

BELLEVUE PLANNING COMMISSION

Thursday, June 27, 2024 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 April 25, 2024 Regular Meeting

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

2. CONSENT AGENDA/PUBLIC HEARINGS:

a. Request to final plat Lots 1 through 113, and Outlots A through E, Cornhusker Creek, being a platting of Tax Lot 30A, located in the Southeast ¼ of Section 20, T14N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: Cornhusker Creek, LLC. Development. General Location: S. 36th Street and Cornhusker Rd. Case #: S-2404-06.

b. Request to rezone Lots 1 and 2, Waldruh Replat No. 7, from RD-60-PS and RS-84-PS to RD-60-PS and RS-84-PS for the purpose of a lot line adjustment; and small subdivision plat Lots 1 and 2, Waldruh Replat No. 7. Applicant: Lawrence T. Butler. General location: 505 Waldruh Drive . Case #'s: Z-2404-02, S-2404-05.

c. Request to rezone Lots 1 and 2, Walnut Grove Estates Replat 1, being a replat of Lot 2, Walnut Grove Estates, from AG to RE for the purpose of single-family residential development; small subdivision plat Lots 1 and 2, Walnut Grove Estates Replat 1; and waiver of Section 6-4 of the Subdivision Regulations, regarding street design standards. Applicant: Eric Carlson. General location: 5007 Platteview Rd. Case #'s: Z-2303-08, S-2303-04.

3. PUBLIC HEARINGS:

a. Request to rezone Lot 11, Childs Estates Acres, from RD-60 to RG-28 for the purpose of multi-family residential development. Applicant: Bellevue Housing Authority. General location: 8301 S 9th Street. Case#: Z-2404-03.

b. Request to rezone Lot 29, Dee's Addition to South Omaha, from RS-84 to RG-20 for the purpose of multi-family residential development. Applicant: Housing Foundation for Sarpy County. General location: 2713 Edwards Street. Case #: Z-2404-04.

c. Request for site plan approval for Lot 1, Tregaron Towne Centre Replat Seven, for the purpose of a McDonald's restaurant. Applicant: McDonald's USA, LLC. General location: 2306 Towne Centre Drive. Case#: Z-2405-05.

4. CURRENT BUSINESS

a. Comprehensive Plan update

5. ADJOURNMENT

MINUTE RECORD

Bellevue Planning Commission Meeting, April 25, 2024, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, April 25, 2024, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Hankins, Sims, Taylor-Jones, Jacobson, Lasenburg, and Bennett. Absent were Commissioners Ackley, Aerni, and Perrin. Also present was Tammi Palm, Planning Director.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times and posting in two public places and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

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

Motion was made by Sims, seconded by Hankins, to approve the minutes of the March 28, 2024, regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

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

Motion was made by Taylor-Jones, seconded by 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.

Jacobson explained the public hearing procedures.

PUBLIC HEARING was held on a request to approve the Redevelopment Plan for Lot 2, Bellevue Replat Three. Applicant: Franklin Flats, LLC. General location: 2009 Franklin St. Case #: ECD-64.

Jacobson asked staff for updates. Palm stated there were no updates and gave a brief summary of the request.

Palm stated the project is a vacant building located at 2009 Franklin Street. She stated the applicant is proposing to renovate the existing building which will include adding a second story. Palm stated with this renovation 6,000 square feet of the existing space will be allocated for a daycare and the remaining space will consist of nine two-bedroom apartments. She said seven of those apartments would be located above the daycare and two ADA (Americans with Disability Act) accessible apartments on the ground floor. Palm stated the applicant is estimating the valuation to be over \$2,500,000 dollars upon completion with the current assessed base value of \$197,000. She said the Redevelopment Plan indicates there is approximately \$2,700,000 dollars of TIF (Tax Increment Financing) eligible redevelopment costs. Palm said the applicant is proposing the use of TIF to fund \$491,000 of these expenses. She said staff is recommending approval of the Redevelopment Plan based upon conformance with the Comprehensive Plan, elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for infill development. Palm stated this developer also redeveloped the now completed multi-family housing adjacent to this property.

Nick McCright, 8617 Douglas St., Omaha, NE, stated he was the owner of the property. McCright said with the added second story there will be 18,000 square feet of space with seven apartments on the second floor and two ADA apartment on the main level with the daycare. He stated there are two parties interested in running the daycare center and each apartment will be two-bedrooms, two baths.

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

Hankin asked staff if the TIF amount at 17.7% was typical. Palm stated this is typical for some of the recent requests. She stated the City Attorney reviewed the plan for legal content and the Finance Director reviewed it for the proposed interest rate and both found the plan acceptable.

Lasenburg questioned whether the new development would be sharing parking with the existing multi-family development. McCright stated the project site currently has a 19-stall parking lot as well as off-street parking. He stated the site plan provides for the addition of 7 parking stalls on the south and southeast sides of the building. He said the townhouses have one car garages with a stall in front of the garages.

MINUTE RECORD

Bellevue Planning Commission Meeting, April 25, 2024, Page 2

MOTION was made by Taylor-Jones, seconded by Sims, to recommend APPROVAL of a request to approve the Redevelopment Plan for Lot 2, Bellevue Replat Three. Applicant: Franklin Flats, LLC. General location: 2009 Franklin St. Case #: ECD-64. APPROVAL based upon conformance with the Comprehensive Plan, elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for infill development. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to City Council for PUBLIC HEARING on May 21, 2024.

Meeting adjourned at 6:11 p.m.



Dianna Van Horn
Planning Secretary

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: S-2404-06

FOR HEARING OF:
REPORT #1: June 27, 2024

I. GENERAL INFORMATION

A. APPLICANT:

Cornhusker Creek, LLC
Attn: Tim Tran
1310 Lambart Drive
Papillion, NE 68046

B. PROPERTY OWNERS:

Cornhusker Creek, LLC
Attn: Tim Tran
1310 Lambart Drive
Papillion, NE 68046

C. GENERAL LOCATION:

South 36th Street and Cornhusker Road

D. LEGAL DESCRIPTION:

Lots 1 through 114, and Outlots A through E, Cornhusker Creek, located in the Southeast ¼ of Section 20, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Final plat Lots 1 through 114, and Outlots A through E, Cornhusker Creek.

F. EXISTING ZONING AND LAND USE:

RS-72, Vacant/Agricultural

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a final plat approval for the purpose of residential and commercial development.

H. SIZE OF SITE:

The site is approximately 59 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

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

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** OPPD Substation/Dist. #3 Fire Station, RS-72
- 2. **East:** Single-Family Residential, RS-72 (across S. 36th Street)
- 3. **South:** Commercial/Vacant, BG and AG (across Cornhusker Rd)
- 4. **West:** Vacant, AG

C. REVELANT CASE HISTORY:

- 1. On January 25, 2024, the Planning Commission recommended approval of a request to rezone Lots 1 through 116, and Outlots A through E, Cornhusker Creek, being a platting of Tax Lot 30A1, from RS-72 to RD-60-PS, RG-50-PS, RG-20-PS, MU, and BG and preliminary plat Lots 1 through 116, and Outlots A through E, Cornhusker Creek. City Council approved the aforementioned request on April 2, 2024.

D. APPLICABLE REGULATIONS:

- 1. Chapter 4, Subdivision Regulations, regarding Final Plats.
- 2. Chapter 7, Subdivision Regulations, regarding Capital Improvements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as commercial along Cornhusker Road, with medium-density residential for the remainder of the property.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. The 2020 MAPA traffic data indicates 18,219 vehicles per day along Cornhusker Road near the intersection of South 36th Street. The data indicates 6,632 vehicles per day along South 36th Street near the intersection of Cornhusker Road.
2. Access is proposed from three newly created points: Barbara Circle and Tamarac Drive off South 36th Street, and South 38th Street off Cornhusker Road.

D. UTILITIES:

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

E. ANALYSIS:

1. Tim Tran, on behalf of Cornhusker Creek, LLC, has submitted a request to final plat Lots 1 through 114, and Outlots A through E, Cornhusker Creek.
2. RD-60-PS, RG-20-PS, RG-50-PS, MU, and BG were requested for the zoning and will take effect upon filing of the final plat.
3. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Public Works, Metropolitan Utilities District, Cox Cable, Black Hills Energy, CenturyLink, Sarpy County GIS/911, OPPD, MAPA, Papio-Missouri River NRD, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Bellevue Public Works Engineer Matt Knight, and Sarpy County Surveyor Mike Sharp, requested minor technical revisions to the plat. All comments have since been satisfied by the applicant's engineer.
4. The final plat is in general conformance with the approved preliminary plat.
5. The developer owes \$34,491 in park development fees, which must be paid before the filing of the final plat.
6. The Mixed-Use Agreement has been reviewed by the City Attorney and is attached to this report.
7. The Subdivision Agreement is currently under legal review and will be on the City Council agenda with the final plat.

8. The final plat is in general conformance with the approved preliminary plat.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the preliminary plat.

V. PLANNING COMMISSION RECOMMENDATION

Under review.

VI. ATTACHMENTS TO REPORT

1. Vicinity map/Zoning Map
2. 2022 GIS aerial photo of the property
3. Final plat received May 15, 2024
4. Mixed-Use Agreement received May 1, 2024

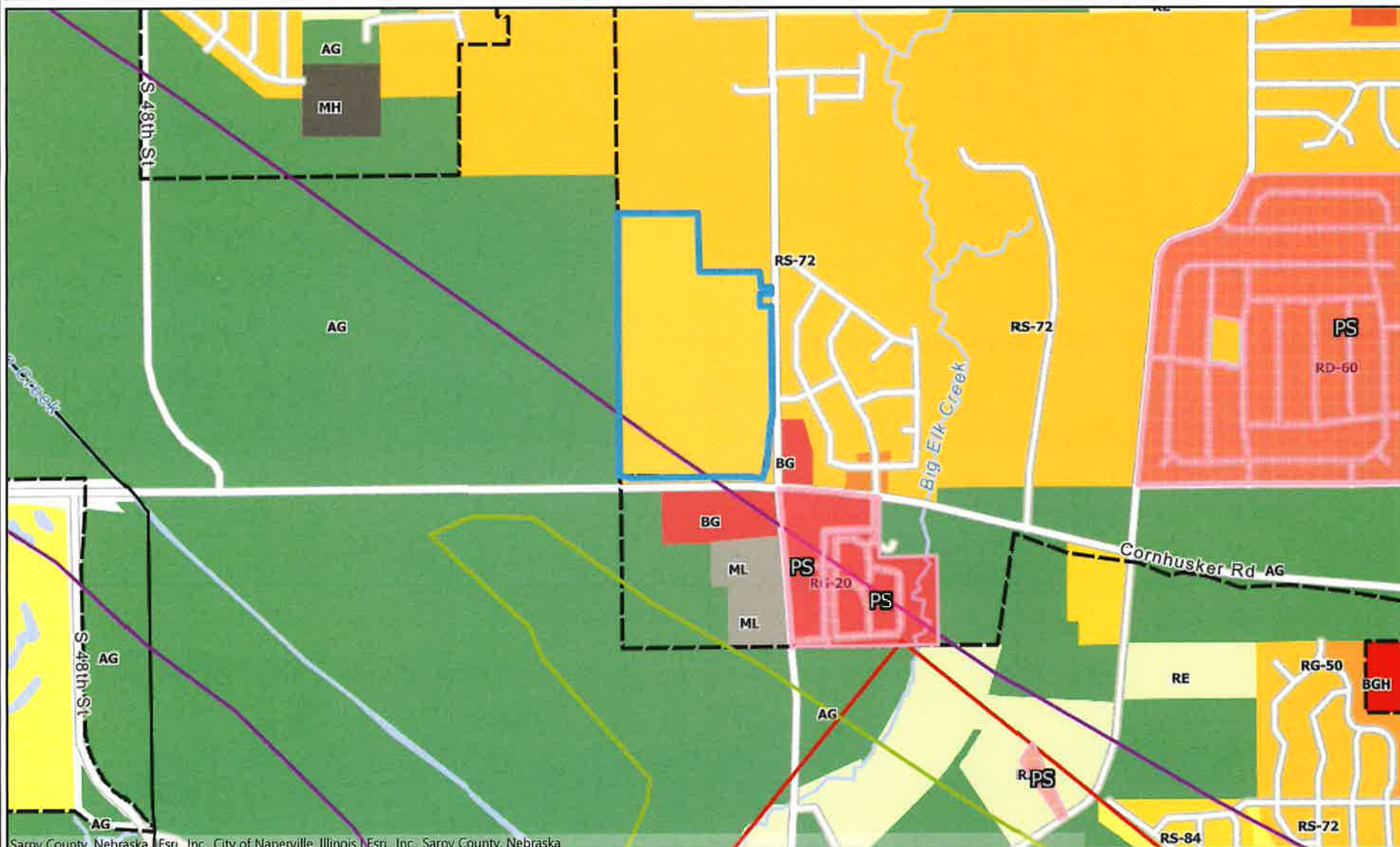
3

VII. COPIES OF REPORT TO:

1. Cornhusker Creek, LLC
2. Thompson, Dressen, & Dorner, Inc
3. Croker Huck Law Firm
4. Public Upon Request


Assistant Planning Manager


Planning Director 06/20/24
Date of Report

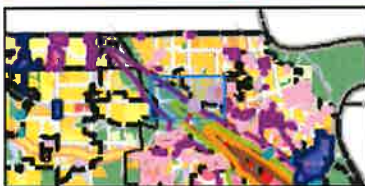


Sarpy County, Nebraska | Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska



Map Scale 1: 18056

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.

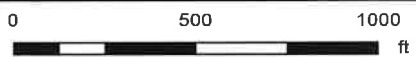


Notes





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



Map Scale 1: 7962

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



RECEIVED

MAY 01 2024

PLANNING DEPT.

MIXED-USE DEVELOPMENT AGREEMENT

This MIXED USE DEVELOPMENT AGREEMENT (hereinafter Agreement) made pursuant to Section 5.19 of the Zoning Ordinance of the City of Bellevue, made and entered into this _____ day of _____ 2024, by and between THE CITY OF BELLEVUE, NEBRASKA, a Municipal Corporation (hereinafter "City") and CORNHUSKER CREEK, L.L.C. (hereinafter "Developer").

WITNESSED:

WHEREAS, Developer is the legal owner of the real estate described on the attached Exhibit "A" as Lots 113 and Outlot B, Cornhusker Creek (hereinafter "the Property"), which is incorporated herein by this reference and desires to establish and develop such Property according to the provisions of Section 5.19 of the City Zoning Ordinance for the development of a mixed use project; and

WHEREAS, City, in the interest of maintaining the public health, safety and welfare, desires to assure that such project is developed substantially in accordance with the provisions of Section 5.19, and therefore considers this Agreement to be in the best interests of the City; and

WHEREAS, Developer is willing to commit itself to the development of a project substantially in accordance with this Agreement and desires to have a reasonable amount of flexibility to carry out the development and therefore considers this Agreement to be in its best interests; and

WHEREAS, the City and Developer desire to set forth in this Agreement their respective understandings and agreements with regard to the Property.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

I. **Definitions.** For the purposes of this Agreement, the definitions in Article 2 of the City of Bellevue Zoning Ordinance, shall apply. In addition, the following words and phrases shall have the following meanings:

A. "Site improvement" shall mean any building, parking, landscaping, signage, fencing or other regulated structure.

II. **Development.** Except as otherwise permitted in this Agreement, the project shall be developed in accordance with the City of Bellevue Zoning and Subdivision regulations, the terms and conditions of this Agreement and the Development Plan ("Plan") a/k/a site plan which is attached hereto as Exhibit "B" and by this reference incorporated herein.

III. **Permitted Uses.** Except as otherwise allowed by this Agreement, the Property shall be developed in accordance with the applicable permitted uses set forth in the provisions of Section 5.19 of the City of Bellevue Zoning Ordinance.

IV. **Site Development Regulations/Bulk of Building/Spacing**

A. It is intended that the Plan is a general schematic of the development indicating the manner in which the Developer intends to meet the requirements of this Agreement. The parties recognize that from time to time, for good and sufficient reasons, it may be necessary for the Developer to alter the location, physical shape or exterior dimensions of any structure shown on the site plans within the boundaries of any platted lot. As long as the site development regulations are not violated, Developer may alter the location, physical shape or exterior dimensions of any structure shown on the Plan, within the boundaries of any platted lot.

B. Either the Developer or any successor owner or assigns of the Property, or any part thereof, may apply for an amendment to this Agreement pursuant to Section 5.19.05 of the City of Bellevue Zoning Ordinance.

C. All building sites shall comply with the Building and Material Criteria as set forth in Section 8.12 of

the City of Bellevue Zoning Ordinance and by this reference incorporated herein.

- D. Per Section 5.19.02, the Mixed Use District (Lots 113 and Outlot B, Cornhusker Creek) shall contain use types within at least two categories. Use categories shall be limited to residential, civic, office, and commercial uses. No single use category shall account for more than 80% of the building area or net developable land area of the MU District; and, notwithstanding anything herein to the contrary, the CITY finds the Plan's ratio of mixed use satisfactory to achieve the intent of the MU District and approves the ratio of mixed use as shown on the Plan. Net developable land area includes the land area of the Property excluding dedicated public streets, private streets, or other dedicated public land.

V. **Parking.** Parking for the Plan shall be in accordance with the Site Plan, Exhibit "B", attached hereto and made a part hereof. The parking shall meet or exceed the minimum requirements of the provisions of Section 8.02 and 8.03 of the City of Bellevue Zoning Ordinance. As long as the parking design standard regulations are not violated, Developer may alter the location, physical shape or exterior dimensions of any parking area shown on the site plan within the boundaries of any platted lot.

VI. **Landscaping.** Landscaping for the project shall be according to the Landscape Plan, Exhibit "C", attached hereto and made a part hereof, unless otherwise amended in accordance with Section 5.19.05, City of Bellevue Zoning Ordinance. The landscaping shall meet or exceed the minimum requirements of the provisions of Article 9 of the City of Bellevue Zoning Ordinance.

City acknowledges additional right-of-way may be required for the 36th Street widening project adjacent to the Property; therefore installation of the required 15' landscape yard along 36 Street shall not be required until such time as the City has acquired the necessary right-of-way.

VII. **Signage.** The Signage shall meet the minimum requirements of Article 7 of the City of Bellevue Zoning Ordinance, Sign Regulations. All signs will be installed subject to a sign permit from the City of Bellevue. Unless provided for in this Agreement, all other provisions and regulations governing signs in effect at the time of application for a sign permit shall apply.

VIII. **Access.** Access for the project shall be according to Exhibit "B" attached hereto and made a part hereof. Lot 113 shall have a full access drive entrance with Tamarac Drive located approximately 520 feet west of the centerline of 36th Street and shall be constructed during the mixed-use construction of the Cornhusker Creek project and shall serve as the only access until construction of a full access drive with 38th street located approximately 400 feet north of the centerline of Cornhusker Road.

IX. Miscellaneous Provisions

- A. The City Administrator of the City of Bellevue and/or his designee shall have the authority to administer this Agreement on behalf of the City and to exercise discretion with respect to those matters contained herein so long as the development proceeds in general accord with this Agreement and with regard to those matters not fully determined at the date of this Agreement. The provisions of this Agreement shall run with the land in favor of and for the benefit of the City and shall be binding upon present and all successor owners of the real estate described in the attached Exhibit "A".
- B. The City agrees that no plans submitted in accordance with this agreement and no site plan, plat, revised development plan or related documents shall be arbitrarily or unreasonably rejected or disapproved by the City Administrator or the City and will be acted upon as expeditiously as reasonably possible.
- C. The City agrees to issue each building permit as expeditiously as reasonably possible and to grant individual occupancy permits on building spaces as construction is completed, in accordance with local codes. No such occupancy permit shall be issued unless work on portions of such building has been advanced to a point that the individuals using the portions of the building for which the certificate of occupancy is to be issued will not be engaged by construction in progress, and the building is otherwise safe for those to be occupied.

- D. Nondiscrimination. Developer shall not, in the performance of this contract, discriminate or permit discrimination in violation of federal or state laws or local ordinances because of race, color, sex, age, political or religious opinions, affiliations, or national origin.
- E. Applicable Law. Parties to this contract shall conform with all existing and applicable City ordinances, resolutions, state and federal laws, and all existing and applicable rules and regulations. Nebraska law will govern the terms and the performance under this contract.
- F. Interest to the City. No elected official or any officer or employee of the City of Bellevue shall have a financial interest, direct or indirect, in any City of Bellevue contract. Any violation of this section with the knowledge of the person or corporation contracting with the City of Bellevue shall render the contract voidable by the Mayor or Council.

IN WITNESS WHEREOF, the undersigned have executed this Agreement the day and year first above written.

CITY OF BELLEVUE, NEBRASKA

Rusty Hike, Mayor

Attest:

City Clerk

CORNHUSKER CREEK, LLC,

By: _____
Tim Tran, Managing Member

STATE OF NEBRASKA)
)
COUNTY OF SARPY)

The attached instrument was acknowledged before me this _____ day of _____, 2024 by Tim Tran, Managing Member of Cornhusker Creek, L.L.C.

Witness my hand and notarial seal at _____, Nebraska, in said County, the date aforesaid.

Notary Public

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBER: Z-2404-02
S-2404-05

FOR HEARING OF:
REPORT #1: June 27, 2024

I. GENERAL INFORMATION

A. APPLICANT:

Lawrence T. Butler
505 Waldruh Drive
Bellevue, NE 68005

B. PROPERTY OWNERS:

Lawrence T. Butler
505 Waldruh Drive
Bellevue, NE 68005

Waldruh Homeowners Association
Attn: Bryan Handlos/Treasurer
504 Waldruh Drive
Bellevue, NE 68005

C. GENERAL LOCATION:

505 Waldruh Drive

D. LEGAL DESCRIPTION:

Lots 1 and 2, Waldruh Replat No. 7, being a patting of Lot 36, Waldruh Replat No. 4, and Lot 2, Waldruh Replat No. 6, located in the Southeast ¼ of Section 25, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lots 1 and 2, Waldruh Replat No. 7, from RD-60-PS and RS-84-PS to RD-60-PS and RS-84-PS.

2. Small Subdivision Plat Lots 1 and 2, Waldruh Replat No. 7.

F. EXISTING ZONING AND LAND USE:

RD-60-PS and RS-84-PS, Single Family Residential/Vacant.

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a rezoning and small subdivision plat for a lot line adjustment.

H. SIZE OF SITE:

Lot 36, Waldruh Replat No. 4, is approximately 0.24 acres and Lot 2, Waldruh Replat No. 6 is approximately 0.60 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Lot 36 is presently developed with a single-family residence built in 1991. Lot 2 is vacant and covered with vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Single Family Residential/Vacant, RD-60-PS and RS-84-PS
- 2. **East:** Single Family Residential/Vacant, RS-84-PS
- 3. **South:** Single Family Residential, RD-60-PS
- 4. **West:** Single Family Residential, RD-60-PS

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

- 1. Section 5.09, Zoning Ordinance, regarding RS-84 uses and requirements.
- 2. Section 5.11, Zoning Ordinance, regarding RG-60 uses and requirements.
- 3. Section 5.17, Zoning Ordinance, regarding -PS uses and requirements.
- 4. 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 medium density residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no MAPA traffic data information available for this area.
2. The property presently has access from a private driveway off Waldruh Drive.

D. UTILITIES:

All utilities are available to this location.

E. ANALYSIS:

1. Lawrence Butler is requesting approval of a rezoning and small subdivision plat for Lots 1 and 2, Waldruh Replat No. 7, for the purpose of a lot line adjustment.

2. Mr. Butler desires to add a covered porch onto the rear of his existing residence. He is unable to accomplish this due to lack of space for the required rear yard setback. With approval of the proposed small subdivision plat, Mr. Butler would meet the required rear yard setback.

3. This request would not change the zoning designations already existing. Proposed Lot 1 will remain RD-60-PS and Lot 2 will remain RS-84-PS.

The previously approved setbacks for Lot 1 under the -PS designation are as follows:

- 17.5' Front Yard
- 5' Side Yard
- 15' Rear Yard

4. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Planning Director, Sarpy County Public Works Department, 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.

Matt Knight, Public Works Engineer, and Mike Sharp, Sarpy County Surveyor, requested minor technical revisions regarding the small subdivision plat. The applicant's surveyor has made the requested revisions.

5. The Future Land Use Map of the Comprehensive Plan shows this area as medium-density residential. The applicant's request is in conformance with the Comprehensive Plan.

6. The small subdivision plat and rezoning do not impact the existing land use or change the character of the neighborhood.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon lack of perceived negative impact to the surrounding neighborhood, and conformance with the Zoning Ordinance and Comprehensive Plan.

V. PLANNING COMMISSION RECOMMENDATION

Under Review.


VI. ATTACHMENTS TO REPORT

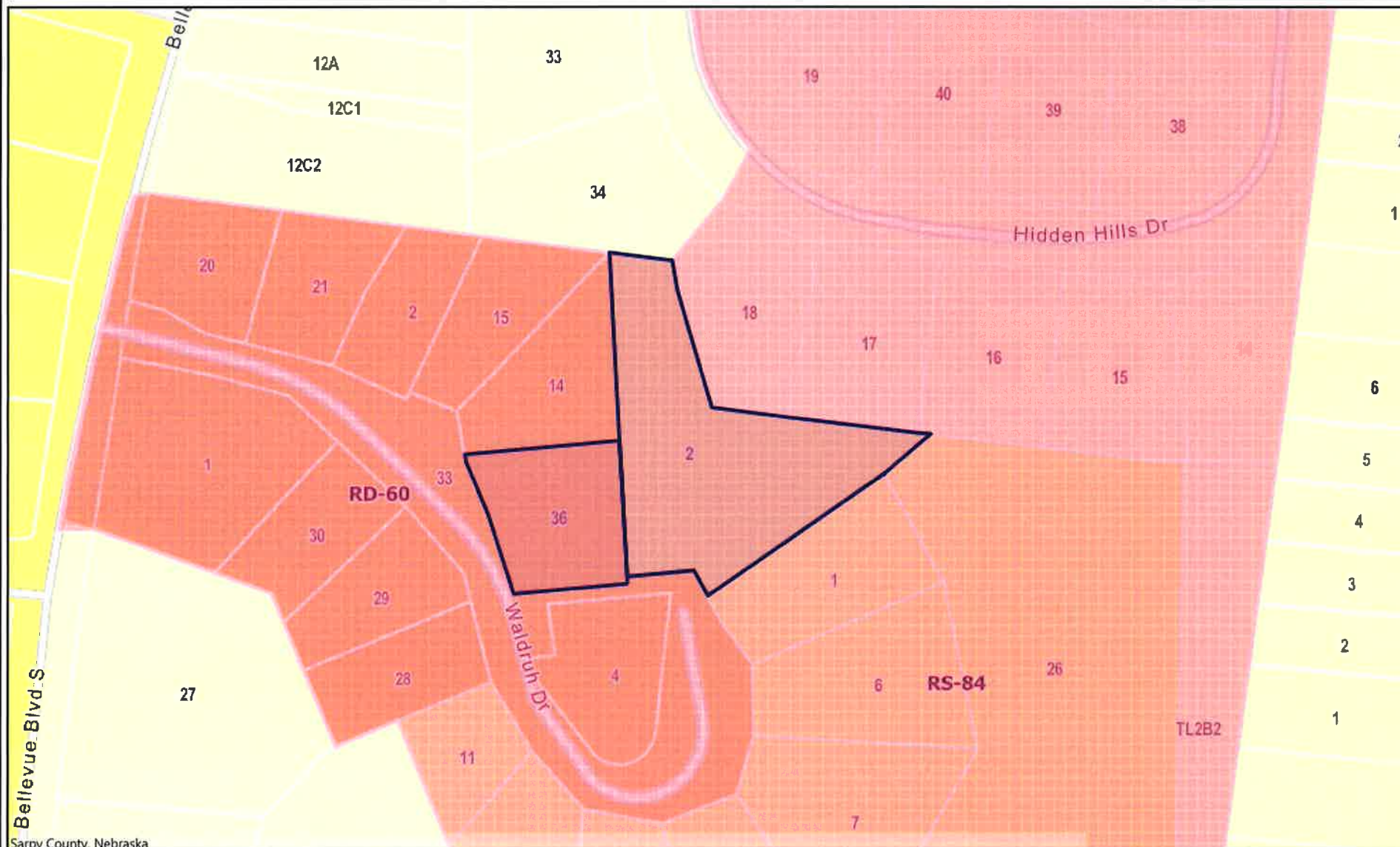
- 1. Vicinity map/Zoning Map
- 2. 2022 GIS aerial photo of the property
- 3. Small subdivision plat received May 14, 2024
- 4. As-built plot plan received April 19, 2024
- 5. Letter from the applicant received April 19, 2024

VII. COPIES OF REPORT TO:

1. Applicant (Lawrence T. Butler)
2. Waldruh Homeowners Association
3. Fine Line Surveying, LLC (Karen Brightenburg)
4. Public Upon Request


Assistant Planning Manager

 06/20/24
Planning Director Date of Report

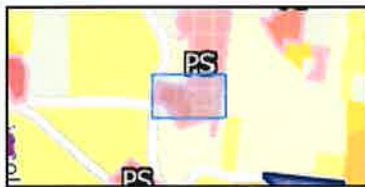


Sarpy County, Nebraska



Map Scale 1: 1592

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.



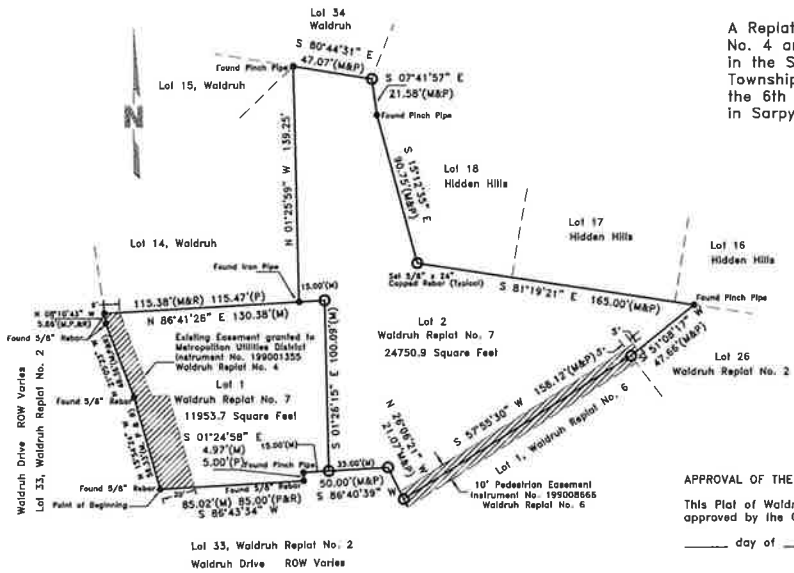
Notes



WALDRUH REPLAT NO. 7

Lots 1 and 2

A Replatting of Lot 36, Waldruh Replat No. 4 and Lot 2, Waldruh Replat No. 6 in the Southeast Quarter of Section 25, Township 14 North, Range 13 East of the 6th P.M. as Surveyed and Recorded in Sarpy County, Nebraska



LEGEND

- = Section Corner
- = Corner Found
- = Corner Set - 5/8" x 24" Rebar (unless otherwise noted)
- △ = Temporary Point
- (D) = Deeded Distance
- (P) = Platted Distance
- (R) = Recorded Distance
- N.T.S. = Not to Scale

Scale In Feet

0' 25' 50' 100'

DEDICATION

Know all men by these presents that we, Lawrence T. and Tanya K. Buller, owners of Lot 36, Waldruh Replat No. 4 and Waldruh Homeowners Association, owners of Lot 2, Waldruh Replat No. 6, as described in the Surveyors' Certificate and embraced within the Plat, have caused said land to be subdivided into lots to be numbered as shown, said subdivision hereinafter to be known as Waldruh Replat No. 7 Lots 1 and 2, and we do hereby ratify and approve properly the disposition of our property as shown on the Plat. Perpetual easements shall be granted to the Omaha Public Power District and any telecommunications entity or other corporation transmitting signals authorized to use City streets, to erect, operate, maintain, repair and renew, poles, wires, cables conduits and other related facilities and to extend thereon wires or cables for the carrying and transmission of electric current for light, heat and power and for the transmission of signals and sounds of all kinds and the reception on, over, through, under and across a (5') five foot wide strip of land abutting all front and side boundary lot lines and an (8') eight foot wide strip of land abutting all rear boundary lot lines of all interior lots and a (16') sixteen foot wide strip of land abutting the rear boundary lot lines of all exterior lots. The term 'exterior lots' is herein defined as those lots forming the outer perimeter of the above described addition. Said (16') sixteen foot wide easement will be reduced to an (8') eight foot wide easement when the adjacent land is surveyed, platted and recorded. No permanent buildings or retaining walls shall be placed in said easement ways, but the same may be used for gardens, shrubs, landscaping and other purposes that do not interfere with the aforesaid uses or rights herein granted.

In Witness Hereof, we do set our hands

Lawrence T. Buller, Owner _____ Tanya K. Buller, Owner _____

Bryan Handlos, Treasurer
Waldruh Homeowners Association

APPROVAL OF THE BELLEVUE CITY COUNCIL

This Plat of Waldruh Replat 7 Lots 1 and 2 was approved by the City Council of Bellevue on this _____ day of _____, 2024.

Mayor

Attest
City Clerk

SARPY COUNTY TREASURER'S CERTIFICATE

This is to certify that I find no regular nor special taxes due or delinquent against the property as described in the Surveyors' Certificate and embraced in this plat as shown by the records of this office.

On this _____ day of _____, 2024.

Sarpy County Treasurer

REVIEW BY SARPY COUNTY PUBLIC WORKS

This Plat of Waldruh Replat 7 Lots 1 and 2 was reviewed by the Sarpy County Surveyor's Office

On this _____ day of _____, 2024.

County Surveyor/Engineer

APPROVAL OF THE BELLEVUE CITY PLANNING COMMISSION

This Plat of Waldruh Replat 7 Lots 1 and 2 was approved by the Bellevue City Planning Commission

On this _____ day of _____, 2024.

Chairman

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA §
COUNTY OF SARPY §

On this _____ day of _____, 2024, before me, a Notary Public, duly commissioned and qualified for said County and State, personally appeared Lawrence T. Buller, who is personally known to me to be the identical person whose name is affixed to the above Instrument as an individual and he acknowledged the signing of the same to be his voluntary act and deed.

Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA §
COUNTY OF SARPY §

On this _____ day of _____, 2024, before me, a Notary Public, duly commissioned and qualified for said County and State, personally appeared Tanya K. Buller, who is personally known to me to be the identical person whose name is affixed to the above Instrument as an individual and she acknowledged the signing of the same to be her voluntary act and deed.

Notary Public

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA §
COUNTY OF SARPY §

On this _____ day of _____, 2024, before me, a Notary Public, duly commissioned and qualified for said County and State, personally appeared Bryan Handlos, representative for Waldruh Homeowners Association, who is personally known to me to be the identical person whose name is affixed to the above Instrument as an individual and he acknowledged the signing of the same to be his voluntary act and deed of said organization.

Notary Public

SURVEYORS CERTIFICATE & LEGAL DESCRIPTION

I hereby certify that I have accurately surveyed the subdivision to be known as WALDRUH REPLAT 7, a replatting of Lot 36, Waldruh Replat No. 4 and of Lot 2, Waldruh Replat No. 6 all located in the Southeast Quarter of Section 25, T14N, R13E Bellevue, Sarpy County, Nebraska, more particularly described as follows:

Beginning at the Southwest corner of Lot 36, Waldruh Replat No. 4; Thence: N 15°54'24" W, same as the bearing on the original survey, a distance of 56.33 feet; Thence: N 21°05'23" W, a distance of 48.36 feet; Thence: N 08°10'43" W, a distance of 5.86 feet; Thence: N 86°41'26" E, a distance of 115.38 feet; Thence: N 01°25'59" W, a distance of 139.25 feet; Thence: S 80°44'31" E, a distance of 47.07 feet; Thence: S 07°41'57" E, a distance of 21.58 feet; Thence: S 15°12'35" E, a distance of 90.75 feet; Thence: S 81°19'21" E, a distance of 165.00 feet; Thence: S 51°08'17" W, a distance of 47.66 feet; Thence: S 57°55'30" W, a distance of 158.12 feet; Thence: N 26°06'21" W, a distance of 21.07 feet; Thence: S 86°40'39" W, a distance of 50.00 feet; Thence: S 01°24'58" E, a distance of 4.97 feet; Thence: S 86°43'34" W, a distance of 85.02 feet to the Point of Beginning and containing 36704.6 Square Feet (0.843 Acre) of land, more or less. All corners were calculated by angle and distance of the survey of Waldruh Replat No. 6.

I, Karen D. Brightenbun, do hereby certify that I am a duly registered surveyor under the Nebraska Land Surveyors Regulation Act and that I have performed a boundary survey of the subdivision herein and that permanent monuments have been placed (capped 3/8" x 24" Rebar) or found as noted hereon of all Lot and Boundary corners in the subdivision to be known as Waldruh Replat No. 7. Said Plat is a true delineation of said survey performed by me personally; that said survey was made with reference to known and recorded monuments, and to the best of my knowledge and belief is true, correct and in accordance with the Nebraska Land Surveyors Regulation Act in effect at the time of this survey.

Dated: April 11, 2024

By: Karen D. Brightenbun, Nebraska RLS 611
Fine Line Land Surveying
PO Box 53
Valparaiso, NE 68065

RECEIVED
MAY 14 2024
PLANNING DEPT.

Plot Plan

Bellevue, Sarpy County, Nebraska

Job No: 241892

Sheet: 1 of 1

Legal Description

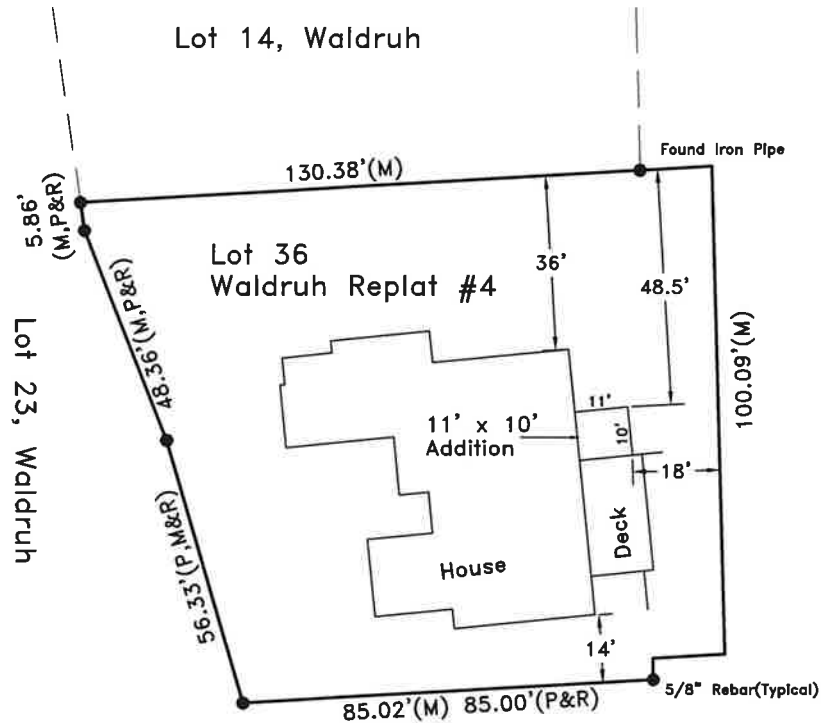
Boundary survey of Lot 36, Waldruh Replat Number 4 located in the NW $\frac{1}{4}$, Section 31, T. 5 N., R. 12 E. of the 6th PM, Lincoln, Sarpy County, Nebraska. Also known as 805 North 18th Street.



LEGEND

- ⊕ = Section Corner
- = Corner Found
- = Corner Set - 5/8" x 30" Rebar (unless otherwise noted)
- △ = Temporary Point
- (D) = Deeded Distance
- (M) = Measured Distance
- (P) = Platted Distance
- (R) = Recorded Distance
- N.T.S. = Not to Scale

SCALE: 1" = 30'



RECEIVED

APR 19 2024

PLANNING DEPT.

April 20, 2024

I am rezoning my property to add additional square footage in order to construct a covered porch.

Lawrence T. Butler
Lawrence T. Butler

RECEIVED
APR 19 2024
PLANNING DEPT.

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-2303-08
S-2303-04

FOR HEARING OF:
REPORT #1: June 27, 2024

I. GENERAL INFORMATION

A. APPLICANT:

Eric Carlson
14909 Grover Street
Omaha, NE 68144

B. PROPERTY OWNER:

Meredith Carlson, Trustee
5007 Platteview Road
Papillion, NE 68133

C. GENERAL LOCATION:

5007 Platteview Road

D. LEGAL DESCRIPTION:

Lots 1 and 2, Walnut Grove Estates Replat 1, being a replat of Lot 2, Walnut Grove Estates, located in the Southeast $\frac{1}{4}$ of Section 18, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lots 1 and 2, Walnut Grove Estates Replat 1, from AG to RE
2. Small subdivision plat Lots 1 and 2, Walnut Grove Estates Replat 1
3. Waiver of Section 6-4, Subdivision Regulations.

F. EXISTING ZONING AND LAND USE:

AG, 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 to create an additional single-family residential acreage lot.

H. SIZE OF SITE:

The site is approximately 21 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Proposed Lot 1 is developed with a single-family residence, 1,058 square foot pole barn, accessory structures, and a 20' x 40' pool.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- C. North:** Agriculture/Single Family Residential, AG
- D. East:** Agriculture/Vacant, AG
- E. South:** Platteview Golf Club, AG
- F. West:** Agriculture/Single Family Residential, AG

G. RELEVANT CASE HISTORY:

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

H. APPLICABLE REGULATIONS:

1. Section 5.07, Zoning Ordinance, regarding RE uses and requirements.
2. Chapter 5, Subdivision Regulations, regarding Small Subdivisions.
3. Chapter 6-4, Subdivision Regulations, regarding Minimum Design Standards.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. Per the MAPA Traffic Flow Data, there are approximately 4,800 cars per day west of the intersection of 36th Street and Platteview Road.
2. Access is from an existing private drive off Platteview Road. An ingress/egress easement will serve both lots.

D. UTILITIES:

This property utilizes a private well and septic system.

E. ANALYSIS:

1. Eric Carlson has submitted a request to small subdivision plat Lots 1 and 2, Walnut Grove Estates Replat 1. In conjunction with the plat, the applicant is requesting a change of zone from AG to RE.
2. The Residential Estates (RE) District is established for the purpose of allowing low density residential uses on larger parcels of land that are compatible with adjacent urban growth.

The minimum lot size in the RE zone is 1 acre. Each of the proposed lots meets the minimum requirements for the RE zoning district.

3. There is an existing single family residence and outbuildings on proposed Lot 1. Lot 2 would be created to facilitate the construction of an additional single family residence.

A bird coop shown on the as-built plot plan on the proposed property line is shown for removal. This will need to be done prior to the filing of the plat.

4. This application was before the Planning Commission on May 18, 2023, and continued indefinitely at that time. Sarpy County Public Works had discovered a discrepancy with the original recorded plat in relation to the section lines. This issue has since been corrected to Sarpy County's satisfaction.

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

Matt Knight, Public Works Engineer, and Sarpy County Public Works, both requested technical revisions to the plat. The applicant's surveyor has satisfied this request.

No other comments were received on this case.

6. This property lies within the jurisdiction of the Sarpy County Wastewater Agency. The applicant has discussed fees with the Agency, which will be due prior to filing the plat.

7. The applicant is requesting a waiver of Section 6-4, Subdivision Regulations, regarding minimum design guidelines for a private street. A private street serves more than one lot. The applicant is requesting a waiver to allow for the existing gravel driveway to remain and be extended to serve the additional lot. Staff is supportive of this request.

8. The Future Land Use Map of the Comprehensive Plan shows this area as agriculture. This may change as the Comprehensive Plan update moves forward.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

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

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

1. Vicinity map/Zoning Map
2. 2022 GIS aerial photo of the property
3. Letter from John Meng-Frecker received March 24, 2023
4. Small Subdivision Plat received June 17, 2024
5. As-built plot plan received March 27, 2024

VII. COPIES OF REPORT TO:

1. Eric Carlson
2. Ehrhart Griffin and Associates
3. Public Upon Request

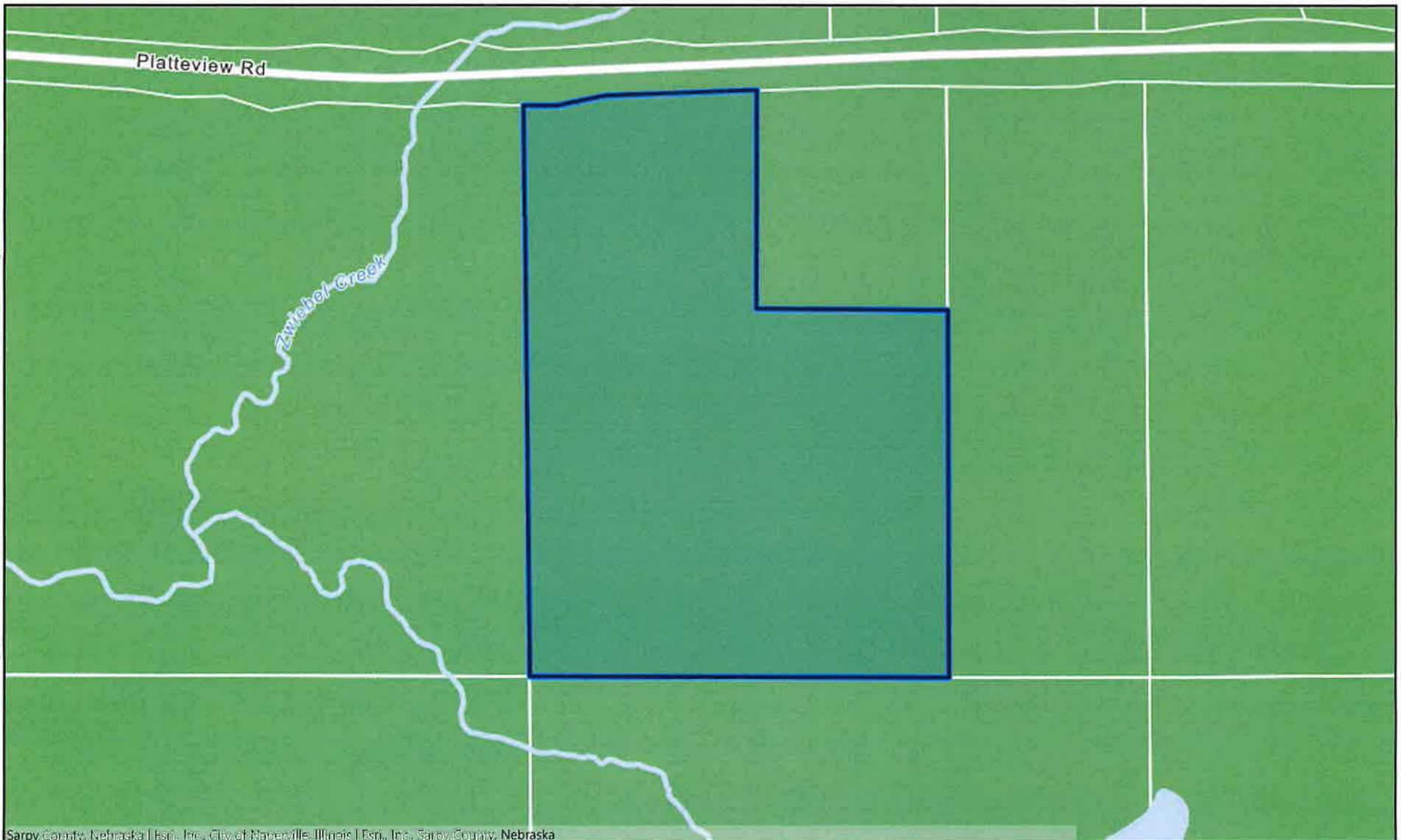

Assistant Planning Manager

 06/20/24
Planning Director Date of Report



SARPY COUNTY
NEBRASKA

5007 Platteview Road

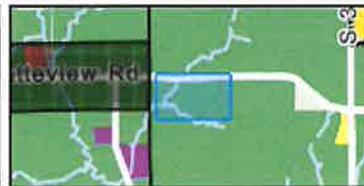


Sarpy County, Nebraska | Esri, Inc., City of Naperville, Illinois | Esri, Inc., Sarpy County, Nebraska



Map Scale 1: 4514

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



Notes





SARPY COUNTY
NEBRASKA

5007 Platteview Road



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



Map Scale 1: 4514

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



Notes





September 23, 2021

RECEIVED
MAR 24 2023
PLANNING DEPT.

JUSTIFICATION FOR RE ZONING – RESIDENTIAL ESTATES
5007 PLATTEVIEW ROAD, BELLEVUE, NE
WALNUT GROVE ESTATES REPLAT 1

ON BEHALF OF THE APPLICANT, ERIC CARLSON, AND THE OWNER, MELISSA JARECKE, WE
SUBMIT THE FOLOWING JUSTIFICATION FOR REZONING FROM AG TO RE:

CURRENT ZONING OF WALNUT GROVE ESTATES IS AG. IT IS MORE APPROPRIATE THAT THE
SUBDIVISION BE REZONED TO RE – RESIDENTIAL ESTATES.

- NO AGRICULTURE OPERATIONS ARE CONDUCTED WITHIN THE SUBDIVISION.
- THE SUBDIVISION IS HEAVILY TREED.
- THE PROPOSED REPLAT OF LOT 2 (20.96 ACRES) OF WALNUT GROVE ESTATES WILL
SUBDIVIDE THE LAND INTO FOUR LOTS WHICH RANGE FROM 3.2 ACRES TO 8.1 ACRES
IN SIZE WITH COMMON AREA IMPROVEMENTS TO BE MAINTAINED BY A HOMEOWNERS
ASSOCIATION.
- THE EXISTING AND FUTURE IMPROVEMENTS ARE SINGLE FAMILY HOMES.
- THE ABOVE PLAN COMPLIES WITH THE STATED INTENT OF RE RESIDENTIAL ESTATES:
“Intent: The Residential Estates District is established for the purpose of allowing low density
residential uses on larger parcels of land that are compatible with adjacent urban growth. The RE
classification is to be used only for suburban single family homes and the community services
and facilities appurtenant thereto.”
- A COMPARABLE AREA NEARBY IS ‘THE LINKS’ AND ‘BAZARS ADDITION’ ON PLATTEVIEW
ROAD WHICH HAS SINGLE FAMILY HOMES ON LOT SIZES OF 1.3 TO 6.3 ACRES.

John Meng-Frecker
EHRHART GRIFFIN & ASSOCIATES

PROJECT NO.
EGA211170

NO.	DESCRIPTION	DATE	BY

EHRHART GRIFFIN & ASSOCIATES

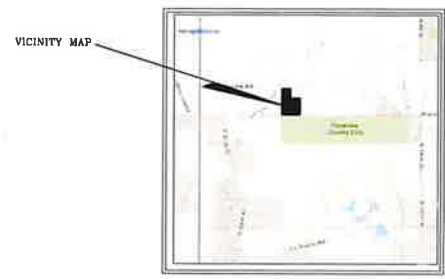
3552 Farnam Street
Omaha, Nebraska 68131
402 / 551-0631

- ENGINEERING
- PLANNING
- LAND SURVEYING

**5007 PLATTEVIEW ROAD
SITE CONDITIONS PLAN**
PROPOSED - WALNUT GROVE ESTATES REPLAT
PAPILLION, NEBRASKA

DATE: 10/14/2021
DESIGNED BY:
DRAWN BY: SRB
CHECKED BY:
CREW:

SHEET NO.
1 OF 1



LEGAL DESCRIPTION
(PROPOSED)-----WALNUT GROVE REPLAT 1, A SUBDIVISION CONTAINING LOTS 1 AND 2, AND BEING A REPLAT OF PART OF LOT 2, WALNUT GROVE ESTATES, SARRY COUNTY, NEBRASKA, BEING SURVEYED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, WALNUT GROVE ESTATES, THENCE S67°18'W A DISTANCE OF 88.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N22°02'W A DISTANCE OF 318.14 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY OF PLATTEVIEW ROAD AS CORNERED IN INSTRUMENT AT BOOK 153, PAGE 773, THENCE N67°18'E ON SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 85.41 FEET, THENCE N72°11'2"E ON SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 191.12 FEET, THENCE S82°02'W ON SAID RIGHT-OF-WAY A DISTANCE OF 312.04 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 3; THENCE S82°02'W A DISTANCE OF 411.45 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 2; THENCE N68°20'E A DISTANCE OF 400.09 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE S82°02'W A DISTANCE OF 179.88 FEET TO THE POINT OF BEGINNING, CONTAINING 318.218 SQUARE FEET OR 2.1552 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN, MAP, SURVEY, OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.



Date: 7/16/2021

Shane Baker

THERE IS NO REQUEST FOR RIGHT-OF-WAY DEDICATION WITH THIS PLAN.
THERE IS NO REQUEST FOR RIGHT-OF-WAY VACATION WITH THIS PLAN.

- LEGEND:**
- P - PLAT DISTANCE
 - A - ACTUAL DISTANCE
 - B - RECORDS DISTANCE
 - C - CALCULATED DISTANCE
 - D - DEED DISTANCE
 - - CERTAIN DISTANCES IN DEED AT BOOK 153 PAGE 773 APPEAR TO BE IN ERROR AND ARE IN CONFLICT WITH SURVEY AND PLAT OF RECORD
 - - FOUND SURVEY POINT
 - △ - SET SURVEY POINT
 - C.T.P. - CRIMPED TOP PINE
 - O.P.P. - OPEN TOP PINE
 - S.G.H. - STAR SHIP HOLE
 - "X" - CHECKED "X" IN CONCRETE
 - BAC - REBAR & CAP
 - W/CAP - U.K.G.

RECEIVED
MAR 24 2023
PLANNING DEPT.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-2404-03

FOR HEARING OF:
REPORT #1: June 27, 2024

I. GENERAL INFORMATION

A. APPLICANT:

Bellevue Housing Authority
Attn: Carolyn Pospisil
8214 Armstrong Circle
Bellevue, NE 68147

B. PROPERTY OWNERS:

Bellevue Housing Authority
Attn: Carolyn Pospisil
8214 Armstrong Circle
Bellevue, NE 68147

C. GENERAL LOCATION:

8301 South 9th Street

D. LEGAL DESCRIPTION:

Lot 11, Childs Estate Acres, located in the Northwest ¼ of Section 23, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lot 11, Childs Estate Acres from RD-60 to RG-28.

F. EXISTING ZONING AND LAND USE:

RD-60/Vacant

G. PURPOSE OF REQUEST:

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

H. SIZE OF SITE:

The site is approximately .71 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is vacant. A portion of the hard surface parking belonging to the residences to the south is located on this property.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Forest Station Elementary School, RG-8 (across Childs Rd. W.)
- 2. **East:** Railroad Right-of-Way
- 3. **South:** Duplex residential, RD-60
- 4. **West:** Single-family residential, RS-84

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

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

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

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

2. This property has access from South 9th Street.

D. UTILITIES:

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

E. ANALYSIS:

1. Carolyn Pospisil, on behalf of the Bellevue Housing Authority, has submitted a request for a change of zone for Lot 11, Childs Estate Acres, for the purpose of multi-family residential development.

2. The applicant is requesting a change of zone from RD-60 to RG-28. Presently the lot is zoned for duplex residential.

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

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

No comments were received on this case.

4. The applicant desires to construct a multi-family residential building on the property. Per their attached zoning justification letter, the property's proximity to schools, express bus route, restaurants, and Bellevue University make it an attractive location for a multi-family development. The applicant also points out this land is within the Fort Crook Road corridor development area. The applicant believes rezoning the property to allow for more density aligns with the goals and vision of the Fort Crook Road 2040 Plan.

5. Staff believes the RG-28 request is appropriate based on its location and will be compatible with the surrounding neighborhood.

6. This property is designated for medium-density residential use in the Future Land Use Map of the Comprehensive Plan. The requested RG-28 zoning is in conformance with the Comprehensive Plan.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, Fort Crook Road 2040 Plan, as well as lack of perceived negative impact upon the surrounding area.

V. ATTACHMENTS TO REPORT

1. Vicinity map/Zoning Map
2. 2022 GIS aerial photo of the property
3. Zoning Justification Letter dated April 19, 2024

VI. COPIES OF REPORT TO:

1. Carolyn Pospisil, Bellevue Housing Authority
2. Public Upon Request

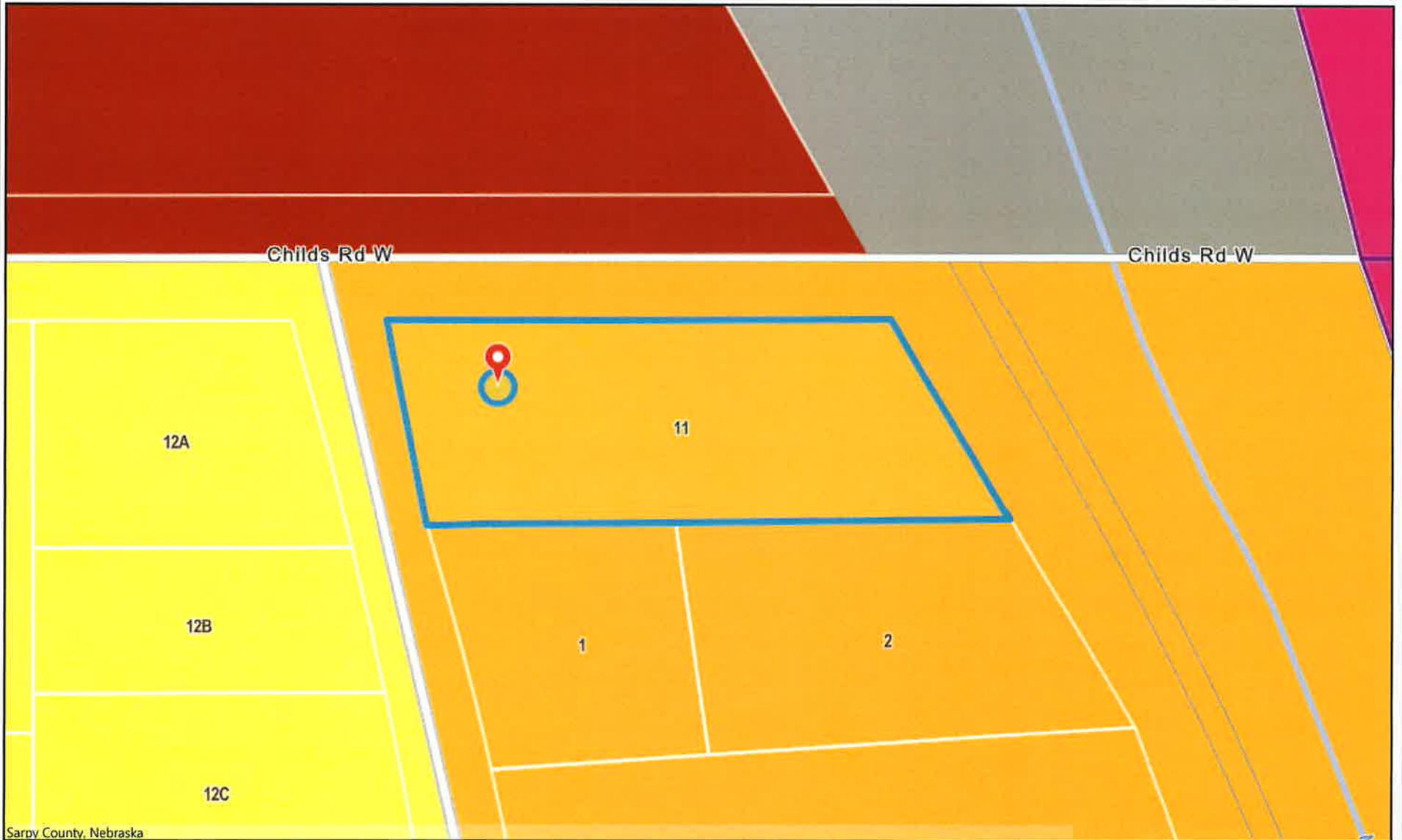

Assistant Planning Manager


Planning Director 06/20/24
Date of Report

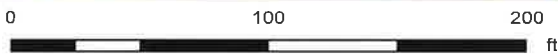


SARPY COUNTY
NEBRASKA

8301 S 9th St



Sarpy County, Nebraska



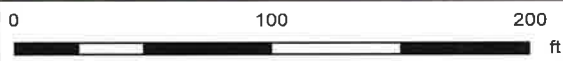
Map Scale 1: 1128

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





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



Rezoning Application Justification Statement

8301 S 9th Street, Bellevue, NE 68147
LOT 11 CHILDS ESTATE ACRES

4/17/24

Request

The Bellevue Housing Authority is requesting to rezone the subject property from RD-60 (Residential Duplex - 6,000 sq ft) to RG-28 (General Residential) to allow the development of a multi-family residential project.

Site Characteristics & History

The property is 0.789 acres in size, and is currently owned by the Bellevue Housing Authority. In 2013, a building permit (#SG2434B) was approved for demolition of a dwelling and garage located on the property. Currently, the property is vacant.

This project is proposing to rezone the property to RD-60 to allow for the development of a multi-family residence.

Surrounding Uses

North: Forest Station Elementary School
Zoned: RG-8

South: Childs Estate Acres (Duplex Residences)
Zoned: RD-60

East: Railway & Mud Creek
Zoned: RD-60

West: Childs Estate Acres (Single Family Residences)
Zoned: RS-84

Justification of Request

The Comprehensive Plan states its objectives are to encourage and promote quality development and utilize existing infrastructure and City services. We believe this project meets these objectives.

While the property is zoned Residential Duplex, we believe it would be better suited to be zoned General Residential, in order to develop a multi-family residence that can house multiple residents. This project will encourage greater housing diversity and styles within the neighborhood, giving residents more options when finding a home in Bellevue. The

RECEIVED
APR 19 2024
PLANNING DEPT.

Comprehensive Plan suggests a need for medium-density residential dwellings throughout Bellevue, and this project would help fill that need along the Fort Crook corridor.

Some of the existing infrastructure and City services the project will benefit from are as follows:

- Located in Forest Station Elementary, Logan Fontenelle Middle, and Bellevue West High School districts.
- Located on Metro Route 95 Bellevue Express, which includes an existing stop located at Marathon Ventures Inc. at Southroads Mall.
- Located 1.61 miles from Bellevue University. Existing Metro bus stop location.
- Restaurants within 1.0 miles include Roma Italian Restaurant, The Special Restaurant, Romeo's Mexican Food & Pizza, Golden Bowl Chinese Restaurant, and Stella's Bar & Grill.
- The proposed use is compatible with the Fort Crook 2040 Plan, which aims to create a functional and attractive corridor punctuated by mixed-use, pedestrian oriented development.

Based upon the above information, the Bellevue Housing Authority respectfully requests approval of this Rezoning.

Carolyn Pospisil
Bellevue Housing Authority
(319) 270-1540
carolyn@sarpyhousing.org



RECEIVED
APR 19 2024
PLANNING DEPT.

CITY OF BELLEVUE PLANNING DEPARTMENT

3.b.

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-2404-04

FOR HEARING OF:

REPORT #1: June 27, 2024

I. GENERAL INFORMATION

A. APPLICANT:

Housing Foundation for Sarpy County
Attn: Carolyn Pospisil
8214 Armstrong Circle
Bellevue, NE 68005

B. PROPERTY OWNERS:

Esmeralda Elder
5303 N 6th Street
Omaha, NE 68110

C. GENERAL LOCATION:

2713 Edwards Street

D. LEGAL DESCRIPTION:

Lot 29, Dee's Addition to South Omaha, located in the Northeast ¼ of Section 15, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lot 29, Dee's Addition to South Omaha, from RS-84 to RG-20.

F. EXISTING ZONING AND LAND USE:

RS-84/Vacant

G. PURPOSE OF REQUEST:

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

H. SIZE OF SITE:

The site is approximately .46 acre.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant and covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Single Family Residential, RS-84
- 2. **East:** Single-Family Residential, RS-84
- 3. **South:** Light Industrial, ML
- 4. **West:** Single-Family Residential, BGH

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

- 1. Section 5.14, Zoning Ordinance, regarding RG-20 uses and requirements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

- 1. There is no MAPA traffic data information available for this area.
- 2. This property will have access from a private drive off Edwards Street. Access from Fort Crook Road will be prohibited.

D. UTILITIES:

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

ANALYSIS:

1. Carolyn Pospisil, on behalf of the Housing Foundation for Sarpy County, has submitted a request for a change of zone for Lot 29, Dee's Addition to South Omaha, for the purpose of multi-family residential development.
2. The applicant is requesting a change of zone from RS-84 to RG-20. Presently the lot is zoned for single-family residential.

The intent of the RG-20 district is to permit moderately high-density development and uses that are typical and compatible in the operation of apartment homes.

Based on the square footage of the lot (as provided in Sarpy County Assessor data), a maximum of four units could be built on this property in the RG-20 zoning designation. Per Section 5.14.05, Height and Lot Requirements, the first four units of a multiple family dwelling, townhouse, or condominium shall have a minimum lot area of 5,000 square feet of lot area per unit; after which the minimum lot area may be 2,000 square feet.

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

Public Works Engineering Manager John Krager stated no access will be allowed onto Fort Crook Road. He also indicated the developer must make provisions for required off-street parking, must apply for a sidewalk waiver for Edwards Street and Fort Crook Road, and must obtain a right-of-way permit for all utility connections within the public right of way.

The applicant is aware of these comments. These are items which would be addressed as part of the building permit process.

4. This property is located within the Fort Crook Road corridor development area. The applicant believes this project would help fill the need for higher density residential along the Fort Crook Road corridor.
5. The vision of the approved Fort Crook Road 2040 Plan includes higher density residential uses along the corridor. This request aligns with that vision.
6. This property is designated for medium-density residential use in the Future Land Use Map of the Comprehensive Plan.

Staff believes this request is appropriate based upon the approved Fort Crook Road 2040 Plan. A Comprehensive Plan update is currently underway, which will include the principles of the Fort Crook Road 2040 Plan.

7. This property is adjacent to commercial, light industrial, and single-family residential zonings. Staff believes the proposed RG-20 zoning would provide an appropriate buffer between the Fort Crook Road corridor and the existing single-family residential neighborhood to the east, as well as the existing light industrial property to the south.

E. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, Fort Crook Road 2040 Plan, as well as lack of perceived negative impact upon the surrounding area.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

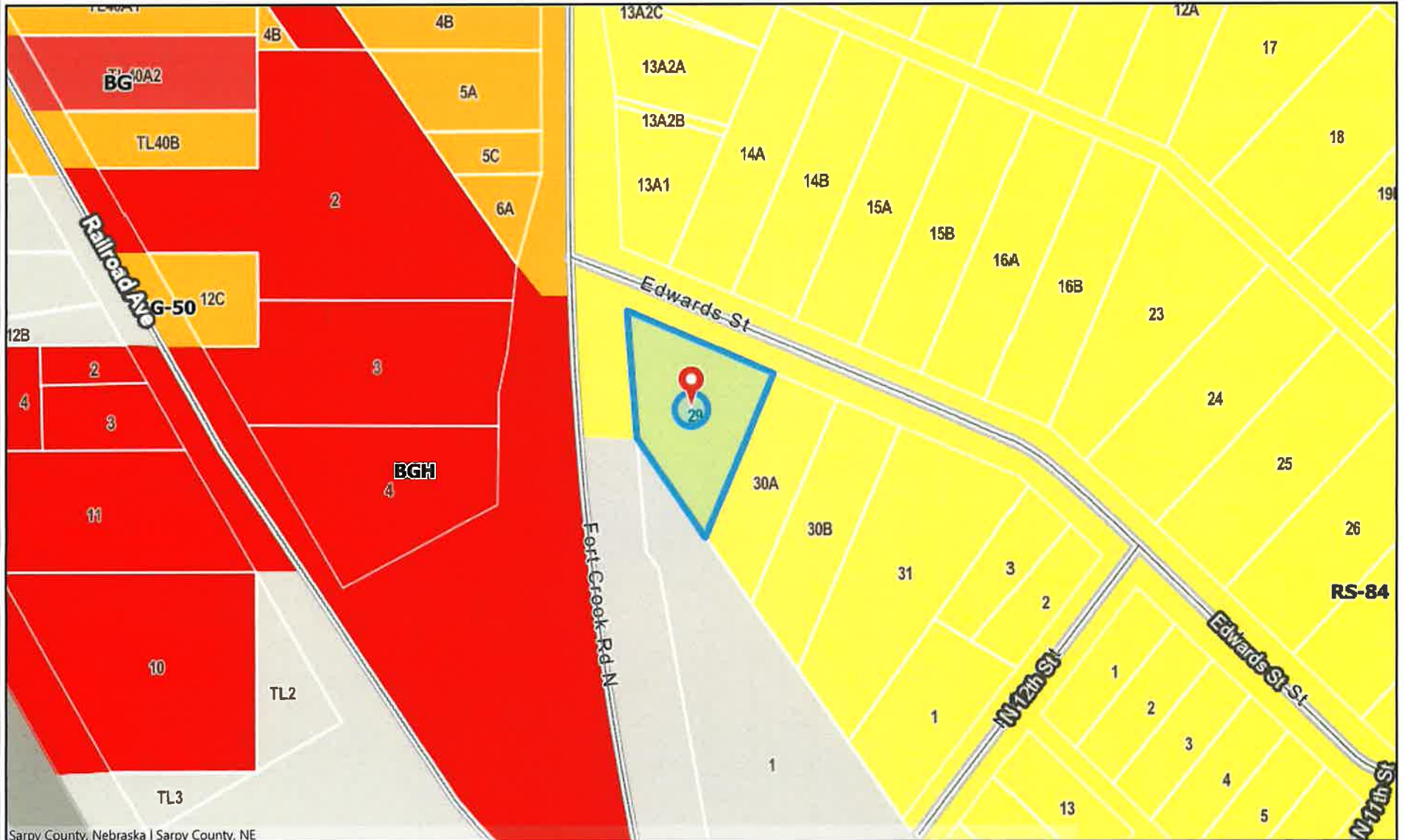
1. Vicinity map/Zoning Map
2. 2022 GIS aerial photo of the property
3. Zoning Justification Letter dated May 22, 2024

VII. COPIES OF REPORT TO:

1. Housing Foundation for Sarpy County (Carolyn Pospisil)
2. Esmeralda Elder
3. Public Upon Request


Assistant Planning Manager


Planning Director 06/20/24
Date of Report



Sarpy County, Nebraska | Sarpy County, NE



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





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



**Rezoning Application
Justification Statement**

RECEIVED
MAY 22 2024
PLANNING DEPT.

**2713 Edwards Street, Bellevue, NE 68005
LOT 29 DEE'S ADDITION TO SOUTH OMAHA**

5/21/24

Request

The Housing Foundation for Sarpy County is requesting to rezone the subject property from RS-84 (Single Family Residence - 8,400 sq ft) to RG-20 (General Residential) to allow the development of a multi-family residential project.

Site Characteristics & History

The property is 0.4642 acres in size, and is currently owned by Esmeralda Elder. The property is currently under contract to be purchased by the Housing Foundation for Sarpy County. Currently, the property is vacant.

This project is proposing to rezone the property to RG-20 to allow for the development of a multi-family residential project.

Surrounding Uses

North: Single Family Residences
Zoned: RS-84

South: Commercial
Zoned: ML

East: Single Family Residences
Zoned: RS-84

West: Fort Crook Rd N / Single Family Residence
Zoned: BGH

Justification of Request

The Comprehensive Plan states its objectives are to encourage and promote quality development and utilize existing infrastructure and City services. We believe this project meets these objectives.

While the property is zoned RS-84, we believe it would be better suited to be zoned RG-20, in order to develop a multi-family building that can house multiple residents. This project will encourage greater housing diversity and styles within the neighborhood, giving residents more options when finding a home in Bellevue. The Comprehensive Plan suggests a need for

medium-density residential dwellings throughout Bellevue, and this project would help fill that need along the Fort Crook corridor.

Some of the existing infrastructure and City services the project will benefit from are as follows:

- Located in Forest Station Elementary, Marrs Middle, and South Magnet High School districts.
- Located on Metro Route 95 Bellevue Express, which includes an existing stop located at Marathon Ventures Inc. at Southroads Mall.
- Located 2.3 miles from Metropolitan Community College. Located 3.2 miles from Bellevue University.
- Restaurants within 2.1 miles include Comida Mexicana Antarctica, Roma Italian Restaurant, John's Grecian Delight, Romeo's Mexican Food & Pizza, Golden Bowl Chinese Restaurant, and The Special Restaurant.
- The proposed use is compatible with the Fort Crook 2040 Plan, which aims to create a functional and attractive corridor punctuated by mixed-use, pedestrian oriented development.

Based upon the above information, the Housing Foundation for Sarpy County respectfully requests approval of this Rezoning.

Carolyn Pospisil
Housing Foundation for Sarpy County
(319) 270-1540
carolyn@sarpyhousing.org

CITY OF BELLEVUE PLANNING DEPARTMENT

3.c.

RECOMMENDATION REPORT # 1

CASE NUMBER: Z-2405-05

FOR HEARING OF:
REPORT #1: June 27, 2024

I. GENERAL INFORMATION

A. APPLICANT:

McDonald's USA, LLC
Attn: Kortney Pedigo
110 North Carpenter Street
Chicago, IL 60607

B. PROPERTY OWNERS:

MCV1, LLC
Attn: Paul Vacanti
11205 John Galt Boulevard
Omaha, NE 68137

C. GENERAL LOCATION:

2306 Towne Centre Drive

D. LEGAL DESCRIPTION:

Lot 1, Tregaron Towne Centre, Replat Seven, located in the Northwest ¼ of Section 10, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

Site Plan approval for Lot 1, Tregaron Towne Centre Replat Seven.

F. EXISTING ZONING AND LAND USE:

BG-PCO, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain site plan approval to allow for the construction of a McDonald's restaurant.

H. SIZE OF SITE:

The site is approximately 1.4 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Willow Lakes Golf Course (Offutt Air Force Base Property/across Capehart Road)
2. **East:** Commercial/Strip Retail, BG-PCO
3. **South:** Commercial/Goodwill Industries, BG-PCO
4. **West:** Vacant/ BG-PCO

C. REVELANT CASE HISTORY:

1. In December 2002, MCV1, LLC submitted a request to rezone Lots 1 through 12, inclusive, Tregaron Towne Centre, being a replat of Lots 1 and 2, Whitted Creek, Tax Lots 9A1B, 9B, 9C, Lot 3, Tregaron Replat 1, Lot 257, Tregaron, Lot 1, Hardee's Addition, and part of the 25th Street and Capehart Road right-of-way, all located in the Norwest ¼ of Section 10, T13N, R13E, of the 6th P.M., Sarpy County, Nebraska, from BNH, BG, BG-C, and BGH to BG-C; site plan approval for Lots 1 through 12, inclusive, Tregaron Towne Centre; and preliminary plat Lots 1 through 12, inclusive, Tregaron Towne Centre. The Planning Commission recommended approval of this request on January 23, 2003. City Council approved the aforementioned requests on March 10, 2003.

D. APPLICABLE REGULATIONS:

1. Section 5.22, Zoning Ordinance, regarding BG uses and requirements.
2. Section 5.25, Zoning Ordinance, regarding PCO uses and requirements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. The 2021 MAPA Traffic Flow Chart estimates 21,550 vehicles per day along Capehart Road, east of the intersection of Capehart Road and South 25th Street.
2. The proposed development will have access from Towne Centre Drive.

D. UTILITIES:

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

E. ANALYSIS:

1. Kortney Pedigo, on behalf of McDonald's USA, LLC, has submitted a request for site plan approval for Lot 1, Tregaron Towne Centre Replat Seven, for the purpose of a McDonald's restaurant. The site is zoned BG-PCO. Site plan approval is required in the -PCO zone.

The proposed site plan shows a one-story 4,584-square-foot McDonald's restaurant.

2. The site layout plan shows a total of 73 standard parking stalls and three ADA parking stalls for a total of 76 stalls. The site plan lists 32 seats in the restaurant. The ordinance requires one stall for every two and one-half (2.5) seats for a minimum requirement of 13 parking stalls.

Minimum stacking requirements for the drive thru have been met as well.

3. 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 GIS, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and stated if the requested department did not have comments pertaining to the application, no response was needed.

John Krager, Public Works Engineer, had technical comments pertaining to the site plan. The applicant's engineer has addressed Mr. Krager's concerns. No other comments were received on this case.

4. The applicant has submitted a landscape plan as part of the site plan materials. The landscape plan has been reviewed by staff and meets the minimum requirements of the zoning ordinance.

5. The applicant has applied for an administrative small subdivision plat which is currently under review. This plat combines the two existing lots into one lot. A building permit will not be issued prior to approval of the administrative small subdivision plat.

6. Although there will be no vehicular access to Capehart Road for this property, a sidewalk connection is being shown on the site plan.

7. Upon submittal of a building permit, the applicant will be required to meet the regulations of Section 8.11, Zoning Ordinance, for design standards for the restaurant.

8. A fast-food restaurant is a permitted use in the BG (General Business) zoning district and allowed for this property.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

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

V. PLANNING COMMISSION RECOMMENDATION

Under Review.

VI. ATTACHMENTS TO REPORT

1. Vicinity map/Zoning Map
2. 2022 GIS aerial photo of the property
3. Site plan received June 20, 2024
4. Stacking exhibit received June 20, 2024
5. Landscape plan received June 20, 2024

VII. COPIES OF REPORT TO:

1. McDonald's USA, LLC (Kortney Pedigo)
2. Bishop Engineering
3. MCV1, LLC (Paul Vacanti)


Assistant Planning Manager


Planning Manager

06/21/24
Date of Report



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





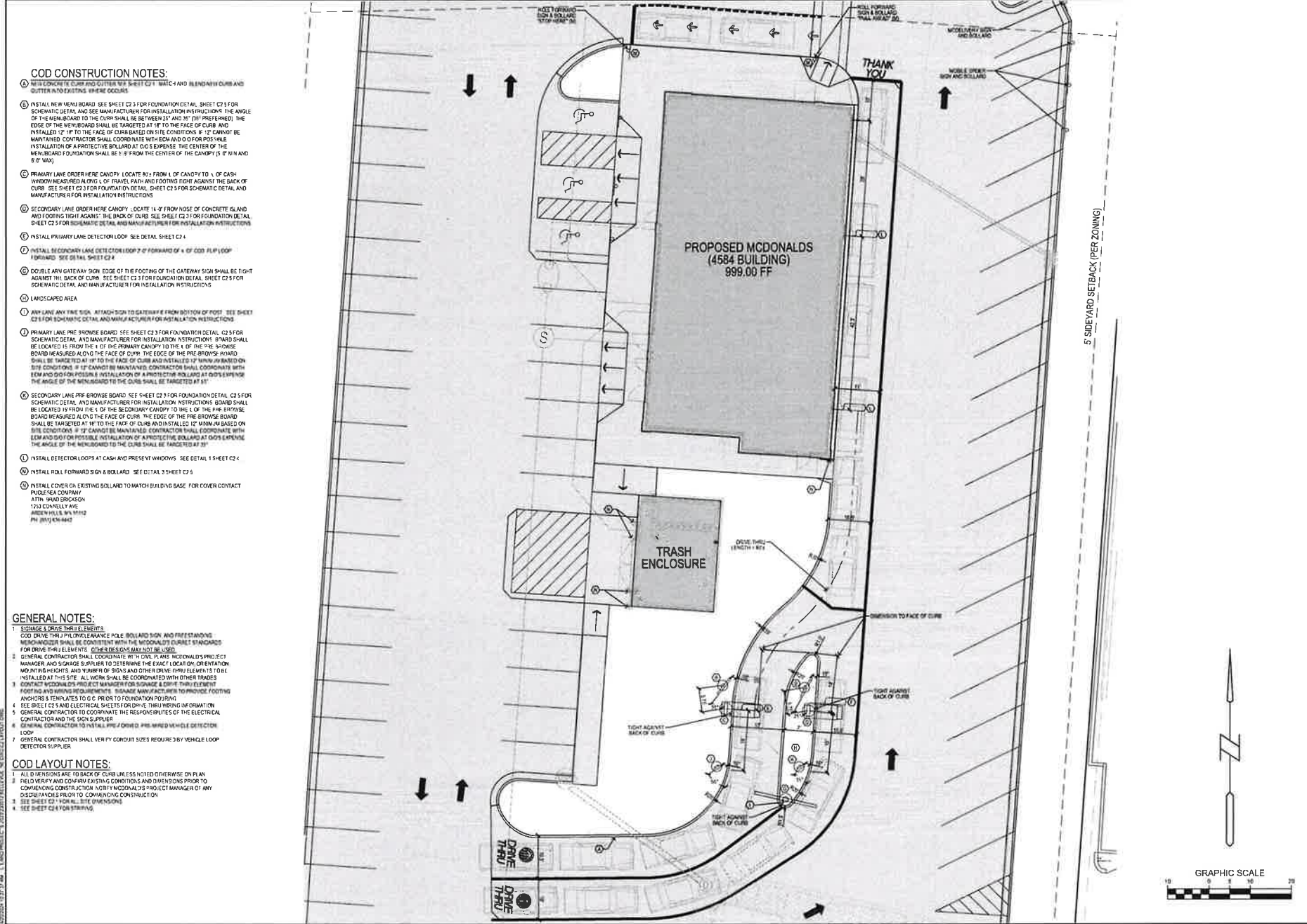
Map Scale 1: 2257

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





COD CONSTRUCTION NOTES:

- 1. CONCRETE CURB AND DETECTOR WITH SHEET C2.3, SHEET C2.4 AND BLENDING CURBS AND CUTTER INTO EXISTING WHERE OCCURS
- 2. INSTALL NEW MENS BOARD SEE SHEET C2.3 FOR FOUNDATION DETAIL, SHEET C2.4 FOR SCHEMATIC DETAIL AND SEE MANUFACTURER FOR INSTALLATION INSTRUCTIONS. THE ANGLE OF THE MENSBOARD TO THE CURB SHALL BE BETWEEN 25° AND 30° (PREFERRED), THE EDGE OF THE MENSBOARD SHALL BE TARGETED AT 1" TO THE FACE OF CURB AND INSTALLED 1/2" UP TO THE FACE OF CURB BASED ON SITE CONDITIONS. IF 1/2" CANNOT BE MAINTAINED CONTRACTOR SHALL COORDINATE WITH EGM AND ODOT FOR POSSIBLE INSTALLATION OF A PROTECTIVE BOLLARD AT G.O.S CENTER OF THE MENSBOARD FOUNDATION SHALL BE 1'-8" FROM THE CENTER OF THE CANOPY IS 0" MIN AND 12" MAX.
- 3. PRIMARY LANE ORDER HERE CANOPY LOCATE 8'-4" FROM 1/4 OF CANOPY TO 1/4 OF CASH WINDOW MEASURED ALONG 1/4 OF TRAVEL PATH AND FOOTING TIGHT AGAINST THE BACK OF CURB SEE SHEET C2.3 FOR FOUNDATION DETAIL, SHEET C2.5 FOR SCHEMATIC DETAIL AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS
- 4. SECONDARY LANE ORDER HERE CANOPY LOCATE 11'-0" FROM NOSE OF CONCRETE ISLAND AND FOOTING TIGHT AGAINST THE BACK OF CURB SEE SHEET C2.3 FOR FOUNDATION DETAIL, SHEET C2.5 FOR SCHEMATIC DETAIL AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS
- 5. INSTALL PRIMARY LANE DETECTOR LOOP SEE DETAIL SHEET C2.4
- 6. INSTALL SECONDARY LANE DETECTOR LOOP 7'-0" FORWARD OF 1/4 OF CASH WINDOW FORWARD SEE DETAIL SHEET C2.4
- 7. DOUBLE ARM GATEWAY SIGN EDGE OF THE FOOTING OF THE GATEWAY SIGN SHALL BE TIGHT AGAINST THE BACK OF CURB SEE SHEET C2.3 FOR FOUNDATION DETAIL, SHEET C2.5 FOR SCHEMATIC DETAIL AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS
- 8. LANDSCAPED AREA
- 9. ANY LANE ANY TRAFFIC SIGN ATTACH SIGN TO GATEWAY FROM BOTTOM OF POST SEE SHEET C2.5 FOR SCHEMATIC DETAIL AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS
- 10. PRIMARY LANE PRE-BROWSE BOARD SEE SHEET C2.3 FOR FOUNDATION DETAIL, C2.5 FOR SCHEMATIC DETAIL AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS. BOARD SHALL BE LOCATED 16" FROM THE 1/4 OF THE PRIMARY CANOPY TO THE 1/4 OF THE DRIVE THRU BOARD MEASURED ALONG THE FACE OF CURB. THE EDGE OF THE PRE-BROWSE BOARD SHALL BE TARGETED AT 1" TO THE FACE OF CURB AND INSTALLED 1/2" MINIMUM BASED ON SITE CONDITIONS. IF 1/2" CANNOT BE MAINTAINED CONTRACTOR SHALL COORDINATE WITH EGM AND ODOT FOR POSSIBLE INSTALLATION OF A PROTECTIVE BOLLARD AT G.O.S EXPENSE THE ANGLE OF THE MENSBOARD TO THE CURB SHALL BE TARGETED AT 30°
- 11. SECONDARY LANE PRE-BROWSE BOARD SEE SHEET C2.3 FOR FOUNDATION DETAIL, C2.5 FOR SCHEMATIC DETAIL AND MANUFACTURER FOR INSTALLATION INSTRUCTIONS. BOARD SHALL BE LOCATED 16" FROM THE 1/4 OF THE SECONDARY CANOPY TO THE 1/4 OF THE PRE-BROWSE BOARD MEASURED ALONG THE FACE OF CURB. THE EDGE OF THE PRE-BROWSE BOARD SHALL BE TARGETED AT 1" TO THE FACE OF CURB AND INSTALLED 1/2" MINIMUM BASED ON SITE CONDITIONS. IF 1/2" CANNOT BE MAINTAINED CONTRACTOR SHALL COORDINATE WITH EGM AND ODOT FOR POSSIBLE INSTALLATION OF A PROTECTIVE BOLLARD AT G.O.S EXPENSE THE ANGLE OF THE MENSBOARD TO THE CURB SHALL BE TARGETED AT 30°
- 12. INSTALL DETECTOR LOOPS AT CASH AND PRESENT WINDOWS SEE DETAIL SHEET C2.4
- 13. INSTALL HOLL FORWARD SIGN & BOLLARD SEE DETAIL SHEET C2.5
- 14. INSTALL COVER ON EXISTING BOLLARD TO MATCH BUILDING BASE FOR COVER CONTACT PULFSEA COMPANY ATTN: WADE GIBSON 1253 CONNELLY AVE JEROME HILLS, WA 97112 PH: (503) 636-8422

GENERAL NOTES:

- 1. SIGNAGE & DRIVE THRU ELEMENTS: COD DRIVE THRU Pylon/Signage Pole, HOLLARD SIGN AND PRESENT SIGNING MENSBOARDING SHALL BE CONSISTENT WITH THE MCDONALD'S SIGNAGE STANDARDS FOR DRIVE THRU ELEMENTS. OTHER SIGNS MAY NOT BE USED.
- 2. GENERAL CONTRACTOR SHALL COORDINATE WITH ODE, PLANS, MCDONALD'S PROJECT MANAGER AND SIGNAGE SUPPLIER TO DETERMINE THE EXACT LOCATION, ORIENTATION, MOUNTING HEIGHTS AND NUMBER OF SIGNS AND OTHER DRIVE THRU ELEMENTS TO BE INSTALLED AT THIS SITE. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES.
- 3. CONTACT MCDONALD'S PROJECT MANAGER FOR SIGNAGE & DRIVE THRU ELEMENT FOOTING AND BRACING REQUIREMENTS. SIGNAGE MANUFACTURER PROVIDE FOOTING ANCHORS & TEMPLATES TO C.C. PRIOR TO FOUNDATION POURING.
- 4. SEE SHEET C2.5 AND ELECTRICAL SHEETS FOR DRIVE THRU WIRING INFORMATION.
- 5. GENERAL CONTRACTOR TO COORDINATE THE RESPONSIBILITIES OF THE ELECTRICAL CONTRACTOR AND THE SIGN SUPPLIER.
- 6. GENERAL CONTRACTOR TO INSTALL PRE-OWNED PRE-WARNED VEHICLE DETECTOR LOOP.
- 7. GENERAL CONTRACTOR SHALL VERIFY CONDUIT SIZES REQUIRED BY VEHICLE LOOP DETECTOR SUPPLIER.

COD LAYOUT NOTES:

- 1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLAN. FIELD VERIFY AND CORRECT EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.
- 2. SEE SHEET C2.1 FOR ALL SITE DIMENSIONS.
- 3. SEE SHEET C2.4 FOR STRIPING.

McDonald's USA, LLC <small>These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. The contents of these drawings and specifications are not to be used, copied, or reproduced in any form without the written permission of McDonald's USA, LLC. McDonald's USA, LLC is not responsible for any errors or omissions in these drawings and specifications. The contractor shall be responsible for verifying all dimensions and conditions of the site prior to construction. The contractor shall be responsible for obtaining all necessary permits and approvals from the local authorities. The contractor shall be responsible for coordinating all construction activities with the McDonald's USA, LLC project manager.</small>									
BELLEVUE, NE SITE PLAN		SHEET NO. C2.2		DATE 08/20/2024		DRAWN BY JG		CHECKED BY JG	
COD LAYOUT PLAN									
C2.2 11/23/2017									

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE NOTES:

1. ALL SOILING & LANDSCAPE PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE URBAN STANDARD SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.
2. SOIL ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS UNLESS NOTED OTHERWISE. SOIL LIMITS SHOWN ON PLANS ARE FOR REFERENCE ONLY. FINAL LIMITS MAY CHANGE BASED ON CONSTRUCTION ACTIVITIES.
3. STAKE 300 ON ALL SLOPES 1:1 OR GREATER.
4. PLANT QUANTITIES ARE FOR CONTRACTORS CONVENIENCE. THE OWNER SHALL PREVAIL IF A CONFLICT OCCURS.
5. ALL PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60).
6. CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF INITIAL ACCEPTANCE.
7. FOR WARRANTY PURPOSES, THE DATE OF INITIAL ACCEPTANCE SHALL BE SUBMITTED IN WRITING TO THE OWNER AND/OR OWNER'S REPRESENTATIVE AFTER ALL PLANT MATERIALS HAVE BEEN INSTALLED AND REVIEWED BY OWNER OR OWNER'S REPRESENTATIVE. PLANT MATERIALS WILL ONLY BE ACCEPTED IF THEY ARE IN AN ALIVE AND THRIVING CONDITION.
8. CONDITIONAL ACCEPTANCE OF PLANT MATERIAL MAY BE GIVEN FOR PLANTS INSTALLED IN A DEFICIENT CONDITION WITH FINAL ACCEPTANCE OCCURRING THE FOLLOWING SPRING (SINCE THEY ARE SHOWN TO BE ALIVE AND THRIVING).
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE IDENTIFICATION TAGS AND CORDS ON ALL PLANT MATERIAL PRIOR TO THE COMPLETION OF THE CONTRACT. IDENTIFICATION TAGS (INCLUDING SOILING INFORMATION) MUST BE LEFT ON LOTS AFTER ACCEPTANCE BY OWNER OR OWNER'S REPRESENTATIVE.
10. CONTRACTOR SHALL PLACE SHREDDED HARDWOOD MULCH AROUND ALL TREES, SHRUBS AND GROUND COVER BEGS TO A DEPTH OF 4 INCHES, UNLESS NOTED.
11. STAKING AND GUYING OF TREES SHALL BE AT THE DISCRETION OF THE CONTRACTOR BASED ON CURRENT ACCEPTED NURSERY STANDARDS. GENERALLY, TREES OF LARGE DIMENSIONS SUBJECT TO SIGNIFICANT WIND SHALL BE STAKED. STAKE AND WRAP TREES IMMEDIATELY AFTER PLANTING. CONTRACTOR SHALL ADJUST AND MAINTAIN STAKES THROUGHOUT THE PLANT ESTABLISHMENT PERIOD. REMOVE ALL STAKES AND GUY WIRES NO LATER THAN ONE YEAR AFTER INSTALLATION.
12. THE LANDSCAPING CONTRACTOR SHALL HAVE ALL UTILITIES LOCATED BEFORE STARTING ANY SITE WORK OR PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.
13. NO LANDSCAPE MATERIAL SHALL BE APPLIED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
14. ALL EDGING SHALL BE DURABLE 3/4" STEEL EDGING - COLOR BLACK OR APPROVED EQUAL.
15. CONTRACTOR SHALL BE RESPONSIBLE MAINTAINING APPROPRIATE LEVEL OF WATERING FOR ALL NEW PLANTS FOR A PERIOD OF 30 DAYS.
16. ALL SHRUB AND PERENNIAL PLANTING BEGS SHALL BE MULCHED WITH 4" THICK SHREDDED-HARDWOOD MULCH.
17. ALL BEGS TO RECEIVE GRANULAR PRE-EMERGENT WEED CONTROL BEFORE AND AFTER MULCHING IS INSTALLED.

GENERAL LANDSCAPE REQUIREMENTS

TOTAL SQUARE FOOTAGE OF PROJECT AREA	52,825 SF
REQUIRED OPEN SPACE	NA
TOTAL OPEN SPACE PROVIDED	19,362 SF (36.7%)
PROPERTY AND SURROUNDING LOTS ZONED B0	NO BUFFER REQUIRED
STREET YARD REQUIREMENTS (TOWNE CENTER DRIVE)	
LANDSCAPE AREA (1/4" STREET FRONTAGE) (150' X 200')	6,191 SF
REQUIRED TREES (ONE TREE PER 47' OF STREET FRONTAGE)	10 TREES
STREET YARD TREES PROVIDED	10 TREES
REQUIRED SHRUBS (THREE SHRUBS PER 47' OF STREET FRONTAGE)	31 SHRUBS
STREET YARD SHRUBS PROVIDED	32 SHRUBS
PARKING LOT LANDSCAPE REQUIREMENTS	
TOTAL PARKING STALLS	75 STALLS
REQUIRED LANDSCAPE AREA (1/8" SF PER PARKING STALL)	244 SF
REQUIRED OVERSTORY TREES (ONE PER 300 SF OF LANDSCAPE AREA)	5 TREES
PROVIDED OVERSTORY TREES IN PARKING AREA	5 TREES

LEGEND

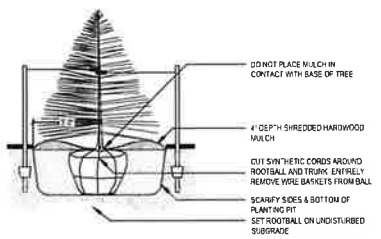
- 1. SOIL PROTECTANT AND INSTALL SOIL FROM LOCAL SUPPLIERS. AREAS TO BE SOILED MUST BE FREE OF ALL CONSTRUCTION DEBRIS AND ANY DIRT CLUMPS OVER 1" IN DIAMETER. THROUGHOUT WATER SOIL UPON INSTALLATION. CONTRACTOR TO MAINTAIN WATERING UNTIL SOIL IS ESTABLISHED (ROOTS WHITTLED INTO SUBSTRATE).
- 2. ROCK WASTE/ENRICHMENT AREA. INCORPORATE 2" (MIN) 3/4" (MAX) NON-ADHESIVE LANDSCAPE FABRIC (ON SLOPES) AND 4" THICK LAYER OF DRIFTFREE TRAP ROCK (2" (MIN) 4" (MAX) CONTACT ONE SIDE FOR TRAP DIRECT FOR PRICING AND SHIPPING. PHONE: 900.637.3875). EDGING BETWEEN ROCK MAINTENANCE AREAS AND SEEDING AREAS AND PLANTING BEGS IN TOBE DRAINAGE 3/4" STEEL EDGING - COLOR BLACK OR APPROVED EQUAL. DO NOT INSTALL EDGING BETWEEN PAVED SURFACES AND ROCK/WALL ENRICHMENT AREAS.

IRRIGATION NOTES:

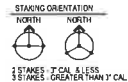
- 1. FOR BIDDING PURPOSES, THIS PROJECT DOES NOT INCLUDE A SITE IRRIGATION SYSTEM.
- 2. CONTRACTOR SHALL REFER TO THE OWNER OR OWNER'S REPRESENTATIVE A SEPARATE PROPOSAL FOR A SITE IRRIGATION SYSTEM. PROPOSAL SHALL BE SUBMITTED FOR A COMPLETE OPERATIONAL IRRIGATION SYSTEM APPROPRIATE FOR THE SITE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN COORDINATION TESTING PERMITS INSPECTIONS ETC.

PLANTING SCHEDULE

CODE	QUAN	COMMON NAME	LATA NAME	CATEGORY	SIZE	ROOT	NOTES
01	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
02	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
03	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
04	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
05	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
06	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
07	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
08	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
09	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
10	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
11	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
12	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
13	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
14	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
15	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
16	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
17	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
18	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
19	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
20	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
21	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
22	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
23	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
24	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
25	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
26	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
27	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
28	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
29	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
30	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
31	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
32	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
33	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
34	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
35	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
36	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
37	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
38	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
39	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
40	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
41	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
42	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
43	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
44	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
45	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
46	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
47	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
48	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
49	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
50	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
51	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
52	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
53	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
54	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
55	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
56	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
57	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
58	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
59	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
60	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
61	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
62	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
63	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
64	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
65	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
66	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
67	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
68	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
69	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
70	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
71	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
72	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
73	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
74	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS
75	1	SPRING	SPRING	OVERSTORY TREES	2 1/2" CAL	BAW	MATCHED SPECIMENS

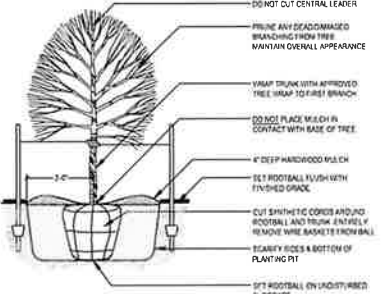


EVERGREEN TREE PLANTING (B&B)
SCALE: NOT TO SCALE

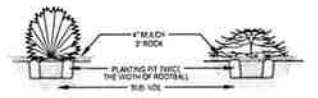


USE HOSE GUARDS AROUND TRUNK ON STAKING WIRE. THE WIRE TO STEEL POSTS PLACED OUTSIDE PLANT PIT.

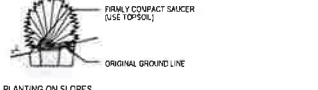
LEAVE STAKES IN PLACE NO MORE THAN 1 YEAR FROM INSTALLATION. CONTRACTOR RESPONSIBLE FOR REMOVAL.



DECIDUOUS TREE PLANTING (TYP.)
SCALE: NOT TO SCALE

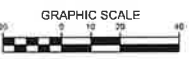
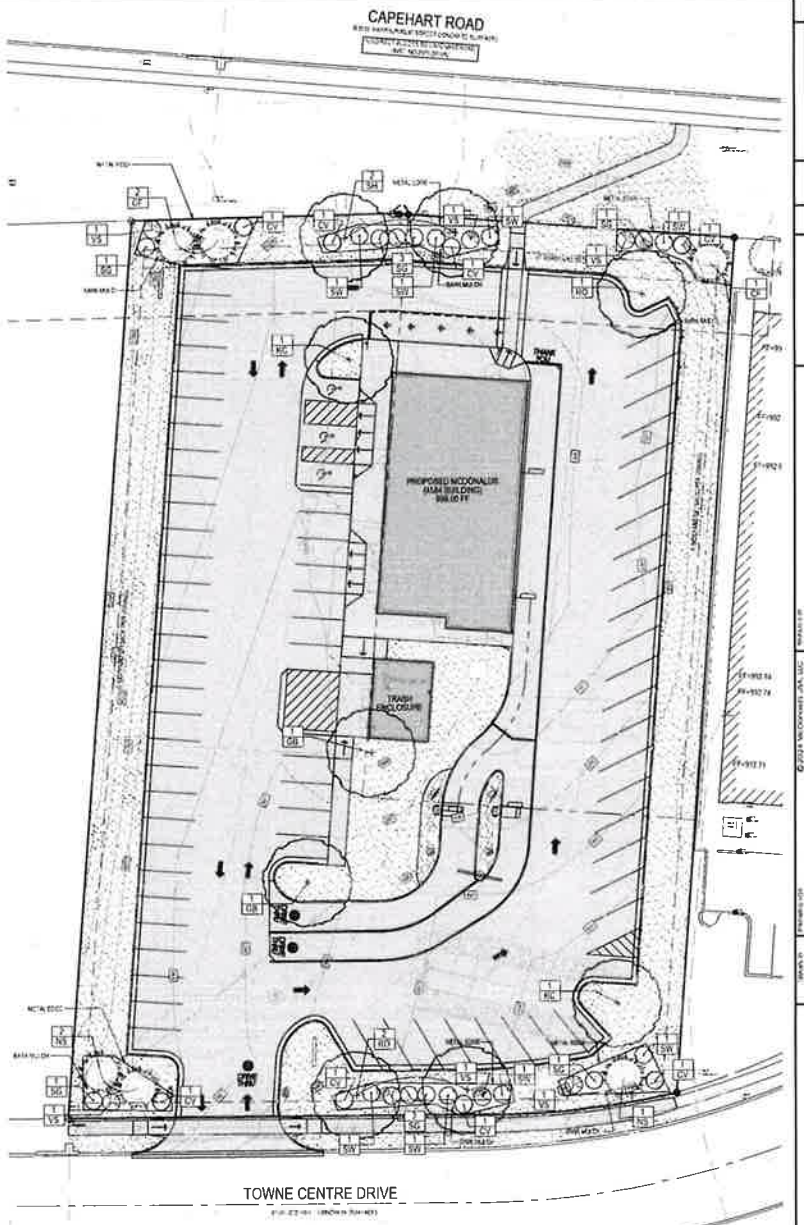


DECIDUOUS SHRUB DETAIL



EVERGREEN SHRUB DETAIL

SHRUB PLANTING (TYP.)
SCALE: NOT TO SCALE



NO.	REVISION	DATE
1	ISSUE FOR PERMIT	11/15/2023
2	ISSUE FOR CONSTRUCTION	11/15/2023
3	ISSUE FOR CONSTRUCTION	11/15/2023
4	ISSUE FOR CONSTRUCTION	11/15/2023

BISHOP ENGINEERING +

1811 1/2th Street, Vancouver, BC V6J 1K6

McDonald's USA, LLC

These drawings and specifications are the property of McDonald's USA, LLC. They are to be used only for the project and site identified herein. No part of these drawings or specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of McDonald's USA, LLC.

PROJECT NO.	230012
SITE PLAN	
LANDSCAPE PLAN	