes would also be collected on such things as phone and cable bills. The amount of revenue generated from these sources is unknown at this time.

Based upon the projected revenue and costs associated with this annexation, including the departmental needs for personnel and equipment as noted below, this annexation package is financially feasible for the City to undertake. Long-term capital projects will need to be addressed separately through the budget and CIP process.

DEMOGRAPHICS

The areas proposed for annexation consist of 16 parcels and 7 dwelling units. The population estimate of 18 is based upon the 2020 Census.

DEPARTMENT REVIEW

The annexation proposal was sent out to other City departments for review, with a request for each to identify additional personnel and equipment needed to provide services to these areas. Based on the information provided the estimated increase in department costs would be \$317,015 for the current budget year. Below is a summary of those comments; full responses are attached to this report.

Parks Department – no existing parks or park facilities in this area currently. Jim Shada, Parks and Recreation Director, stated the proposed annexation would have very little effect on the Parks and Recreation Departments.

Wastewater – Sewer infrastructure is in the process of being constructed to service this area.

Street Department - additional 13.25 lane miles to maintain; 1 additional FTE personnel (\$50,000); increase in operational expenses of \$112,015; capital expenses-one single-axle plow truck, crash trailer for Highway 34 maintenance, and message/arrow board (\$205,000)

Police Department - the areas in this annexation proposal would have a limited impact and no additional personnel or equipment needs at this time.

Fire Department - no impact. This area is already covered by the Bellevue Fire Department.

Code Enforcement – request one additional inspector as these areas are developed.

Library – not a great impact due to only a few residences currently in the area. Library Director Julie Dinville indicates as the city continues to grow south and west, additional library services (to include a possible second branch) should be discussed.

AFFECT ON ANNEXED AREAS

Areas that are annexed into the City will begin receiving City services on the effective date of the annexation. These services include street maintenance and snow removal, police response, wastewater service, trash removal, free library cards, and specialized transportation services.

Property taxes

The properties involved in this annexation will see an increase in their tax levy in future years as a result of the City’s levy being added to the tax bill. The properties involved in this annexation are in two different school districts resulting in two different total property tax levies across all the lots in this proposal. Total tax amounts are impossible to predict as they are subject to changes in assessed valuations and changes in the tax levy of the various taxing jurisdictions.

<u>Area</u>	<u>Change in levy</u>	<u>Change in property taxes per \$100,000 valuation</u>
Proposed Area #1	0.440628	\$440.63
Proposed Area #2	0.440628	\$440.64
Proposed Area #3	0.440628	\$440.63
Proposed Area #4	0.440628	\$440.63

The change in levy is due to the addition of the Bellevue levy of 0.610000 (General 0.470000 and Bond 0.140000) and the removal of the Eastern Sarpy Fire General and Eastern Sarpy Fire Bond (0.151225 and 0.018147).

Property tax changes will be effective for taxes assessed in 2024 and due in 2025.

Sales Taxes

City residents are required to pay City sales taxes on items delivered to their homes. This will affect people who buy items on-line or have deliveries from stores such as Nebraska Furniture Mart. The sales tax will also apply to new vehicle purchases. The City's sales tax rate is 1.5%.

Trash pick-up

The City contracts with Papillion Sanitation for residential trash pick-up in the city limits. Residents have the option of choosing 35-, 65-, or 95-gallon trash containers at a cost of \$14.10, \$17.10, or \$19.99 per month, respectively. Residential recycling and yard waste are included in the monthly charge. Billing for trash pick-up is included in the monthly MUD water/gas bill for residents and is not optional for residents. If a new resident wishes to keep his/her current trash service they may, but they will still be billed for Papillion Sanitation service on their MUD bill.

School Districts

The annexation has no effect on school district boundaries.

Post Office/Zip Code

The annexation has no effect on zip codes and which post office serves a particular area.

Planning, Zoning, Building Permits

All areas under consideration for annexation are currently within the City's extra-territorial jurisdiction and are subject to planning, zoning, and permitting requirements. Annexation will have no effect on this. Current uses of a property will be allowed to remain provided they were lawfully established.

Wastewater

Bellevue residents currently pay a minimum monthly wastewater service fee of \$18.79. Non- residents pay the City of Omaha minimum fee of \$39.18, new residents will see a monthly savings of approximately \$20.

Pets

City residents are required to license their pets through the Nebraska Humane Society. There is no change to the number of permitted household pets (three) as that regulation is in the Zoning Ordinance.

Other

In addition to those items above, residents will be able to run for City offices and vote in local elections and be eligible to be appointed to City boards and commissions that require residency. Residents will also pay lower fees for some recreational programs and be able to get a library card free of charge.

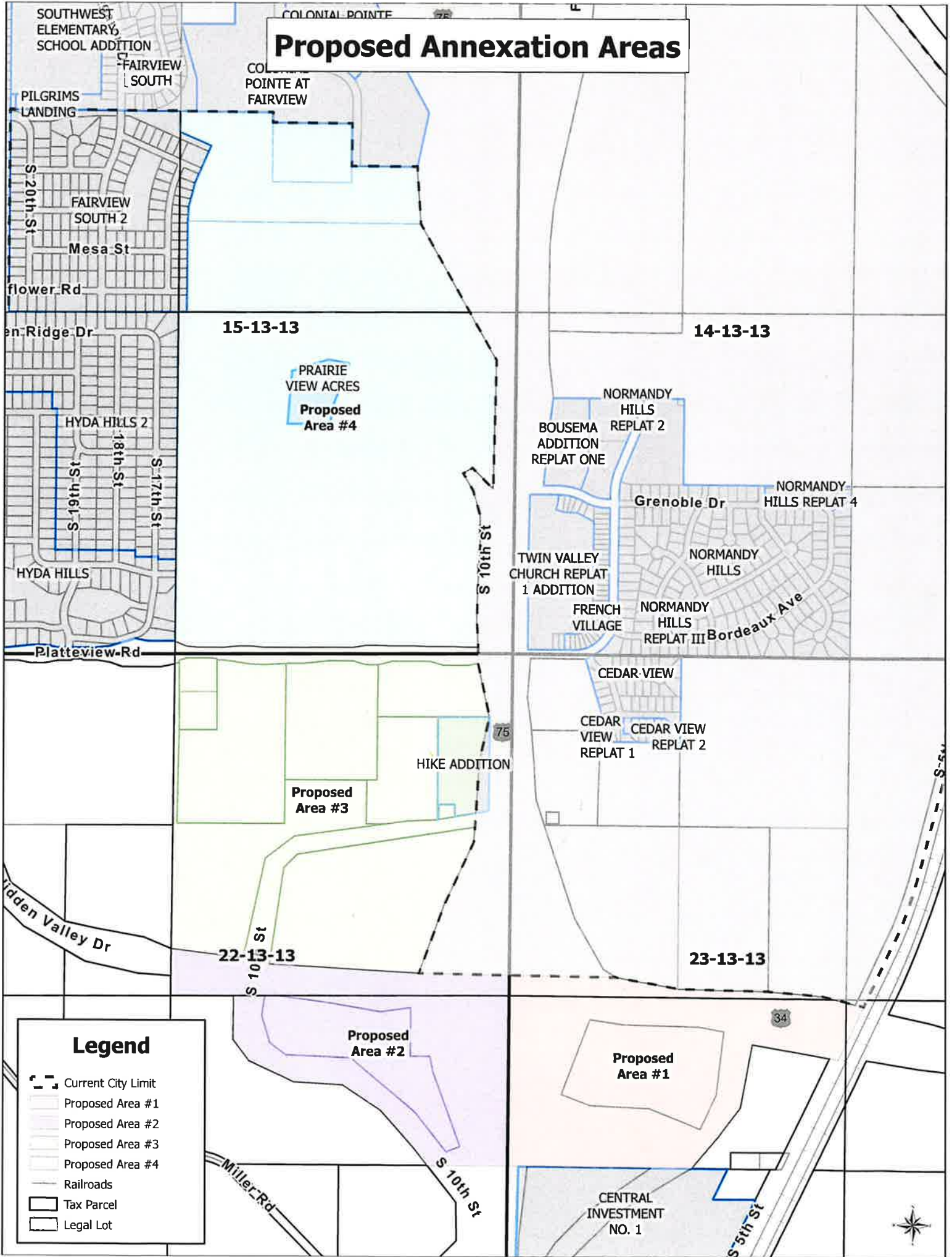
PLANNING DEPARTMENT RECOMMENDATION

APPROVAL based upon the natural growth and development of the City.

PLANNING COMMISSION RECOMMENDATION

Under Review

Proposed Annexation Areas



Legend

- Current City Limit
- Proposed Area #1
- Proposed Area #2
- Proposed Area #3
- Proposed Area #4
- Railroads
- Tax Parcel
- Legal Lot

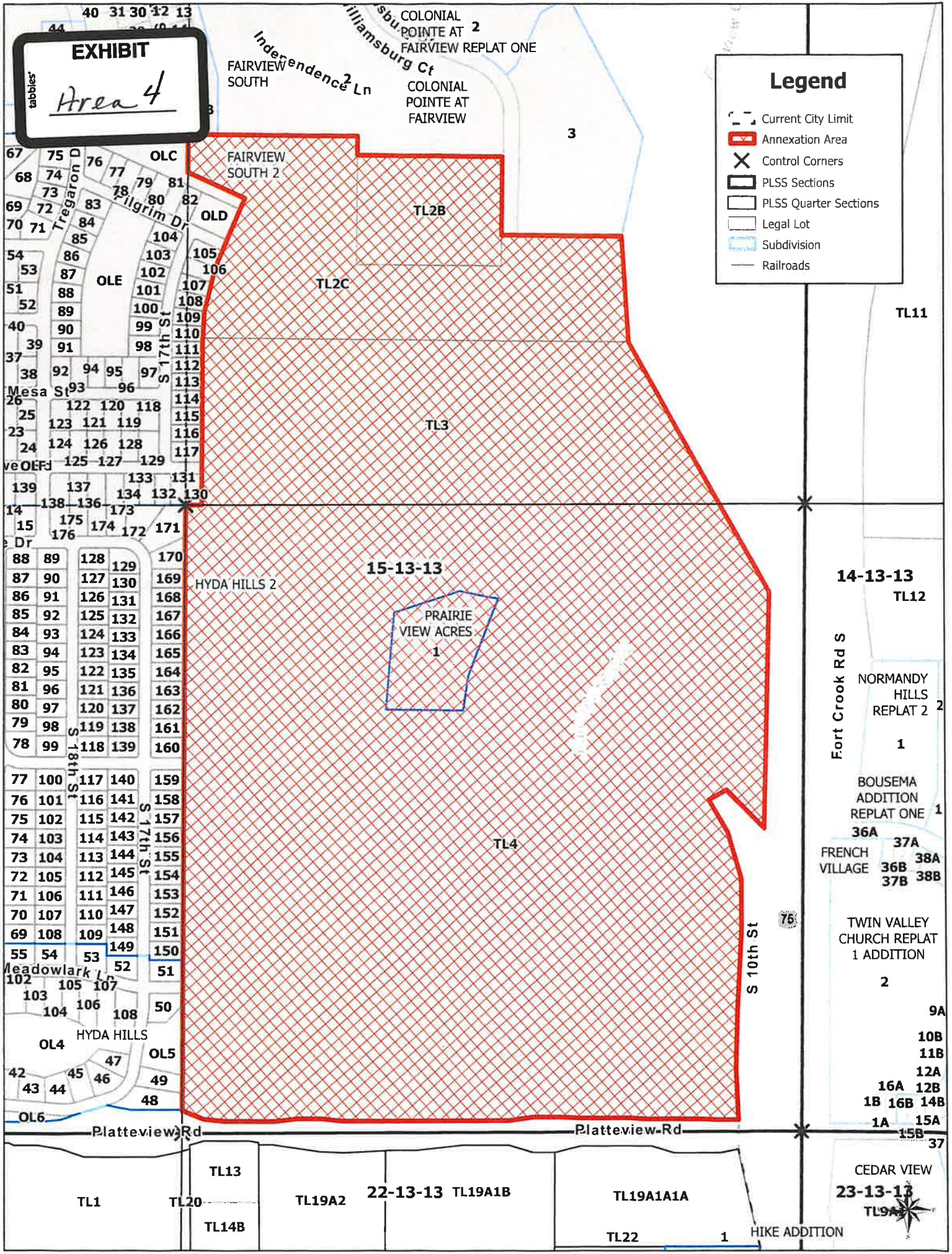


EXHIBIT

Area 4

Legend

- Current City Limit
- Annexation Area
- Control Corners
- PLSS Sections
- PLSS Quarter Sections
- Legal Lot
- Subdivision
- Railroads



40 31 30 12 13

COLONIAL
POINTE AT
FAIRVIEW REPLAT ONE
COLONIAL
POINTE AT
FAIRVIEW

FAIRVIEW
SOUTH

FAIRVIEW
SOUTH 2

OLD

HYDA HILLS 2

15-13-13

PRAIRIE
VIEW ACRES
1

14-13-13
TL12

NORMANDY
HILLS
REPLAT 2
1

BOUSEMA
ADDITION
REPLAT ONE
1

FRENCH
VILLAGE
36A 37A
36B 38A
37B 38B

TWIN VALLEY
CHURCH REPLAT
1 ADDITION
2

9A
10B
11B
12A
16A 12B
1B 16B 14B
1A 15A
15B 37

CEDAR VIEW
23-13-13
TL9A

S 10th St

Platteview Rd

Platteview Rd

TL1

TL13

TL20

TL14B

TL19A2

22-13-13 TL19A1B

TL19A1A1A

TL22

1

HIKE ADDITION

Tammi Palm

From: Jim Shada
Sent: Thursday, October 26, 2023 11:05 AM
To: Tammi Palm
Subject: Re: Proposed annexation

Tammi,
This proposed annexation project would have very little effect on the Parks & Recreation Departments.
Thanks,
Jim

From: Tammi Palm <Tammi.Palm@bellevue.net>
Sent: Monday, October 23, 2023 7:11 AM
To: Ken Clary <ken.clary@bellevue.net>; David Goedecken <david.goedecken@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>; Richard Severson <richard.severson@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Guido, Perry <pguido@bellevue.net>
Cc: Joey Bockman <Joey.Bockman@bellevue.net>; Bobby Riggs <Bobby.Riggs@bellevue.net>; John Krager <John.Krager@bellevue.net>; Mike Christensen <Mike.Christensen@bellevue.net>; Jim Shada <Jim.Shada@bellevue.net>; Betts, Steven <steven.betts@bellevue.net>; Aimee Bataillon <abataillon@bellevue.net>; Annie Mathews <annie.mathews@bellevue.net>
Subject: Proposed annexation

Good morning,

City Administration would like to move forward to annex the attached properties. This would be on our November 16th Planning Commission agenda for public hearing. As such, I'm asking for a very quick turnaround for comments as to how this would impact your department.

If you could please comment no later than October 31st, it would be appreciated.

Please let me know if you have any questions.

Thanks!

Best regards,

Tammi Palm

Planning Director
City of Bellevue
1510 Wall Street
Bellevue, NE 68005
Office: (402) 293-3026
Direct: (402) 293-3038
Cell: (402) 515-6354



MEMORANDUM

To: Dave Goedecken Public Works Director
From: Bobby Riggs Street Superintendent
Subject: Annexation Package Impact Review
Date: October 31, 2023

RECEIVED
NOV 02 2023
PLANNING DEPT.

I. Annexation Package

Lane Mile Additions – 2% increase over existing

- o **Package, Total Lane Miles = 13.25**

II. Costs:

A. Department operational budget

Required increases to for maintenance, material costs to maintain existing service levels

- i.) The Street Dept. fiscal 2023-24 operational maintenance budget (roughly 690 lane miles, is funded at \$5,833,249.15 in total. This rate of funding breaks down to \$8,453.98 per lane mile for operational department expenditures. This package totals roughly 13.25 lane miles and would require a baseline funding adjustment of 2% above the current year's budgeted levels to meet annual operational needs for the fiscal year. .

***Note: This number does not factor in an additional request for additional year-one staff and equipment to maintain operational baseline for maintaining levels of service.*

Estimated year-one base-line operational budget increase for FY23-24: \$112,015.

ii.) Cost highlights

- a. Street lighting costs
- b. Snow removal including material application
- c. ROW mowing 24.18-acre addition, \$10,140 added to annual contract cost
- d. Lane markings for current county roads and Hwy 34
- e. Inclusion of culverts (2) for inspection costs contracted with HGM
- f. Pavement rehab, crack sealing over first 3 yrs, approx \$100,000.



B. C.I.P. CONSIDERATIONS (Year-one costs)

i.) MANPOWER NEEDS

Recommendation (Current + Prior Annexations, Historical Staffing Numbers)

As of year-end, fiscal 22-23, the Street Department provided street pavement maintenance, snow removal, sign/signal maintenance and bi-annual street-sweeping on roughly 690 lane miles of roads.

Optimal staffing levels to adequately provide for yearly maintenance and levels of service should target 1 employee per 15.00 lane miles of roadway.

This package meets the threshold to add 1 full-time employee.

FY 2023-24 increased department Personnel cost assumption, above current levels for 1 full-time staff additions - \$50,000.

ii.) EQUIPMENT NEEDS

Snow removal, route equipment

To provide current levels of service during snow removal operations in the winter months, the department uses forty-three (43) pieces of equipment to curb winter storms within a targeted level of service of 12 hours. This averages 16.05 lane miles per unit. The proposed areas in this package would require adding one plow route for operations in the winter.

Equipment additions – One single-axle plow truck, crash trailer for HWY 34 maintenance, message/arrow board.

Estimated first-year equipment cost to cover areas above potential approved budget - \$205,000.

Tammi Palm

From: Ken Clary
Sent: Monday, October 23, 2023 12:12 PM
To: Tammi Palm
Cc: Jim Ristow
Subject: RE: Proposed annexation

I discussed this with Mr. Ristow this morning. There is no impact in the current fiscal year – with the current layout of those properties. We will draw in resources in our 2024/25 budget request (and beyond) to accommodate future growth per the conversation this morning.

KC

From: Tammi Palm <Tammi.Palm@bellevue.net>
Sent: Monday, October 23, 2023 7:11 AM
To: Ken Clary <ken.clary@bellevue.net>; David Goedecken <david.goedecken@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>; Richard Severson <richard.severson@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Guido, Perry <pguido@bellevue.net>
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Thanks!

Best regards,

Tammi Palm

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Cell: (402) 515-6354

Tammi Palm

From: Joey Bockman
Sent: Monday, October 23, 2023 9:06 AM
To: Tammi Palm
Subject: Re: Proposed annexation

Well.... The more area we take on the more staffing Code would need as these area get developed. So I would say 1 more inspector.

Joseph Bockman Bellevue Code Enforcement Supervisor

From: Tammi Palm <Tammi.Palm@bellevue.net>
Sent: Monday, October 23, 2023 7:11 AM
To: Ken Clary <ken.clary@bellevue.net>; David Goedecken <david.goedecken@bellevue.net>; Julie Dinville <Julie.Dinville@bellevue.net>; Ashley Decker <ashley.decker@bellevue.net>; Richard Severson <richard.severson@bellevue.net>; Susan Kluthe <Susan.Kluthe@bellevue.net>; Guido, Perry <pguido@bellevue.net>
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Tammi Palm

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Cell: (402) 515-6354

Tammi Palm

From: Julie Dinville
Sent: Tuesday, October 31, 2023 4:16 PM
To: Tammi Palm
Subject: Re: Proposed annexation

Tammi,

The areas under consideration do not, apparently, have many current residences. Therefore, the impact on us would not be great at this time. However, it does show a general trend to continue growing toward the south and west, which is something that we have been trying to deal with for some time in terms of providing services. Mr. Ristow has talked about a possible branch, and growth in these directions may increase the need for such in the future.

Thank you,

Julie Dinville
Library Director

City of Bellevue
Bellevue Public Library,
1003 Lincoln Road,
Bellevue NE 68005
Phone: 402-293-3157
julie.dinville@bellevue.net

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