

## **BELLEVUE PLANNING COMMISSION**

Thursday, March 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 February 27, 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 for site plan approval for Lots 3A and 3B, Normandy Hills, for the purpose of a multi-family residential development. Applicant: Charles R. Clatterbuck GST Exempt Trust.

General Location: Normandy Blvd. and Grenoble Dr. Case #: Z-2502-02.

#### **4. CURRENT BUSINESS**

#### **5. ADJOURNMENT**

# MINUTE RECORD

Bellevue Planning Commission Meeting, February 27, 2025, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, February 27, 2025, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Aerni, Sims, Taylor-Jones, Hankins, Yoder, Ackley, and Perrin. Absent were Commissioners Lasenburg and Bennett. 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 Omaha World Herald 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 Taylor-Jones, seconded by Aerni, to approve the minutes of the January 23, 2025, regular meeting as presented. Upon roll call, Aerni, Sims, Taylor-Jones, Hankins, Yoder, and Perrin voted yes, Ackley abstained. Motion carried.

Hankins asked if there were any updates or additions to staff reports. Palm stated she had received an email from Diane Bruce, President of the Bellevue Chamber of Commerce, in support for Agenda Item 3.a., the Bellevue Entertainment District. She said Commissioners received a copy of the email and a copy was placed on the table for public viewing.

Motion was made by Ackley, seconded by Sims, to accept into the record all staff reports, attachments, memos, and handouts regarding each application including the email. 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 thru 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.

Hankins asked staff for updates. Palm stated the email of support previously mentioned from the Bellevue Chamber of Commerce is the only update.

Palm stated since the City of Bellevue is the applicant, she would provide a summary and overview of the request. Palm noted Mr. David Goedeken, Public Works Director, was present to answer questions regarding the engineering of the project. She said the request is for a five-lot subdivision which encompasses property the city currently owns. Palm stated the property is at the northwest corner of Hwy 75 and Hidden Valley Drive. Palm stated the request is being done to facilitate the upcoming construction of the water park. Palm said the request for zoning change is from AG (Agricultural District) to MU (Mixed-Use District). She said the purpose of the MU district is to allow for a variety of uses which can combine office, retail, commercial, civic, and residential uses. Palm stated with the final plat (which will be forth coming) there will be a mixed-use agreement which will facilitate the site plan approval of the site so there is no site plan approval request at this time. She said access to the property will be from south 10<sup>th</sup> Street. Part of South 10<sup>th</sup> Street will be vacated and re-aligned with the project as shown on the plat. Palm stated a traffic study has been completed for the area by FHU (Felsburg, Holt & Ullevig) and the city has been coordinating and in communication with NDOT (Nebraska Department of Transportation) and with Sarpy County officials as it pertains to the Platteview Road Expressway project. She said improvements to the area such as traffic signals and additional turn lanes will be done to facilitate the entertainment district development. Palm stated the city is contracting with Olsson Associates for engineering and planning design. She said a master plan draft of the development was provided to the Commission. Palm stated the plan is a draft and not the final product, at such time the draft is final it will be presented to the Planning Commission and City Council.

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

Ackley question if a separate action would need to be taken to vacate the portion of 10<sup>th</sup> Street or does the plat accomplish that. Palm stated that would need to be a separate action with NDOT. She stated the preliminary plat and rezoning request is being done at this time to stay on target with the

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construction schedule plans. She said grading is scheduled to begin in the next few weeks.

MOTION was made by Aerni, seconded by Sims, to recommend APPROVAL of a request to rezone Lots 1 thru 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. APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and Comprehensive Plan. Upon roll call, all present voted yes. MOTION carried unanimously.

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

PUBLIC HEARING was held on a 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.

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

Palm stated the request is for a small subdivision plat and a change of zone to facilitate an automotive dealership. She said the two zoning designations will not change, as the site is currently zoned BG (General Business) and BGH (Heavy General Business) with a PCO (Planned Center Overlay). Palm stated the property line will change so the applicant will have a BGH-PCO zone to facilitate the auto dealership and the next applicant on the agenda will maintain a BG-PCO zone to facilitate their proposed retail store. She said there is one technical deficiency listed in the staff report that has to do with minor landscaping and the applicant is working on correcting that. Palm stated the technical deficiency should be completed prior to the request moving forward to City Council.

Harvey Parviz Atamov, 6115 L Street, Omaha, NE, stated he was the owner of the lots and he wanted to thank the Planning Department for their guidance throughout the project. He said he plans on constructing a car dealership on Lot 2. Atamov stated he is committed to investing five million dollars to develop the project. He said his general contractor and engineer were also present to answer any questions regarding the project.

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

Ackley inquired if the lot would be new or used vehicle sales. Atamov stated it would be used car sales.

Ackley asked staff if the minor lot line adjustment was to allow for the entry road to align with the current road. Palm stated yes, and also stated there is a regional detention basin that was constructed with the original SID (Sanitary Improvement District) so that has provided some unique challenges for the applicant.

MOTION was made by Ackley, seconded by Yoder, to recommend APPROVAL of a 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. 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. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING on April 1, 2025.**

# MINUTE RECORD

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PUBLIC HEARING was held on a request for site plan approval for Lot 1 Kennedy Town Center Replat Eight, being a replat of Lot 75, Kennedy Town Center, and Lot 5, Kennedy Town Center Replat Three, for the purpose of an auto parts retail store, located in the Southwest ¼ of Section 15, T14N, R13E, of the 6th P.M. Applicant: Zaremba Group, LLC. General Location: S. 22nd Street and Kennedy Avenue. Case #: Z-2412-13.

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

Palm stated the request is for site plan approval for an AutoZone Auto Parts store. She said staff has reviewed the preliminary grading, drainage, and landscape plan and has found everything to be in conformance. Palm stated staff is recommending approval based on conformance with Zoning Ordinance, Comprehensive Plan, and compatibility with the surrounding neighborhood.

Mark Zawadski, 14600 Detroit Avenue, Suite 1500, Lakewood, OH, was present on behalf of the applicant. He stated Zaremba Group is proposing to develop an AutoZone retail parts store. Zawadski stated the store will be about seven thousand square feet with thirty parking spaces. He said there will be one access point from South 22<sup>nd</sup> Street and onsite stormwater management control. Zawadski stated the project will be constructing a sidewalk along South 22<sup>nd</sup> Street.

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

Yoder questioned if the landscaping along Chandler was required to be installed. Palm stated yes, any landscaping shown on the site plan must be installed as part of the building permit.

MOTION was made by Taylor-Jones, seconded by Aerni, to recommend APPROVAL of a request for site plan approval for Lot 1 Kennedy Town Center Replat Eight, being a replat of Lot 75, Kennedy Town Center, and Lot 5, Kennedy Town Center Replat Three, for the purpose of an auto parts retail store, located in the Southwest ¼ of Section 15, T14N, R13E, of the 6th P.M. Applicant: Zaremba Group, LLC. General Location: S. 22nd Street and Kennedy Avenue. Case #: Z-2412-13. 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. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING on April 1, 2025.**

Meeting adjourned at 6:26 p.m.



Dianna Van Horn  
Planning Secretary

**3.a.**

## **M E M O R A N D U M**

TO: Planning Commission  
FROM: Tammi Palm, Planning Director  
DATE: March 17, 2025  
RE: Lots 3A & 3B, Normandy Hills Site Plan Approval Request  
Agenda Item 3.a.

The applicant is requesting a continuance to the April 24, 2025, Planning Commission meeting for the purpose of allowing him more time to provide the requested revisions to staff. Staff supports this request for a continuance.