

## **BELLEVUE PLANNING COMMISSION**

Thursday, February 27, 2025 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 January 23, 2025 Regular Meeting

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

### **2. CONSENT AGENDA/PUBLIC HEARINGS:**

#### **3. PUBLIC HEARINGS:**

a. Request to rezone Lots 1 through 5, Bellevue Entertainment District, being a platting of Tax Lots 20, 21 (except for right-of-way), and 22, all located in the Northeast ¼ of Section 22, T13N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG to MU for the purpose of a mixed-use entertainment district; and preliminary plat Lots 1 through 5, Bellevue Entertainment District. Applicant: City of Bellevue. General Location: Northwest corner of Hwy 75 and Hidden Valley Drive. Case #'s: Z-2501-01, S-2501-03.

b. Request to rezone Lots 1 and 2, Kennedy Town Center Replat Eight, being a replat of Lot 75, Kennedy Town Center, and Lot 5, Kennedy Town Center Replat Three, from BG-PCO and BGH-PCO to BG-PCO and BGH-PCO with site plan approval for Lot 2, Kennedy Town Center Replat Eight, for the purpose of an automobile dealership; and small subdivision plat Lots 1 and 2, Kennedy Town Center Replat Eight. Applicant: Oxus, LLC. General Location: S. 22nd Street and Kennedy Avenue. Case #'s: Z-2412-12, S-2412-21

c. Request for site plan approval for Lot 1, Kennedy Town Center Replat Eight, for the purpose of an auto parts retail store. Applicant: Zarembo Group, LLC. General Location: S. 22nd Street and Kennedy Avenue. Case #: Z-2412-13.

### **4. CURRENT BUSINESS**

### **5. ADJOURNMENT**

# MINUTE RECORD

Bellevue Planning Commission Meeting, January 23, 2025, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, January 23, 2025, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Aerni, Sims, Hankins, Lasenburg, Bennett, and Perrin. Absent were Commissioners Ackley and Taylor-Jones. 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.

Hankins 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 Lasenburg, to approve the minutes of the November 21, 2024, regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

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

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

Hankins explained the public hearing procedures.

PUBLIC HEARING was held on a request to rezone Lots 1 through 6, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of Northeast ¼ of Southwest 1/4 north of the road, all located in the Southwest ¼ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG to BG and RG-20-PS for the purpose of commercial and multi-family residential development; and preliminary plat Lots 1 through 6, and Outlots A and B, Quail Crossing. Applicant: Quail Crossing, LLC. General location: South 42<sup>nd</sup> Street and Hwy 370. Case #'s: Z-2406-06 and S-2406-09.

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

Palm stated this development is bounded by South 42<sup>nd</sup> street on the east, Hwy 370 on the north, and Maass Road on the south. She said the applicant's request is for a preliminary plat and a change of zone. Palm stated there will be six lots with two outlots. She said there will be five lots with commercial frontage along Hwy 370 and a multi-family residential lot to the south along Maass Road. Palm stated this request is in conformance with the city's Comprehensive Plan therefore staff is recommending approval. Palm stated no site plan approval is being requested at this time, but with the proposed zoning of RG-20-PS (General Residential – Planned Subdivision) the applicant will need to request site plan approval for the multi-family residential site before any development. She said the BG (General Business) lots will not require site plan approval. Palm stated the applicant conducted a traffic study at the request of the Public Works Department for this development. She said the developer is working with NDOT (Nebraska Department of Transportation) regarding updates required on Hwy 370 as well as 42<sup>nd</sup> Street.

Kyle Vohl, 10909 Mill Valley Road, Omaha, NE, was present on behalf of the applicant. He stated he is with E & A Consulting group and the engineer on the project. He said based on the traffic study, there will be some improvements made to the south bound lane on 42<sup>nd</sup> Street, as well as Highway 370 for this development. Vohl stated they estimate the approximate valuation to be \$26,000,000 upon completion of the five BG lots and the multi-family lot.

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

MOTION was made by Aerni, seconded by Sims to recommend APPROVAL of a request to rezone Lots 1 through 6, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of Northeast ¼ of Southwest 1/4 north of the road, all located in the Southwest ¼ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG to BG, and RG-20-PS for the purpose of commercial and multi-family residential development; and preliminary plat Lots 1 through 6, and Outlots A and B, Quail Crossing. Applicant: Quail Crossing, LLC. General location: South 42<sup>nd</sup> Street and Hwy 370. Case #'s: Z-2406-06 and S-2406-09. APPROVAL based upon conformance with the

# MINUTE RECORD

Bellevue Planning Commission Meeting, January 23, 2025, Page 2

Zoning Ordinance, Subdivision Regulations, and lack of perceived negative impact upon the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING on February 18, 2025.**

Meeting adjourned at 6:12 p.m.



Dianna Van Horn  
Planning Secretary

**CITY OF BELLEVUE  
PLANNING DEPARTMENT**

**RECOMMENDATION REPORT # 1**

**CASE NUMBERS:** Z-2501-01  
S-2501-03

**FOR HEARING OF:**  
**REPORT #1:** February 27, 2025

**I. GENERAL INFORMATION**

**A. APPLICANT:**

City of Bellevue  
1500 Wall Street  
Bellevue, NE 68005

**B. PROPERTY OWNER:**

City of Bellevue  
1500 Wall Street  
Bellevue, NE 68005

**C. GENERAL LOCATION:**

Northwest corner of Hwy 75 and Hidden Valley Drive

**D. LEGAL DESCRIPTION:**

Lots 1 through 5, Bellevue Entertainment District, being a platting of Tax Lots 20, 21 (except part for right-of-way), and 22, all located in the Northeast ¼ of Section 22, T13N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

**E. REQUESTED ACTIONS:**

1. Rezone Lots 1 through 5, Bellevue Entertainment District, from AG to MU for the purpose of a mixed-use entertainment development.
2. Preliminary plat Lots 1 through 5, Bellevue Entertainment District.

**F. EXISTING ZONING AND LAND USE:**

AG/Vacant

**G. PURPOSE OF REQUEST:**

The purpose of this request is to obtain a change of zone and platting for the purpose of enabling a mixed-use entertainment development.

**H. SIZE OF SITE:**

The site is approximately 61.85 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

The site is vacant and was most recently used agriculturally.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

1. **North:** Agricultural/Vacant AG
2. **East:** Highway 75 right-of-way
3. **South:** Hidden Valley Drive right-of-way
4. **West:** Agricultural/Vacant, AG

**C. REVELANT CASE HISTORY:**

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

**D. APPLICABLE REGULATIONS:**

1. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
2. Chapter 7, Subdivision Regulations, regarding Capital Improvements.
3. Section 5.19, Zoning Ordinance, regarding Mixed Use Districts.

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

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

**B. OTHER PLANS:**

This site is the future home of the Bellevue Bay Waterpark facility.

**C. TRAFFIC AND ACCESS:**

1. The Nebraska Department of Transportation (NDOT) 2023 average annual daily traffic counts indicate 26,300 vehicles along Highway 75 (both directions) near the Highway 34/Hidden Valley Drive interchange. Along the Highway 75 Southbound off-ramp to Hidden Valley Drive, 3,960 vehicles per day are estimated. NDOT information estimates 7,820 vehicles per day along Hidden Valley Drive.
2. Access is proposed from South 10<sup>th</sup> Street into the development.

**D. UTILITIES:**

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

**E. ANALYSIS:**

1. The City of Bellevue is requesting a rezoning for Lots 1 through 5, Bellevue Entertainment District, from AG to MU for the purpose of a mixed-use entertainment district.
2. In conjunction with the change of zone, the city is also requesting a preliminary plat for the site.
3. The Mixed Use (MU) District is intended to accommodate projects that combine several compatible land uses into an integrated development and to allow for flexibility in the siting of buildings and the layout of lots. The district permits mixing residential areas with workplaces and services. Development in the MU District must accommodate diverse transportation systems, including pedestrian and bicycle movement, and integrate them with surrounding environments. All projects developed in an MU District are subject to approval of a development agreement.
4. Olsson has been contracted by the city for engineering and master planning services related to this development. A master plan for the entertainment district has been in progress since last year.

The master plan will include pedestrian-friendly roadways, connectivity, green space, as well as a mixture of commercial and retail uses, recreational uses, and entertainment options. High-density residential will also be part of the overall master plan for the entertainment district.

A draft conceptual of the master plan is attached to this report.

5. The Bellevue Bay Waterpark facility and associated parking will be the first development in the proposed entertainment district and will be considered as Phase

1 of the entertainment district. The waterpark will be located on proposed Lot 1, with frontage along Highway 75 and Hidden Valley Drive.

Phase 2 is projected to consist of three hotels and associated parking. These developments will be encompassed on Proposed Lots 2 and 3, with Lot 4 serving as additional parking.

Individual phases within the development will be approved through Mixed Use Agreements with site plan approval, thus providing city control of the entertainment district as a whole. A mixed-use agreement for the waterpark and Phase 1 of the entertainment district will be presented with the final plat.

6. In addition to the engineering and master planning efforts, a traffic study of the area has been conducted by Felsburg Holt & Ullevig. That traffic study has been reviewed by city staff, Olsson's engineering and traffic team, as well as the Nebraska Department of Transportation. Continued conversations are occurring amongst these agencies to plan and prepare for the necessary improvements which will be required at the on- and off-ramps to Highway 75 and along Hidden Valley Drive specifically. Traffic signalization and additional turning lanes are some of the improvements required and being discussed. The city will continue to coordinate this effort as the development progresses.

7. The city has also been in regular communication with Sarpy County administration and staff regarding the Platteview Road corridor project and this development. The South 10<sup>th</sup> Street access was mutually agreed upon as part of the Platteview Road corridor planning.

8. Existing South 10<sup>th</sup> Street was constructed by NDOT as part of the Highway 75/interchange improvements which began back in 2007. The sole purpose of South 10<sup>th</sup> Street has been to provide access to the homes located in the area. These homes previously accessed a road to Highway 75 directly; however, this access was cut off as part of the NDOT improvement project.

The preliminary plat includes vacating the current South 10<sup>th</sup> Street right-of-way in order to better realign the street for access into the entertainment district. The city's team is working with NDOT to facilitate this part of the process. Access to the existing homes in the area will be maintained throughout the development of the entertainment district.

9. Street names will be picked for the preliminary plat prior to being voted on by the City Council.

10. This application was sent out to the following departments for review: Public Works, Street Department, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Public Works, Sarpy County Planning Director/designee, Metropolitan Utilities District, Cox Cable, Black Hills Energy,

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.

Matt Knight, Public Works Engineer, and Mike Sharp, Sarpy County Public Works, requested technical revisions to the preliminary plat. These comments have since been satisfied by Olsson's engineering team.

No other comments were received on this case.

11. The Future Land Use Map of the Comprehensive Plan shows this area as mixed-use.

12. This request is in conformance with the Comprehensive Plan and provides an exciting development opportunity for the city. The proposed entertainment district will provide much-needed services and entertainment not only for southern Bellevue, but our entire community, while also attracting others to our city and providing a unique economic development opportunity.

**F. TECHNICAL DEFICIENCIES:**

None

**IV. DEPARTMENT RECOMMENDATION**

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

**V. PLANNING COMMISSION RECOMMENDATION**

Under Review

**VI. ATTACHMENTS TO REPORT**

1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Preliminary plat received February 5, 2025
4. Draft Entertainment District Master Plan

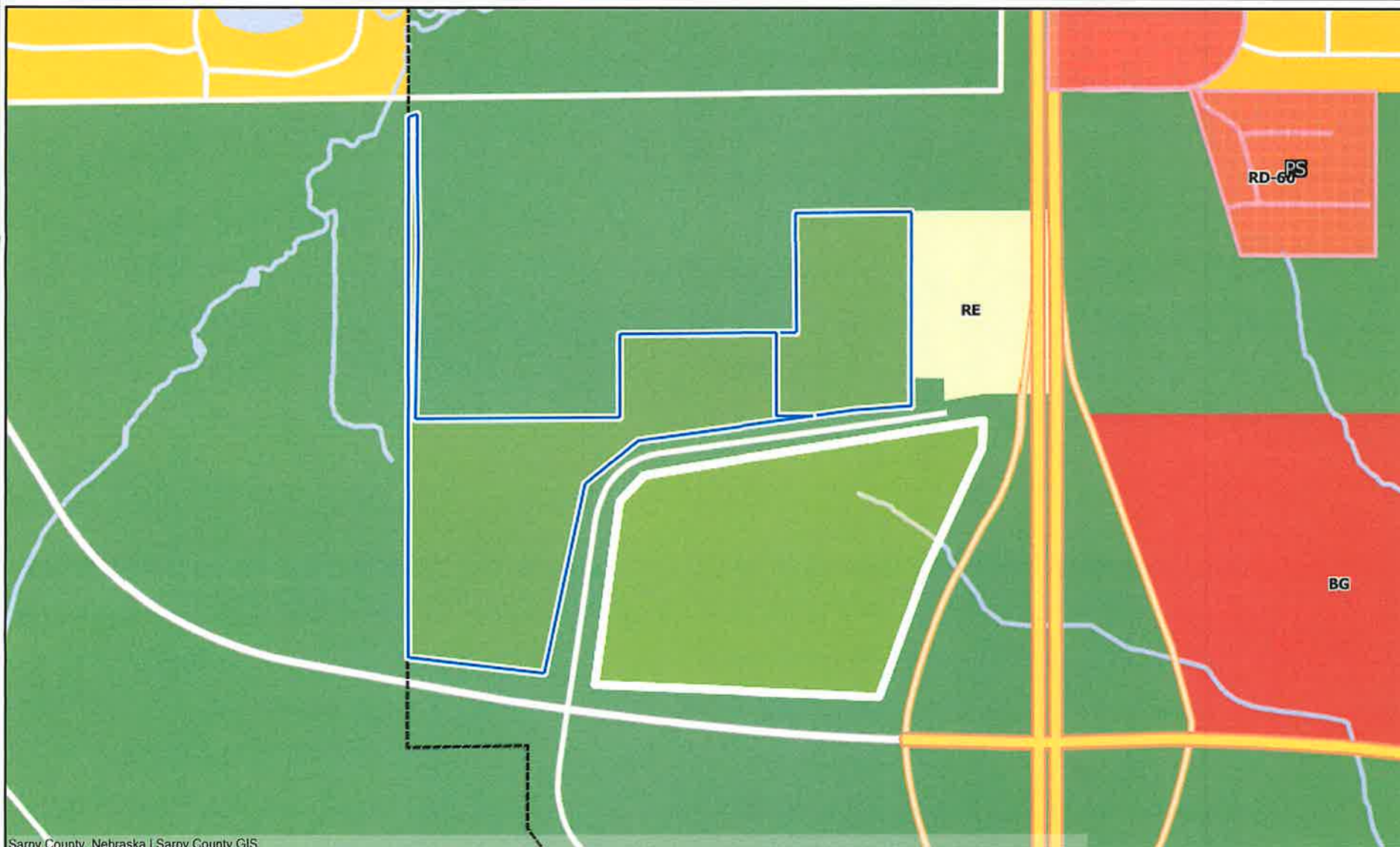
**VII. COPIES OF REPORT TO:**

- 1. Public Upon Request

*Sammi L Palm* 02/20/25  
Planning Director                      Date of Report



# Bellevue Entertainment District



Sarpy County, Nebraska | Sarpy County GIS

0 500 1000



Map Scale 1: 8780

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





# Bellevue Entertainment District



Sarpy County GIS



Map Scale 1: 8780

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

FEB 05 2025

PLANNING DEPT.

olsson

2111 South 87th Street  
Suite 202  
Omaha, NE 68106  
olsson.com  
TEL 402 341 1116  
FAX 402 341 8895  
Olsson - Engineering  
Nebraska CEA #CA 0538

# BELLEVUE ENTERTAINMENT DISTRICT

## LOTS 1 THRU 5

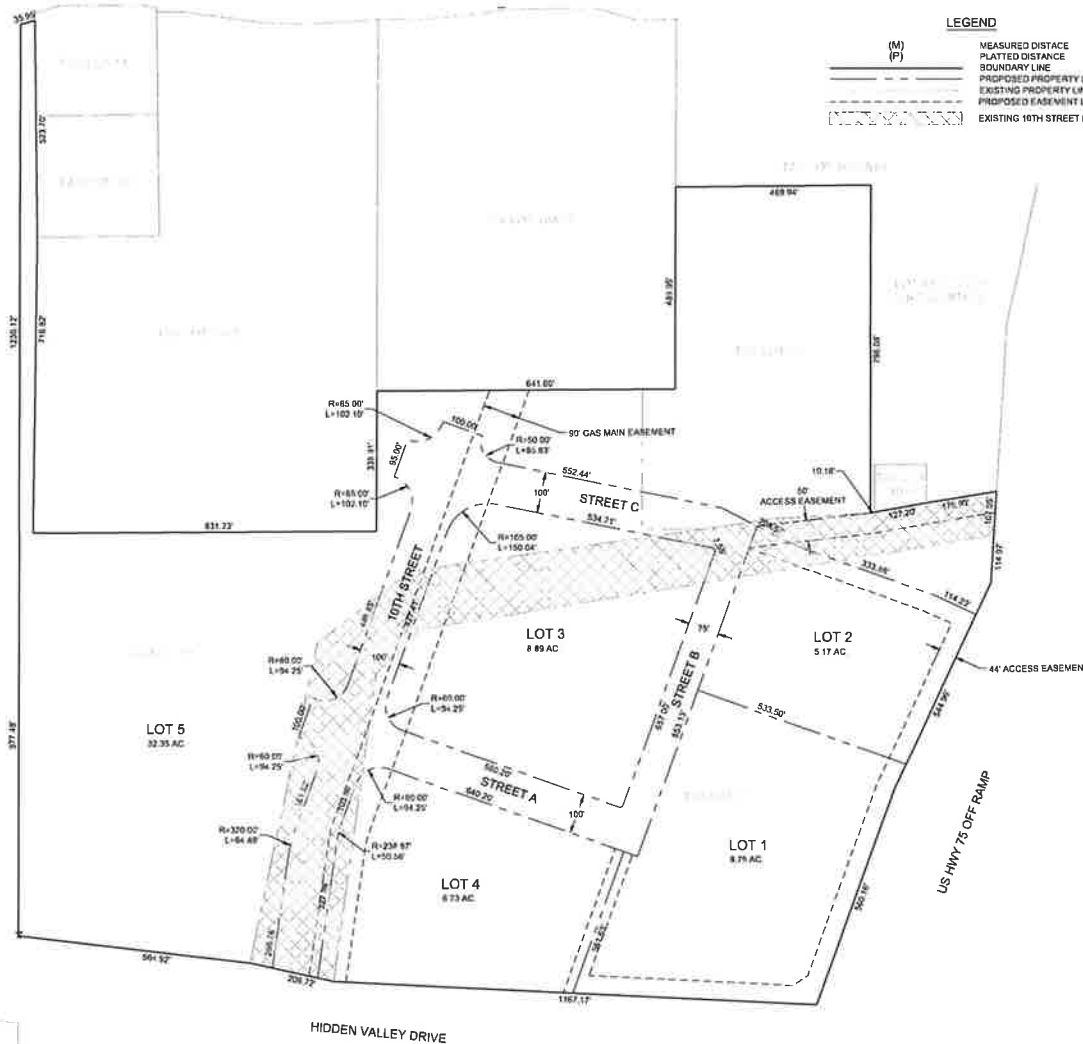
A TRACT OF LAND BEING A PART OF TAX LOTS 20-21 AND 10TH STREET ROW VACATION IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., BELLEVUE, SARPY COUNTY, NEBRASKA

EXISTING ZONING		
LOTS 1-5	ZONING	DESC.
	AG	AGRICULTURE

PROPOSED ZONING		
LOTS 1-5	ZONING	DESC.
	MU	MIXED USE

OWNER/DEVELOPER	SURVEYOR	ENGINEER
HARRISON JOHNSON CITY OF BELLEVUE 1500 WALL STREET BELLEVUE, NE 68005	TERRY ROTHANZL OLSSON 2111 S 67TH STREET, SUITE 202 OMAHA, NE 68106	BRIAN SCHUELE OLSSON 601 P STREET, SUITE 200 LINCOLN, NE 68508

- NOTES
- CITY SHALL COORDINATE WITH NORTHERN NATURAL GAS TO RELEASE BLANKET GAS MAIN EASEMENT OVER THE PROPERTY AND GRANT A 90 GAS MAIN EASEMENT OVER THE MAIN.
  - CITY SHALL COORDINATE WITH THE NEBRASKA DEPARTMENT OF TRANSPORTATION (NDOT) FOR THE VACATION OF THE EXISTING 10TH STREET RIGHT-OF-WAY.



REV. NO.	DATE	DESCRIPTION	BY

PRELIMINARY PLAT SUBMITTAL  
BELLEVUE ENTERTAINMENT DISTRICT  
S. 10TH STREET & HIDDEN VALLEY DRIVE  
BELLEVUE, NE

SHEET C1.0

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 DATE: 1/20/25 11:25 AM  
 USER: bshuele

# MASTERPLAN



# BELLEVUE ENTERTAINMENT DISTRICT

## LOTS 1 THRU 5

A TRACT OF LAND BEING A PART OF TAX LOTS 20-21 AND 10TH STREET ROW VACATION IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., BELLEVUE, SARPY COUNTY, NEBRASKA

EXISTING ZONING		
LOTS 1-5	ZONING	DESC.
	AG	AGRICULTURE

PROPOSED ZONING		
LOTS 1-5	ZONING	DESC.
	MU	MIXED USE

**OWNER/DEVELOPER**

HARRISON JOHNSON  
CITY OF BELLEVUE  
1500 WALL STREET  
BELLEVUE, NE 68005

**SURVEYOR**

TERRY ROTHANZL  
OLSSON  
2111 S. 67TH STREET,  
SUITE 200  
OMAHA, NE 68106

**ENGINEER**

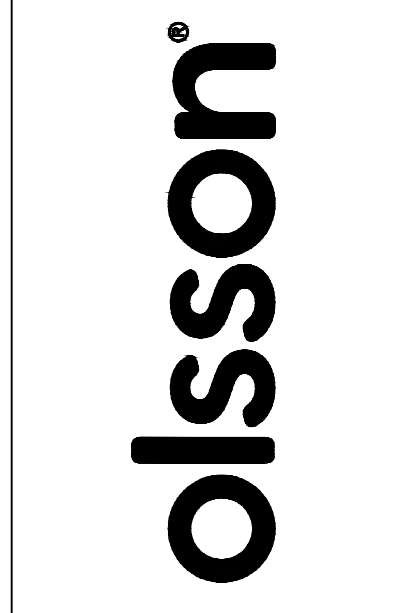
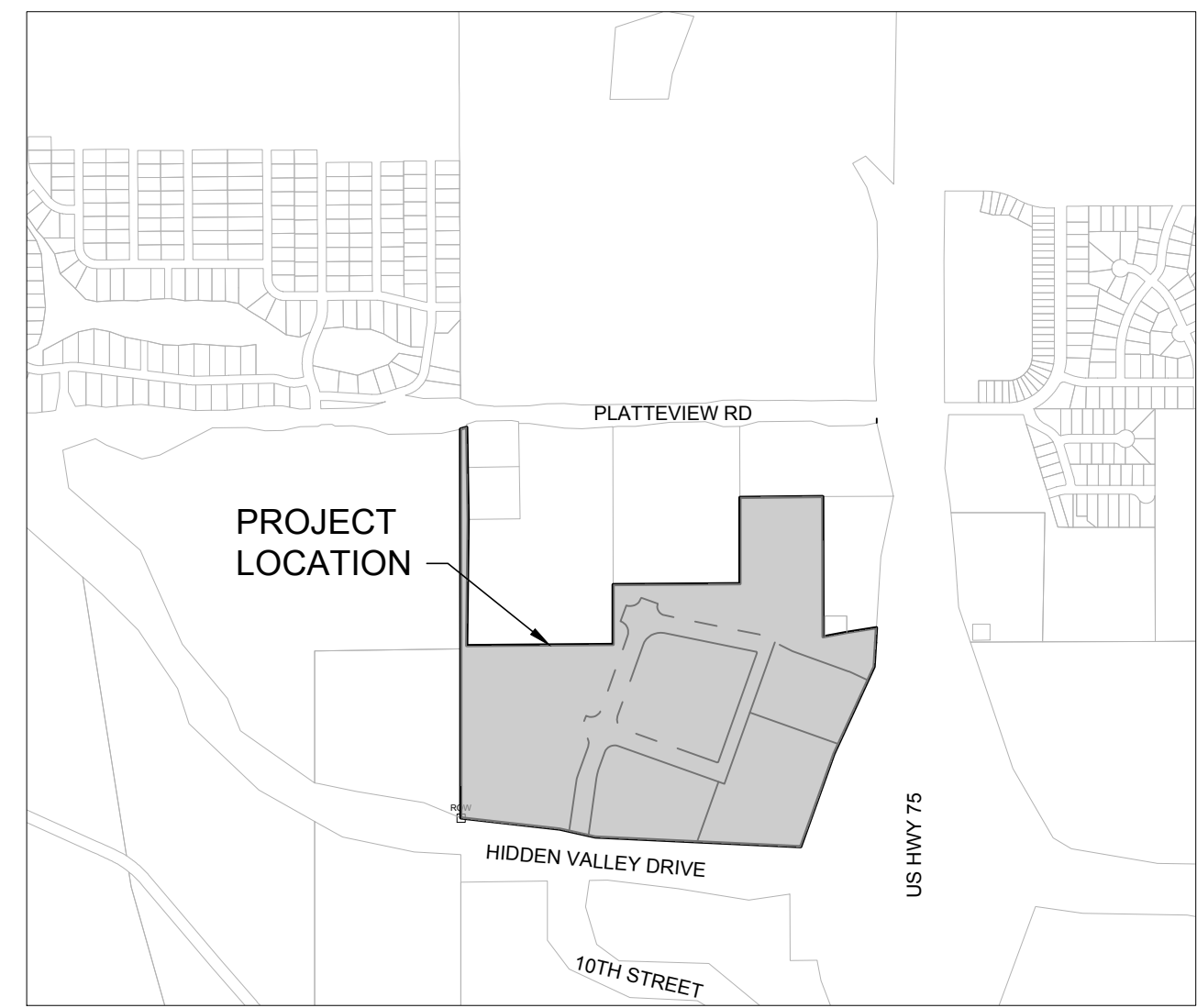
BRIAN SCHUELE  
OLSSON  
601 P STREET,  
SUITE 200  
LINCOLN, NE 68508

**NOTES:**

- CITY SHALL COORDINATE WITH NORTHERN NATURAL GAS TO RELEASE BLANKET GAS MAIN EASEMENT OVER THE PROPERTY AND GRANT A 90' GAS MAIN EASEMENT OVER THE MAIN.
- CITY SHALL COORDINATE WITH THE NEBRASKA DEPARTMENT OF TRANSPORTATION (NDOT) FOR THE VACATION OF THE EXISTING 10TH STREET RIGHT-OF-WAY.

**LEGEND**

(M)	MEASURED DISTANCE
(P)	PLATTED DISTANCE
—————	BOUNDARY LINE
—————	PROPOSED PROPERTY LINE
—————	EXISTING PROPERTY LINE
—————	PROPOSED EASEMENT LINE
XXXXXX	EXISTING 10TH STREET ROW TO BE VACATED



2111 South 67th Street  
Suite 200  
Omaha, NE 68106  
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FAX 402.341.5895  
Olsson - Engineering  
Nebraska COA #CA-0638

REV. NO.	DATE	DESCRIPTION	BY

PRELIMINARY PLAT  
PRELIMINARY PLAT SUBMITTAL  
BELLEVUE ENTERTAINMENT DISTRICT  
S. 10TH STREET & HIDDEN VALLEY DRIVE  
BELLEVUE, NE

drawn by: \_\_\_\_\_ RN  
designed by: \_\_\_\_\_ BS  
project no.: 024-03706  
date: 01/17/2025

SHEET  
C1.0

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DATE: Feb 05, 2025 7:57am USER: bschuele

# MASTERPLAN



**CITY OF BELLEVUE  
PLANNING DEPARTMENT      3.b.**

**RECOMMENDATION REPORT # 1**

**CASE NUMBERS:** Z-2412-12  
S-2412-21

**FOR HEARING OF:**  
**REPORT #1:** February 27, 2025

**I.      GENERAL INFORMATION**

**A.    APPLICANT:**

Oxus, LLC  
Attn: Harvy Atamov  
6115 L Street  
Omaha, NE 68117

**B.    PROPERTY OWNER:**

Oxus, LLC  
6115 L Street  
Omaha, NE 68117

**C.    GENERAL LOCATION:**

South 22nd Street and Kennedy Avenue

**D.    LEGAL DESCRIPTION:**

Lots 1 and 2, Kennedy Town Center Replat Eight, being a replat of Lot 75, Kennedy Town Center, and Lot 5, Kennedy Town Center Replat Three, located in the Southwest ¼ of Section 15, T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

**E.    REQUESTED ACTIONS:**

1. Rezone Lots 1 and 2, Kennedy Town Center Replat Eight, from BG-PCO and BGH-PCO to BG-PCO and BGH-PCO.
2. Small subdivision plat of Lots 1 and 2, Kennedy Town Center Replat Eight, being a replat of Lot 75, Kennedy Town Center, and Lot 5, Kennedy Town Center Replat Three.

3. Site plan approval for Lot 2, Kennedy Town Center Replat Eight, for the purpose of an automobile dealership.

**F. EXISTING ZONING AND LAND USE:**

BG-PCO and BGH-PCO/Vacant

**G. PURPOSE OF REQUEST:**

The purpose of this request is to obtain approval of a change of zone (with site plan approval) and small subdivision plat for the construction of an automobile dealership.

**H. SIZE OF SITE:**

The site is approximately 5.579 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

The site is vacant and covered in vegetation.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

1. **North:** Single Family Residential, RD-60 (across West Chandler Road)
2. **East:** Vacant, Commercial/Woodhouse (across S 19<sup>th</sup> Circle), BGH-PCO
3. **South:** Commercial/Corwin Toyota, BGH-PCO
4. **West:** Commercial and Multi Family Residential, BG-PCO and RG-20-PS (across South 22<sup>nd</sup> Street)

**C. RELEVANT CASE HISTORY:**

1. On April 27, 2006, the Planning Commission recommended approval of a request to rezone Lots 1 through 84, inclusive, Kennedy Town Center, being a replat of Lots, 1 through 16, inclusive, and Outlots 1 and 2, Kennedy Center Replat, located in the Southwest ¼ of Section 15, T14N, R13E, of the 6<sup>th</sup> P.M., Sarpy County, Nebraska from BG-C to BG-C, BN, and RG-20-PD for the purpose of commercial and residential development; site plan approval for Lots 1 through 84, inclusive, Kennedy Town Center; preliminary plat Lots 1 through 84, inclusive, Kennedy Town Center; and waiver of Section 6-4, and Section 6-7 (4) and (7), Subdivision Regulations. The City Council approved the aforementioned requests on August 14, 2006.
2. On May 22, 2006, the Planning Commission recommended approval of a request to final plat Lots 1 through 84, inclusive, Kennedy Town Center, being a replat of Lots 1 through 16, inclusive, and Outlots 1 and 2, Kennedy Center Replat, located

in the Southwest ¼ of Section 15, T14N, R13E, of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. The City Council approved these requests on August 14, 2006.

3. On September 27, 2011, the small subdivision plat of Lots 1 and 2, and Outlot A, Kennedy Town Center Replat Four, being a replat of Lot 73, Kennedy Town Center, located in the Southwest 1/4 of Section 15, T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska was administratively approved.

4. On September 24, 2020, the Planning Commission recommended approval of a request to rezone Lots 2 and 2A, Kennedy Town Center Replat Seven, being a replat of Lot 2 Kennedy Town Center Replat Four, located in the Southwest 1/4 of Section 15, T14N, R13E, of the 6<sup>th</sup> P.M., Sarpy County, Nebraska from RG-20-PS to BG-PCO and RG-20-PS for the purpose of commercial and multi-family residential development; and small subdivision plat Lots 2 and 2A, Kennedy Town Center. The City Council approved these requests on October 20, 2020.

**D. APPLICABLE REGULATIONS:**

1. Section 5.22, Zoning Ordinance, regarding BG uses and requirements.
2. Section 5.24, Zoning Ordinance, regarding BGH uses and requirements.
3. Section 5.25, Zoning Ordinance, regarding Planned Center Overlay 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 commercial.

**B. OTHER PLANS:**

None

**C. TRAFFIC AND ACCESS:**

1. The MAPA 2022 average annual daily traffic (AADT) data for the southbound Highway 75 off-ramp to Chandler Road was 19,000 vehicles per day. The AADT for the intersection of 25<sup>th</sup> Street and Chandler Road was 19,000 vehicles for both directions along Chandler Road in 2022.

2. Proposed Lot 1 has access from South 22<sup>nd</sup> Street while proposed Lot 2 has access from both South 22<sup>nd</sup> Street to the west and South 19<sup>th</sup> Circle to the east.

**D. UTILITIES:**

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

**ANALYSIS:**

1. Harvey Atamov, on behalf of Oxus, LLC, has submitted a request for approval of a rezoning for Lots 1 and 2, Kennedy Town Center Replat Eight, from BG-PCO and BGH-PCO to BG-PCO and BGH-PCO, and a small subdivision plat for Lots 1 and 2, Kennedy Town Center Replat Eight.

The rezoning request is necessary to facilitate the small subdivision plat and the adjustment of the current lot lines.

The intent of the BG district is to provide for a wide range of retail and service establishments.

The intent of the BGH district is to provide for the widest range of retail and service establishments short of actual industrial operations.

The rezoning request does not change what is already permitted for this area.

2. Along with the rezoning request, the applicant is requesting site plan approval for Lot 2 to facilitate the construction of an automobile dealership. Site plan approval is required for the -PCO zone.

An automobile sales and service dealership is a permitted use in the BGH (Heavy General Business) zoning district.

3. The site plan for proposed Lot 2 consists of a 24,160 square foot car dealership with an associated storage building. Per the applicant, the storage building will be used for additional equipment and parts.

4. The site plan for Luxe Automotive shows a total of 120 standard parking stalls and three ADA parking stalls for a total of 123 parking stalls. The ordinance requires one stall for each 400 feet of floor area; therefore, the applicant meets the minimum requirements for parking.

5. The site contains a regional detention basin on Lot 2. This basin has been in existence since the original development was created, approximately eighteen years ago.

The city has been in the process of studying water drainage and detention in this area. Jacobs Engineering has been contracted by the city to do so. The regional detention basin on this property was included in the overall study.

The Luxe Auto development is including additional detention on site along the western portion of the development. A portion of their proposed drainage network will also connect to the regional detention basin; however, this detention will discharge at a pre-development rate.

City engineers, as well as the city contracted JEO engineer, are comfortable with the drainage report as submitted and revised.

6. A separate landscape plan was submitted by the applicant for the site plan approval of Lot 2. The landscape plan meets minimum requirements; however, it shows the placement of plantings in an easement near the northeast corner of the site. This was previously pointed out during the revisions process and will need to be corrected prior to the applicant moving forward on a City Council agenda.

7. 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, Sarpy County Planning Director/designee, Sarpy County GIS/911, 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.

County Surveyor Michael Sharp had technical comments regarding the small subdivision plat. The comments have since been satisfied.

Public Works Engineer Matt Knight, along with the city's consultant from JEO had technical comments pertaining to drainage and site design. These comments have since been addressed by the applicant's engineer.

No other comments were received on this case.

8. The applicant will be required to meet the regulations of Section 8.12, Zoning Ordinance, for design standards for the automobile sales and service dealership and associated storage building. This will be done as part of the building permit process.

9. Given the existing nature of the development and underlying zoning, staff believes this is an appropriate use of the property.

10. This request is in conformance with the Future Land Use Map of the Comprehensive Plan.

**E. TECHNICAL DEFICIENCIES:**

1. Provide an amended landscape plan that removes all plantings in the easements and relocates the plantings to the satisfaction of the Planning Department prior to the request being placed on a City Council agenda.

**IV. DEPARTMENT RECOMMENDATION**

APPROVAL based upon compatibility with the surrounding neighborhood, lack of perceived negative impact upon the surrounding area, and conformance with the Zoning Ordinance and Comprehensive Plan, subject to the completion of the technical deficiency.

**V. PLANNING COMMISSION RECOMMENDATION**

Under Review

**VI. ATTACHMENTS TO REPORT**

1. Zoning Map
2. 2024 GIS aerial photo of the property
3. Small Subdivision Plat received January 23, 2024
4. Site Plan received February 14, 2025
5. Landscape Plan received February 14, 2025
6. Justification letter from Parviz Atamov received January 23, 2025

**VII. COPIES OF REPORT TO:**

1. Oxus, LLC- Harvey Atmov
2. Croker Huck Law Firm – Elizabeth Sevcik
3. Cornerstone Surveying, LLC – Jeff Daharsh
5. Public Upon Request

  
Assistant Planning Manager

  
Planning Director                      Date of Report 02/20/25

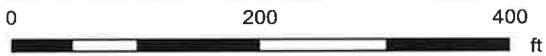


# Kennedy Town Center Replat Eight



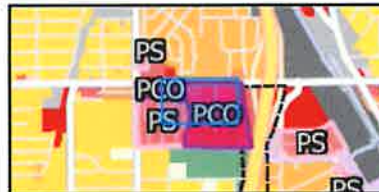
20 PS

Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 2449

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



# Kennedy Town Center Replat Eight



Sarpy County GIS



Map Scale 1: 2449

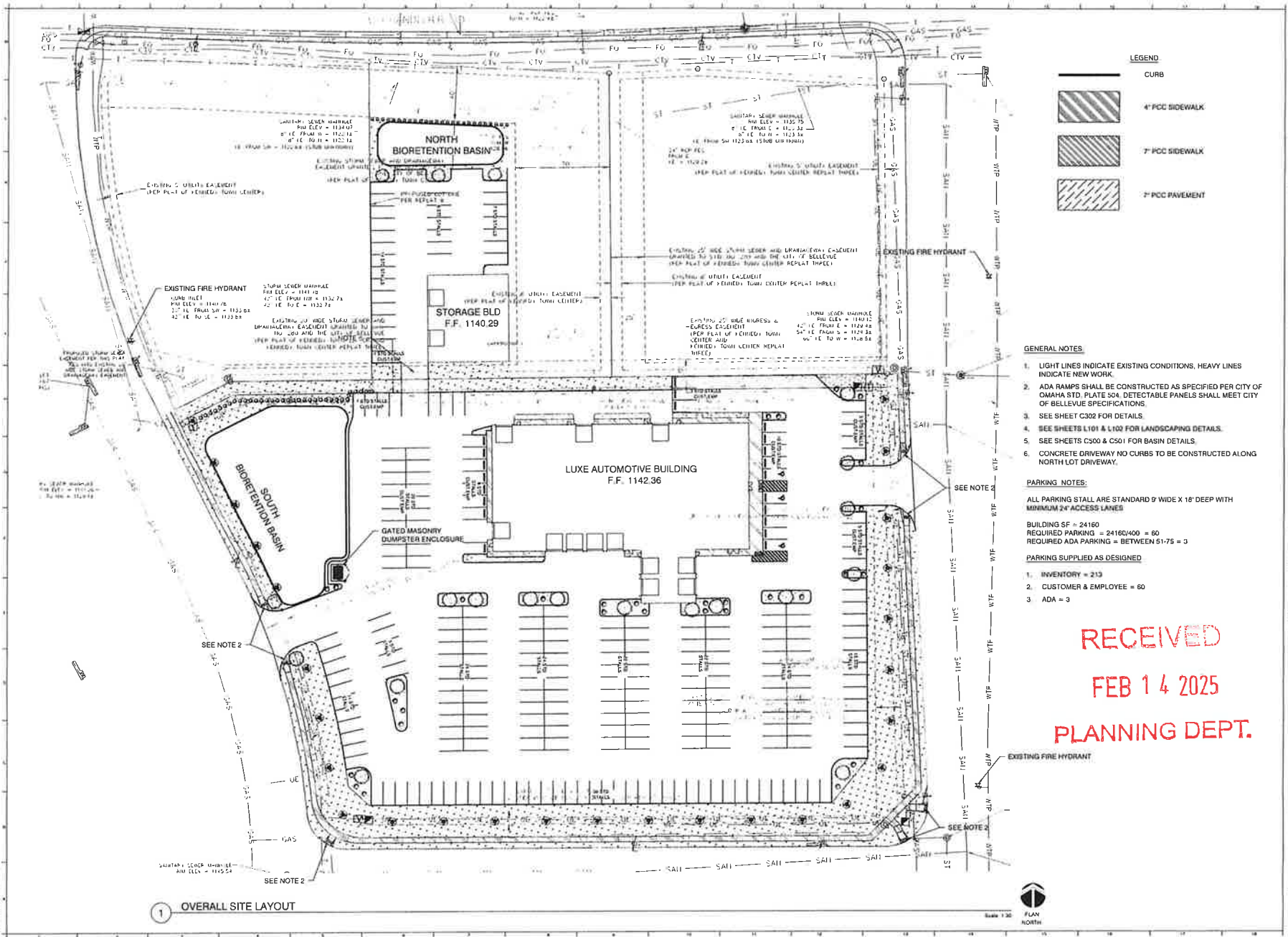
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Notes







- GENERAL NOTES:**
1. LIGHT LINES INDICATE EXISTING CONDITIONS, HEAVY LINES INDICATE NEW WORK.
  2. ADA RAMPS SHALL BE CONSTRUCTED AS SPECIFIED PER CITY OF OMAHA STD. PLATE 504. DETECTABLE PANELS SHALL MEET CITY OF BELLEVUE SPECIFICATIONS.
  3. SEE SHEET C302 FOR DETAILS.
  4. SEE SHEETS L101 & L102 FOR LANDSCAPING DETAILS.
  5. SEE SHEETS C500 & C501 FOR BASIN DETAILS.
  6. CONCRETE DRIVEWAY NO CURBS TO BE CONSTRUCTED ALONG NORTH LOT DRIVEWAY.

- PARKING NOTES:**
- ALL PARKING STALL ARE STANDARD 9' WIDE X 18' DEEP WITH MINIMUM 5' ACCESS LANES
- BUILDING SF = 24180  
 REQUIRED PARKING = 24180/400 = 60  
 REQUIRED ADA PARKING = BETWEEN 51-75 = 3
- PARKING SUPPLIED AS DESIGNED**
1. INVENTORY = 213
  2. CUSTOMER & EMPLOYEE = 60
  3. ADA = 3

RECEIVED  
 FEB 14 2025  
 PLANNING DEPT.

1 OVERALL SITE LAYOUT



CLIENT  
**LUXE AUTOMOTIVE**  
 8145 L STREET  
 OMAHA, NEBRASKA

---

PROJECT NAME AND ADDRESS  
**LUXE AUTOMOTIVE - NEW FACILITY**  
 LOT 5 & 75 KENNEDY TOWN CENTER  
 BELLEVUE, NEBRASKA

---

DESIGNER  
  
**CIVIL ENGINEERING**  
 2317 MARTIN AVE., OMAHA, NE  
 402 730 0018 | greg@mc-engineering.com  
 www.mc-engineering.com

---

CONSULTANTS  
  
**J3 CIVIL ENGINEERING**  
 OMAHA, NE  
 CIVIL CONSULTANTS  
 1426 25TH AVE., OMAHA, NE  
 402 576 0116 | jason@j3civil.com  
 www.j3civil.com

---

No.	Description	Date

NOT FOR CONSTRUCTION

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PROJECT NUMBER  
 01-01-23

DATE  
 8/22/2024

GRAPHIC SCALE - FEET

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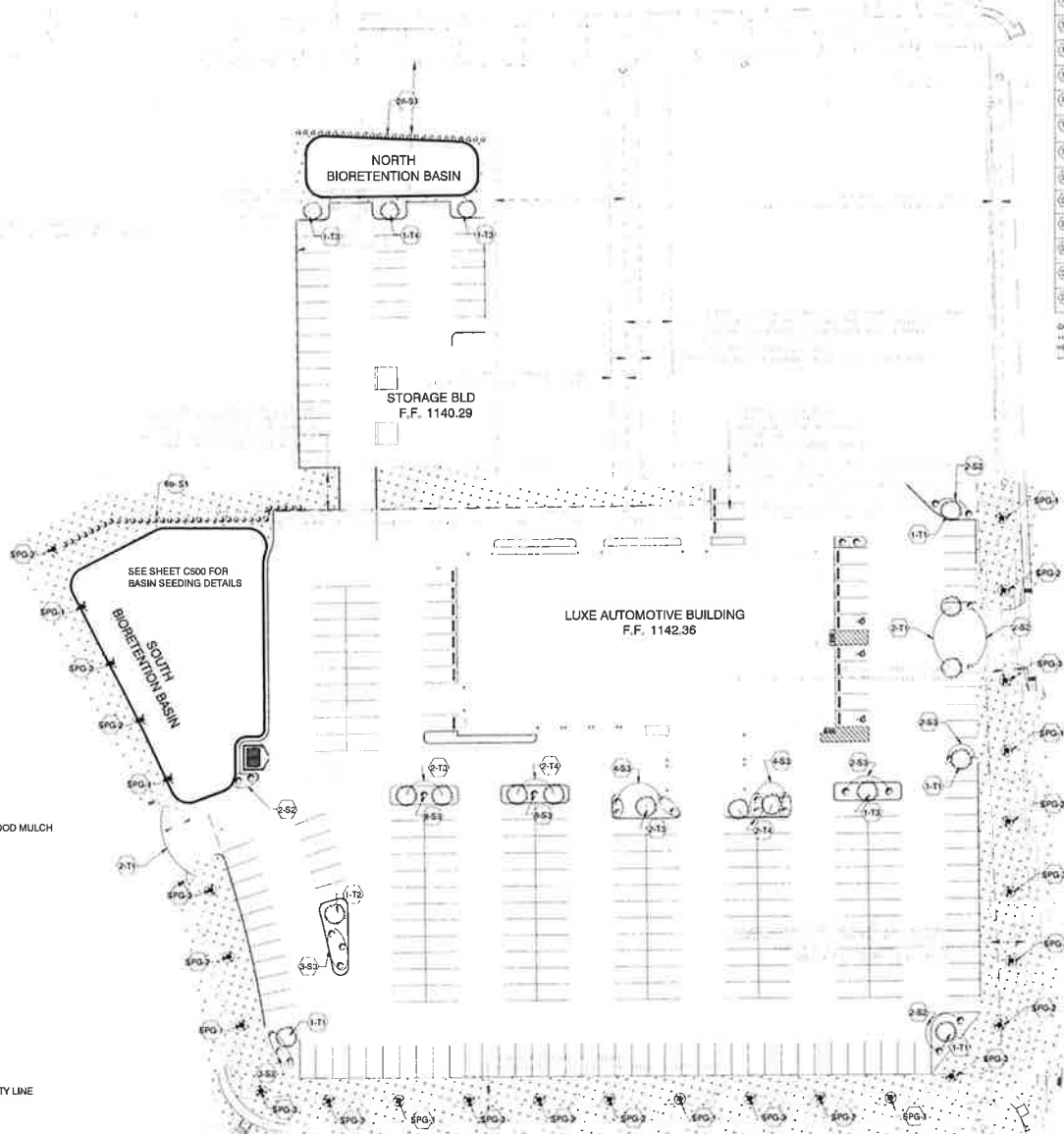
**SITE LAYOUT**

PROJECT NUMBER  
**C001**

RECEIVED

FEB 14 2025

PLANNING DEPT.



1 LANDSCAPING PLAN

PLANT SCHEDULE\*

ID.	TYPE	QTY	COMMON NAME	SCIENTIFIC NAME	CONTAINER TYPE	SIZE	PLANTING SPACING
(11)	TREE	8	Conkula Fir	<i>Abies concolor</i>	B & B**	4" N. min.	Single
(12)	TREE	1	Shadblow*	<i>Gleditsia inaequalis var. nevada</i>	B & B**	2" dia min.	Single
(13)	TREE	4	Spring Snow Cotoneaster	<i>Malus x Spring Snow*</i>	B & B**	2" dia min.	Single
(14)	TREE	5	Flora Rose Cotoneaster	<i>Malus versata 'Flora Rose'</i>	B & B**	2" dia min.	Single
(15)	TREE	9	Columbian Sugar Maple	<i>Acer saccharum 'Monumentale'</i>	POT	3 gal min.	SPG-1 (SEE DTL 2)
(16)	TREE	9	Japanese Flowering Cherry Tree	<i>Prunus serrulata 'Amuravase'</i>	POT	3 gal min.	SPG-2 (SEE DTL 2)
(17)	TREE	3	Green Pungun*	<i>Pinus sylvestris 'Green Pungun'</i>	POT	4" H. min.	SPG-3 (SEE DTL 2)
(18)	SHRUB	79	Hicks Yew	<i>Taxus canadensis</i>	POT	3 gal/min.	4 foot
(19)	SHRUB	11	Parthenoc Nandina*	<i>Physocarpus opulifolius 'N5'</i>	POT	2 gal min.	Single
(20)	SHRUB	15	Bowwood Linnseed (Nandina)	<i>Buxus microphylla</i>	POT	2 gal min.	Single
(21)	SHRUB	27	Dwarf Hoop Cypress	<i>Chamaecyparis obtusa 'Nana'</i>	POT	2 gal min.	SPG-1 (SEE DTL 2)
(22)	SHRUB	27	Carmon Pinyon Barbary	<i>Berberis thunbergii 'Carmon Pinyon'</i>	POT	2 gal min.	SPG-2 (SEE DTL 2)
(23)	SHRUB	27	Tall Fat Assonite*	<i>Thuja occidentalis</i>	POT	2 gal min.	SPG-3 (SEE DTL 2)

\*QUANTITIES IN THIS TABLE ARE ESTIMATED FOR CONSTRUCTION CONVENIENCE ONLY. CONTRACTOR RESPONSIBLE FOR ESTABLISHING QUANTITIES FROM DRAWINGS OR NOTES SPACE UTILIZATION FOR PLANTING.  
 \*\*TREES MARKED \* & B MAY BE SHADROOT. CONTRACTOR SHALL BE RESPONSIBLE FOR SPECIFIC CARE REQUIRED AND 2 FULL YEARS DURATION OF HEALTH SPECIFICATIONS.  
 \*P - EVERGREEN  
 \*\*B - BIODEGRADABLE - EVERGREEN

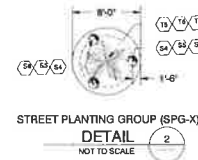
NOTES

- SEE CITY OF OMAHA STD PLATE 804-01 AND LANDSCAPING NOTES FOR PLANTING SPECIFICATIONS.
- ALL TREES TO BE STAKED AND BRACED FOR 2-YEARS, THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRS, REPLACEMENTS, ADJUSTMENTS, AND REMOVAL OF STAKING AS NECESSARY DURING THIS PERIOD.
- ALTERNATIVE TREE AND SHRUB SPECIES AND VARIETIES MAY BE ACCEPTABLE WITH PRIOR APPROVAL OF LANDSCAPE DESIGNER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONFLICT IDENTIFICATION.
- ALL MULCHED AREAS TO BE CONTAINED WITH STEEL EDGING, ALTERNATIVES TO STEEL EDGING TO BE APPROVED BY LANDSCAPE DESIGNER AND CITY PLANNING DEPARTMENT.
- ALL LANDSCAPED AREA SHALL HAVE IRRIGATION AS REQUIRED TO MAINTAIN PLANT HEALTH.
- TURF AREA TO BE SEEDED OR SODDED. SEE LANDSCAPING NOTES FOR SEEDING AND SODDING SPECIFICATIONS AND REQUIREMENTS.

LANDSCAPING CALCULATIONS

LANDSCAPING TYPE	REQUIREMENT	REQUIRED	AS DESIGNATED
PARKING LOT LANDSCAPE AREA	18 SF/ PARKING STALL	4633 SF	1740 SF
PARKING LOT TREES	1 TREE/300 SF LANDSCAPE AREA	16	16
PARKING LOT SHRUBS	N/A	3	30
STREET TREES	1 TREE/40 STREET FEET	27	27
STREET SHRUBS	3 SHRUBS/40 STREET FEET	81	81
MIN PERIMETER SHRUBS*	1 SHRUBS/FEET	88	88
<b>EVERGREEN REQUIREMENTS</b>			
TREES	13% OF PLANTING REQUIRED	463 = 16	16
SHRUBS	13% OF PLANTING REQUIRED	563 = 88	177

\*The planting is an alternative to the required 10% evergreen planting 100%.



SPG NOTES

- SPGS TO BE PLANTED IN A REPEATED SEQUENCE OF SPG-1, SPG-2, SPG-3. SEE PLANT SCHEDULE AND DETAIL 2.
- DIAMETER OF SPG GROUPING IS MINIMUM AND SHALL BE ADJUSTED PER PLANT SOURCE REQUIREMENTS FOR PLANT WARRANTY VALIDATION.



CLIENT  
 LUXE AUTOMOTIVE  
 8115 L STREET  
 OMAHA, NEBRASKA

PROJECT NAME AND ADDRESS  
 LUXE AUTOMOTIVE  
 8115 L STREET & HENRIETY AVE  
 WELLSFORD, NEBRASKA  
 PROJECT NAME AND ADDRESS

MGE ENGINEERING  
 CIVIL | STRUCTURAL  
 1337 MARTIN AVE, OMAHA, NE  
 402.740.0119 | www.mge-engineering.com  
 www.mge-engineering.com

CONSULTANTS  
 MGR  
  
 CIVIL CONSULTANTS  
 1104 23RD ST, OMAHA, NE  
 402.476.0119 | www.jb-engineering.com  
 www.jb-engineering.com

REVISIONS

No.	Description	Date

NOT FOR CONSTRUCTION

PROJECT NUMBER: 01-01-23  
 DATE: 12.01.2024  
 SHEET NO.:  

 GRAPHIC SCALE: FEET

LANDSCAPING PLAN  
 SHEET NUMBER  
**L102**

**OXUS, LLC**  
6118 L Street  
Omaha, NE 68117  
402-813-1111

**January 23, 2025**

**VIA ELECTRONIC MAIL**

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

**Re: Kennedy Town Center, Lots 5 BGH-PCO & Lot 75 BG-PCO – Letter of Justification for Rezoning Application**

Dear Ms. Palm,

On behalf of Oxus, LLC, the legal owner of the properties referenced above, I am pleased to submit this application to the City of Bellevue Planning Department for review. This application seeks approval for the following actions:

1. **Small Subdivision Plat Approval:**
  - o Replatting Lot 75 into two parcels, designated as Lot 1 and Lot 2.
  - o Merging a portion of Lot 75 with Lot 5.
2. **Rezoning Application Approval:**
  - o Rezoning the portion of Lot 75 merging with Lot 5 (designated Lot 2) from BG-PCO to BGH-PCO.

The proposed subdivision, named **Kennedy Town Center Replat Eight**, encompasses **5.579 acres (243,022 square feet)** and consists of Lots 1 and 2, replatting all of Lot 75, Kennedy Town Center, and Lot 5, Kennedy Town Center Replat Three. The properties are located at Chandler Road and South 22nd Street, Bellevue, Sarpy County.

Lot 1 is planned for the development of a **commercial retail store for AutoZone as its sole use**. Lot 2 will support the development of a new **automobile sales and service dealership**, requiring the proposed zoning change to align with its intended use.

The reconfiguration ensures that both lots meet the necessary acreage and setback requirements, complying with City of Bellevue zoning and subdivision regulations. These changes are designed to support the proposed developments and enhance the commercial viability of Kennedy Town Center.

Thank you for considering this application. Should you have any questions or require additional information, please do not hesitate to contact me at 402-813-1111 or via email at [harvey@luxauto.com](mailto:harvey@luxauto.com).

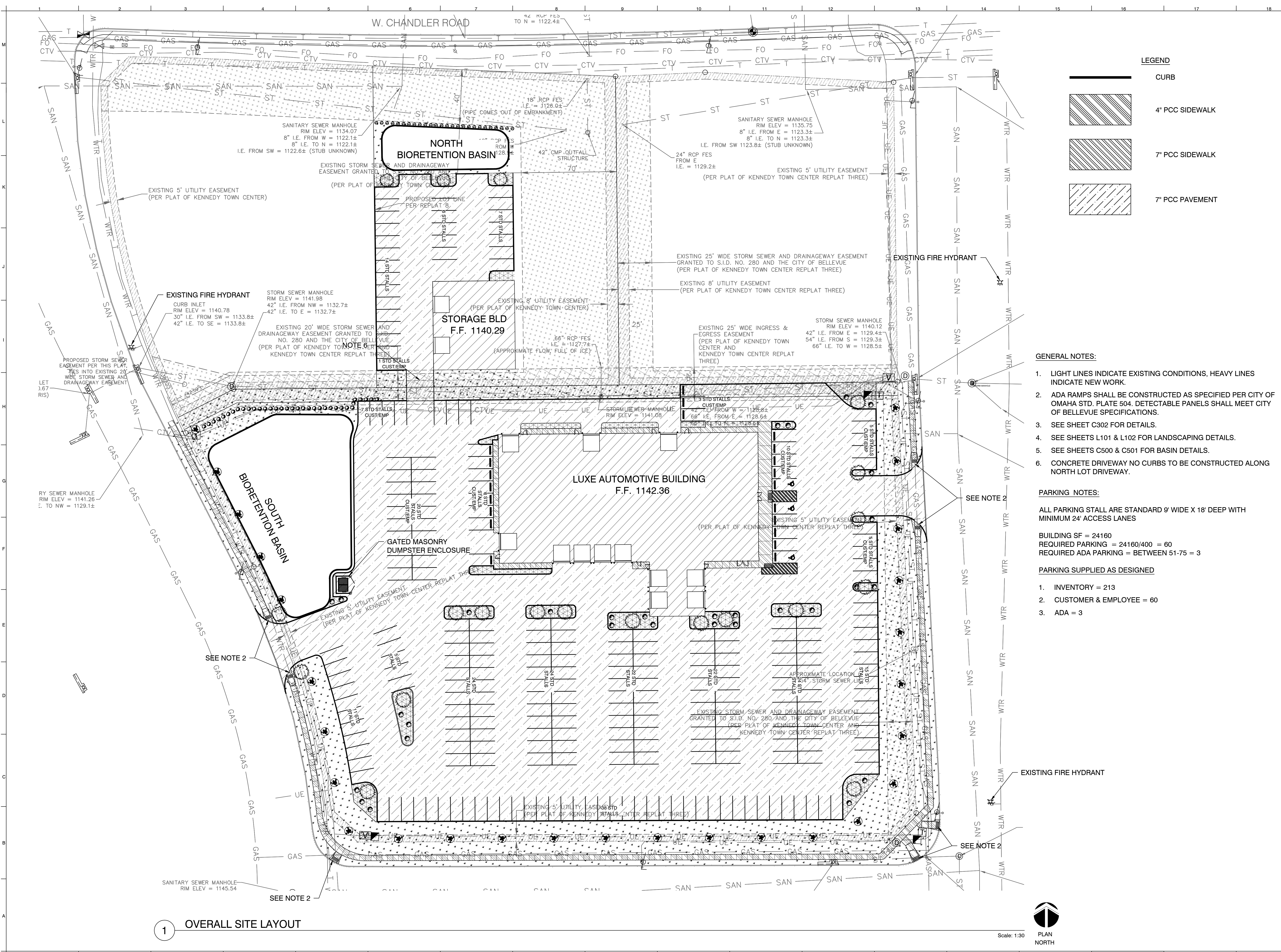
Sincerely,

**OXUS, LLC**



Parviz Atamov

**RECEIVED**  
**JAN 23 2025**  
**PLANNING DEPT.**



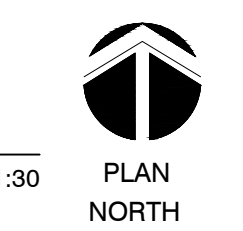
**LEGEND**

	CURB
	4" PCC SIDEWALK
	7" PCC SIDEWALK
	7" PCC PAVEMENT

- GENERAL NOTES:**
1. LIGHT LINES INDICATE EXISTING CONDITIONS, HEAVY LINES INDICATE NEW WORK.
  2. ADA RAMP SHALL BE CONSTRUCTED AS SPECIFIED PER CITY OF OMAHA STD. PLATE 504. DETECTABLE PANELS SHALL MEET CITY OF BELLEVUE SPECIFICATIONS.
  3. SEE SHEET C302 FOR DETAILS.
  4. SEE SHEETS L101 & L102 FOR LANDSCAPING DETAILS.
  5. SEE SHEETS C500 & C501 FOR BASIN DETAILS.
  6. CONCRETE DRIVEWAY NO CURBS TO BE CONSTRUCTED ALONG NORTH LOT DRIVEWAY.

- PARKING NOTES:**
- ALL PARKING STALL ARE STANDARD 9' WIDE X 18' DEEP WITH MINIMUM 24' ACCESS LANES
- BUILDING SF = 24160  
 REQUIRED PARKING = 24160/400 = 60  
 REQUIRED ADA PARKING = BETWEEN 51-75 = 3
- PARKING SUPPLIED AS DESIGNED**
1. INVENTORY = 213
  2. CUSTOMER & EMPLOYEE = 60
  3. ADA = 3

1 OVERALL SITE LAYOUT



Scale: 1:30

CLIENT  
**LUXE AUTOMOTIVE**  
 6115 L STEET  
 OMAHA, NEBRASKA

---

PROJECT NAME AND ADDRESS  
**LUXE AUTOMOTIVE - NEW FACILITY**  
 LOT 5.6, & 75 KENNEDY TOWN CENTER  
 BELLEVUE, NEBRASKA

---

FIRM NAME AND ADDRESS  
  
**CIVIL | STRUCTURAL**  
 3337 MARTIN AVE. OMAHA, NE  
 402-738-0018 gmena@mg-engrs.com  
 www.mg-engrs.com

CONSULTANTS  
 CIVIL  
  
**J3 CIVIL ENGINEERING**  
 OMAHA, NE  
 CIVIL CONSULTANTS  
 119 N 35TH AVE. OMAHA, NE  
 402-575-0119 clbears@j3eng.com  
 www.j3eng.com

REVISIONS

No.	Description	Date

FILE LOG

Drawn By:	CLB
Design By:	CLB
Check By:	GAM

STAMP  
 NOT FOR CONSTRUCTION

PROJECT NUMBER  
 01-01-23

DATE  
 9/22/2024

SCALE

SHEET TITLE  
**SITE LAYOUT**

SHEET NUMBER  
**C001**

**CITY OF BELLEVUE  
PLANNING DEPARTMENT**

**RECOMMENDATION REPORT #1**

**CASE NUMBERS:** Z-2412-13

**FOR HEARING OF:  
REPORT #1:** February 27, 2025

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Zaremba Group, LLC  
Attn: Mark Zawadski  
14600 Detroit Ave., Ste 1500  
Lakewood, OH 44107

**B. PROPERTY OWNER:**

Oxus, LLC  
Attn: Harvey Atamov  
6115 L Street  
Omaha, NE 68117

**C. GENERAL LOCATION:**

Southeast corner of West Chandler Road and South 22<sup>nd</sup> Street

**D. LEGAL DESCRIPTION:**

Lot 1, Kennedy Town Center Replat Eight, located in the Southwest ¼ of Section 15, T13N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

**E. REQUESTED ACTIONS:**

Site Plan approval for Lot 1, Kennedy Town Center Replat Eight.

**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 construct an AutoZone auto parts store.

**H. SIZE OF SITE:**

The site is approximately 1.03 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

The site is presently vacant and covered in vegetation.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

- 1. **North:** Single Family Residential (across West Chandler Road), RD-60
- 2. **East:** Automobile Dealership, BGH-PCO
- 3. **South:** Automobile Dealership, BGH-PCO
- 4. **West:** Commercial (across South 22<sup>nd</sup> Street) BG-PCO

**C. RELEVANT CASE HISTORY:**

1. On April 27, 2006, the Planning Commission recommended approval of a request to rezone Lots 1 through 84, inclusive, Kennedy Town Center, being a replat of Lots, 1 through 16, inclusive, and Outlots 1 and 2, Kennedy Center Replat, located in the Southwest ¼ of Section 15, T14N, R13E, of the 6<sup>th</sup> P.M., Sarpy County, Nebraska from BG-C to BG-C, BN, and RG-20-PD for the purpose of commercial and residential development; site plan approval for Lots 1 through 84, inclusive, Kennedy Town Center; preliminary plat Lots 1 through 84, inclusive, Kennedy Town Center; and waiver of Section 6-4, and Section 6-7 (4) and (7), Subdivision Regulations. The City Council approved the aforementioned requests on August 14, 2006.

2. On May 22, 2006, the Planning Commission recommended approval of a request to final plat Lots 1 through 84, inclusive, Kennedy Town Center, being a replat of Lots 1 through 16, inclusive, and Outlots 1 and 2, Kennedy Center Replat, located in the Southwest ¼ of Section 15, T14N, R13E, of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. The City Council approved these requests on August 14, 2006.

3. On September 27, 2011, the small subdivision plat of Lots 1 and 2, and Outlot A, Kennedy Town Center Replat Four, being a replat of Lot 73, Kennedy Town Center, located in the Southwest 1/4 of Section 15, T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska was administratively approved.

4. On September 24, 2020, the Planning Commission recommended approval of a request to rezone Lots 2 and 2A, Kennedy Town Center Replat Seven, being a replat of Lot 2 Kennedy Town Center Replat Four, located in the Southwest 1/4 of Section 15, T14N, R13E, of the 6<sup>th</sup> P.M., Sarpy County, Nebraska from RG-20-PS to BG-PCO and RG-20-PS for the purpose of commercial and multi-family residential development; and small subdivision plat Lots 2 and 2A, Kennedy Town Center. The City Council approved these requests on October 20, 2020.

**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 MAPA 2022 average annual daily traffic (AADT) data for the southbound Highway 75 off-ramp to Chandler Road was 19,000 vehicles per day. The AADT for the intersection of 25<sup>th</sup> Street and Chandler Road was 19,000 vehicles for both directions along Chandler Road in 2022.
- 2. The proposed development will have access from South 22<sup>nd</sup> Street.

**D. UTILITIES:**

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

**E. ANALYSIS:**

- 1. Mark Zawadski, on behalf of Zarembo Group, LLC, has submitted a request for site plan approval for Lot 1, Kennedy Town Center Replat Eight, for the purpose of an auto parts and supply store. The site is zoned BG-PCO. Site plan approval is required for the -PCO zone.

An auto parts and supply store is a permitted use in the BG (General Business) zoning district

2. This project is part of an overall development plan for Kennedy Town Center Replat Eight, which is a replat of Lot 75, Kennedy Town Center, and Lot 5, Kennedy Town Center Replat Three. Under this plan, AutoZone would develop proposed Lot 1, while an automobile dealership will construct on Lot 2.

The replat and site plan for Lot 2 is currently pending the Planning Commission public hearing process as well.

3. The site layout plan shows a total of 30 standard parking stalls and two ADA parking stalls for a total of 32 parking stalls. The ordinance requires one stall for every 200 feet of gross sales area for a minimum requirement of 21 parking stalls.

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 city has been in the process of studying water drainage and detention in this area. Jacobs Engineering has been contracted by the city to do so. The regional detention basin on Lot 2, Kennedy Town Center Replat Eight, was included in the overall study.

The AutoZone development is proposing to handle their detention on site. They are by-passing the regional detention basin on Lot 2.

City engineers, as well as the city contracted JEO engineer, are comfortable with the drainage report as submitted and revised.

6. 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, Sarpy County Planning Director/designee, Sarpy County GIS/911, 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.

Public Works Engineer Matt Knight, along with the city's engineering consultant from JEO, had comments pertaining to drainage and design standards, which have since been addressed by the applicant's engineer.

No other comments were received on this case.

7. The applicant will also be required to meet the regulations of Section 8.12, Zoning Ordinance, for design standards for the auto parts and supply store. This review will be conducted as part of the building permit process.

8. Given the existing nature of the development and underlying zoning, staff believes this is an appropriate use of the property.

9. This request is in conformance with the Future Land Use Map of the Comprehensive Plan.

**F. TECHNICAL DEFICIENCIES:**

None

**IV. DEPARTMENT RECOMMENDATION**

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

**V. PLANNING COMMISSION RECOMMENDATION**

Under Review.

**VI. ATTACHMENTS TO REPORT**

1. Zoning Map
2. 2024 GIS aerial photo of the property
3. Site plan received February 14, 2025
4. Landscaping plan received February 14, 2025
5. Letter from Foresite Group Engineering received December 20, 2024

**VII. COPIES OF REPORT TO:**

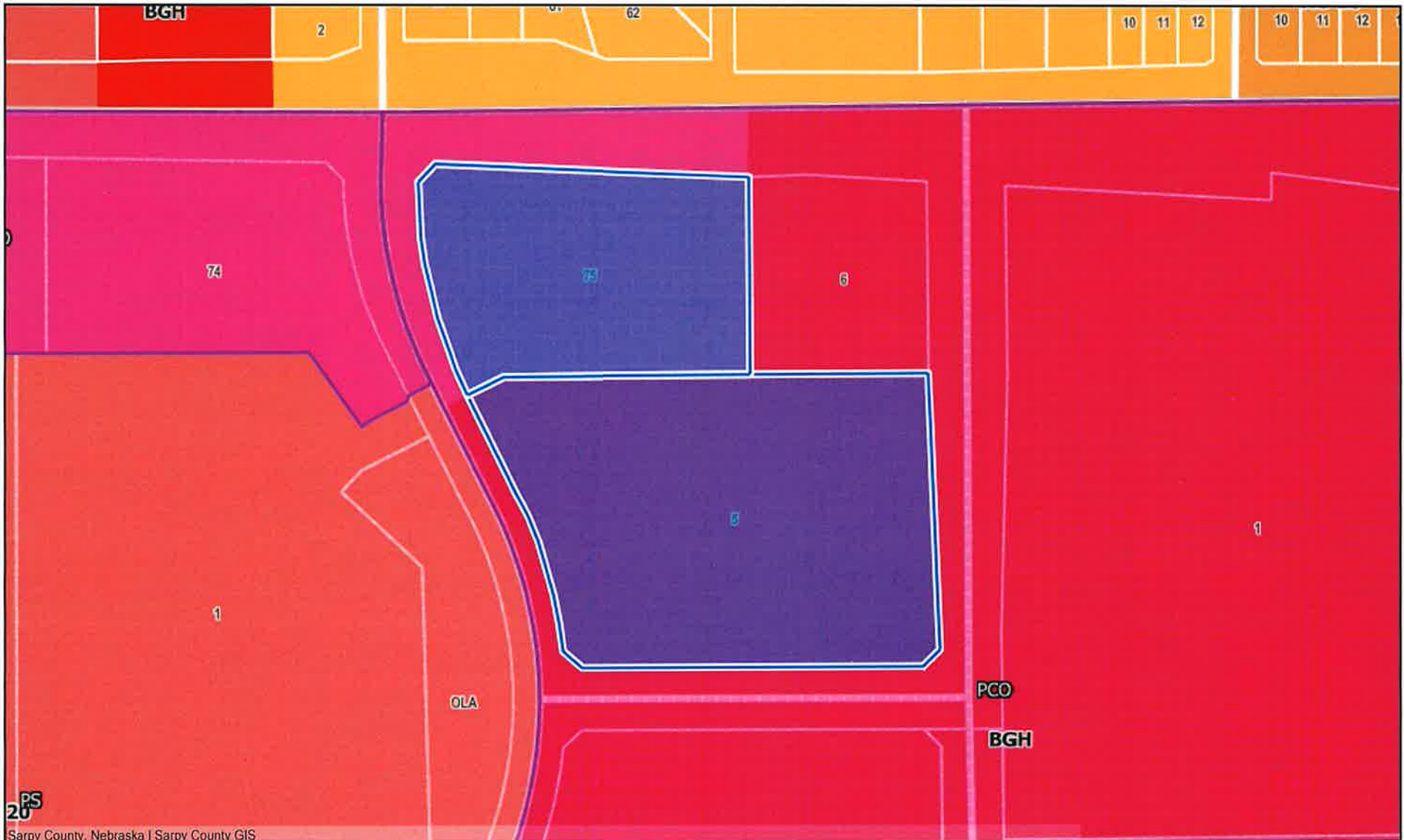
1. Zaremba Group, LLC (Mark Zawadski)
2. Foresite Group, LLC (Patrick Colliflower)
3. OXUS, LLC (Harvey Atamov)
4. Public Upon Request

  
Assistant Planning Manager

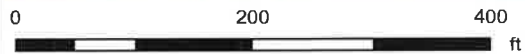
  
Planning Director                      Date of Report



# Kennedy Town Center Replat Eight



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 2449

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Notes





# Kennedy Town Center Replat Eight



Sarpy County GIS



Map Scale 1: 2449

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Notes





**WEST CHANDLER ROAD**  
(PUBLIC R.O.W. - WIDTH VARIES)

**GENERAL CONSTRUCTION NOTES:**

1. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PAVEMENT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATIONS ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CURBS. ALL CURB RADIUS ARE GIVEN AT THE FACE OF CURB.
2. CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE TO THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLAN. FAILURE TO DO SO WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR HAS RESPONSIBILITY FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL THE SURVEY POINTS AND EXISTING PAVEMENT. CURB AND GUTTER SECTIONS SHALL BE AS SHOWN.

**SITE NOTES:**

1. FINISH ELEVATION: SEE SURVEY BENCHMARK.
2. SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLANS, ELEVATIONS, DOOR LOCATIONS, SITE LAYOUT PLAN, AND OTHER ARCHITECTURAL DETAILS.
3. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
4. HIGH VOLTAGE LIGHTING FACILITIES MUST BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC (SEE SEE PLANS) OR PHOTOGRAPHIC FILM.
5. ALL UTILITIES, TREE SAFE AREAS, AND CONDUITED AREAS MUST BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
6. NO OFF-ROAD STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE EQUIPMENT, TRUCKS, ETC.
7. SIGNAL LOCATION, HEIGHTS, AND SIZE ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNALS.
8. ALL PAVEMENT MARKINGS WITHIN CITY OF BELLEVUE RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE SPECIFICATIONS.
9. INSURANCE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL LIABILITY INSURANCE FOR THE PROJECT.
10. ALL CONSTRUCTION RELATED PERMITS INCLUDING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE CONTRACTOR. HOWEVER, A CONTRACTOR DEVELOPER CAN DO PERMITTING WITH A LOCAL AUTHORITY.
11. CONSTRUCTION TRAFFIC: THIS IS TO BE PERMITTED THROUGH THE PERMITS AND TRAFFIC CONTROL PLAN OF THE CITY OF BELLEVUE.
12. ALL ENTRANCE DESIGN, CONTROL, AND TREE PROTECTION MEASURES MUST BE APPROVED PRIOR TO BEGINNING WORK.
13. CITY OF BELLEVUE ACCEPTS NO LIABILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA) EXCEPT FOR NOTICE AND REQUIREMENT THE CONTRACTOR DEVELOPER TO BE RESPONSIBLE FOR COMPLIANCE FOR ADA ACT.
14. ENGINEER CONTRACT: PATRICK GOSSELINK, P.E., 1000 1ST AVE, SUITE 200, BELLEVUE, WA 98004.
15. CONTRACTOR MUST FURNISH WITH THE CITY ENGINEER JURISDICTION WATER AND WASTEWATER JUNCTION AND OBTAINMENT OF TRANSPORTATION INSPECTIONS BY THE CITY ENGINEER AT THE TIME OF OCCUPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ENGINEER AT THE TIME OF OCCUPANCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CERTIFICATES OF OCCUPANCY DATE INCLUDING ANY OTHER NECESSARY PERMITS AND CERTIFICATES BY THE ENGINEER.

**SITE DATA**

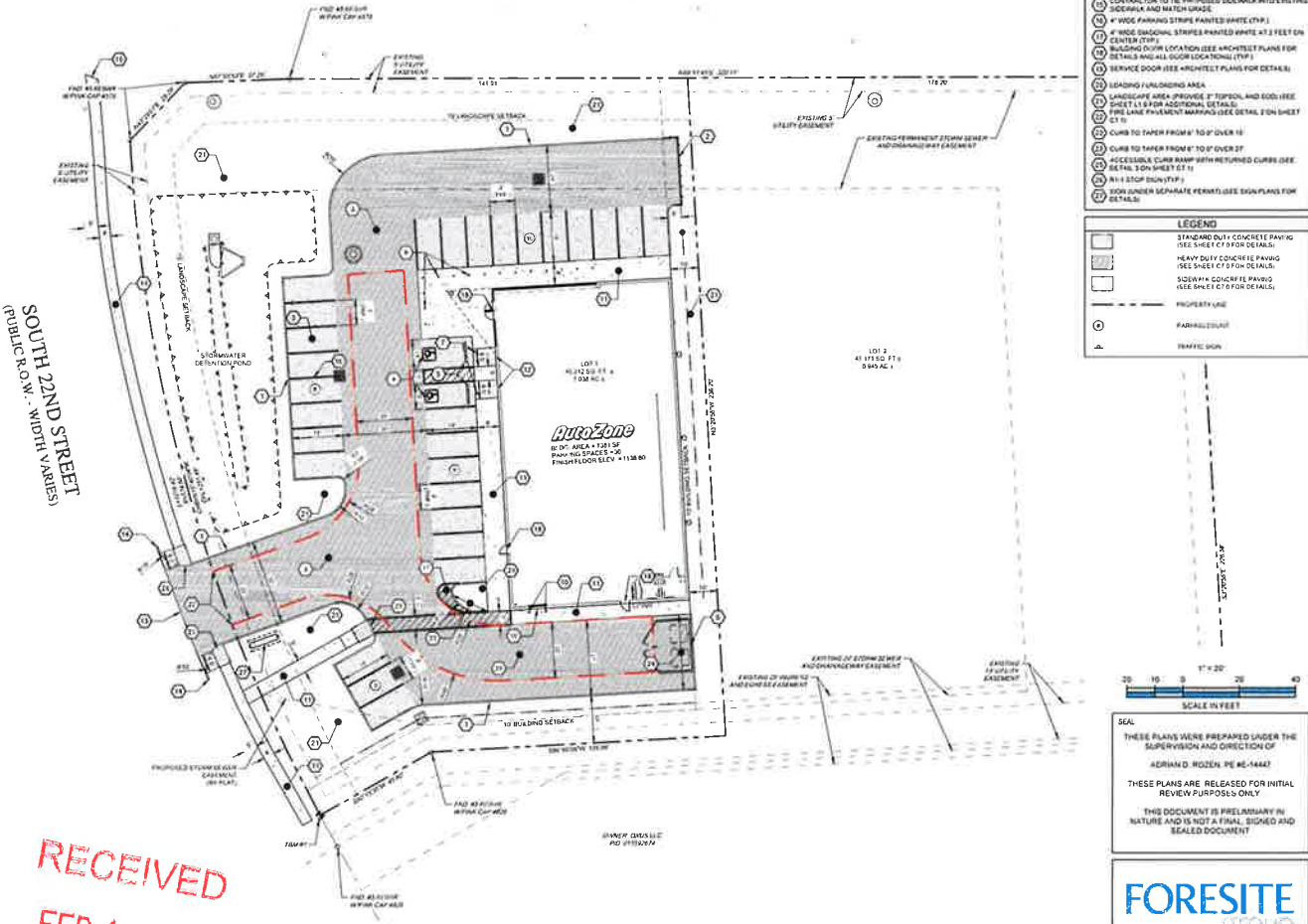
PROPERTY INFORMATION	DATE
OWNER: AUTOZONE, INC.	11/15/2024
PROJECT: STORE DEVELOPMENT	11/15/2024
PREPARED BY: FORESITE GROUP	11/15/2024
REVISIONS:	
1. CITY COMMENTS: 01-03-2025	
2. CITY COMMENTS: 02-10-2025	
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**BENCHMARKS**

MARKER	ELEVATION
1. FND 40 REBAR W/ 1/2" CAP 4579	1114.36
2. FND 40 REBAR W/ 1/2" CAP 4579	1114.36

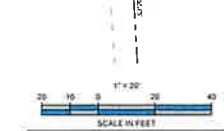


**RECEIVED**  
**FEB 14 2025**  
**PLANNING DEPT.**



- KEYNOTES**
1. ROLLER CURB (SEE DETAIL 1 ON SHEET 07-01)
  2. EXTENDED CONCRETE CURB (SEE DETAIL 1 ON SHEET 07-01)
  3. CONCRETE PAVING (SEE DETAILS 8, 9, & 21 ON SHEET 07-01) (MINIMUM THICKNESS OF 18" FOR CONTROL JOINTS)
  4. ACCESSIBLE PARKING (SEE DETAIL 3 ON SHEET 07-01)
  5. CONCRETE WHEEL STOP (SEE DETAIL 7 ON SHEET 07-01)
  6. CURB WITH ENGLISH (SEE DETAILS 8 & 9 ON SHEET 07-01)
  7. ACCESSIBLE SIDEWALK (SEE DETAIL 10 ON SHEET 07-01)
  8. MINIMUM 2" MIN ACCESSIBLE (SEE DETAIL 10 ON SHEET 07-01)
  9. CONCRETE LIGHT POLE BASE (SEE DETAIL 18 ON SHEET 07-01)
  10. CONCRETE SIDEWALK (SEE DETAIL 18 ON SHEET 07-01)
  11. PAVEMENT AT SERVICE DOOR (SEE DETAILS 19 & 20 ON SHEET 07-01)
  12. CONCRETE SIDEWALK (SEE DETAILS 19, 20 & 24 ON SHEET 07-01)
  13. ACCESSIBLE CURB RAMP (SEE DETAIL 19 ON SHEET 07-01)
  14. CONTRACTOR TO PROVIDE PROPOSED PAVEMENT (PVI)
  15. EXISTING AND MATCH GRADE
  16. CONTRACTOR TO PROVIDE CURB INTO EXISTING CURB AND MATCH GRADE
  17. CONTRACTOR TO PROVIDE SIDEWALK INTO EXISTING SIDEWALK AND MATCH GRADE
  18. 4" WIDE PARKING STRIPES PAINTED WHITE (PVI)
  19. 4" WIDE SIDEWALK STRIPES PAINTED WHITE AT 2 FEET ON CENTER (PVI)
  20. LANDSCAPE AREA (PROVIDE 3" TOPSOIL AND SOIL) (SEE SHEET 18 FOR ADDITIONAL DETAILS)
  21. BUILDING DOOR LOCATION (SEE ARCHITECT PLANS FOR DETAILS AND MATCH GRADE)
  22. SERVICE DOOR (SEE ARCHITECT PLANS FOR DETAILS)
  23. LEADING FURDRESSING AREA
  24. CURB TO PAPER FROM 4" TO 6" OVER 12"
  25. CURB TO PAPER FROM 6" TO 8" OVER 24"
  26. ACCESSIBLE CURB RAMP WITH RETURNED CURB (SEE DETAIL 19 ON SHEET 07-01)
  27. R/W 11' STOP SIGN (PVI)
  28. SIGN UNDER SEPARATE PERMIT (SEE SIGN PLANS FOR DETAILS)

- LEGEND**
- STANDARD DUTY CONCRETE PAVING (SEE SHEET 07-01 FOR DETAILS)
  - HEAVY DUTY CONCRETE PAVING (SEE SHEET 07-01 FOR DETAILS)
  - SIDEWALK CONCRETE PAVING (SEE SHEET 07-01 FOR DETAILS)
  - PROPERTY LINE
  - PARALLEL LINE
  - TRAFFIC SIGN



SEAL  
THESE PLANS WERE PREPARED UNDER THE SUPERVISION AND DIRECTION OF  
ADRIAN D. ROZEM, P.E. #44447  
THESE PLANS ARE RELEASED FOR INITIAL REVIEW PURPOSES ONLY  
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

**FORESITE**  
group

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Tomball, Texas 77375  
4095 Greenbush Ave.  
Suite 100  
Dallas, TX 75230

(214) 912-7121  
(713) 738-1944  
www.foresitegroup.com

AutoZone, Inc.  
123 S. FRONT STREET, 3rd FLOOR  
MEMPHIS, TENNESSEE 38103

**AutoZone** STORE DEVELOPMENT  
#10544  
SEC OF WEST CHANDLER ROAD AND SOUTH 22ND STREET  
68147  
BELLEVUE, NEBRASKA

**SITE & PAVING PLAN**

SCALE: AS SHOWN

REVISIONS

1	CITY COMMENTS: 01-03-2025
2	CITY COMMENTS: 02-10-2025
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DATE: 12-20-24

PHOTO TYPE SIZE: 7X2 LEFT

**C2.1**





4925 Greenville Avenue, Suite 480  
Dallas, Texas 75206  
o | 214.939.7123  
f | 770.368.1944  
w | www.foresitegroup.net

D/B/A Foresite Consulting Group of Texas, LLC

December 18, 2024

ATTN: Planning Department  
City of Bellevue

RE: Lot 75 Kennedy Town Center – AutoZone Auto Parts Sales – Site Plan Application Submittal

Dear Plan Reviewers,

Foresite Group, LLC is providing civil engineering consulting services in support of Zaremba Group, the applicant of this AutoZone Auto Parts development project. The proposed development is located at the SEC of W Chandler Road and S 22<sup>nd</sup> Street in Bellevue, NE 68147.

The project, consisting of 1.038 acres, is located within the City of Bellevue jurisdiction. The condition of the site is currently undeveloped and consists of greenfield with no existing trees. The subject property will be replatted but has the current legal description of Lot 75 Kennedy Town Center. The current zoning of this property is General Business (GB). The proposed land use of the project, an auto parts retail store, is a permitted use by right – as such, no requests for modification of zoning are anticipated.

The fully developed state of the project would consist of a single ±7,380 SF commercial retail store as it's sole use. Construction of the site improvements are intended to be done in a single effort, with no phasing in construction operations.

Utilities required for the use of the development are all currently provided onsite. Water service is available from the S 22<sup>nd</sup> Street R.O.W. to the west of the site. Sanitary service is provided via an existing 8" sewer main along the north of the property. There is an existing stormwater detention pond to the east of the site, but it is undersized for further development. The development of this site will propose a stormwater detention pond to detain water before connecting to an existing inlet on the south side of W Chandler Road.

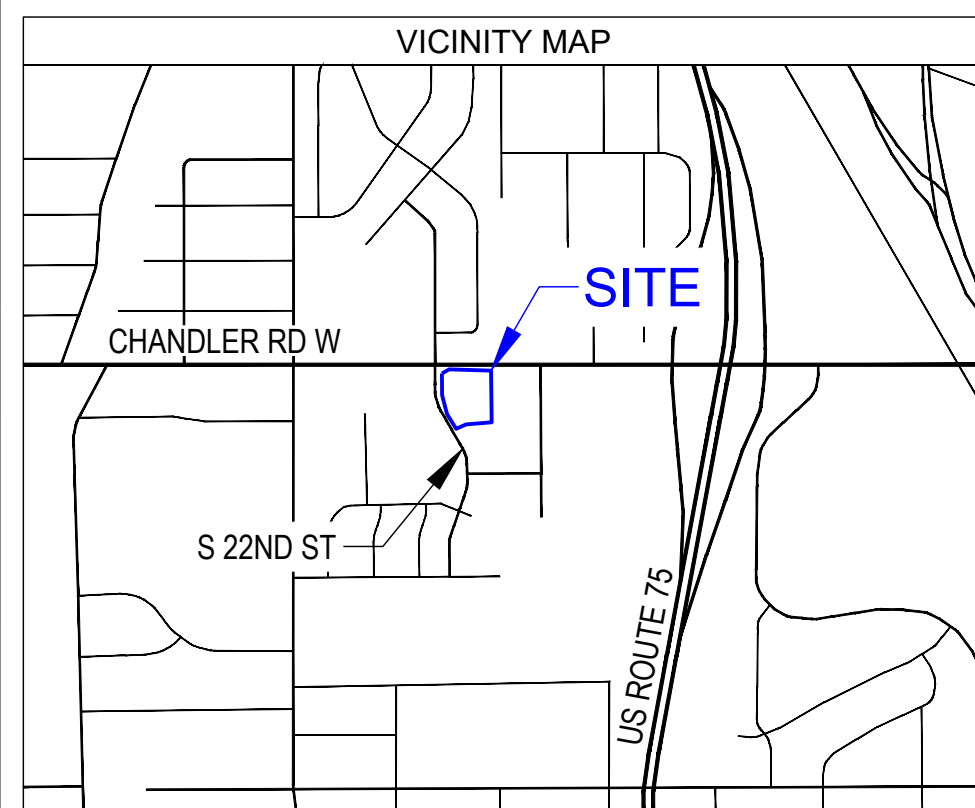
Please accept the following submittal package in accordance with the City of Bellevue's Site Plan submittal requirements. For more information feel free to reach us at [pcolliflower@fg-inc.net](mailto:pcolliflower@fg-inc.net).

Thank you for your time and consideration.

Sincerely,  
**FORESITE GROUP, LLC**

Patrick Colliflower  
Project Manager

RECEIVED  
DEC 20 2024  
PLANNING DEPT.



**GENERAL CONSTRUCTION NOTES:**

- 1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
- 2) CONTRACTOR MUST NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
- 3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

**SITE NOTES:**

- 1) TRACT IS ZONED: GB (GENERAL BUSINESS).
- 2) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
- 3) NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS HAVE BEEN COMPLETED ON THE SITE.
- 4) HIGH INTENSITY LIGHTING FACILITIES MUST BE SO ARRANGED THAT THE SOURCE OF ANY LIGHT IS CONCEALED FROM THE PUBLIC VIEW AND DOES NOT INTERFERE WITH TRAFFIC. (SEE MEP PLANS FOR PHOTOMETRIC PLAN).
- 5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS MUST BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 6) NO OUTSIDE STORAGE IS PROPOSED. THIS INCLUDES SUPPLIES, VEHICLE, EQUIPMENT, PRODUCTS, ETC.
- 7) SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
- 8) ALL PAVEMENT MARKING WITHIN CITY OF BELLEVUE RIGHT-OF-WAY MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE SPECIFICATIONS.
- 9) SUBGRADE TREATMENT SHALL EXTEND UNDER THE CURB TO PROVIDE ADDITIONAL STABILITY FOR TRUCK TRAVEL.
- 10) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
- 11) CONSTRUCTION TRAILERS ARE TO BE PERMITTED THROUGH THE PERMITS-INSPECTIONS DEPARTMENT OF THE CITY OF BELLEVUE.
- 12) ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES MUST BE INSTALLED PRIOR TO ANY GRADING.
- 13) CITY OF BELLEVUE ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
- 14) ENGINEER CONTACT: PATRICK COLLIFLOWER, (770) 368-1399 EXT. 520.
- 15) CONTRACTOR MUST COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

**SITE DATA**

ZONING:	GB (GENERAL BUSINESS)
FUTURE LAND USE DESIGNATION:	COMMERCIAL
PARCEL IDENTIFICATION NUMBER:	011589752
TOTAL SITE AREA:	1.038 AC
DISTURBED AREA:	1.135 AC
PERVIOUS SURFACE AREA:	0.417 AC
IMPERVIOUS SURFACE AREA:	0.621 AC
LANDSCAPE BUFFER - FRONT:	15 FT
LANDSCAPE BUFFER - SIDE:	N/A FT
LANDSCAPE BUFFER - REAR:	N/A FT
BUILDING SETBACK - FRONT:	N/A FT
BUILDING SETBACK - SIDE:	10 FT
BUILDING SETBACK - REAR:	10 FT
BUILDING FLOOR AREA:	7,381 S.F.
GROSS SALES AREA (GSA):	4,031 S.F.
BUILDING HEIGHT:	20 FT - 10 IN
PARKING RATIO REQUIRED:	1 SPACE / 200 SF OF GSA
PARKING PROVIDED:	21 SPACES
PARKING REQUIRED:	30 SPACES
ACCESSIBLE PARKING REQUIRED:	2 SPACES
ACCESSIBLE PARKING PROVIDED:	2 SPACES

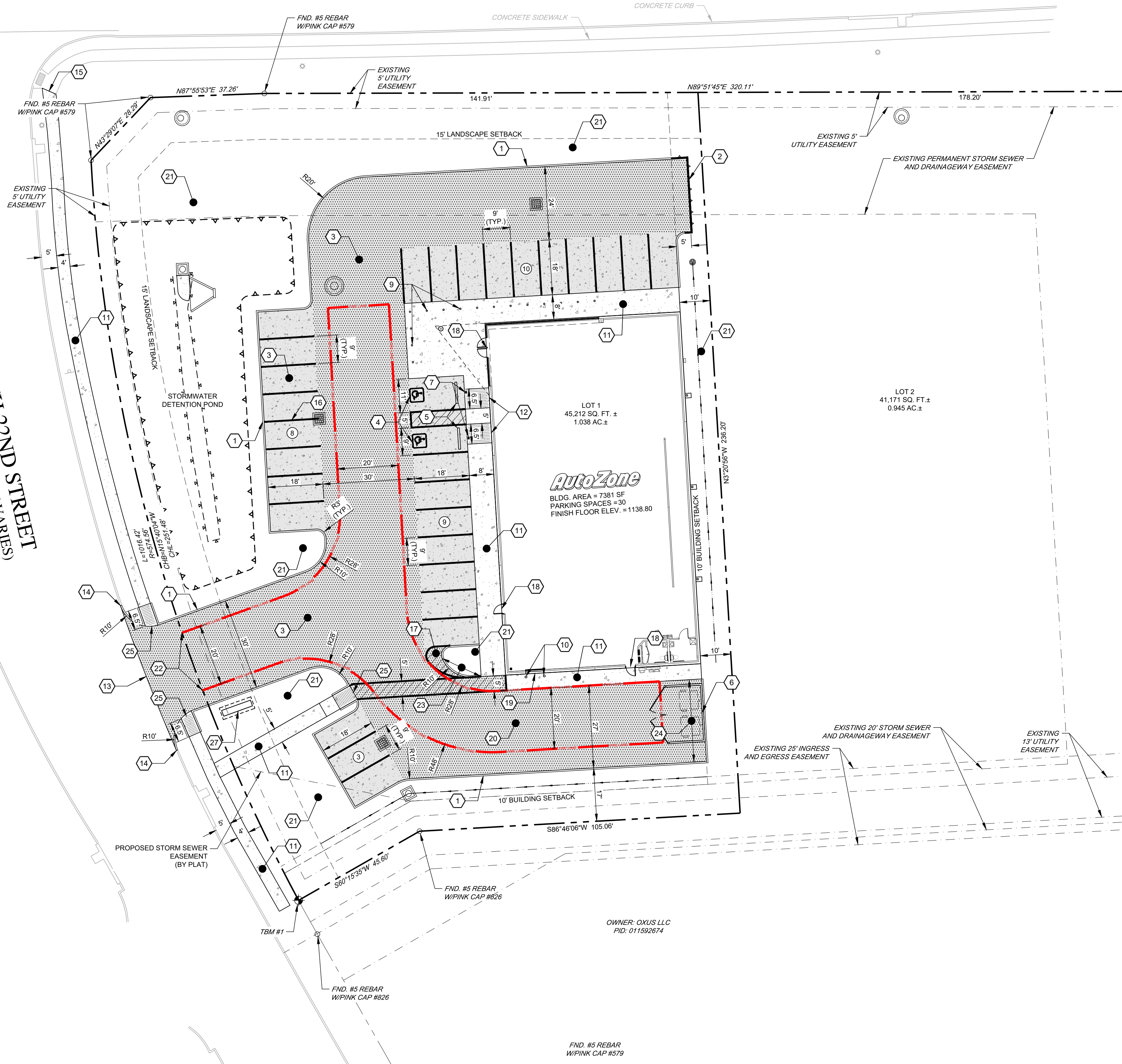
**BENCHMARKS**

NAME	DESCRIPTION
TEMPORARY BENCHMARK #1	FND. #5 REBAR W/ PINK CAP #579 ELEV = 1141.59' NAVD88



**WEST CHANDLER ROAD**  
(PUBLIC R.O.W. - WIDTH VARIES)

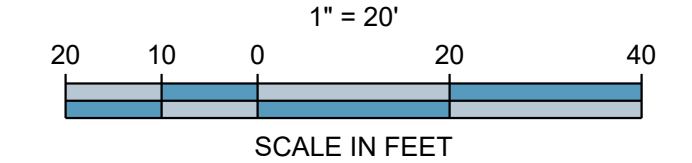
**SOUTH 22ND STREET**  
(PUBLIC R.O.W. - WIDTH VARIES)



- KEYNOTES**
- 1) ROLLOVER CURB (SEE DETAIL 1 ON SHEET C7.0)
  - 2) EXTENDED CONCRETE CURB (SEE DETAIL 1 ON SHEET C7.1)
  - 3) CONCRETE PAVING (SEE DETAILS 4, 20, & 21 ON SHEET C7.0) (MAXIMUM SPACING OF 15' FOR CONTROL JOINTS)
  - 4) ACCESSIBLE PARKING (SEE DETAIL 5 ON SHEET C7.0)
  - 5) CONCRETE WHEEL STOP (SEE DETAIL 7 ON SHEET C7.0)
  - 6) DUMPSTER WITH ENCLOSURE (SEE DETAILS 8, 9, 10 & 11 ON SHEET C7.0)
  - 7) ACCESSIBLE SIGNAGE (SEE DETAIL 12 ON SHEET C7.0) (MINIMUM ONE VAN ACCESSIBLE SIGN REQUIRED)
  - 8) CONCRETE LIGHT POLE BASE (SEE DETAIL 13 ON SHEET C7.0) (SEE MEP PLANS FOR PHOTOMETRIC PLAN)
  - 9) BOLLARDS AT FRONT ENTRANCE (SEE DETAILS 14 & 16 ON SHEET C7.0)
  - 10) PIPE GUARD AT SERVICE DOOR (SEE DETAILS 15 & 16 ON SHEET C7.0)
  - 11) CONCRETE SIDEWALK (SEE DETAILS 17, 18, 23 & 24 ON SHEET C7.0)
  - 12) ACCESSIBLE CURB RAMP (SEE DETAIL 19 ON SHEET C7.0)
  - 13) CONTRACTOR TO TIE THE PROPOSED PAVEMENT INTO EXISTING AND MATCH GRADE
  - 14) CONTRACTOR TO TIE THE PROPOSED CURB INTO EXISTING CURB AND MATCH GRADE
  - 15) CONTRACTOR TO TIE THE PROPOSED SIDEWALK INTO EXISTING SIDEWALK AND MATCH GRADE
  - 16) 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
  - 17) 4" WIDE DIAGONAL STRIPES PAINTED WHITE AT 2 FEET ON CENTER (TYP.)
  - 18) BUILDING DOOR LOCATION (SEE ARCHITECT PLANS FOR DETAILS AND ALL DOOR LOCATIONS) (TYP.)
  - 19) SERVICE DOOR (SEE ARCHITECT PLANS FOR DETAILS)
  - 20) LOADING / UNLOADING AREA
  - 21) LANDSCAPE AREA (PROVIDE 3" TOPSOIL AND SOD) (SEE SHEET L1.0 FOR ADDITIONAL DETAILS)
  - 22) FIRE LANE PAVEMENT MARKING (SEE DETAIL 2 ON SHEET C7.1)
  - 23) CURB TO TAPER FROM 6" TO 0" OVER 15'
  - 24) CURB TO TAPER FROM 6" TO 0" OVER 27'
  - 25) ACCESSIBLE CURB RAMP WITH RETURNED CURBS (SEE DETAIL 3 ON SHEET C7.1)
  - 26) R1-1 STOP SIGN (TYP.)
  - 27) SIGN (UNDER SEPARATE PERMIT) (SEE SIGN PLANS FOR DETAILS)

**LEGEND**

[Pattern]	STANDARD DUTY CONCRETE PAVING (SEE SHEET C7.0 FOR DETAILS)
[Pattern]	HEAVY DUTY CONCRETE PAVING (SEE SHEET C7.0 FOR DETAILS)
[Pattern]	SIDEWALK CONCRETE PAVING (SEE SHEET C7.0 FOR DETAILS)
[Line]	PROPERTY LINE
[Symbol]	PARKING COUNT
[Symbol]	TRAFFIC SIGN



SEAL:

THESE PLANS WERE PREPARED UNDER THE SUPERVISION AND DIRECTION OF

ADRIAN D. ROZEN, PE #E-14447

THESE PLANS ARE RELEASED FOR INITIAL REVIEW PURPOSES ONLY.

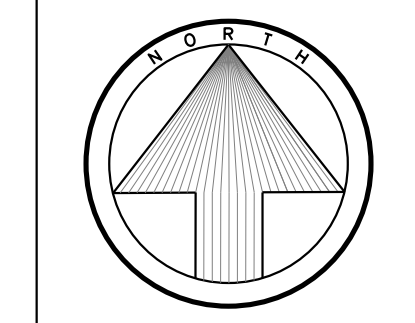
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**FORESITE group**

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f | 770.368.1944  
w | www.foresitegroup.net

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**AutoZone STORE DEVELOPMENT**

PREPARED FOR: #0544

Store No.: SEC OF WEST CHANDLER ROAD AND SOUTH 22ND STREET

BELLEVUE NEBRASKA 68147

**SITE & PAVING PLAN**

SCALE: AS SHOWN

**REVISIONS**

1.	CITY COMMENTS	01-03-2025
2.	CITY COMMENTS	02-10-2025
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ENGINEER: AR

DRAWN BY: FG

CHECKED BY: PC

DATE: 12-20-24

PROTOTYPE SIZE: 7N2 LEFT

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Y:\SHAREDD\1507\012 AUTOZONE - CHANDLER RD - BELLEVUE, NEBRASKA\DWG\C2.0 SITE & PAVING PLANNING