

BELLEVUE PLANNING COMMISSION

Thursday, April 24, 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 March 27, 2025 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 5, Bellevue Entertainment District, being a platting of Tax Lots 20 thru 22, located in the Northeast ¼ of Section 22, T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: City of Bellevue. General Location: NW Corner of Hwy 75 & Hidden Valley Dr. Case #: S-2503-08.

3. PUBLIC HEARINGS:

a. Request to rezone Lots 1 through 4, Campagna Estates, being a replat of Lots 1 through 4, Campagna's 2nd Addition, from RE and RS-72 to RE and RS-72 for the purpose of lot line adjustments; Small Subdivision Plat Lots 1 through 4, Campagna Estates; and waiver of Section 6-7 (7), Subdivision Regulations, regarding excessive depth in relation to width.

Applicant: Dorothy Campagna. General location: 12114 S 36th St. Case #'s: Z-2503-03, S-2503-05.

b. Request to small subdivision plat Lot 1, Jena's Corner, being a replat of Lots 9 through 11, and 19 through 21, Block 1, Randolph Place and half of the vacated alley adjacent; and waiver of Section 6-7 (4), Subdivision Regulations, regarding through lots. Applicant: Chuck Shanahan. General location: 2520 Olive Street. Case #: S-2503-06.

c. Request to rezone Lots 1 and 2, Mr. T's Addition Replat II, being a replat of Lot 1, Dvorsky's Commercial Subdivision No. II, and Lot 1, Mr. T's Addition Replat I, from BG and ML to BG and ML for the purpose of commercial development; small subdivision plat Lots 1 and 2, Mr. T's Addition Replat II; and waiver of Section 6-7 (7), Subdivision Regulations, regarding excessive depth in relation to width. Applicant: John Howell. General location: South 36th Street and Cornhusker Road. Case #'s: Z-2503-04, S-2503-07.

d. 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.

e. Request to amend the Future Land Use Map of the Comprehensive Plan to adjust for Offutt AFB boundaries. Applicant: City of Bellevue.

4. CURRENT BUSINESS

5. ADJOURNMENT 6:38pm

MINUTE RECORD

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

The Bellevue Planning Commission held a regular meeting on Thursday, March 27, 2025, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Bennett, Hankins, Yoder, Ackley, and Lasenburg. Absent were Commissioners Aerni, Sims, Taylor-Jones, 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.

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

Motion was made by Ackley, seconded by Lasenburg, to approve the minutes of the February 27, 2025 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 Yoder, 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 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.

Hankins asked staff for updates. Palm stated there were no updates and gave a brief summary of the request. She said the applicant has requested a thirty-day continuance to the April 24th Planning Commission meeting. Palm said they are working through some engineering issues and were not ready to present their request. Palm stated staff is supportive of the request.

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 Yoder, seconded by Ackley to APPROVE a request for continuance to the April 24th Planning Commission meeting 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. Upon roll call, all present voted yes. MOTION carried unanimously.

Meeting adjourned at 6:06 p.m.



Dianna Van Horn
Planning Secretary

2.a.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBER: S-2503-08

FOR HEARING OF:
REPORT #1: April 24, 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 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

Final Plat Lots 1 through 5, Bellevue Entertainment District.

F. EXISTING ZONING AND LAND USE:

Mixed Use/Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a final plat for the intent of enabling a mixed-use development.

H. SIZE OF SITE:

The site is approximately 70 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is vacant. Grading operations are currently underway on the site.

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:

On February 27, 2025, the Planning Commission recommended approval of 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. City Council approved these requests on April 1, 2025.

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 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 10th 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 has submitted a request to final plat Lots 1 through 5, Bellevue Entertainment District.

2. MU zoning was approved on April 1, 2025, with the preliminary plat.

3. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Offutt Air Force Base, Sarpy County Public Works, Sarpy County Planning, Omaha Public Power District, and the Springfield Platteview 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.

Bellevue Public Works Engineer Matt Knight 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 draft Mixed-Use Agreement and Subdivision Agreement are under review by the City Attorney and are attached to this report. These documents will be finalized prior to moving forward to the City Council.

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

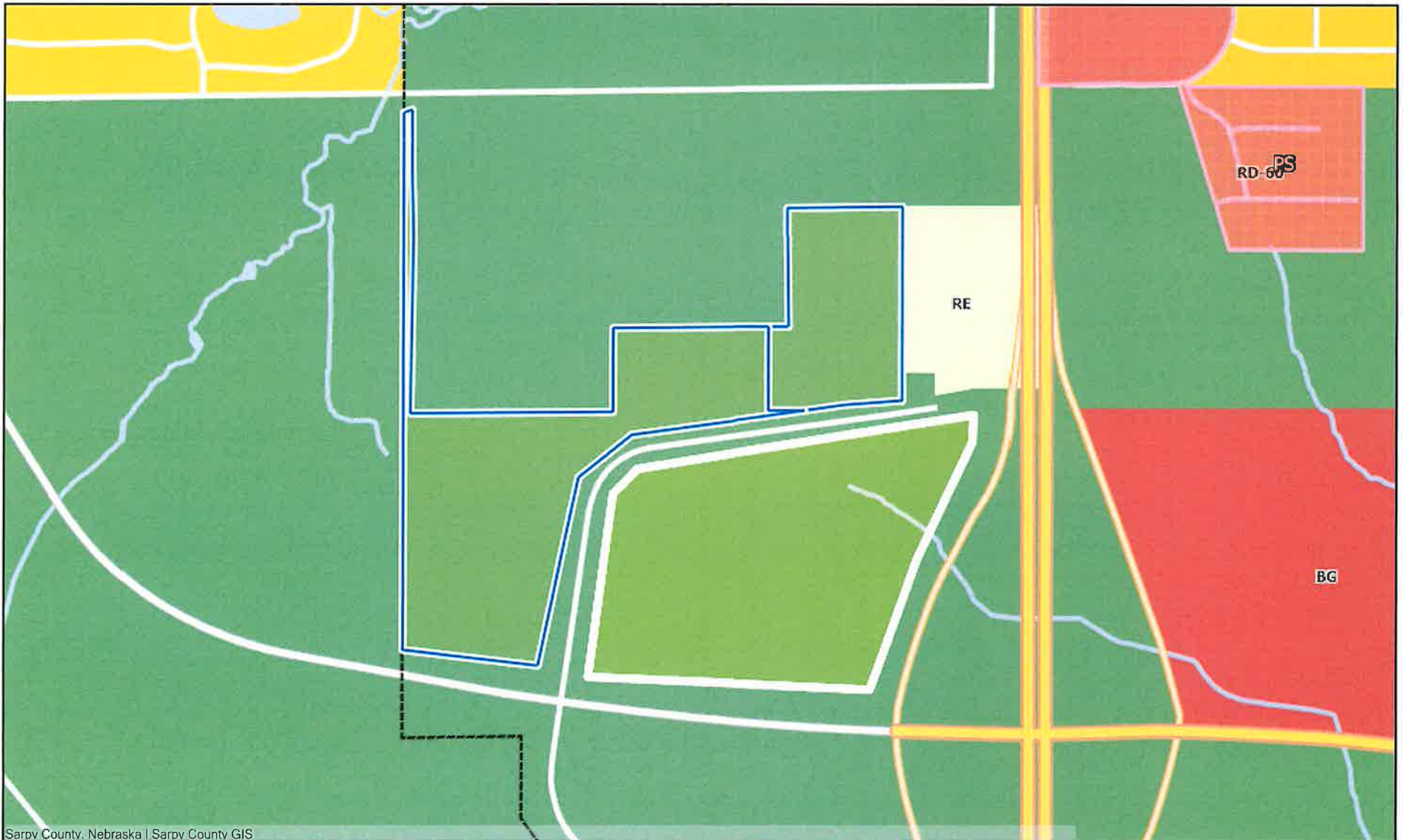
1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Final plat received April 14, 2025
4. Draft Subdivision Agreement
5. Draft Mixed Use Agreement

VII. COPIES OF REPORT TO:

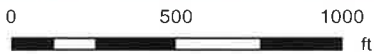
1. Public Upon Request


Planning Director Date of Report

Bellevue Entertainment District

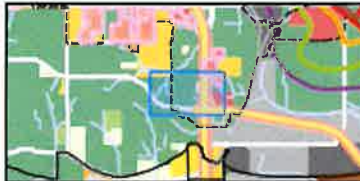


Sarpy County, Nebraska | Sarpy County GIS



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





Bellevue Entertainment District



Sarpy County GIS



Map Scale 1: 8780

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Notes



SUBDIVISION AGREEMENT
Bellevue Entertainment District (Lots 1-5)

THIS AGREEMENT, made and entered into this ____ day of _____, 20____, among _____, LLC, a Nebraska limited liability corporation, (hereinafter referred to as "Subdivider"), _____, (hereinafter referred to as "Association"), and the CITY OF BELLEVUE, a Municipal Corporation in the State of Nebraska (hereinafter referred to as "City").

WITNESSETH

WHEREAS, Subdivider is the owner of the land included within the proposed plat attached hereto as Exhibit "A" (hereinafter referred to as the "Area to be Developed"); and,

WHEREAS, the Subdivider proposes to build public improvements in the area to be developed; and,

WHEREAS, the Subdivider wishes to connect the system of sanitary sewers to be constructed within the area to be developed to the sewer system of the City; and,

WHEREAS, the Subdivider has or will create the _____ comprised of the property owners of Lots _____ and Outlots _____; and,

WHEREAS, the parties wish to agree on the method for the installation and allocation of expenses for public improvements to be constructed in the property.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

For the purpose of this Agreement, the following words and phrases shall have the following meanings:

The "cost" or "entire cost" of a type of improvement shall be deemed to include all construction costs, engineering fees, attorneys' fees, testing expenses, publication costs, financing costs and miscellaneous costs.

SECTION I

Subdivider shall construct and install all items stated in this Section, and perform all other duties listed in this section. Subdivider shall, contemporaneously with the filing of the final plat, present to the City Clerk for the benefit of the City binding contracts in full force and effect calling for the timely and orderly installation of the following public improvements, according to the terms of those contracts for the installation of the improvements set forth in this section:

- A. Concrete paving of all streets dedicated, per the plat (Exhibit "A"), as shown on the Preliminary Site Plan (Exhibit "B"). Phase 1 streets shall be constructed upon the development of Lot 1. Phase 2 streets shall be constructed upon the development of future lots.
- B. All sanitary sewer mains, manholes and related appurtenances constructed in dedicated street rights-of-way and easements, per plat (Exhibit "A"), as shown on the Preliminary Sanitary Sewer Plan (Exhibit "C"). Phase 1 sanitary sewers shall be constructed upon the development of Lot 1. Phase 2 sanitary sewers shall be constructed upon the development of future lots.
- C. Storm sewers, inlets, manholes and related appurtenances constructed in streets right-of-way and easements, per plat (Exhibit "A"), as shown on the Preliminary Storm Sewer Plan (Exhibit "D"). Phase 1 storm sewers shall be constructed upon the development of Lot 1. Phase 2 storm sewers shall be constructed upon the development of future lots.
- D. Water and gas distribution mains located within dedicated street rights-of-way dedicated per plat (Exhibit "A") to be installed by the Metropolitan Utilities District, as shown on the Preliminary Utility Plan (Exhibit "E"). A contract with MUD will be provided by the Subdivider to the City as soon as available, but in no

event longer than four months from the date of execution of this agreement. Phase 1 water and gas mains shall be constructed upon the development of Lot 1. Phase 2 water and gas mains shall be constructed upon the development of future lots.

- E. Street lighting for public streets dedicated per plat (Exhibit "A") to be installed by the Omaha Public Power District. A contract with OPPD will be provided by the Subdivider to the City as soon as available, but in no event longer than four months from the date of execution of this agreement. Phase 1 street lights shall be constructed upon the development of Lot 1. Phase 2 street lights shall be constructed upon the development of future lots.
- F. Underground electrical service to each of the lots in the area to be developed to be installed by the Omaha Public Power District. A contract with OPPD will be provided by the Subdivider to the City as soon as available, but in no event longer than four months from the date of execution of this agreement. Phase 1 electrical service shall be constructed upon the development of Lot 1. Phase 2 electrical service shall be constructed upon the development of future lots.
- G. Sidewalks along both sides of all public streets within the area to be developed shall be constructed by the Subdivider in conformance with Section 7-5, (where applicable), according to the following schedule:
 - 1. Curb ramps shall be constructed per City standards at all public street intersections. Construction of these ramps shall be included in the street paving project, but shall not take place until after all conflicting utilities have been installed.
 - 2. Sidewalks shall be constructed along all street frontages for all outlots as part of the initial public improvement projects.
 - 3. Sidewalks shall be constructed immediately abutting vacant lots as soon as the lots comprising sixty-five percent (65%) of the abutting footage on such side have been built upon.
 - 4. Sidewalks shall be constructed immediately abutting built-upon lots as soon as weather permits.
 - 5. In any event, all sidewalks and street trees shall be constructed upon any public streets adjacent to the plat within three (3) years of the recording of the subdivision plat.
- H. Post-construction stormwater management shall be provided by the use of regional detention/retention ponds located off-site, but within the boundary of the overall Bellevue Entertainment District. Said improvements shall be located as shown on the Preliminary Post-construction Stormwater Management Plan (Exhibit "F"). City of Bellevue shall require said ponds to be constructed in conjunction with future development of the Bellevue Entertainment District and shall require subdivider to pay for a portion of the improvements.

SECTION II

The parties agree that the entire cost of all public improvements paid for privately by the Subdivider and set out in Section I herein shall be defrayed as follows:

- A. One hundred percent (100%) of the entire cost of all street and sidewalk construction shall be paid for privately by the Subdivider.
- B. One hundred percent (100%) of the entire cost of all sanitary sewers, including manholes and other appurtenances, shall be paid for privately by the Subdivider.
- C. One hundred percent (100%) of the entire cost of water distribution system serving the area to be developed shall be paid for privately by the Subdivider.
- D. One hundred percent (100%) of the entire cost of gas distribution system serving the area to be developed shall be paid for privately by the Subdivider.

- E. One hundred percent (100%) of the entire cost of the installation of street lights and the electrical power service distribution system shall be paid for privately by the Subdivider.
- F. The Sediment and Erosion Control Plan to be submitted the City of Bellevue for compliance with NPDES regulations is attached hereto and incorporated herein as Exhibit "G". The City of Bellevue must approve said plan prior to City Engineer's second signature on the final plat. The initial construction cost of grading and piping for temporary sediment and erosion control facilities shall be paid for privately by the Subdivider. Removal of said sediment and erosion control measures shall be the responsibility of the Subdivider. All silt basins are to remain in place until seventy-five percent (75%) of the drainage sub-basin serviced by these erosion control measures are fully developed, and with the written permission of the City Public Works Department authorizing their removal. Sediment removal shall be paid for privately by the Subdivider.

SECTION III

Subdivider covenants and agrees that the Subdivider will abide by and incorporate into all of its construction contracts the provisions required by the regulations of the City pertaining to construction of public improvements in subdivisions and testing procedures therefore.

SECTION IV

In the performance of this Agreement, the Subdivider shall not discriminate against any parties on account of race, color, creed, political or religious affiliation, sex, marital status, sexual orientation, gender identity, national origin, age, or disability in violation of federal or state laws or local ordinances.

SECTION V

- A. Subject to the conditions and provisions hereinafter specified, the City hereby grants permission to the Subdivider to connect its sewer system to the sewer system of the City, in such manner and at such place or places designated on plans submitted by the Subdivider and approved by the City.
- B. Upon the completion of any sanitary outfall sewer, if any, built by the Subdivider, the City shall be granted and they shall accept control and operation of the facility. The Subdivider shall convey by proper legal instrument all its rights, easements, title, and interest in such Sanitary Outfall Sewer to the City. The form of acquisition shall be upon approved City forms.
- C. Without prior written approval by the City, the Subdivider shall not permit any sewer lines outside the presently described boundaries to be connected to: The sewer or sewer lines of the subdivision, any sewer from the subdivision's boundaries to the sewers of the City, any outfall sewer of the City, or any sewage treatment plant of the City. The City shall have exclusive control over connections to its sewers whether inside or outside the subdivision. The Subdivider shall not collect charges for such connections.
- D. At all times, all sewage from and through said subdivision into the City sewer system shall be in conformity with the ordinances, regulations, and conditions applicable to sewers and sewage within the City as now existing and as from time to time may be amended.
- E. Before any connection from any premises to the sewer system of the subdivision may be made, a permit shall be obtained for said premises and its connection from the proper department of the City, which permit shall be obtainable on the same terms, conditions, and requirements of the City and for the same permit fee of the City applicable from time to time to permit property outside the City to connect to the sewer system of the City; it being expressly understood that the City reserves the right to collect all connection charges and fees as required by City ordinances or rules now or hereafter in force; all such connections shall comply with minimum standards prescribed by the City.

- F. Notwithstanding any other provisions of this Agreement, City retains the right to disconnect the sewer of any industry, or other sewer user within the area to be developed, which is discharging into the sewer system in violation of any applicable ordinance, statute, rule or regulation.
- G. The Subdivider warrants that it has not employed or retained any company or person, other than a bona fide employee working for the Subdivider, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working for the Subdivider, any fee, commission, percentage, brokerage fee, gifts, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, the City shall have the right to annul this Agreement without liability. The Subdivider shall require the same warranty from each contractor with whom it contracts in any way pertaining to its sewage system. The prohibition provided for herein shall not apply to the retention of an attorney or other agent for the purpose of negotiating the provisions of this Agreement where the existence of such agency has been disclosed to the City.
- H. The Subdivider expressly agrees that they are and shall be:
 - 1. Bound by and to any provisions of any ordinances, rules and regulations hereafter made and adopted by the City of Bellevue applicable to subdivisions whose sewers connect directly or indirectly with or into sewers or sewage systems of the City of Bellevue; and,
 - 2. Bound by any terms and provisions which by ordinance, resolution or rule of the City of Bellevue shall hereafter adopt or provide as being applicable to or required in contracts with subdivisions or in order to permit or continue the discharge of any sewage from a subdivision to flow into or through any part of the sewer or sewage system of the City of Bellevue.

SECTION VI

- A. In the event the Subdivider shall plat additional lots which will be in the subdivision which he wishes to connect to the Omaha sewer system, this Agreement shall be amended by the parties to provide payment of the current fee for the additional lots before any sewer permits are issued by the City.
- B. The Subdivider and the City agree that payment made under Section VI-A of this Agreement shall constitute a Special Sewer Connection Fee for the area described in Section VI-A and shall be collected by the City as a Special Sewer Connection Fee as follows:
 - 1. The real estate shall be charged the special sewer fee amount as set forth in Section VI-A for each lot or parcel.
 - 2. The Special Sewer Connection fee shall be collected by the City from the owner of each lot or parcel of real estate in the amount as shown in Section VI-A prior to the time any such lot or parcel is built upon and before the building sewer is connected to the sanitary system of the subdivision.
- C. The City may collect, within the area to be developed, the City's sewer connection and permit fees, as provided by existing City ordinances and its sewer use and connection fees as now or hereafter existing. Such fees shall be in addition to the payments provided for in Section VI-A herein.
- D. In the event the Subdivider shall plat additional lots which will be in the subdivision, this Agreement shall be amended by the parties to provide payment of the current fee for the additional lots before any building permits are issued by the City.

SECTION VII

- A. Installation of entrance signs or related fixtures and any median landscaping and related fixtures shall be paid for by the Subdivider. Plans for such proposed improvements that are to be located in public right-of-way and a proposed maintenance agreement for the improvements must be submitted to the City for review and approval prior to the installation of improvements.
- B. No separate administrative entity nor joint venture, among the parties, is deemed created by virtue of the Subdivision Agreement.
- C. The administration of this Subdivision Agreement shall be through the offices of the undersigned officers for their respective entities.
- D. This Subdivision Agreement shall be binding upon the parties, their respective successors and assigns and runs with the land shown on Exhibit "A".
- E. The violation or breach of this Agreement may be remedied by an action for specific performance, or other available legal or equitable remedies. Any statute of limitations applicable to an obligation under this Agreement shall be tolled until the obligee party provides to the obligor party a written demand for performance of the obligation by a certain deadline.

Space below intentionally left blank – Signature Page to follow

IN WITNESS WHEREOF, we the executing parties, by our respective duly authorized agents, hereby enter into this Agreement, effective on the day and year first above written.

ATTEST:

CITY OF BELLVUE

CITY CLERK Date

MAYOR Date

APPROVED AS TO FORM

Subdivider Date

CITY ATTORNEY Date

On this ___th day of _____, 20___, before me, a Notary Public in and for said County and State, personally appeared _____, _____ of _____, LLC, who executed the above and acknowledged the execution thereof to be their voluntary act and deed.

NOTARY PUBLIC
My Commission expires _____

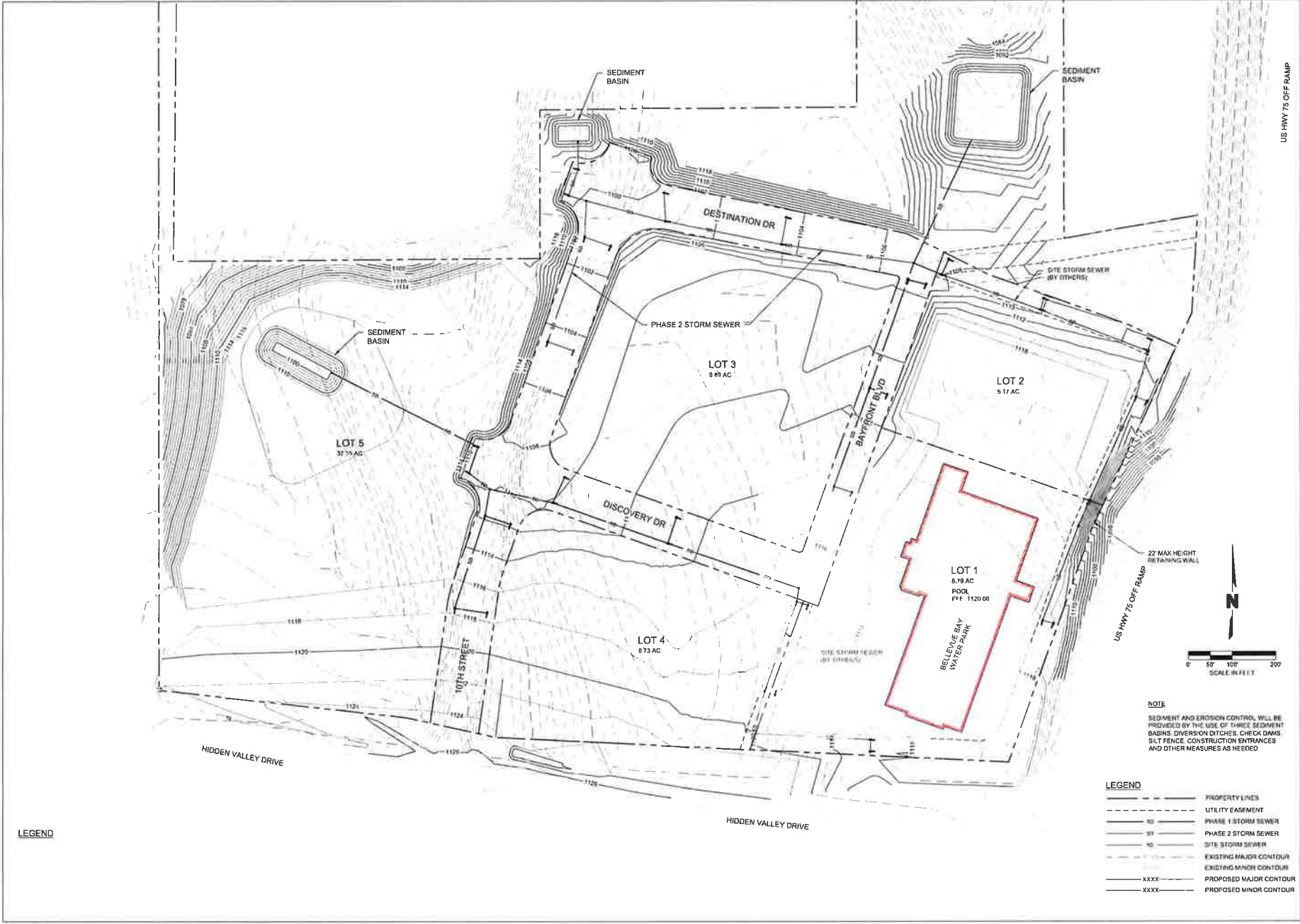
On this ___th day of _____, 20___, before me, a Notary Public in and for said County and State, personally appeared _____, _____, who executed the above and acknowledged the execution thereof to be their voluntary act and deed.

NOTARY PUBLIC
My Commission expires _____

SUBDIVISION AGREEMENT EXHIBITS

EXHIBIT A	FINAL PLAT
EXHIBIT B	PRELIMINARY SITE PLAN
EXHIBIT C	PRELIMINARY SANITARY SEWER PLAN
EXHIBIT D	PRELIMINARY STORM SEWER PLAN
EXHIBIT E	PRELIMINARY UTILITY PLAN
EXHIBIT F	PRELIMINARY POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
EXHIBIT G	SEDIMENT & EROSION CONTROL PLAN

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 DATE: MAR 20, 2025, 10:58 AM, USER: adobur



LEGEND

LEGEND	
	PROPERTY LINES
	UTILITY EASEMENT
	PHASE 1 STORM SEWER
	PHASE 2 STORM SEWER
	SITE STORM SEWER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

NOTE
 SEDIMENT AND EROSION CONTROL WILL BE PROVIDED BY THE USE OF THREE SEDIMENT BASINS, DIVERSION DITCHES, CHECK DAMS, SILT FENCE, CONSTRUCTION ENTRANCES AND OTHER MEASURES AS NEEDED

US HWY 75 OFF RAMP



2111 South 67th Street
 Suite 200
 Omaha, NE 68106
 TEL 402 341 1110
 FAX 402 341 5806
 olsson - Engineering
 Nebraska CEA #CA-0378

REV	NO.	DATE	DESCRIPTION	BY

PRELIMINARY STORM SEWER PLAN
 SUBDIVISION AGREEMENT
 BELLEVUE ENTERTAINMENT DISTRICT
 S-10TH STREET & HIDDEN VALLEY DRIVE
 BELLEVUE, NE

Drawn by: _____
 Checked by: _____
 Project no: 224-03128
 Date: 2/20/25

EXHIBIT
 D

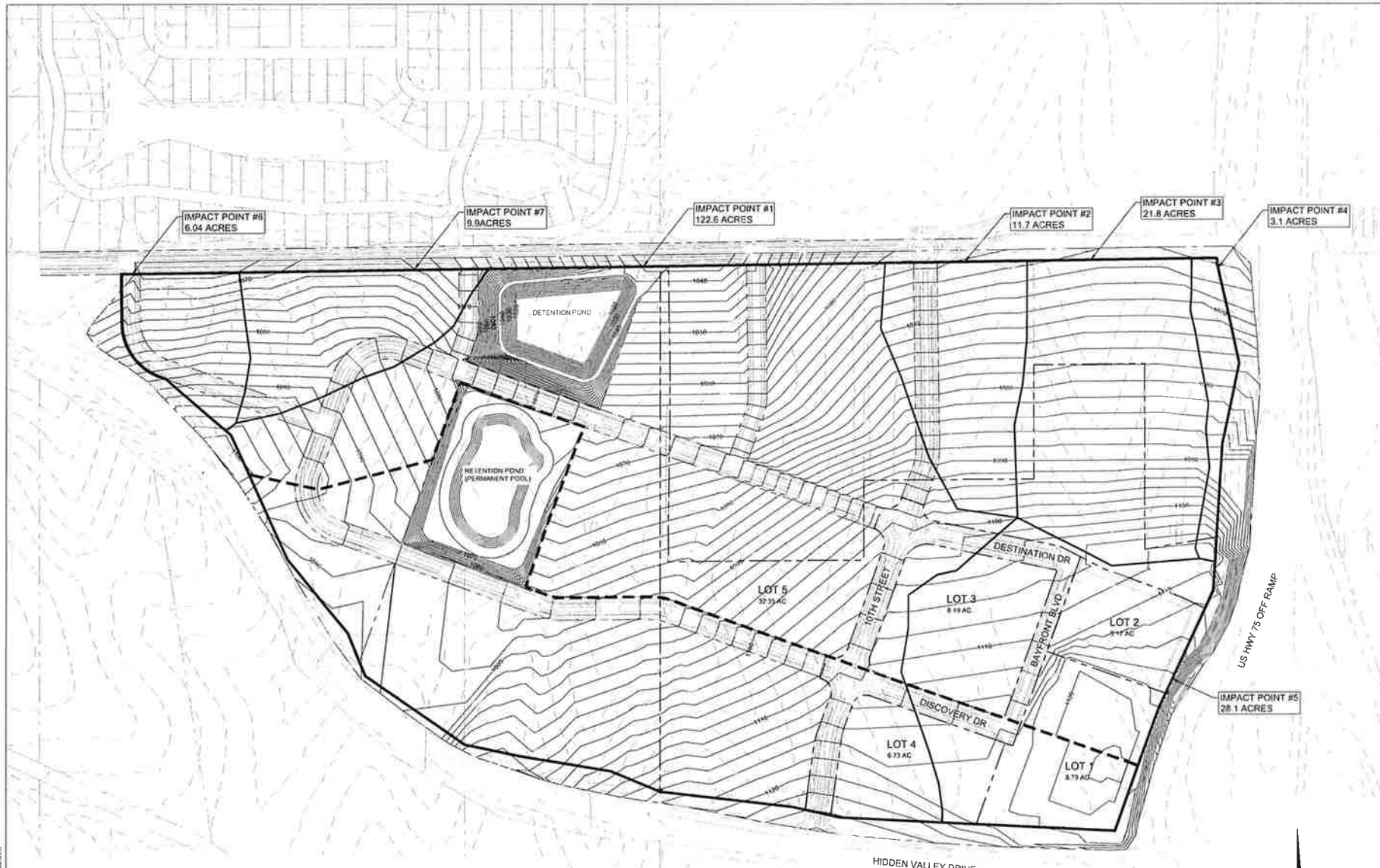
2025

REV. NO.	DATE	DESCRIPTION	BY

PRELIMINARY PCSMP
SUBDIVISION AGREEMENT
BELLEVUE ENTERTAINMENT DISTRICT
S-10TH STREET & HIDDEN VALLEY DRIVE
BELLEVUE, NE

Drawn by: _____
Designed by: _____
Prepared by: _____
Date: _____

EXHIBIT
F



LEGEND

—	PROPERTY LINES
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	OVERALL DRAINAGE BOUNDARY
---	EXISTING DRAINAGE BASIN
---	PROPOSED DRAINAGE BASIN

STORMWATER MANAGEMENT NOTES:

1. STORMWATER MANAGEMENT WILL BE PROVIDED BY THE USE OF A REGIONAL DETENTION POND, A REGIONAL RETENTION POND (WITH 6' PERMANENT POOL), AND ON-SITE WATER QUALITY UNITS (IF NEEDED).
2. WATER QUALITY TREATMENT SHALL BE PROVIDED FOR THE FIRST 1" OF RUNOFF.
3. WATER QUALITY TREATMENT SHALL LIMIT PROPOSED RUNOFF RATE TO EXISTING RUNOFF RATE FOR THE 2, 10, AND 100 YEAR STORM EVENTS.



I:\Projects\2020\20200514_20200514_PreliminaryPCSMP_SubdivisionAgreement\20200514_12_Empire_Picture_20200514.dwg
 DATE: May 20, 2020, 10:41 AM USER: jacobson

MIXED USE DEVELOPMENT AGREEMENT

THIS MIXED USE DEVELOPMENT AGREEMENT (hereinafter "Agreement") made pursuant to Article 5.19 of the Zoning Ordinances of the City of Bellevue, made and entered into this _____ day of _____, 20____, by and between THE CITY OF BELLEVUE, NEBRASKA, a municipal corporation, (hereinafter "City") and _____, INC., a Limited Liability Company, (hereinafter "Developer").

WITNESSED:

WHEREAS, Developer is the legal owner of the real estate described on the attached Exhibit "A", which is incorporated herein by this reference (hereinafter "Property"), and desires to establish and develop such property according to the provisions of Article 5.19 of the City Zoning Ordinances for the development of the _____ Mixed Use Project;

WHEREAS, Developer desires to establish and develop such Property according to the provisions of Article 5.19 of the City Zoning Ordinances for the development of the _____ Mixed Use Project (hereinafter the "Project");

WHEREAS, in accordance with the requirements of the City Code, Developer has presented a site plan attached hereto as Exhibit "B" and incorporated herein by this reference (hereinafter the "Development Plan");

WHEREAS, Developers have requested City to approve a phased final platting of the area to be developed consistent with the Preliminary Plat conditionally approved by City Council on _____, 2025 the entirety of which is to be known as _____. The initial phase of the Development Area is depicted on the Final Plat exhibit attached hereto as Exhibit "B". City and Developers (each a "Party" and collectively, the "Parties") acknowledge that the Property is intended to expand to incorporate future phases as Developers requests that City approve future final platting of subsequent phases of _____;

WHEREAS, Developers have requested City to approve the phased rezoning of the area to be developed consistent with the Change of Zone approved by City Council _____ via Ordinance No. _____. The Parties acknowledge that future phases of the Project to be rezoned to Mixed Use by Ordinance No. _____ are intended to be incorporated by major amendment into this Agreement;

WHEREAS, City, in the interest of maintaining the public health, safety and welfare, desires to assure that the Project is developed substantially in accordance with the Development Plan and therefore considers this Agreement to be in the best interests of the City;

WHEREAS, Developer is willing to commit itself to the development of the Project substantially in accordance with the Development Plan and desires to have a reasonable amount of flexibility to carry out the Project 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 Project.

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

Section 1 Definitions

For the purposes of this Agreement, the definitions in the Bellevue Municipal Code, shall apply. In addition, "site improvement" shall mean any building, parking, landscaping, signage, fencing, or other regulated structures.

Section 2
Development Plan

- A. Except as otherwise permitted in this Agreement, the Project shall be developed in accordance with the City of Bellevue Comprehensive Plan, the City of Bellevue Zoning and Subdivision regulations, the terms and conditions of this Agreement, the Development Plan, and the specific design criteria, including elevations (the “Design Criteria”), which is attached hereto as Exhibit “C” and by this reference incorporated herein.
- B. It is intended that this Development Plan be a general schematic of the development indicating the manner in which the Developer intends to meet the requirements of this Agreement. All parties recognize that from time to time for good and sufficient reasons it may be necessary for the Developer to alter the size, location, use, or type of the buildings or other site improvements.
- C. Developer reserves the right to modify the Development Plan by minor amendment provided that such modifications conform to the provisions of Section 5.19.05 of the Bellevue Zoning Ordinance. All changes relating to waiver or reduction of regulatory standards or Permitted Uses shall be considered major amendments to be reviewed by the Planning Commission and approved by the City Council. All other changes shall be considered minor. The City Planning Director is authorized at her discretion to approve amendments to this Agreement; provided that:
 - 1. A written request is filed with the Planning Director, along with information specifying the exact nature of the proposed amendment;
 - 2. The amendment is consistent with the provisions of Bellevue Zoning Ordinance Section 5.19.05; and;
 - 3. The amendment does not alter the approved site regulations of the Development Plan or this Agreement and does not materially alter other aspects of the Development Plan, including traffic circulation, mixture of use types and physical design.
- D. In the event there is a conflict between the dimensions shown on the Development Plan and the regulatory terms of this Agreement relating to site development, parking, landscaping or signage regulations, the more restrictive standard shall apply, unless such discrepancy is specifically agreed to in this Agreement or the Exhibits attached hereto.

Section 3
Installation of Public and Private Improvements

- A. Developer agrees to commence the timely and orderly installation of all public improvements not being installed by the City following execution of this Agreement pursuant to appropriate provisions of the City of Bellevue Code. The installation of such public improvements may occur concurrently with private improvements, but the site-specific private improvements shall be completed prior to an occupancy certificate being issued for such lot unless otherwise provided by the terms of this Agreement, pursuant to Development Plan.
- B. Prior to the commencement of the construction of the public improvements, Developer shall submit to the Public Works Department plans and specifications for such improvements, adequate liability insurance and indemnity in favor of the City, and adequate material and labor bonds. All plans shall be prepared by an approved licensed professional engineer and shall be subject to review and approval by the Public Works Director.

**Section 4
Permitted Uses**

_____ shall be developed and used in accordance with the applicable permitted uses set forth in Exhibit "D" attached hereto and incorporated herein.

**Section 5
Site Development Regulations**

- A. Except as otherwise permitted in this Agreement, the Project shall be developed in accordance with the applicable site development regulations of the _____ District except as modified by the terms of this Agreement, including the exhibits hereto.
- B. 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 Development Plan, within the boundaries of any platted lot subject to the following limitations:
 - 1. The changes shall be consistent with the Design Criteria established for the area.
 - 2. Any changes determined by the Planning Director to be inconsistent with the design criteria shall be considered a major amendment to this Agreement and will require review by the Planning Commission and approval by the City Council.
- C. In addition to the above site development regulations, the provisions of the Bellevue Comprehensive Plan and Bellevue Zoning Code relating to mixed use development areas, as amended or adopted from time to time, shall also apply.
- D. So long as the site development regulations or design criteria are not violated (except for any side yard set-back or landscape buffering requirements which may be modified in the event of a lot revision, combination or division), Developer may reduce or increase the number of lots as shown on the Development Plan by revising lot lines, combining, or dividing lots.
 - 1. The City may, by administrative subdivision, grant any such revisions, combinations or divisions as necessary to carry out the Development Plan, subject to approval of City Planning Director.
 - 2. An application for an administrative subdivision to make such changes shall include as an attachment a revision to the Development Plan and Design Criteria.

Section 6 Parking

- A. Parking for the Project shall be in accordance with the Development Plan.
- B. 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 Development Plan, within the boundaries of the property.

Section 7 Landscaping and Screening

- A. Landscaping for the Project shall be according to the Design Criteria (Exhibit "C"), the Landscape Plan (Exhibit "E"), attached hereto and made a part hereof. Minor modifications may be made consistent with the standards established in the Development Plan without prior approval of the Planning Director.
- B. The development in its entirety shall not exceed an impervious coverage of ninety percent (90%).

Section 8 Signage

- A. Signage for the project shall be in accordance with Article 7 of the City of Bellevue Zoning Ordinance, except as modified by the Design Criteria (Exhibit “C”) attached hereto and made a part hereof. Minor modifications may be made by the Developer consistent with the standards established in the Development Plan without prior approval. The signage shall meet the minimum requirements of the Bellevue City Code for the General Business District except as modified by this Agreement, including the exhibits hereto.
- B. The Project may have no more than the four (4) monument signs as identified in Exhibit “C”, which shall be included in the total sign budget. The location of the monument signs shall be in conformance with Exhibit “F”. All monument signage may be double sided and angled to face the street frontage(s). Digital signage may be doubled sided with no maximum refresh rate.
- C. Subject to Sections A and B above, all other signage will be limited to wall signs or projecting signs, all as defined in the City of Bellevue Code.
- D. A sign budget for the Project is included in Exhibit “C”.
- E. 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.

Section 9 Miscellaneous Provisions

- A. Administration. The City Administrator of the City of Bellevue or his or her 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 the Development Plan 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. 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.
- C. Applicable Law. All parties to this Agreement shall comply 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.
- D. Amendments/Invalidity. Except as outlined in Section 2, paragraph C of “Development Plan” above, all major amendments to this Agreement shall require the approval of the City Council of the City of Bellevue and the Developer and/or its successors. The provision shall not abrogate any legal remedies available to the City Council of the City of Bellevue or the City Administrator or Planning Director of the City of Bellevue. If any provision of this Agreement is held invalid, such provisions shall be deemed to be exercised therefrom and the invalidity thereof shall not affect any of the other provisions contained herein.

E. Exhibits. The following Exhibits are made a part of this Agreement and have been attached to this Agreement prior to its execution.

- Exhibit "A" - Legal Description & Final Plat
- Exhibit "B" - Development Plan
- Exhibit "C" - Architectural and Site Design Guidelines
- Exhibit "D" - Permitted Uses
- Exhibit "E-1" - Site Landscaping Plan
- Exhibit "E-2" - Street Landscaping Plan
- Exhibit "F" - Signage Plan
- Exhibit "G" - Street Sections

F. Appendices. The following Appendices are made a part of this Agreement and have been attached to this Agreement prior to its execution.

- Appendix "A" - Building Elevations
- Appendix "B" - Parking Lot Lighting
- Appendix "C" - Site Furnishings

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

CITY OF BELLEVUE, NEBRASKA

By _____
Rusty Hike, Mayor Attest:

By _____
Susan Kluthe, City Clerk

DEVELOPER:

By: _____
_____, Manager

STATE OF NEBRASKA)
) ss.
COUNTY OF SARPY)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public duly commissioned and qualified for said county, personally came _____, Manager of _____, known to me to be the identical person who executed the above instrument and acknowledged the execution thereof to be his voluntary act and deed on behalf of said Company.

Witness my hand and notarial seal on the day and year last above written.

Notary Public

Exhibit "A"
LEGAL DESCRIPTION AND FINAL PLAT

Legal Description: Bellevue Entertainment District, Lots 1-5

Exhibit "B"
DEVELOPMENT PLAN

Exhibit "C"
ARCHITECTURAL AND
SITE DESIGN GUIDELINES

1. INTRODUCTION

2. GEOGRAPHIC AREA

The project is generally located at the northwest corner of Hwy 75 and Hidden Valley Drive. The project is legally described as: Bellevue Entertainment District, Lots 1-5.

See Exhibit "A" for legal description and final plat.

3. DEFINITIONS

Appearance. The outward aspect visible to the public.

Appropriate. Sympathetic, or fitting, to the context of the site and the whole community. *Architectural*

feature. A prominent or significant part or element of a building, structure, or site. *Architectural Grade Metal*

Panel. Metal panel system using concealed fasteners.

Attractive. Having qualities that arouse interest or pleasure in the observer.

Berm. A raised form of earth to provide screening or to improve the aesthetic character.

Burnished Face Masonry. A concrete masonry unit that is mechanically ground or polished to a smooth finish at the exterior face.

City. City of Bellevue.

Code. The Municipal Code of the City of Bellevue.

Compatibility. Harmony in the appearance of two or more external design features in the same vicinity.

Composite Polymer Siding. Siding with the appearance of wood made from polymer.

E.I.F.S. Exterior Insulation and Finish Systems, also called synthetic stucco, and refers to any similar multi-layered exterior finish.

Exterior building component. An essential and visible part of the exterior of a building.

External design feature. The general arrangement of any portion of a building, sign, landscaping, or structure and including the kind, color, and texture of the materials of such portion, and the type of roof, windows, doors, lights, attached or ground signs, or other fixtures appurtenant to such portions as will be open to the public view from any street, place, or way.

Fiber Cement Board Panel. Flat board of 4'x8' or larger dimensions of cellulose composite material.

Fiber Cement Lap Siding. Lapped horizontal siding of a fiber and cellulose composite material.

Glazed Block Masonry. A concrete masonry unit with a permanent smooth resinous tile facing applied during manufacture.

Graphic element. A letter, illustration, symbol, figure, insignia, or other device employed to express and illustrate a message or part thereof.

Landscape. Plant materials, topography, and other natural physical elements combined in relation to one another and to man-made structures.

Light cut-off angle. An angle from vertical, external downward from a luminary, which defines the maximum illumination outward at the ground plane.

Masonry. Shall include brick, cast stone, and decorative masonry units. Concrete wall form liners may be approved by the Planning Director if it is determined they adequately simulate approved masonry materials.

Mechanical equipment. Equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning, and similar purposes.

Miscellaneous structures. Structures, other than buildings, visible from public ways. Examples are: memorials, staging, antennas, fences and walls, transformers, drive-up facilities.

Standing Seam Metal Roof. Concealed fastener metal panel roof system.

4. VISION

It is anticipated that this development shall be built out with the following project types:

- Civic Space*
- Commercial Space*
- Office Space*
- Multi-Family Residential*

As a Mixed-Use Project to the surrounding Neighborhood, it is important to pull the diverse project types listed above together into a development that has a sense of place and visual continuity created by common:

- Style*
- Site Elements*
- Building Materials*
- Color Palettes*

Each of the unifying elements listed above are discussed in more detail within their respective sections of this document.

5. STYLE

All Buildings

- A. All façades must be designed to be architecturally interesting through the use of massing and horizontal plane changes to create shadows and depth. Building elements such as covered arcades, stepping the facade or recessed entries are suggested to create these building massing requirements. Building facades not visible from public right of ways may provide less interesting design. The use of towers may be approved by the Planning Director to satisfy this requirement.
- B. Building Elevations: The building elevations are attached hereto as Appendix "A".

Commercial, Office, and Residential Buildings

- A. Building Materials:
 - 1. Not less than 50% shall be clay-fired brick, decorative or architectural stone, glass, tile, architectural grade metal panel, glazed block masonry, or burnished face masonry; and
 - 2. Not more than 40% may be synthetic stucco (E.I.F.S), Precast Concrete, Fiber Cement Board Panel, Fiber Cement Lap Siding, or other similar material. EIFS or similar material shall not be used at the bottom four feet of any exterior building façade, measured from the base of the façade. Planning Director may approve minor adjustments to this requirement for portions of a façade that are not adjacent to a pedestrian walkway, do not contain an entrance, and where the percentage of accent materials (masonry and clear or tinted glass) on the façade exceeds the maximum amount required; and
 - 3. Up to 10% of the street-facing facades may be coordinating material that is not listed above in the previous material list.
 - 4. The deck railings will be made of metal, coated metal, glass, or material consistent with the building.
- B. Building Elevations: The building elevations are attached hereto as Appendix "A".
- C. Roofs: Buildings may have flat roofs with a slope of not less than 1/4" per foot, sloped roofs using asphalt shingles, or standing seam metal roofing. The roof must have a parapet to hide the ballasting from public view.
- D. The window treatment awnings must consist of canvas or other "non-plastic" material.
- E. Detached Garages and Unattached Structures: These structures shall use the same materials and proportions as the primary residential structure.
- F. Except as otherwise defined in this Agreement, the residential buildings shall comply with the Multi-Family Design Guidelines (Article 8.12 of the Bellevue Zoning Ordinance).

6. SITE ELEMENTS

I. SITE REQUIREMENTS

A. Sidewalks.

1. All buildings within the development must have pedestrian walkways and public walks connecting the buildings to the perimeter.

B. Buffering

1. A five (5') foot wide landscape buffer shall be provided along the perimeter of the site.
2. Planning Director may waive or adjust screening standards found in Section 9.06 of Bellevue City Code where circumstances, such as distance and elevation change, warrant.

C. Parking Lots:

1. The Street Landscape Border shall be ten feet (10') for all lots.
2. Parking lots shall provide a minimum ten feet (10') peripheral landscape area along all edges of the parking lot that are within or adjacent to a front or street side yard.
3. A five (5') foot wide landscape buffer shall be provided along the perimeter of the parking lot.
4. All other parking lot landscaping requirements shall be landscaped per City of Bellevue requirements.

D. Plant Materials

1. Plant materials shall meet City of Bellevue's size standards.
2. Landscaping shall be installed consistent with the Landscape Plan (Exhibit "E").

E. Roof Top Mechanical Screens. All roof top mechanical units shall be not less than 75% screened from view from public rights-of-way through the use of permanent architectural screens that are integrated with the overall design of the building.

1. The screen shall be constructed from the following:
 - a. Building Materials listed for the building's project type.
 - b. Pitched roof elements comprised of standing seam or asphalt shingles.

F. Ground Level Mechanical Screens. All ground level mechanical units shall be screened from view from the public rights-of-way. Acceptable materials include:

1. Fences in compliance with Section 9.06.02
2. Evergreen landscaping that meets screening requirements of Section 9.06.02.
3. Berms in compliance with Section 9.06.02

G. Refuse Screening. All trash or refuse receptacles shall be screened from view from public rights-of-way through the use of trash enclosures that are integrated with the overall design of adjacent building(s).

1. The enclosure shall be constructed of building materials listed for the building's project type. Plastic fencing and chain link fencing are not acceptable materials.
2. Enclosures must have gates constructed of a steel frame with wood or decorative metal facing.
3. Landscaping should be used to screen trash enclosures, to the extent possible.
4. If the refuse container is integrated within the dock area, then the dock screening shall be sufficient.
5. Pedestrian access/openings shall be exempt from screening requirements.

H. Site Lighting

1. All exterior parking lot lighting shall be as shown on Appendix "B". Other manufactures of equal or greater quality may be approved by Planning Director.
2. Any lighting used to illuminate an off-street parking area, sign or other structure will be arranged as to deflect light away from any adjoining property and from public streets through fixture type and optics. Exposed lenses are not permitted. All lighting must have recessed lenses.
3. Exterior lighting of buildings will be limited to low level incandescent spotlights, floodlights and similar illuminating devices hooded in such a manner that the direct beam of any light source will not glare upon public property. (All site lighting shall be screened from adjacent properties to avoid spillage and glare.)
4. The maximum height for all lighting shall be 25'.

5. Building Lighting. All buildings within the property shall be significantly lit at night with lighting that reduces glare, improves visibility and optimizes efficiency. The lighting shall be done in such a way that it blends with the surrounding environment while providing controlled illumination to enhance entrances, corners, and other architectural features.
- I. Outdoor Storage.
 1. Outdoor storage is prohibited in any front yard or street side yard.
 2. Outdoor storage shall be enclosed within a perimeter fence that meets the following requirements:
 - a. Is 80% opaque.
 - b. Is constructed of steel, vinyl, aluminum, wood, masonry, or similar material approved by the Planning Director. Chain link fence is not permitted.
 - c. An exception to the opaque and material requirements may be granted by the Planning Director where sufficient landscape buffering is provided and visibility from a public right-of-way is limited.
 3. Commercial vehicles parked for more than 72 hours shall be considered outdoor storage.
 - J. Parking. As indicated on Exhibit "B".
 - K. Outdoor Intercom. No outdoor intercom or paging systems are allowed with the exception that one on one communication systems are allowed for permitted drive-through services and Muzak type sound systems.
 - L. Music and entertainment sounds systems shall be allowed in conjunction with businesses and recreational areas.
 - M. Site Furnishings. Site Furnishings shall be manufactured as specified herein and shown on Appendix "C". The Planning Director may administratively approve alternate site furnishings provided that the quality is equal to or exceeds that of the identified design. Site furnishings shall be provided as follows:
 1. Bicycle Racks – Huntco "Staple" Style – The number of bicycle racks shall comply with the requirements of Section 5.19.
 2. Trash/Waste Bins – Huntco "Wenatchee" – At least (1) trash/waste bin shall be located outside of each building.
 3. Benches – Huntco "Willamette" – At least (1) bench shall be located outside each building.
 - N. Multi-Family Residential. The Multi-Family Residential shall comply with Section 8.12 (Multi-Family Design Guidelines).
 - O. Setbacks for Structures. The Front Yard, Rear Yard, and Street Side Yard setbacks shall be as listed below and indicated on Exhibit "B".
 1. Front Yard: None.
 2. Rear Yard: 10'.
 3. Side Yard: 5'.
 4. Street Side Yard: None.

7. SIGNAGE

Signage requirements specific to the _____ Mixed Use Development are as follows:

- A. Site signage material shall be consistent with the overall design of the buildings.
- B. Monument signs, instead of pole signs, shall be used for all lots in development, except for vehicular and pedestrian directional/way finding signage.

General Signage Design Criteria:

Project signage is paramount in developing the overall design quality and character of the _____ Mixed Use Project. The following are guidelines that will be followed to ensure a pedestrian friendly and inviting atmosphere.

Content on Signs:

Signage may include trade name, Tenant use or other signage relative to Tenant's branding strategy or logo, as approved. Signage shall not include any language or imagery generally considered to be offensive or lewd. City of Bellevue Planning Director shall have the ability to approve variations in signage content based on consistency with the objectives of this Development Agreement.

Mounting of Signs:

Signs attached to non-residential units shall be integral with the storefronts. No exterior sign or sign panel will be permitted to extend above any roof line.

- All signage shall be pin mounted on building facade. Internally illuminated signage shall be pin mounted a minimum of 1/2" and maximum of 1" from building face.
- Raceways maybe permitted if they are recessed and painted to match the building exterior.

Lighting of Signs:

- Sign illumination shall be internal or reverse channel illumination.
- All electric signs and installation methods must meet UL standards and contain a UL label. UL label shall not be visible from public view.
- Signs may be illuminated by direct lighting through the use of landscape lighting.

Sign Treatments Not Permitted:

- Poor quality materials, i.e. plastic appliqué letters, non-fade resistant materials, etc.
- Flashing, moving, audible or odor making signs.
- Cluttered signs.
- Advertising or promotional signs on parked vehicles.
- No exposed conduit, ballast boxes, transformers, tubing, conductors, transformers and other equipment will be permitted.

Facade Signage:

Facade signs are intended for immediate recognition of the Tenant's premises by the public. It is recommended that the signage be designed for day and night-time visibility.

- Signs shall consist of individually mounted, internally illuminated or reverse channel letters. Exception may be approved by the Planning Director for alternative sign designs that are consistent with the objectives of this Agreement.
- Attached signs shall not exceed 20% of street facade.

Monument Signs:

- Site monument signs are limited to one (1) sign.
- Development monument signs are limited to three (3) signs.
- Monument signs shall be generally located as shown on Exhibit "F".
- The Planning Director may administratively approve minor changes to sign location and design provided that such changes are consistent with the goals of the Mixed Use Development Agreement.
- Monument signs may be double sided and angled to face the street frontage(s).
- Digital signage may be double sided with no maximum refresh rate.

Signage Budget

Name	Type	Height (Ft.)	Width (Ft.)	Area (Sq. Ft.)	Lighting Type
Site 1	Facade	12	20	240	Illuminated
Site 2	Facade	6	13	78	Screen
Development 1	Monument	10	80	800	Ground
Development 2	Monument	10	80	800	Ground
Development 3	Monument	8	60	480	Ground

Exhibit "D"
PERMITTED USES

Residential Use Types

- A. Condominium
- B. Apartments and Multiple-family residential
- C. Clubhouse, Facilities and Service-facilities for Multi-family.

Commercial, Office, Civic Use Types

- A. Animal hospital
- B. Animal specialty services
- C. Antique store
- D. Apparel store, tailor shops, dressmaker
- E. Art gallery
- F. Automobile parts and supply store
- G. Bakery, custom
- H. Bank, Savings and Loan Association
- I. Barber, beauty shops
- J. Bicycle sales and repair shops, but not including sales and repair of motor driven vehicles
- K. Book store
- L. Candy, ice cream store including manufacture
- M. Childcare center
- N. Community center
- O. Convenience store with limited fuel sales
- P. Dairy products sales
- Q. Dancing studios and schools including group instruction
- R. Dry cleaning and laundry establishments using only non-flammable solvents and not over 1,200 square feet in floor area. The scale of such operations is intended to serve the local residents and capacity shall be limited to the service of walk-in trade and a two-delivery vehicle outside operation
- S. Dry cleaning (self-service automatic) establishments of not more than 10 cleaning units
- T. Dry cleaning pick-up station with custom pressing and repair, but not including cleaning and laundering on the premises
- U. Exercise, fitness, and tanning spa
- V. Florist shop
- W. Furniture and antique homes and store including used furniture store
- X. Furniture (specialty) shops
- Y. General office uses
- Z. Gift and card shop
- AA. Hardware and appliance store
- BB. Hobby and craft store
- CC. Interior design firm
- DD. Jewelry store
- EE. Liquor sales
- FF. Loan office
- GG. Manufacturing and repair (extremely light, professional type) of such items as eyeglasses, custom jewelry, prosthetic devices and other similar services
- HH. Medical clinics
- II. Microbreweries and brew pubs
- JJ. Music store, music studio
- KK. Paint, wallpaper, drapery, and floor covering store
- LL. Pet shop, provided all facilities are fully enclosed
- MM. Photographer, artist, photo finishing, and camera store
- NN. Real estate sales office
- OO. Restaurant (fast food)
- PP. Restaurant (general)
- QQ. Restaurant (limited)
- RR. Second-hand stores
- SS. Shoe store

TT. Social club

UU. Tavern, cocktail lounge, club operated as a tavern or cocktail lounge

VV. Toy and sporting goods store

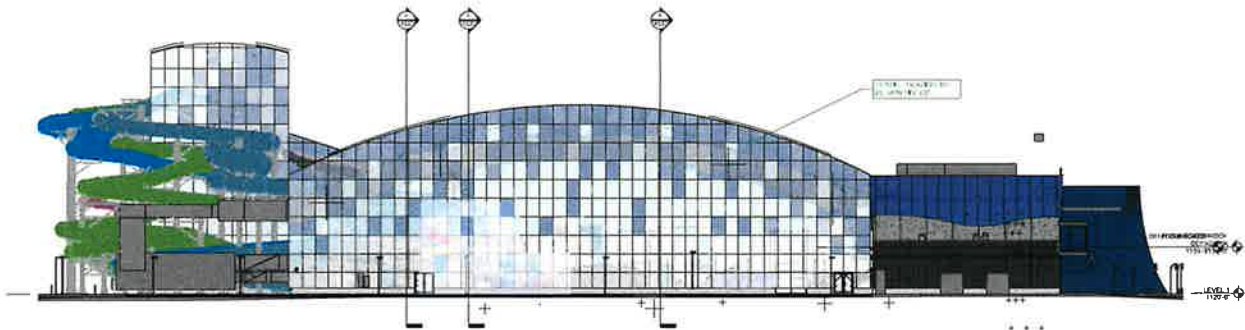
Exhibit "E-1"
SITE LANDSCAPING PLAN

Exhibit "E-2"
STREET LANDSCAPING PLAN

Exhibit "F"
SIGNAGE PLAN

Exhibit "G"
STREET SECTIONS

Appendix "A"
BUILDING ELEVATIONS

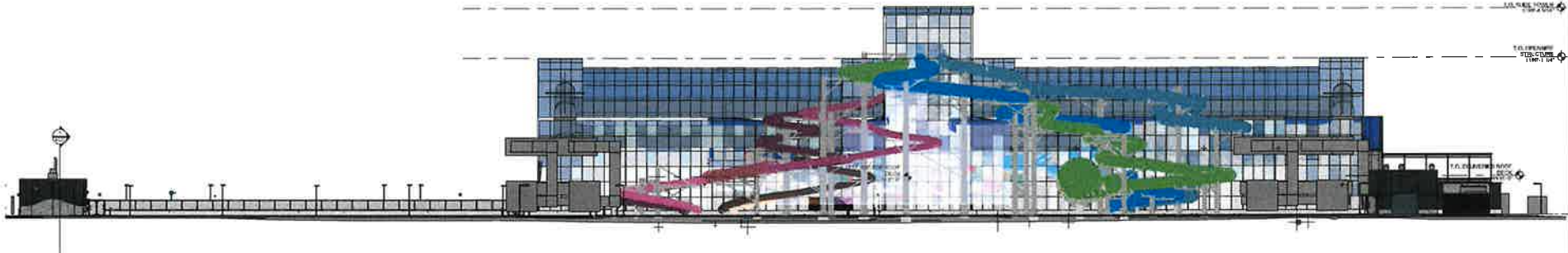


1 OVERALL NORTH ELEVATION

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

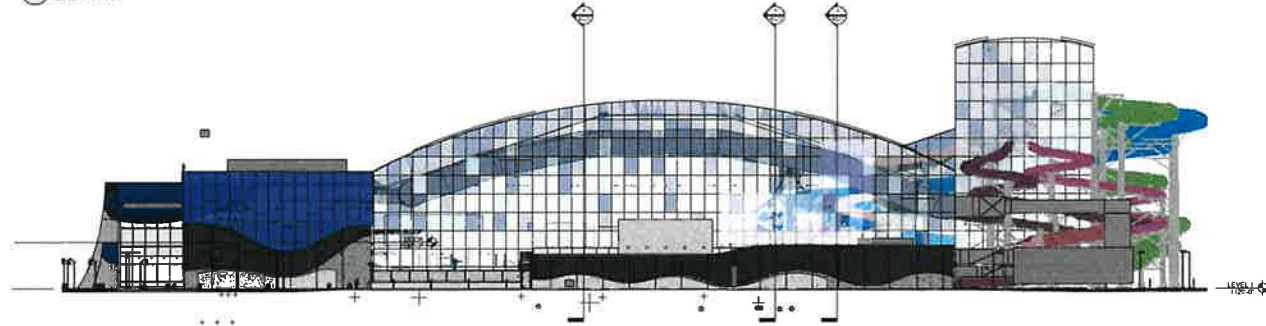
MATERIAL LEGEND

PC-1	RECAST CONCRETE	TC-1	BRICK
PC-2	PERFORATED CONCRETE	TC-2	PERFORATED BRICK
CM-1	STAINLESS STEEL METAL PANELS	CM-2	STAINLESS STEEL METAL PANELS
CM-3	STAINLESS STEEL METAL PANELS	CM-4	STAINLESS STEEL METAL PANELS
CM-5	PERFORATED METAL PANELS	CM-6	PERFORATED METAL PANELS
CM-7	PERFORATED METAL PANELS	CM-8	PERFORATED METAL PANELS
CM-9	PERFORATED METAL PANELS	CM-10	PERFORATED METAL PANELS
CM-11	PERFORATED METAL PANELS	CM-12	PERFORATED METAL PANELS



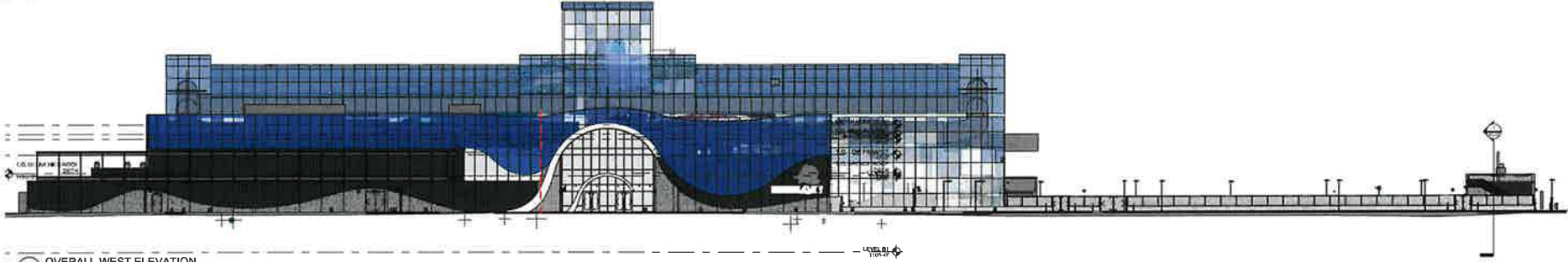
2 OVERALL EAST ELEVATION

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



3 OVERALL SOUTH ELEVATION

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



4 OVERALL WEST ELEVATION

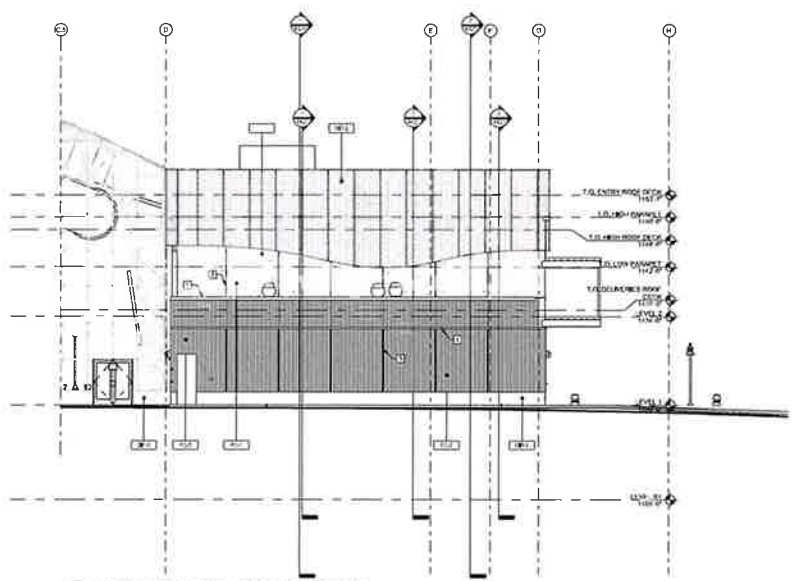
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

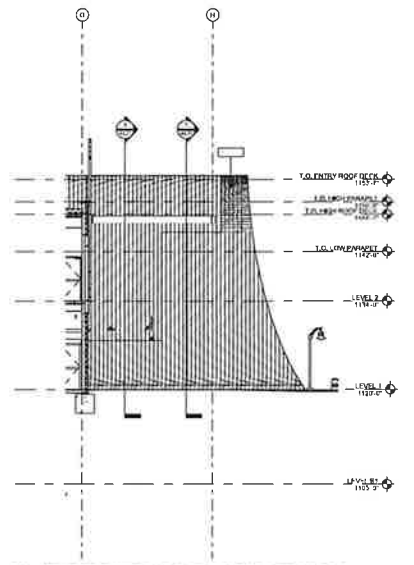
	P-C	PRECAST CONCRETE
	P-C-T	PRECAST CONCRETE TIES
	SS-1	STRUCTURAL STEEL
	SS-2	STRUCTURAL STEEL WALL PANEL
	PC-P	PRECAST CONCRETE PANEL
	CS	CONCRETE SLAB
	OT	OTHER MATERIAL

ELEVATION NOTES

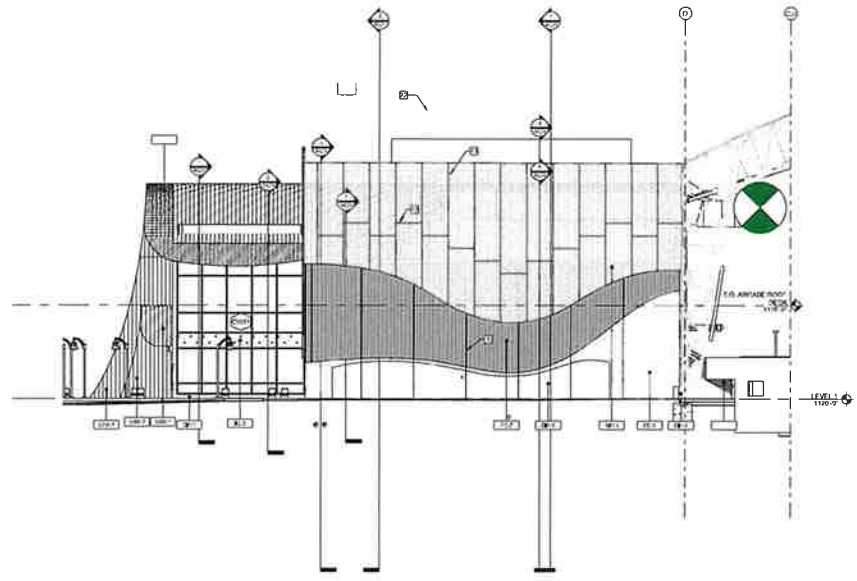
1. *AS NOTED ON THE SCHEDULE
1. PRECAST METAL FINISHING CAP - COORDINATE WITH ARCHITECTURE
2. HORIZONTAL PRECAST JOINT
3. VERTICAL PRECAST JOINT - SEE ARCHITECTURE FOR DETAIL
4. EXTERIOR LIGHT FIXTURE - SEE ELECTRICAL
5. MECHANICAL DUCTS - SEE MECHANICAL
6. TRANS CURVE - SEE ELECTRICAL
7. HORIZONTAL BRIDGE - SEE CIVIL/PLA
8. LULU DOOR BEHIND AT FANDED TO FOLLOW CURVE OF ROOF - SEE PLCT.
9. EXTERIOR MESH SCREEN (AS NOTED) - SEE ARCHITECTURE FOR REFERENCE DRAWING
10. EXTERIOR BUILDING FINISH - COORDINATE WITH BRIDGE ARCHITECT
11. MESH SCREEN (SEE HATCHES) - COORDINATE WITH BRIDGE ARCHITECT
12. HORIZONTAL METAL PANEL JOINT
13. VERTICAL METAL PANEL JOINT
14. MESH SCREEN WALL SUPPORTED ON PRECAST CONCRETE - COORDINATE WITH BRIDGE ARCHITECT
15. CHIMNEY MESH - SEE ELECTRICAL & FOOD SERVICE DRAWINGS
16. SPRINKLER MESH WITH OVERHEAD COILING DOOR & COLUMN
17. OVERHEAD COILING DOOR
18. DOWNWARD FLUENTARY - SEE PLUMBING DRAWINGS
19. CARPENTRY PRECAST PANEL - SEE ARCHITECTURE FOR COORDINATION OF BOYKAL
20. CARPENTRY PANELS FOR PLUMBING FRUITURE - COORDINATE WITH STRUCTURAL
21. WALK TO BRIDGE SCREEN WALL - SEE ARCHITECTURE
22. DUCTWORK - SEE MECHANICAL DRAWINGS
23. SCREENS - SEE ARCHITECTURE
24. MESH SCREEN WALL WITH BACKUP WALL - COORDINATE WITH ARCHITECTURE
25. EMERGENCY SHUT-OFF - SEE ARCHITECTURE DRAWINGS
26. BUILDING BRIDGE - COORDINATE WITH BRIDGE ARCHITECT



1 SUPPORT BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 SUPPORT BUILDING ENTRY NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 SUPPORT BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

CITY OF BELLEVUE
BELLEVUE BAY
PROJECT ADDRESS
BELLEVUE, NE 68005

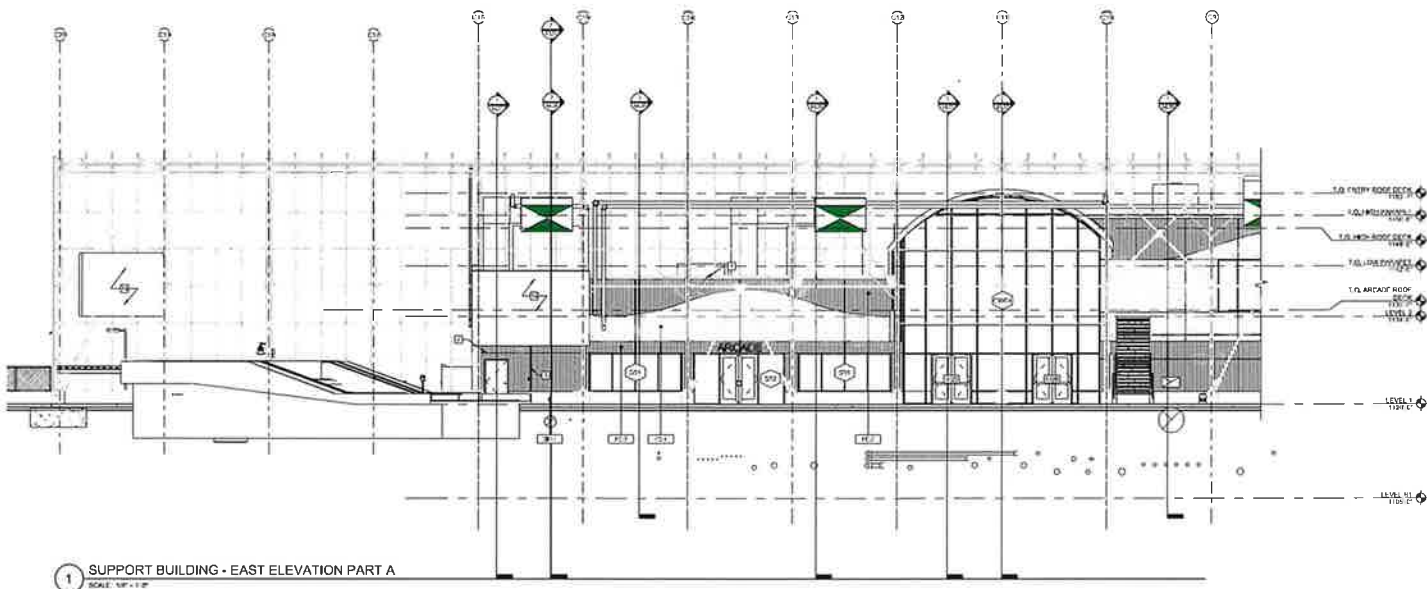
PROJECT DATE: 02/11/18

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS
NO. DESCRIPTION DATE

SUPPORT BUILDING NORTH & SOUTH ELEVATIONS

A3.11



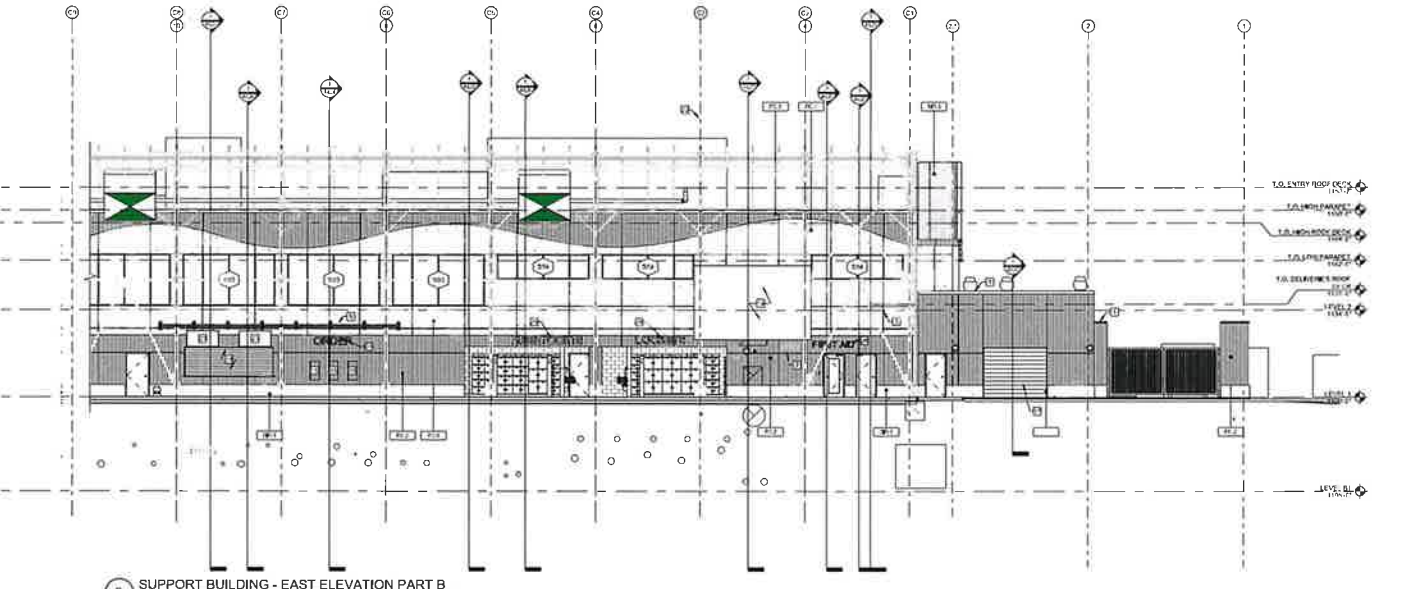
1 SUPPORT BUILDING - EAST ELEVATION PART A
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

	101	PRECAST CONCRETE
	102	PRECAST/FORM CONCRETE
	103	FORMED CONCRETE
	104	FORMED CONCRETE - BRICK PATTERN
	105	PRECAST CONCRETE - BRICK PATTERN
	106	FORMED CONCRETE - BRICK PATTERN
	107	CONCRETE
	108	CONCRETE

ELEVATION NOTES

- * ADJUST TO THE VERTICAL
1. FINISH PRECAST CONCRETE WITH CAP OR ON TO MATCH ADJACENT PANEL
2. HORIZONTAL PRECAST REVEAL - 1/2"
3. VERTICAL PRECAST JOINTS AT 48" MAXIMUM TYP. UNLESS OTHERWISE NOTED
4. EXPANDED POLYSTYRENE (EPS) INSULATION
5. MECHANICAL, ELECTRICAL, & PIPING
6. TRANSFER THROUGH ROOF
7. MONUMENTAL SIGNAGE - SEE CONSTRUCTION
8. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
9. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
10. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
11. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
12. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
13. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
14. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
15. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
16. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
17. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
18. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
19. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
20. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
21. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
22. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
23. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
24. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
25. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT
26. ALL LIGHTING TO BE INSTALLED TO FOLLOW CURVE OF ROOF - SEE ARCHITECT



2 SUPPORT BUILDING - EAST ELEVATION PART B
SCALE: 1/4" = 1'-0"



CONCRETE'S CANOPY & SIGNAGE REFERENCE IMAGERY FROM TRINIC FALLS WATER PARK

**CITY OF BELLEVUE
BELLEVUE BAY**
PROJECT ADDRESS
BELLEVUE, NE 68005

PROJECT DATE: 08/20/2019

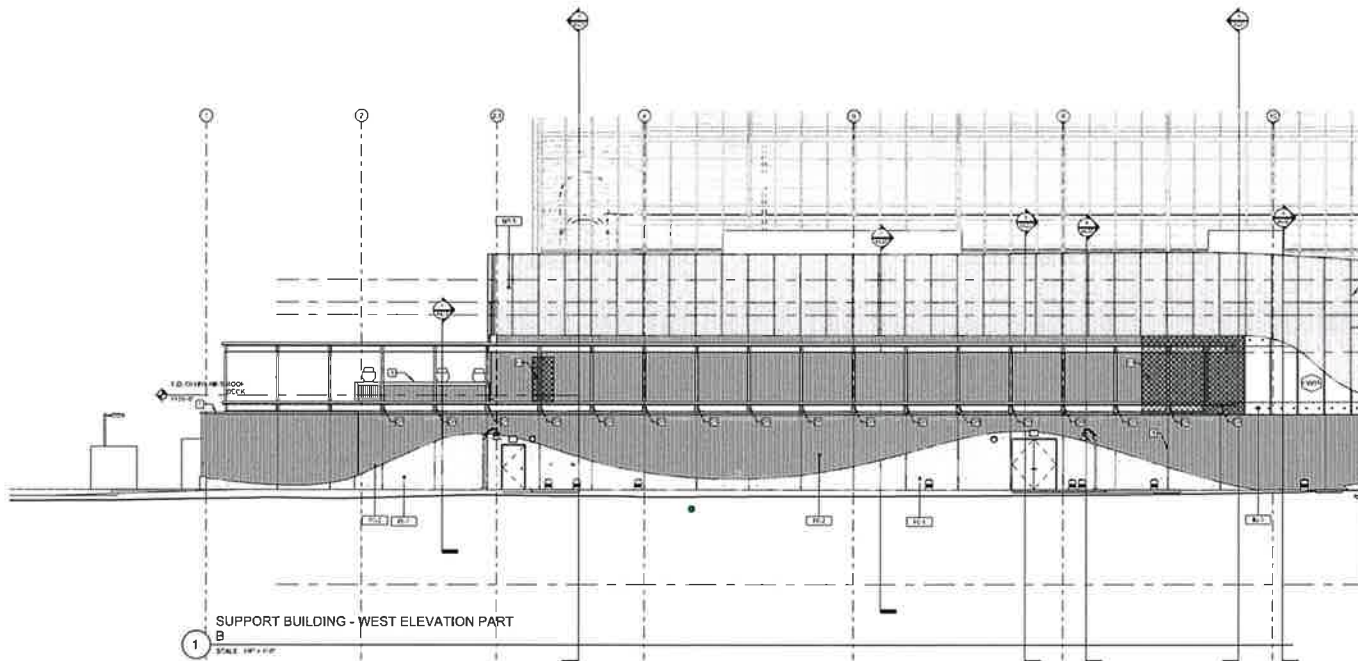
PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS
NO. DESCRIPTION DATE

SUPPORT BUILDING EAST ELEVATIONS

A3.12

L. EDWARDS/08/20/2019



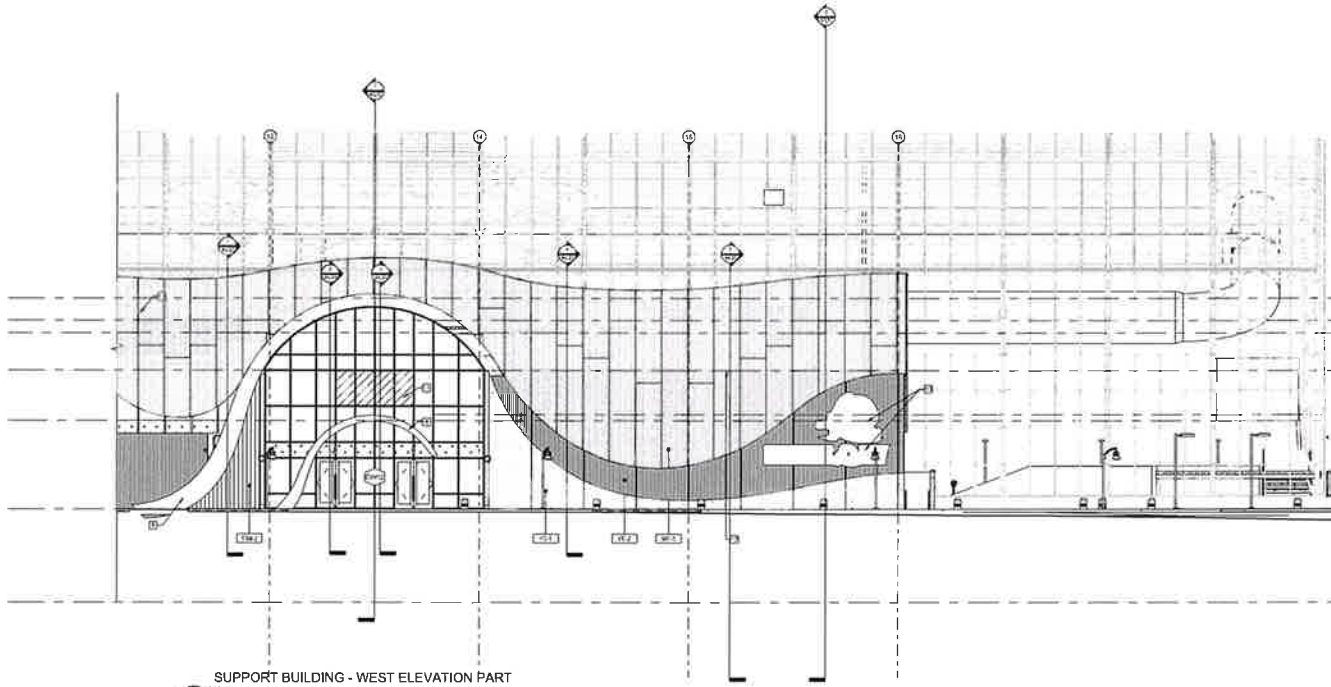
1 SUPPORT BUILDING - WEST ELEVATION PART B
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

[Symbol]	M-1	PRECAST CONCRETE
[Symbol]	M-2	REINFORCED CONCRETE
[Symbol]	M-3	STAINLESS STEEL
[Symbol]	M-4	STAINLESS STEEL WALL PANELS
[Symbol]	M-5	PRE-CASTERED CONCRETE
[Symbol]	M-6	CONCRETE SLAB
[Symbol]	M-7	CONCRETE CURB

ELEVATION NOTES

1. FABRIC FOR THE SKYDOLL
2. THE FINISH OF THE CURVED CAP - CONCRETE OR METAL - TO BE DETERMINED
3. THE FINISH OF THE CURVED CAP - CONCRETE OR METAL - TO BE DETERMINED
4. THE FINISH OF THE CURVED CAP - CONCRETE OR METAL - TO BE DETERMINED
5. THE FINISH OF THE CURVED CAP - CONCRETE OR METAL - TO BE DETERMINED
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12. THE FINISH OF THE CURVED CAP - CONCRETE OR METAL - TO BE DETERMINED
13. THE FINISH OF THE CURVED CAP - CONCRETE OR METAL - TO BE DETERMINED
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15. THE FINISH OF THE CURVED CAP - CONCRETE OR METAL - TO BE DETERMINED
16. THE FINISH OF THE CURVED CAP - CONCRETE OR METAL - TO BE DETERMINED
17. THE FINISH OF THE CURVED CAP - CONCRETE OR METAL - TO BE DETERMINED
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22. THE FINISH OF THE CURVED CAP - CONCRETE OR METAL - TO BE DETERMINED
23. THE FINISH OF THE CURVED CAP - CONCRETE OR METAL - TO BE DETERMINED
24. THE FINISH OF THE CURVED CAP - CONCRETE OR METAL - TO BE DETERMINED
25. THE FINISH OF THE CURVED CAP - CONCRETE OR METAL - TO BE DETERMINED
26. THE FINISH OF THE CURVED CAP - CONCRETE OR METAL - TO BE DETERMINED



2 SUPPORT BUILDING - WEST ELEVATION PART A
SCALE: 1/8" = 1'-0"

CITY OF BELLEVUE
BELLEVUE BAY
PROJECT ADDRESS
BELLEVUE, NE 68005

PROJECT JUNE 2010 BELLEVUE

PRELIMINARY
NOT FOR
CONSTRUCTION

REVISIONS
NO. DESCRIPTION DATE

SUPPORT BUILDING WEST ELEVATIONS

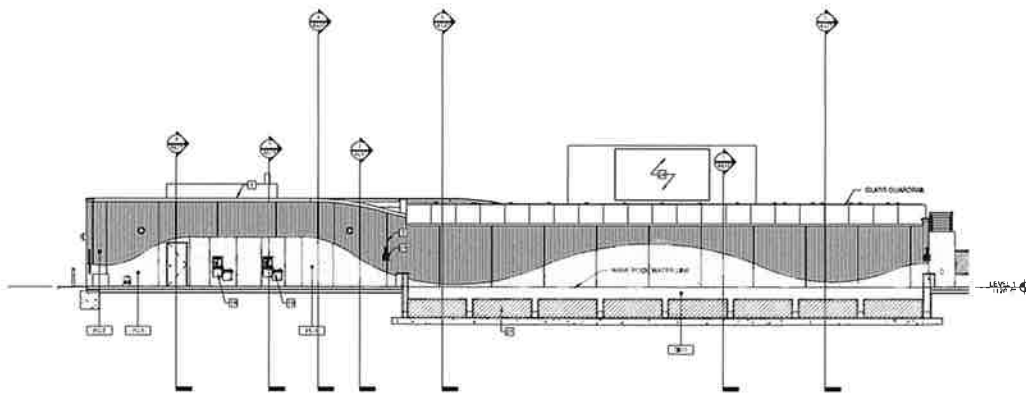
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MATERIAL LEGEND

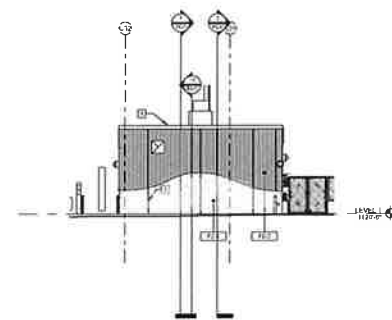
	101	PREFABRICATED CONCRETE
	102	PREFABRICATED CONCRETE
	103	PREFABRICATED CONCRETE
	104	PREFABRICATED CONCRETE
	105	PREFABRICATED CONCRETE
	106	PREFABRICATED CONCRETE
	107	PREFABRICATED CONCRETE
	108	PREFABRICATED CONCRETE

ELEVATION NOTES

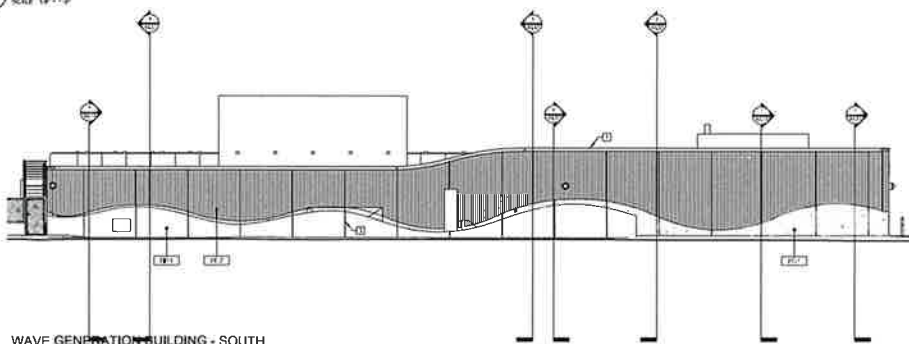
- 1 TAG USED FOR THE SCHEDULE
- 2 PROVIDE METAL CEILING CAP - COORDINATE WITH ADJACENT ROOM
- 3 HORIZONTAL PREFABRICATED CONCRETE REVEAL JOINT
- 4 VERTICAL PREFABRICATED CONCRETE REVEAL JOINT
- 5 LEFT SIDE REPAIR - SEE ELECTRICAL
- 6 MECHANICAL DOORS - SEE MECHANICAL
- 7 TRANSIT GRILLS - SEE ELECTRICAL
- 8 HORIZONTAL BRONZE - SEE CIVIL/PLA
- 9 LEFT SIDE REPAIR - FOLLOW DRYING OF ROOF - SEE ELECTRICAL
- 10 FINISH BRONZE - COORDINATE WITH BRONZE PROVIDER
- 11 ILLUMINATED BRONZE FINISHES - COORDINATE WITH BRONZE PROVIDER
- 12 HORIZONTAL BRONZE FINISHES - COORDINATE WITH BRONZE PROVIDER
- 13 VERTICAL BRONZE FINISHES - COORDINATE WITH BRONZE PROVIDER
- 14 WOOD SCREEN WALL SUPPORTED ON OPEN FRAME STRUCTURE - COORDINATE WITH BRONZE PROVIDER
- 15 OVERHANG ROOF - SEE ELECTRICAL & FOOD SERVICE DRAWINGS
- 16 SERVICE WINDOW WITH OVERHANG AND FOOD & COURTESY
- 17 OVERHANG CEILING DOOR
- 18 OVERHANG CEILING - SEE PLUMBING DRAWINGS
- 19 TEMPORARY PREFABRICATED PANELS TO BE REMOVED FOR CONSTRUCTION OF BRONZE
- 20 BRONZE PLATES FOR FUTURE "WALKWAY" PROTRUSION COORDINATE WITH STRUCTURAL
- 21 WALKWAY SAFETY GRILL - SEE AQUATICS
- 22 DUCTWORK - SEE MECHANICAL DRAWINGS
- 23 SCREENS - SEE AIR
- 24 WOOD SCREEN WALL WITH BRONZE WALL - COORDINATE WITH AIR
- 25 EMERGENCY SHUT-OFF - SEE AQUATICS DRAWINGS
- 26 BRONZE FINISHES - COORDINATE WITH BRONZE PROVIDER



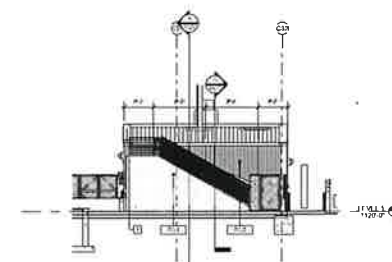
1 WAVE GENERATION BUILDING - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WAVE GENERATION BUILDING - EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WAVE GENERATION BUILDING - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 WAVE GENERATION BUILDING - WEST ELEVATION
SCALE: 1/8" = 1'-0"

**CITY OF BELLEVUE
BELLEVUE BAY**
PROJECT ADDRESS
BELLEVUE, NE 98005

PROJECT: 2014 - 2015 DEVELOPER: 2015

PRELIMINARY
NOT FOR
CONSTRUCTION
05/11/2015

REVISIONS
NO. DESCRIPTION DATE

WAVE
GENERATION
BUILDING
ELEVATIONS

A3.15

2015/05/11 11:50 AM



Holland Basham
Architects



Holland Basham
Architects



Holland Basham
Architects

Appendix "B"
SITE LIGHTING

Project		Catalog #		Type	
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 13

Quick Facts

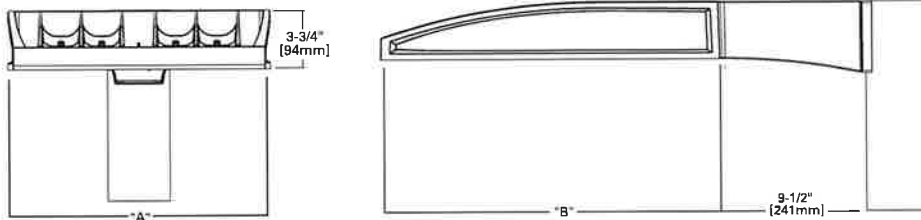
- Lumen packages range from 3,300 - 99,100 (33W - 658W)
- 17 optical distributions
- Efficacy up to 171 lumens per watt

Connected Systems

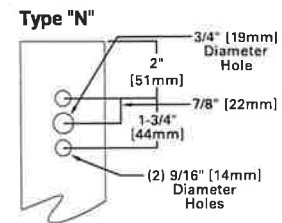
- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
 1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
 2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

Ordering Information

SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM

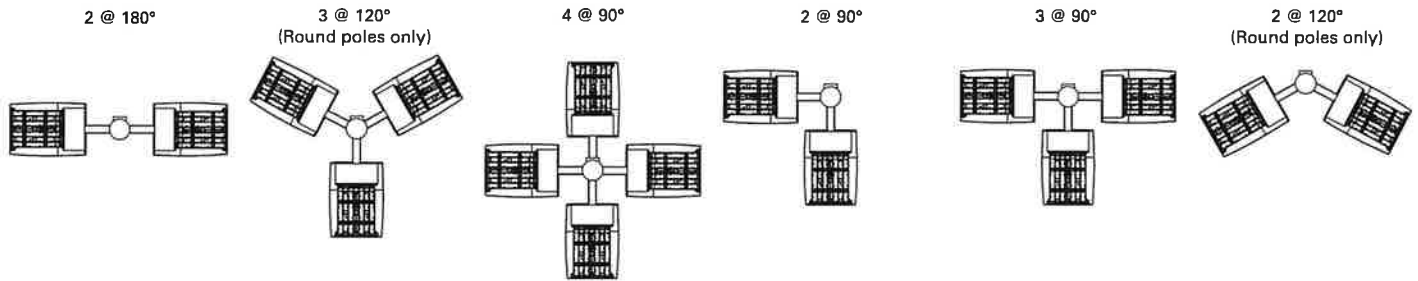
Product Family ^{1,2}	Light Engine Configuration			Color Temperature	Voltage	Distribution	Mounting	Finish
	Light Square	Square Count	Lumen Output					
GALN =Galleon II BAA-GALN =Galleon II Buy American Act Compliant ²⁸ TAA-GALN =Galleon II Trade Agreements Act Compliant ²⁸	SA =16 LED Light Square SB =26 LED Light Square ³⁵	1 =1 Light Square 2 =2 Light Squares 3 =3 Light Squares 4 =4 Light Squares 5 =5 Light Squares 6 =6 Light Squares 7 =7 Light Squares 8 =8 Light Squares 9 =9 Light Squares	A =Output Level 1 B =Output Level 2 C =Output Level 3 D =Output Level 4 ^{4,16} Z =Configured Output ³²	722 =70CRI, 2200K 727 =70CRI, 2700K 730 =70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K 835 =80CRI, 3500K 840 =80CRI, 4000K 930 =90CRI, 3000K 935 =90CRI, 3500K 940 =90CRI, 4000K 950 =90CRI, 5000K AMB =Amber ^{14,16}	U =120-277V H =347V-480V ^{7,29} 1 =120V 2 =208V 3 =240V 4 =277V 8 =480V ^{7,29} 9 =347V ⁷ DV =277V-480V DuraVolt Drivers ^{28,29,30}	T1 =Type I T2 =Type II T2R =Type II Roadway T3 =Type III T3R =Type III Roadway T4FT =Type IV Forward Throw T4W =Type IV Wide SNQ =Type V Narrow SMQ =Type V Square Medium SWQ =Type V Square Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I AFL =Automotive Frontline	[Blank] =Standard Pole Mount Arm QU =Quick Mount Universal Arm QM =Pole Mount Arm with Quick Mount Adaptor PA =Pole Mount, Adjustable SP =3" Slipfitter, Adjustable ⁸ SP2 =2-3/8" Slipfitter, Adjustable ⁸ QMA =Quick Mount Mast Arm, Fixed MA =Mast Arm, Fixed WM =Wall Mount, Fixed WA =Wall Mount, Adjustable UP =Upswept Arm	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White RALXX =Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) ²⁷
DIM =External 0-10V Dimming Leads ¹⁹ F =Single Fuse (120, 277 or 347V Specify Voltage) FF =Double Fuse (208, 240 or 480V Specify Voltage) 20K =20kV UL 1449 fused surge protective device ¹⁹ 2L =Two Circuits ¹⁰ HA =50°C High Ambient ¹⁶ HSS =Installed House Side Shield ¹⁷ GRSBK =Glare Reducing Shield, Black ²² GRSWH =Glare Reducing Shield, White ²² LCF =Light Square Trim Painted to Match Housing ²⁵ TH =Tool-Less Door Hardware ⁵ CC =Coastal Construction finish ³ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right AHD145 =After Hours Dim, 5 Hours ²¹ AHD245 =After Hours Dim, 6 Hours ²¹ AHD255 =After Hours Dim, 7 Hours ²¹ AHD355 =After Hours Dim, 8 Hours ²¹ DALI =DALI Drivers	BPC =Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. ⁴ PR =NEMA 3-PIN Photocontrol Receptacle PR7 =NEMA 7-PIN Photocontrol Receptacle ²⁹ FADC =Field Adjustable Dimming Controller ³¹ PSC =Photocontrol Shorting Cap SPB2 =Dimming Motion Sensor, 9'-20' mounting ²³ SPB4 =Dimming Motion Sensor, 21'-40' mounting ²³ SPB2/X =Dimming Motion Sensor, limited square count, 9'-20' mounting ²³ SPB4/X =Dimming Motion Sensor, limited square count, 21'-40' mounting ²³ MS/DIM-L20 =Motion Sensor for Dimming Operation, 9'-20' Mounting ²³ MS/DIM-L40 =Motion Sensor for Dimming Operation, 21'-40' Mounting ²³ WLS2XX =WaveLinX LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{18,12,34} WLS4XX =WaveLinX LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{18,12,34} WPS2XX =WaveLinX PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{18,12,13,34} WPS4XX =WaveLinX PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{18,12,13,34} DIM10-L20 =AirMesh Occupancy Sensor (9'-20' Mounting) ^{18,36} DIM10-L40 =AirMesh Occupancy Sensor (21'-40' Mounting) ^{18,36}	OA/RA1016 =NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027 =NEMA Photocontrol - 480V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =120V Photocontrol MA1252 =10kV Surge Module Replacement MA1036-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX =3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX =4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX =2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX =3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX =2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX =3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX =4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX =2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX =3@90° Tenon Adapter for 3-1/2" O.D. Tenon SRA23B =Adapter kit for mounting 3" SP arm to 2-3/8" O.D. vertical tenon FSIR-100 =Wireless Configuration Tool for MS/DIM ³³ LS/HSS =Field Installed House Side Shield ^{5,17} LS/GRSBK-2PK =Glare Reducing Shield, Black ^{5,22} LS/GRSWH-2PK =Glare Reducing Shield, White ^{5,22} LS/PFS =Perimeter Shield, Black ¹⁵ WOLC-7P-10A =WaveLinX Outdoor Control Module ^{11,18,36} TL7-G1-HV = AirMesh 7-PIN node, 110-480V ^{11,18,36} CBSSW-450-002 = AirMesh central base station with 5-button control

- NOTES:**
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WPS13001EN for additional support information.
 - DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
 - Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
 - When using SA light squares, Output Level 4 not available with color temperatures 722, 727, 827, 830 or 930 when HSS is used.
 - TH option not 3G rated. Not available with Coastal Construction (CC) option.
 - Not available with voltage options H, 8 or 9.
 - Not available with SB1A or SB2A configurations. Not available in combination with HA high ambient and sensor options at Output Level 3. H voltage not available with sensor options, choose voltage 8 or 9.
 - SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon.
 - One required for each Light Square.
 - 2L is not available with SB light squares. Not available with SPB at 347V or 480V. Not available with WaveLinX or 20kV surge option.
 - Requires PR7.
 - Replace XX with sensor color (WH, BZ or BK).
 - WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
 - Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Output Level 1; supplied at 500mA drive current only. Not available with SB light squares. Exact luminaire wattage available in IES files. Available with SWQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
 - Set of 4 pcs. One set required per Light Square.
 - HA option not available with Output Level 4 or AMB Armer.
 - Not for use with T1, SNQ, SMQ, SWQ or RW optics.
 - Cannot be used with other control options.
 - Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options.
 - Not available if any SPB, LWR, or WaveLinX sensor is selected. Motion sensor has an integral photocell.
 - Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. Not available with SB light squares when using Output Level 4.
 - Not for use with T1, T4FT, T4W or SL optics. See IES files for details. Not available with SB light squares.
 - Sensor configuration mobile application required for configuration. See controls page for details.
 - Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
 - Not available with HSS, GRSWH or GRSBK.
 - Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to www.designlights.org website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
 - For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
 - DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.designlights.com/duravolt for more information.
 - 480V not to be used with ungrounded or impedance grounded systems.
 - Not available with SA1A or SA1B. Not available with SB1, or any SB configuration using Output Level 1. Not available with any control option except SPB.
 - Cannot be used with DALI, PR7, or other motion response control options. Not available with SB light squares when using Output Level 4.
 - Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB. Not available with SB light squares.
 - Uses the FSP-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
 - Controls system is not available with photocontrol receptacles (PR, PR7) or other controls systems (FADC, SPBx).
 - Available with T1, T2, T3, T4FT, SL4 and SWQ distributions.
 - Requires AirMesh central base station CBSSW-450-002 and Synapse commissioning for operation.

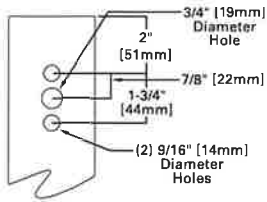
Mounting Details

Pole Configuration Options

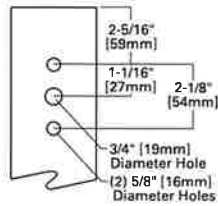


Pole Drilling Patterns

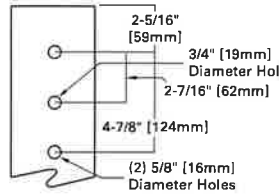
Type "N"



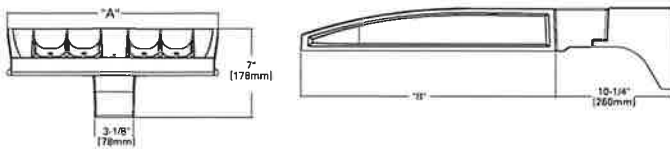
Type "R"



Type "M"

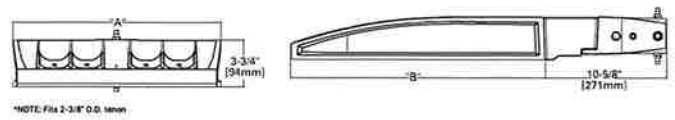


Quick Mount Universal Arm (QU)

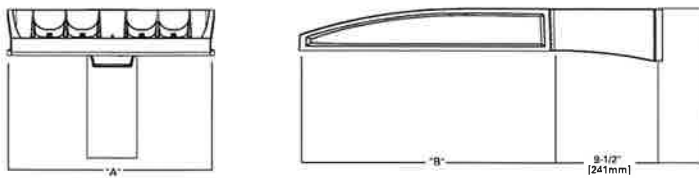


*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

Quick Mount Mast Arm (QMA)

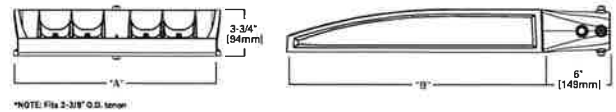


Pole Mount Arm with Quick Mount Adaptor (QM)

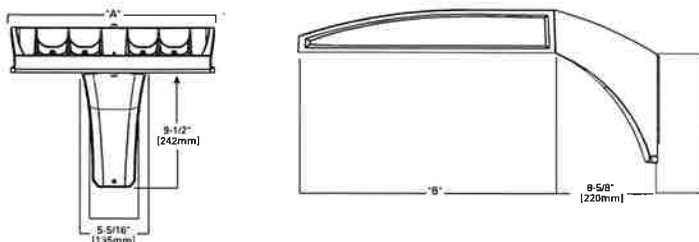


*NOTE: Use Type N drilling pattern

Mast Arm, Fixed (MA)

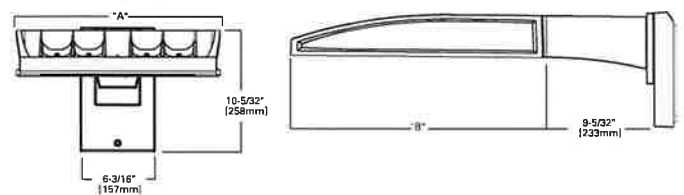


Upswept Arm (UP)



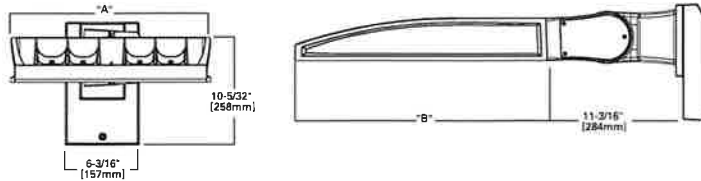
*NOTE: Universal bolt pattern compatible with Type N through Type M drilling patterns

Wall Mount, Fixed (WM)



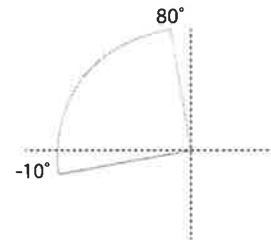
Mounting Details

Wall Mount, Adjustable (WA)

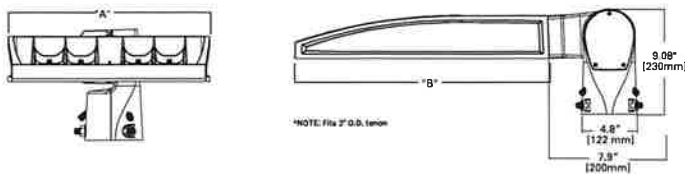


Adjustable Arm Range of Motion

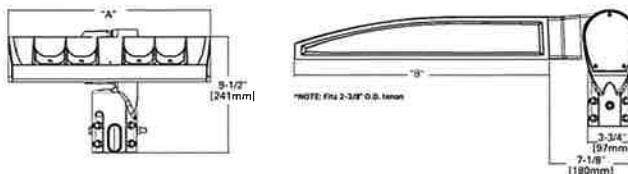
- Includes WA, SP, SP2 and PA mounting options
- Adjustable in increments of 5°
- Must maintain downward facing orientation



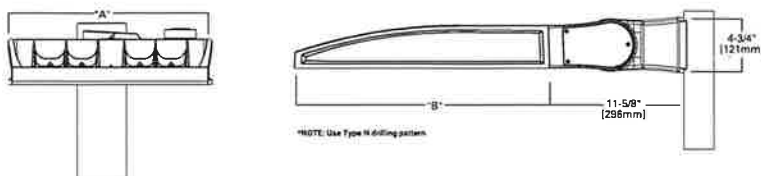
3" Slipfitter, Adjustable (SP)



2-3/8" Slipfitter, Adjustable (SP2)



Pole Mount, Adjustable Arm (PA)



Fixture Weights and EPAs

Tilt Angle (Degrees)	Number of Light Squares	Weight	1 @ 90°	2 @ 180°	2 @ 90°	2 @ 120°	3 @ 90°	3 @ 120°	4 @ 90°
0°	1-4	33.5 lb (15.2 kg)	0.85	1.70	1.46	1.66	2.31	2.25	2.35
	5-6	43.5 lb (19.7 kg)	0.86	1.71	1.62	1.80	2.49	2.35	2.50
	7-9	52.5 lb (23.8 kg)	0.98	1.95	1.75	1.98	2.73	2.55	2.76
15°	1-4	33.5 lb (15.2 kg)	1.10	1.71	1.95	2.26	2.81	3.30	2.87
	5-6	43.5 lb (19.7 kg)	1.42	1.71	2.27	2.72	3.13	3.63	3.15
	7-9	52.5 lb (23.8 kg)	1.69	1.96	2.67	3.22	3.65	4.38	3.72
30°	1-4	33.5 lb (15.2 kg)	1.72	1.81	2.58	3.21	3.44	4.59	3.53
	5-6	43.5 lb (19.7 kg)	2.26	2.29	3.11	4.00	3.97	5.27	4.00
	7-9	52.5 lb (23.8 kg)	2.75	2.85	3.73	4.83	4.71	6.45	4.81
45°	1-4	33.5 lb (15.2 kg)	2.25	2.36	3.10	4.00	3.96	5.63	4.08
	5-6	43.5 lb (19.7 kg)	2.96	2.99	3.81	5.06	4.67	6.49	4.71
	7-9	52.5 lb (23.8 kg)	3.63	3.76	3.73	6.17	5.59	8.03	5.73
60°	1-4	33.5 lb (15.2 kg)	2.63	2.77	3.49	4.58	4.34	6.21	4.48
	5-6	43.5 lb (19.7 kg)	3.46	3.51	4.32	5.84	5.19	7.01	5.22
	7-9	52.5 lb (23.8 kg)	4.27	4.44	5.25	7.15	6.23	8.80	6.40

Ordering Information

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²⁵
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²⁵
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²⁵
DSHORT SBK	Shorting cap ²⁵
DSX1HS P#	House-side shield (enter package number 1-13 in place of #)
DSXRPA (FINISH)	Round pole adapter (#8 drilling, specify finish)
DSXSPAS (FINISH)	Square pole adapter #5 drilling (specify finish)
DSXRPAS (FINISH)	Round pole adapter #5 drilling (specify finish)
DSX1EGSR (FINISH)	External glare shield (specify finish)
DSX1BSDB (FINISH)	Bird spike deterrent bracket (specify finish)

NOTES

- Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.
- 30K, 40K, and 50K available in 70CRI and 80CRI. 27K and 35K only available with 80CRI. Contact Technical Support for other possible combinations.
- T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.
- XVOLT operates with any voltage between 277V and 480V (50/60 Hz).
- XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).
- SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).
- WBA cannot be combined with Type 5 distributions plus photocell (PER).
- NLTAIR2 and PIRHN must be ordered together. For more information on nLight AIR2 visit this [link](#).
- NLTAIR2 PIRHN not available with other controls including PIR, PER, PER5, PER7, FAO, BL30, BL50, DMG and DS. NLTAIR2 PIRHN not available with P1 and P10 using HVOLT. NLTAIR2 PIRHN not available with P1 and P10 using XVOLT.
- PIR not available with NLTAIR2 PIRHN, PER, PER5, PER7, FAO BL30, BL50, DMG and DS. PIR not available with P1 and P10 using HVOLT. PIR not available with P1 and P10 using XVOLT.
- PER/PER5/PER7 not available with NLTAIR2 PIRHN, PIR, BL30, BL50, FAO, DMG and DS. Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- FAO not available with other dimming control options NLTAIR2 PIRHN, PIR, PER5, PER7, BL30, BL50, DMG and DS.
- BL30 and BL50 are not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, FAO, DMG and DS. BL30 or BL50 must specify 120 or 277V.
- DMG not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DS.
- DS not available with NLTAIR2 PIRHN, PIR, PER, PER5, PER7, BL30, BL50, FAO and DMG.
- DS requires (2) separately switched circuits. DS provides 50/50 fixture operation via (2) different sets of leads using (2) drivers. DS only available with packages P8, P9, P10, P11, P12 and P13.
- Reference Motion Sensor Default Settings table on page 4 to see functionality.
- Reference Controls Options table on page 4.
- H5 not available with T3LG, T4LG, BLC3, BLC4, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- CCE option not available with option B5 and EGSR. Contact Technical Support for availability.
- Option HA not available with performance packages P4, P5, P7, P8, P9 and P13.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- Single fuse (SF) requires 120V, 277V, or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).

Shield Accessories



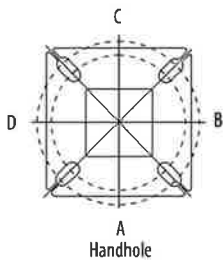
External Glare Shield (EGSR)



House Side Shield (HS)

Drilling

HANDHOLE ORIENTATION

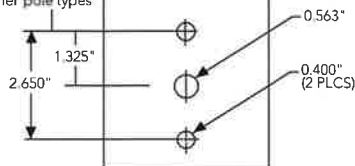


Handhole

Template #8

Top of Pole

1.75" for aluminum poles
2.75" for other pole types



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

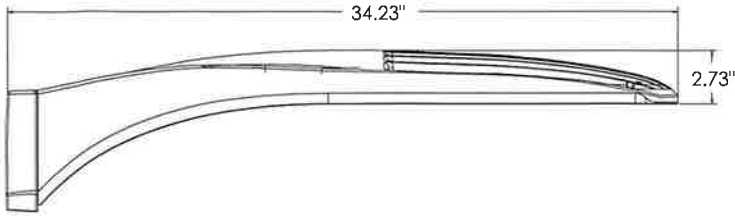
Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	3.5"	3.5"	3.5"	3.5"		3.5"
RPA	#8	3"	3"	3"	3"	3"	3"
SPAS	#5	3"	3"	3"	3"		3"
RPAS	#5	3"	3"	3"	3"	3"	3"
SPA8N	#8	3"	3"	3"	3"		3"

DSX1 Area Luminaire - EPA

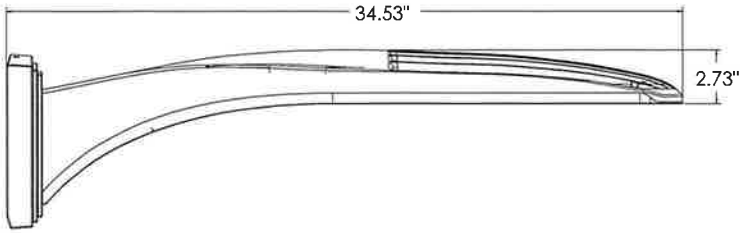
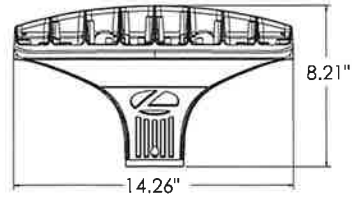
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX1 with SPA	0.69	1.38	1.23	1.54	---	1.58
DSX1 with SPAS, SPA8N	0.70	1.40	1.30	1.66	---	1.68
DSX1 with RPA, RPAS	0.70	1.40	1.30	1.66	1.60	1.68
DSX1 with MA	0.83	1.66	1.50	2.09	2.09	2.09

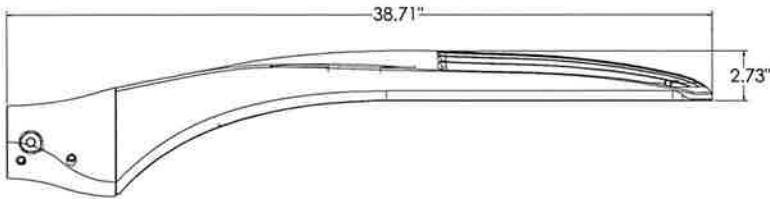
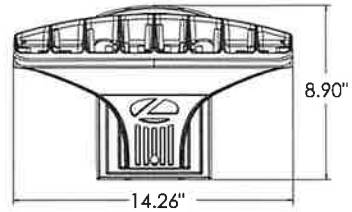
Dimensions



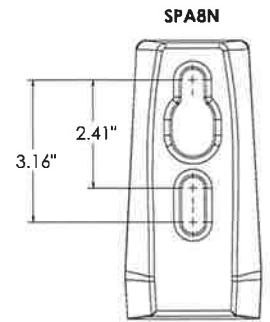
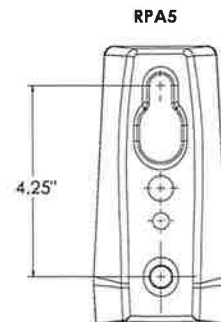
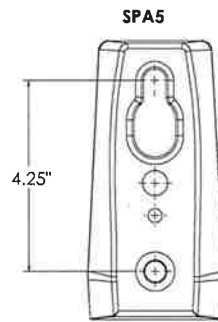
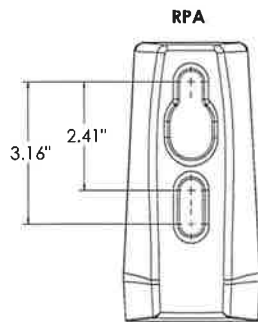
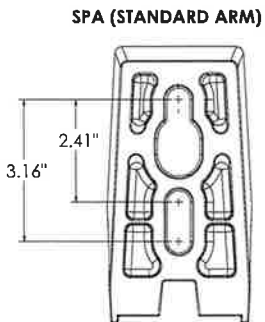
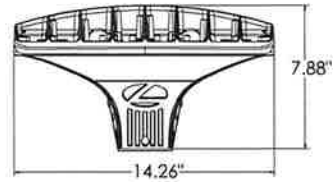
DSX1 with RPA, RPA5, SPA5, SPA8N mount
Weight: 36 lbs



DSX1 with WBA mount
Weight: 38 lbs



DSX1 with MA mount
Weight: 39 lbs



Appendix "C"
SITE FURNISHINGS

Appendix "C"
Site Furnishings



Bench: Huntco "Willamette"



Receptacle: Huntco "Wenatchee"



Bike rack: Huntco "Staple"



We Influence The World!

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

3.a.

TO: Planning Commission
FROM: Tammi Palm, Planning Director
DATE: April 24, 2025
RE: Lots 1 through 4, Campagna Estates Rezoning and Small Subdivision Request

The applicant is requesting a continuance to the May 22, 2025, Planning Commission meeting for the purpose of allowing her surveyor more time to provide requested revisions to staff.

Staff supports this request.

3.b.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: S-2503-06

**FOR HEARING OF:
REPORT #1:** April 24, 2025

I. GENERAL INFORMATION

A. APPLICANT:

Chuck Shanahan
2250 Olive Street
Bellevue, NE 68147

B. PROPERTY OWNER:

Chuck Shanahan
2250 Olive Street
Bellevue, NE 68147

C. GENERAL LOCATION:

2520 Olive Street

D. LEGAL DESCRIPTION:

Lot 1, Jena's Corner, being a replat of Lots 9, through 11, and 19 through 21, Block 1, Randolph Place, and half of the vacated alley adjacent, located in the Southwest ¼ of Section 15, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Small subdivision plat Lot 1, Jena's Corner
2. Waiver of Section 6-7(4), Subdivision Regulations, regarding lot standards for through lots.

F. EXISTING ZONING AND LAND USE:

RS-72, Single Family Residential

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a small subdivision plat in order to facilitate the construction of two 24' x 30' garages.

H. SIZE OF SITE:

The site is approximately .74 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Lots 19 through 21 are presently developed with a single-family residence, one detached garage, one shed, and a 19' x 38' pool; Lots 9 through 11 are developed with a concrete parking pad, one temporary accessory structure and a children's play structure.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Industrial, ML
- 2. **East:** Single Family Residential, RS-72
- 3. **South:** Single Family Residential, RS-72
- 4. **West:** Single Family Residential, RD-60 and RS-72

C. RELEVANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

- 1. Chapter 5, Subdivision Regulations, regarding Small Subdivisions.
- 2. Chapter 8, Subdivision Regulations, regarding hardships and waivers.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

As previously noted, the applicant intends to construct two detached garages if this application is approved.

C. TRAFFIC AND ACCESS:

1. There is no MAPA Traffic Flow Data information available for this area.
2. The properties currently have access from existing private drives from Olive Street and Josephine Street.

D. UTILITIES:

All utilities are available to this property.

E. ANALYSIS:

1. Chuck Shanahan has submitted a request for a small subdivision plat for Lot 1, Jena's Corner. This application would consolidate several smaller, non-conforming lots.
2. The property is presently zoned RS-72 (Single Family Residential, 7,200 Square Foot Zone). The proposed lot complies with the minimum RS-72 lot requirements.
3. There is an existing single-family residence, outbuildings, and a pool constructed on the property.

Per the GIS aerial imagery, the applicant appears to be using a portion of the property for accessory uses without a principle use. This request would bring the entire property into conformance.

4. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Sarpy County Public Works, Sarpy County Planning, 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.

Matt Knight, Public Works Engineer, and Sarpy County Public Works, both had comments pertaining to minor technical revisions to the plat. These issues have not been satisfied by the applicant's surveyor and are listed as technical deficiencies.

No other comments were received on this case.

5. This small subdivision creates a double frontage lot, with frontage on both Olive Street as well as Josephine Street. Section 6-7, Lot Standards, prohibits this unless a waiver is approved by the City Council. Subsequently, the applicant is requesting a waiver of Section 6-7 (4) regarding through lots.

A waiver of Section 6-7(4) will not nullify the intent and purpose of the Subdivision Regulations or the Comprehensive Plan. Therefore, staff has no objections to the waiver as requested.

6. Per Section 4.11.04, Zoning Ordinance, for double frontage lots, the required front yard shall be provided on each street. Any future construction on the northern portion of the property abutting Josephine Street will require a 35-foot setback from the property line. The applicant will need to meet this requirement as part of any future building permit application.

7. The Future Land Use Map of the Comprehensive Plan shows these properties as medium-density residential.

F. TECHNICAL DEFICIENCIES:

1. Amend the signature blocks to reflect approval by Planning Commission and City Council rather than the Planning Director and Public Works.
2. Revise “Treasurer” to “Treasurer” in two places in the County Treasurer’s signature block.

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance and Subdivision Regulations, subject to satisfaction of the technical deficiencies prior to being placed on a City Council agenda.

V. PLANNING COMMISSION RECOMMENDATION

Under Review.

VI. ATTACHMENTS TO REPORT

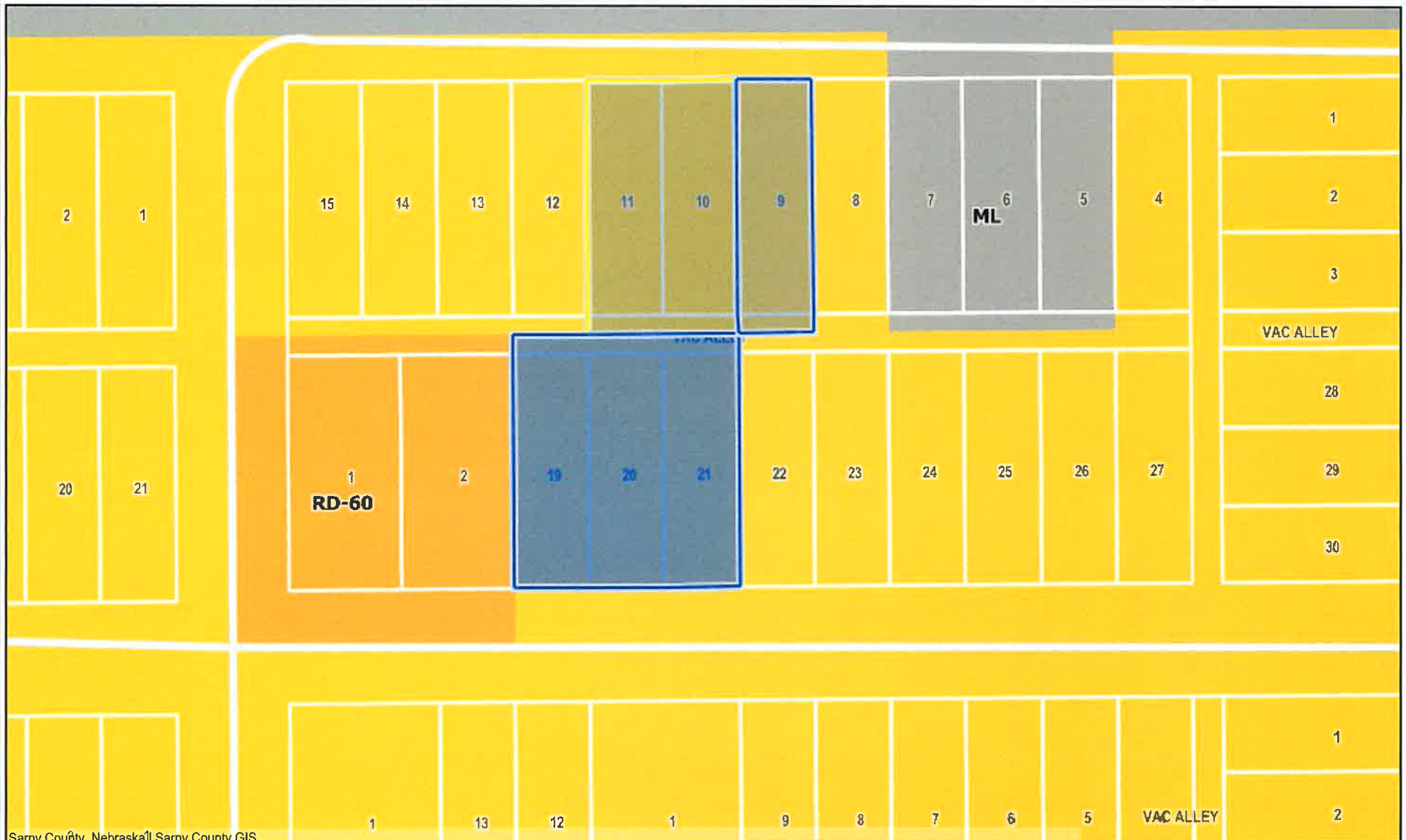
1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Small Subdivision Plat received March 17, 2025
4. Waiver request received March 24, 2025.

VII. COPIES OF REPORT TO:

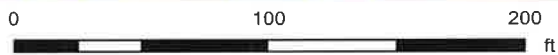
1. DWS Land Surveying (Dennis Whitfield)
2. Chuck Shanahan
3. Public Upon Request


Assistant Planning Manager


Planning Director Date of Report



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 1140

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



2520 Olive Street



Map Scale 1: 1140

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



Land Surveying

2915 Sheridan Road
Bellevue, NE 68123-1993

402-292-1221
dws-services@cox.net



March 24, 2025

Ms. Tammi Palm, Planning Director
City of Bellevue
1510 Wall Street
Bellevue, NE 68005

RE: Proposed Plat "JENA'S CORNER"
Waiver Request of Section 6-7 (4)

Dear Ms. Palm,

As an attachment to previously filled, "City of Bellevue Small Subdivision Plat Application" for referenced Plat, the following shall be considered as justification for such;

- Consolidation of all Lots and vacated Alley owned by Applicant and Owner.
- Construction of two garages (24' X 30'), in lieu of one (30' X 40'), to meet current Zoning.
- Although not formally Platted, consideration has already been granted to 2502 Olive Street a "Through Lot" for construction of a garage facing Josephine Street.
- Currently, no homes are constructed along Josephine that face such Street.
- North, across Josephine Street, is zoned "ML Light Manufacturing District". No Homes will be constructed in this area.

Considering the above five items, a Waiver of Section 6-7 (4) will allow the Applicant/Owner full enjoyment of said property and not nullify the intent and purpose of the Subdivision Regulations or the Comprehensive Plan.

Please advise should additional questions or concerns need to be addressed.

Best Regards,

A handwritten signature in blue ink that reads "Dennis L. Whitfield".

Land Surveyor for the Owner,
Dennis L. Whitfield, P.E., P.L.S.

RECEIVED
MAR 24 2025
PLANNING DEPT.

3.c.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT #1

CASE NUMBER: Z-2503-04
S-2503-07

FOR HEARING OF:
REPORT #1: April 24, 2025

I. GENERAL INFORMATION

A. APPLICANT:

John Howell, Lamp Rynearson
14710 W. Dodge Road, Ste. 100
Omaha, NE 68154

B. PROPERTY OWNERS:

QuikTrip Corporation
Attn: Tara Limbach
4705 South 129th E Avenue
Tulsa, OK 74134

C. GENERAL LOCATION:

South 36th Street and Cornhusker Road

D. LEGAL DESCRIPTION:

Lots 1 and 2, Mr. T's Addition Replat II, being a replat of Lot 1, Dvorsky's Commercial Industrial Subdivision No. II, and Lot 1, Mr. T's Addition Replat I, located in the Northeast ¼ of Section 29, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lots 1 and 2, Mr. T's Addition Replat II from BG and ML to BG and ML for the purpose of a commercial development.
2. Small Subdivision Plat Lots 1 and 2, Mr. T's Addition Replat II.

3. Waiver of Section 6-7 (7), Subdivision Regulations, regarding excessive depth in relation to width.

F. EXISTING ZONING AND LAND USE:

BG/Vacant.

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a rezoning and small subdivision plat for commercial development.

H. SIZE OF SITE:

The lot is approximately 6 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Proposed Lot 1 is presently vacant and covered in vegetation and Lot 2 is presently developed with Lockbox Storage

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Cornhusker Road right-of-way
2. **East:** Multi-family residential/RG-20-PS
3. **South:** Industrial/ML
4. **West:** Trees, Shrubs & More/BG and AG

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

1. Section 5.22, Zoning Ordinance, regarding BG uses and requirements.
2. Section 527, Zoning Ordinance, regarding ML uses and requirements.
3. Chapter 5, Subdivision Regulations, regarding Small Subdivisions.
4. Waiver of Section 6-7 (7), Subdivision Regulations, regarding excessive depth in relation to width of lots over three (3) to one (1).

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. MAPA traffic data indicates 29,000 vehicles per day through the intersection of Cornhusker Road and South 36th Street.

2. The property will have access from a shared drive off South 36th Street.

D. UTILITIES:

All utilities are available to this location.

E. ANALYSIS:

1. John Howell has submitted a request for approval of a rezoning for Lots 1 and 2, Mr. T's Addition Replat II, from BG and ML to BG and ML, for commercial development, and a small subdivision plat for Lots 1 and 2, Mr. T's Addition Replat II.

2. Mr. Howell has acquired a 9,620-square-foot section of land that will be used as a cross access drive between the two lots. This 9,620-square-foot section is currently zoned ML. With the approval of the rezoning and small subdivision requests, this section would be rezoned to BG and replatted to become a part of Lot 1, Mr. T's Addition Replat II.

3. This request would not change the zoning designations already existing. Proposed Lot 1 will remain BG and proposed Lot 2 will remain ML.

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/designee, 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 Jeremy Bender, Sarpy County Public Works Engineer, requested technical revisions regarding the small subdivision plat. The applicant's surveyor has made the requested revisions.

No other comments were received on this case.

5. The applicant is also requesting a waiver of Section 6-7 (7), Subdivision Regulations, regarding lot standards for excessive depth in relation to width of lots over three (3) to one (1). This request pertains to proposed Lot 2, Mr. T's Addition Replat II. The existing configuration of the property already exists; therefore, staff has no objections to the requested waiver.

6. The Future Land Use Map of the Comprehensive Plan shows this area as commercial and light industry. The applicant's request is in conformance with the Comprehensive Plan.

7. The small subdivision plat and rezoning do not impact the existing land use or change what can be built on the properties.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance and Comprehensive 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. GIS aerial photo of the property
- 3. Small subdivision plat received April 07, 2025
- 4. As-built plot plan received March 07, 2025
- 5. Zoning exhibit received March 07, 2025
- 6. Letter from the applicant received March 10, 2025

VII. COPIES OF REPORT TO:

1. Lamp Rynearson (John Howell)
2. QuikTrip Corporation (Tara Limbach)
3. Public Upon Request


Assistant Planning Manager

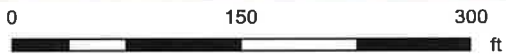

Planning Director Date of Report



S 36th Street & Cornhusker Rd



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 1901

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



MR. T'S ADDITION REPLAT II

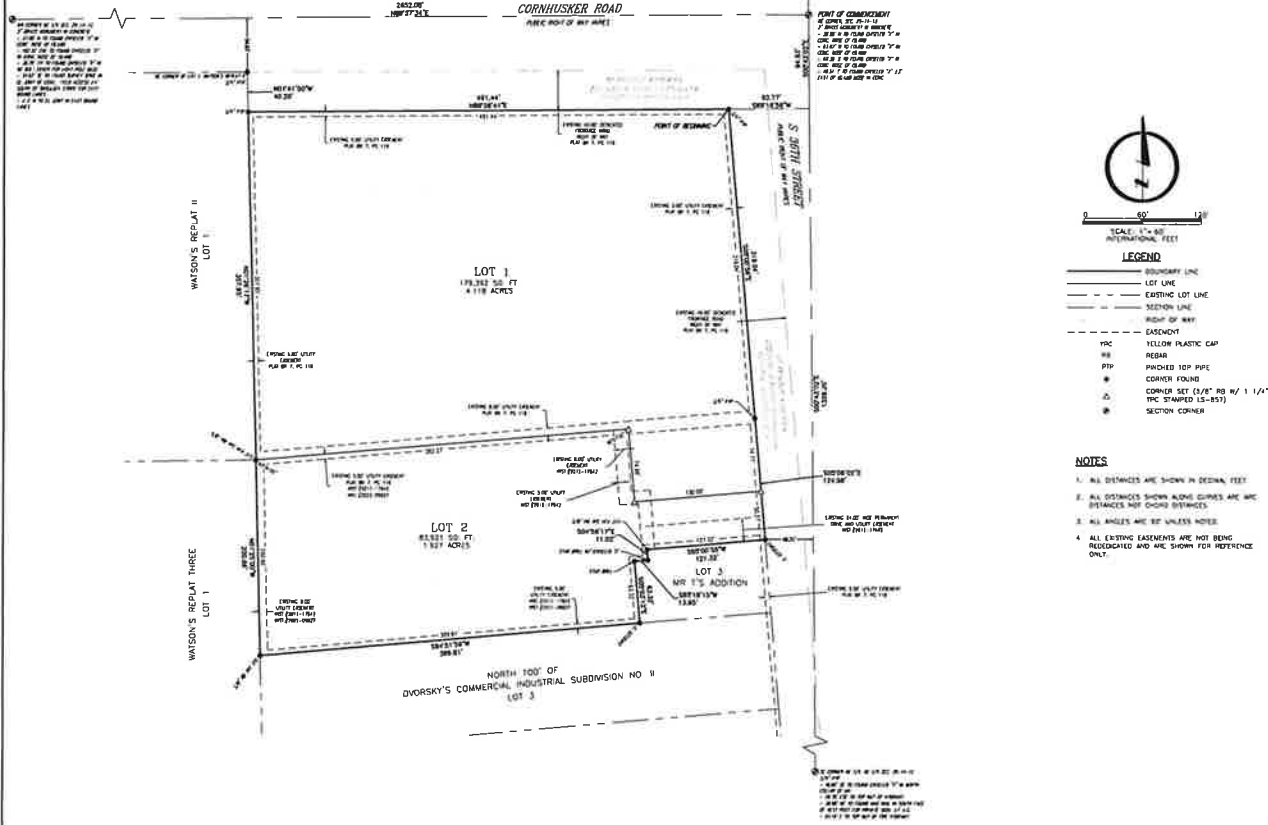
LOTS 1 & 2

BEING A REPLATING OF LOT 1, DVORSKY'S COMMERCIAL INDUSTRIAL SUBDIVISION NO. II, TOGETHER WITH LOT 1, MR T'S ADDITION REPLAT I, BOTH SUBDIVISIONS AS SURVEYED, PLATTED AND RECORDED IN SHERIDAN COUNTY, NEBRASKA

RECEIVED
APR 07 2025
PLANNING DEPT.

LAMP RYNEARSON

LAMP RYNEARSON CO.
OMAHA, NEBRASKA
1117 N. GARDNER, SUITE 201, OMAHA, NE 68102
FORT COLLINS, COLORADO
415 N. WOODRIDGE, SUITE 100, FORT COLLINS, CO 80521
KANSAS CITY, MISSOURI
600 S. W. 11TH, SUITE 200, KANSAS CITY, MO 64105
MOBILE, AL
120 S. GARDNER, SUITE 200, MOBILE, AL 36688



LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAND SURVEYOR'S REGULATION ACT THAT THIS PLAT WAS SURVEYED OR REPORT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT WAS PERFORMED IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT AT THE TIME OF THE SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAME CORRECTLY SHOWS THE PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY OF THE PLAT AND THAT PERMANENT MONUMENTS (1/2" RED PINE OR 1 1/4" YELLOW PINE OR 2" GALVANIZED IRON PIPE) WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS MR T'S ADDITION REPLAT I LOTS 1 & 2 BEING A REPLATING OF LOT 1 DVORSKY'S COMMERCIAL INDUSTRIAL SUBDIVISION NO. II TOGETHER WITH LOT 1, MR T'S ADDITION REPLAT I, BOTH SUBDIVISIONS AS SURVEYED, PLATTED AND RECORDED IN SHERIDAN COUNTY, NEBRASKA. THE PERMANENT MONUMENTS DESCRIBED AS FOLLOWS:

- COMMENCING AT A 2" BRASS CAP MONUMENT AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH PM, SHERIDAN COUNTY, NEBRASKA.
- THENCE SOUTH 02°10'00" EAST (BEARING) DISTANCE 101.00 FEET TO THE POINT OF BEGINNING.
- THENCE SOUTH 02°10'00" EAST (BEARING) DISTANCE 101.00 FEET TO THE POINT OF BEGINNING.
- THENCE SOUTH 02°10'00" WEST FOR 31.80 FEET TO A 1/4" GALVANIZED IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 1, DVORSKY'S COMMERCIAL INDUSTRIAL SUBDIVISION NO. II AND THE TRUE POINT OF BEGINNING.
- THENCE SOUTH 02°10'00" EAST FOR 18.48 FEET TO A 1/4" GALVANIZED IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT 1, MR T'S ADDITION REPLAT I.
- THENCE SOUTH 02°10'00" EAST FOR 18.48 FEET TO A 1/4" GALVANIZED IRON PIPE AT THE SOUTHWEST CORNER OF SAID LOT 1 AND THE NORTHEAST CORNER OF LOT 1, MR T'S ADDITION REPLAT I.
- THENCE SOUTH 02°10'00" EAST FOR 11.02 FEET TO A STAIN DRILL WITH CHEELED "T".
- THENCE SOUTH 89°18'15" WEST FOR 13.95 FEET TO A STAIN DRILL.
- THENCE SOUTH 02°10'00" EAST FOR 43.32 FEET TO A CHEELED "T" AT THE SOUTHWEST CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF SAID LOT 1, MR T'S ADDITION REPLAT I.
- THENCE SOUTH 02°10'00" WEST FOR 38.88 FEET TO A 1/4" GALVANIZED IRON PIPE WITH YELLOW PLASTIC CAP STAMPED "H&R 373".
- THENCE NORTH 01°28'17" WEST FOR 200.88 FEET TO A 1/4" GALVANIZED IRON PIPE WITH YELLOW PLASTIC CAP STAMPED "H&R 373" AT THE NORTHWEST CORNER OF SAID LOT 1, MR T'S ADDITION REPLAT I.
- THENCE NORTH 01°28'17" WEST FOR 200.88 FEET TO A 1/4" GALVANIZED IRON PIPE WITH YELLOW PLASTIC CAP STAMPED "H&R 373" AT THE NORTHWEST CORNER OF SAID LOT 1, MR T'S ADDITION REPLAT I AND THE SOUTHWEST CORNER OF SAID LOT 1, DVORSKY'S COMMERCIAL INDUSTRIAL SUBDIVISION NO. II.
- THENCE NORTH 01°28'17" WEST FOR 200.88 FEET TO A 1/4" GALVANIZED IRON PIPE WITH YELLOW PLASTIC CAP STAMPED "H&R 373" AT THE NORTHWEST CORNER OF SAID LOT 1, MR T'S ADDITION REPLAT I AND THE SOUTHWEST CORNER OF SAID LOT 1, DVORSKY'S COMMERCIAL INDUSTRIAL SUBDIVISION NO. II.
- THENCE NORTH 89°28'41" EAST FOR 481.44 FEET TO THE POINT OF BEGINNING CONTAINING 2.015 ACRES.

- LEGEND**
- BOUNDARY LINE
 - LOT LINE
 - EASEMENT LOT LINE
 - SECTION LINE
 - ROAD OR WAY
 - EASEMENT
 - PVC YELLOW PLASTIC CAP
 - IRON PIPE
 - PINCHED TOP PIPE
 - CORNER FOUND
 - CORNER SET (3/4" RO 1/1 1/4" PVC STAMPED LS-857)
 - SECTION CORNER

- NOTES**
1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
 2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
 3. ALL ANGLES ARE BE UNLESS NOTED.
 4. ALL EASEMENTS ARE NOT BEING REDEVELOPED AND ARE SHOWN FOR REFERENCE ONLY.

DEDICATION

WHEREAS ALL PERSONS BY THESE PRESENTS THAT WE, QUATRA CORPORATION AND M I I CORP/NEBRASKA, LLC, OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SURVEYED INTO LOTS TO BE MANAGED AS SHOWN HEREON. GRANT THE SUBDIVISION TO BE HEREINAFTER KNOWN AS MR T'S ADDITION REPLAT I LOTS 1 & 2 DO HEREBY GRANT THE APPROVE OF THE DISPOSITION OF SAID PROPERTY AS SHOWN ON THIS PLAT AND DO HEREBY GRANT THE APPROVE AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES AND CONTRACTORS THE PERMANENT RIGHT TO ENTER AND USE FROM TIME TO TIME THE EASEMENT AREAS SHOWN HEREON FOR THE STATED PURPOSES. FOR THE PURPOSES OF THIS DEDICATION, THE GRANTEE AND THE GRANTEE'S SUCCESSORS AND ASSIGNS SHALL NOT BE CONSIDERED TO HAVE BEEN GRANTED IN FEASIBLE MANNER OR TITLE OF THE EASEMENT AREAS. ANY VIOLATION OR RELEASE TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

GRANTS OF EASEMENTS FOR POWER AND COMMUNICATIONS

POTENTIAL EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OF BIRCH CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS TO ERRECT, OPERATE, MAINTAIN, REPAIR AND REMOVE POWER LINES, CABLES, CONDUITS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRIING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOURCES OF ALL KINDS AND THE RECEPTION OR OVER THROUGH UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN (16) FOOT WIDE STRIP OF ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TOTAL EASEMENT IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADJACENT THE STRIPWAY (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RECORDS SHALL BE PLACED IN THE SAID EASEMENT AREAS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THIN OR LATER INTERFERE WITH THE ABOVE SAID OR RIGHTS HEREIN GRANTED.

FOR WRITER AND SIGN

POTENTIAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER AND THEIR SUCCESSORS AND ASSIGNS, TO ERRECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND REMOVE PIPES, INSTRUMENTS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON THROUGH UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL STREET FRONTAGES OF ALL LOTS AND PERMANENT BUILDINGS. THE SAME SHALL BE PLACED IN THE SAID EASEMENT AREAS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THIN OR LATER INTERFERE WITH THE ABOVE SAID OR RIGHTS HEREIN GRANTED.

QUATRA CORPORATION, OWNER

JASON ACORD
REGIONAL DIRECTOR OF REAL ESTATE

M I I CORP/NEBRASKA, LLC, OWNER

GEOFF WOODCOCK (PRINTED TITLE)

REVIEW BY SHERIDAN COUNTY PUBLIC WORKS

THIS PLAT OF MR T'S ADDITION REPLAT I, LOTS 1 & 2, WAS REVIEWED BY THE SHERIDAN COUNTY SURVEYOR'S OFFICE THIS

DATE OF _____ 20__

SHERIDAN COUNTY SURVEYOR/CHIEF

APPROVAL OF BELLEVUE PLANNING COMMISSION

THIS PLAT OF MR T'S ADDITION REPLAT I, LOTS 1 & 2, WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION

DATE OF _____ 20__

CHAIRMAN

SHERIDAN COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

DATE OF _____ 20__

SHERIDAN COUNTY TREASURER

APPROVAL OF BELLEVUE CITY COUNCIL

THIS PLAT OF MR T'S ADDITION REPLAT I, LOTS 1 & 2, WAS APPROVED AND ACCEPTED BY THE CITY COUNCIL OF BELLEVUE, NEBRASKA, THIS

DATE OF _____ 20__

CITY CLERK

ACKNOWLEDGEMENT OF NOTARIES

STATE OF NEBRASKA | 55

COUNTY OF ()

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__

BY JASON ACORD, REGIONAL DIRECTOR OF REAL ESTATE OF QUATRA CORPORATION, ON BEHALF OF THE CORPORATION.

SIGNATURE OF NOTARY PUBLIC _____

STATE OF NEBRASKA | 55

COUNTY OF ()

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__

BY GEOFF WOODCOCK (PRINTED TITLE) OF M I I CORP/NEBRASKA, LLC.

A NEBRASKA LICENSED ESTATE BROKER, ON BEHALF OF SAID COMPANY.

SIGNATURE OF NOTARY PUBLIC _____

SMALL SUBDIVISION PLAT

MR. T'S ADDITION REPLAT II
SHERIDAN COUNTY, NEBRASKA



DATE: _____

PROJECT NUMBER: _____

DATE AND TIME: _____

SHEET: _____

SITE IMPROVEMENTS

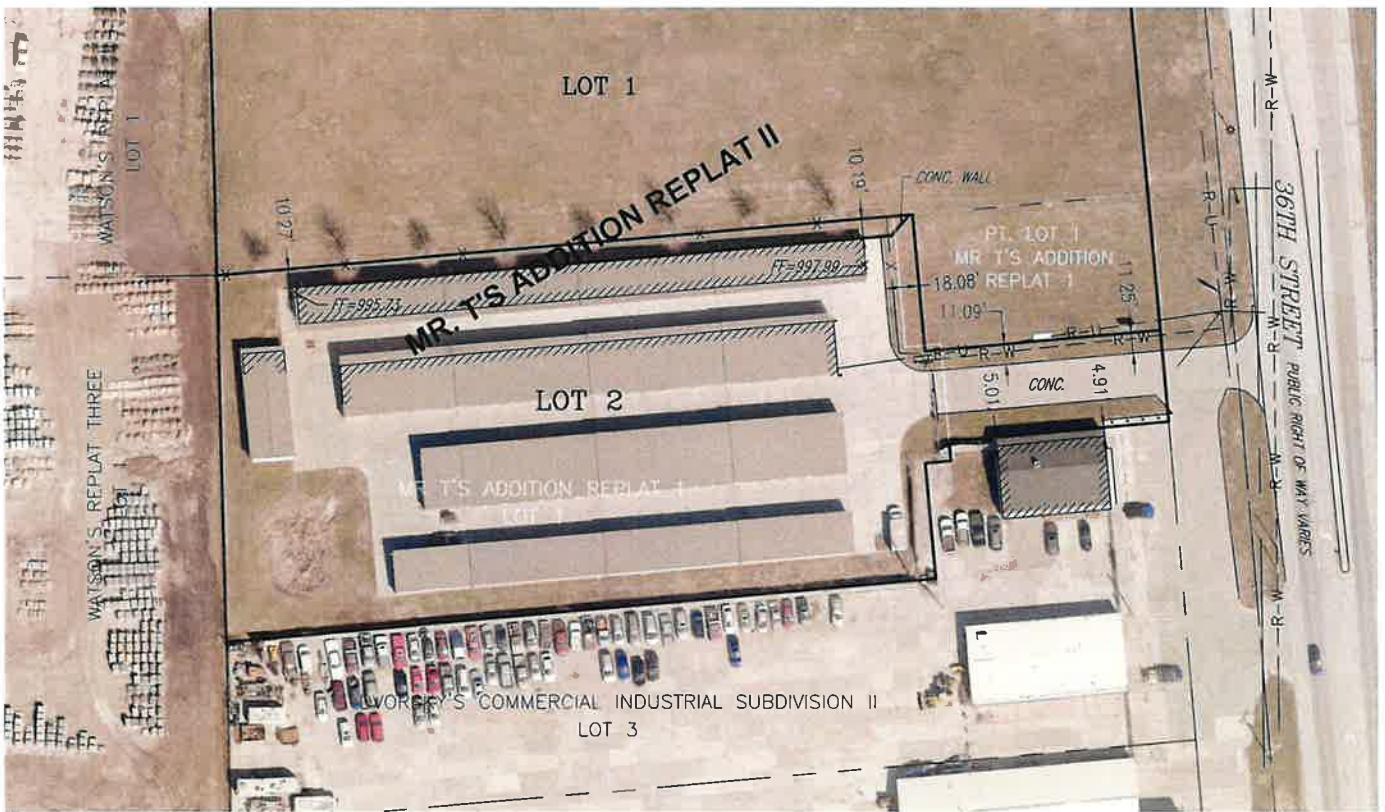
LEGEND

- BOUNDARY LINE
- LOT LINE
- RIGHT OF WAY
- SECTION LINE
- RECORD WATER (M.U.D.)
- RECORD UTILITY (USIC)
- FENCE
- BUILDING
- WATER VALVE
- FIRE HYDRANT
- GATE ACCESS PAD
- BOLLARD



0 100'
SCALE: 1" = 100'
INTERNATIONAL FEET

RECEIVED
MAR 07 2025
PLANNING DEPT.



L:\Engineering\0124125_Survey\Drawings\COMBIS\0124125-DH-03.dwg, 3/5/2025 12:32:21 PM, RACHEL REINECKER, LAMP RYNEARSON

**LAMP
RYNEARSON**

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W DODGE RD. STE. 100 (402) 496 2498
NE AUTH. NO. CA9130
FORT COLLINS, COLORADO
475 INNOVATION DR. STE. 100 (970) 236 0342
KANSAS CITY, MISSOURI
3001 STATE LINE RD. STE. 300 (816) 361 0440
MO AUTH. NO. E-2013011993 | LS-2019043127

DESIGNER / DRAFTER

JSH/RER

REVIEWER

JOHN HOWELL

PROJECT NUMBER

0124125

DATE

3/5/2025

SURFACE LOCATION

BOOK AND PAGE

SITE
IMPROVEMENTS
EXHIBIT

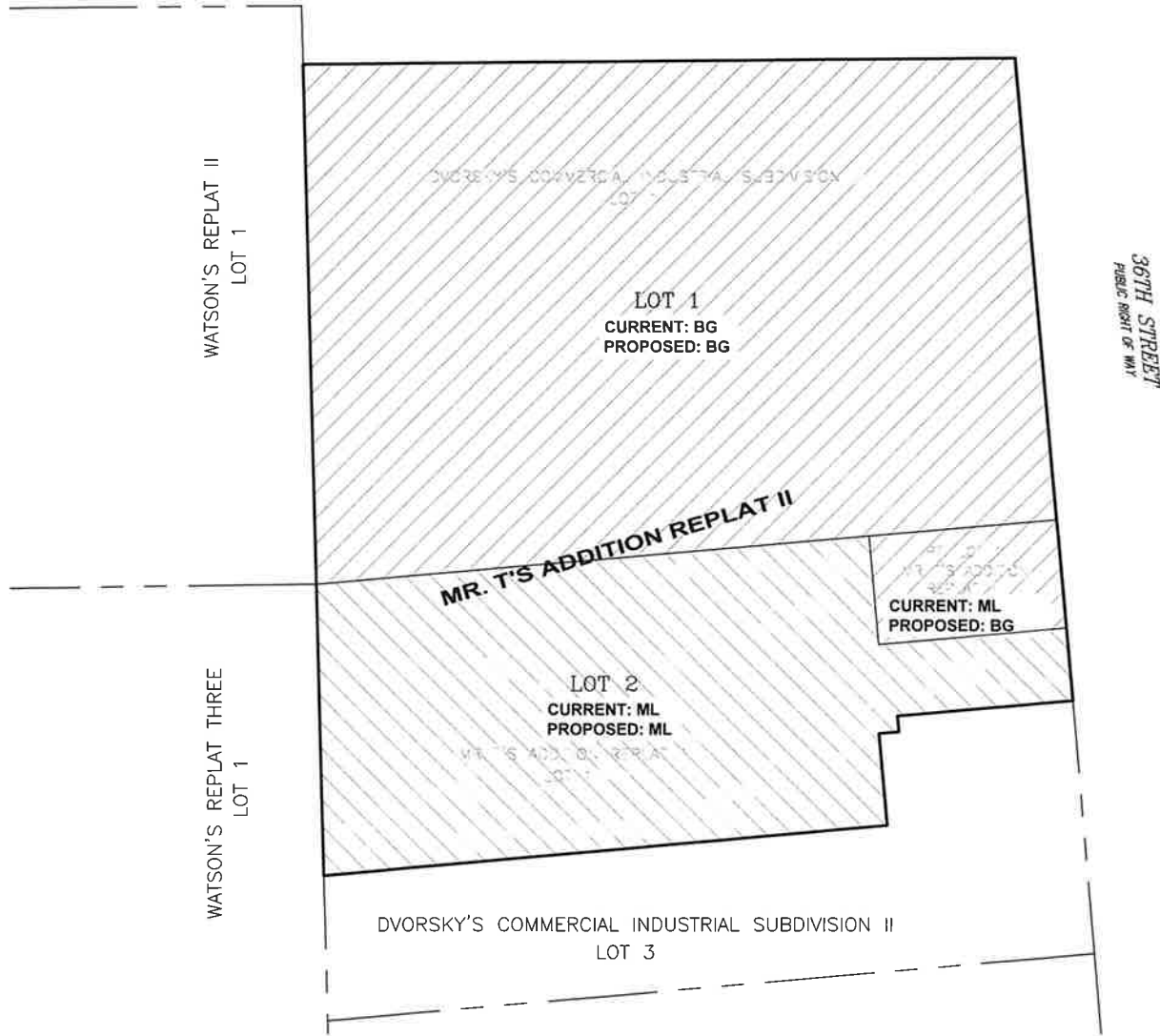
ZONING EXHIBIT

RECEIVED
 MAR 07 2025
 PLANNING DEPT.



0 120'
 SCALE: 1" = 120'
 INTERNATIONAL FEET

CORNHUSKER ROAD
 PUBLIC RIGHT OF WAY



L:\Engineering\0124125 0124125 0124125-ZONING EXHIBIT.dwg, 3/4/2025 10:14:16 AM, BACHEL, RENNECKER, LAMP RYNEARSON

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
 14710 W DODGE RD. STE. 100 (402) 496 2498
 NE AUTH. NO. CAD130
 FORT COLLINS, COLORADO
 4715 INNOVATION CIR. STE. 100 (970) 226 0342

KANSAS CITY, MISSOURI
 9081 STATE LINF RD. STE. 200 (816) 361 0440
 MO AUTH. NO. E-2012011903 (LS-2019043127)

DESIGNER / DRAFTER

JSH/RER

REVIEWER

JOHN HOWELL

PROJECT NUMBER

0124125

DATE

3/4/2025

SURFACE LOCATION

BOOK AND PAGE

ZONING
 EXHIBIT

March 6th, 2025

Angela Curry
Planning Department
City of Bellevue

RE: QuikTrip 584
Cornhusker Road & 36th Street, Bellevue, NE
Zoning Justification

Dear Ms. Curry,

QuikTrip has applied to rezone a piece of Mr. T's Lot. We acquired this piece of land to have a cross-access drive between our lots and provide our customers with access to the 36th Street.

QuikTrip is requesting to rezone everything on Lot 1 to BG (business general) to conform with city regulations. Mr. T's Lot 2 will remain ML (light manufacturing) as it is today, and this already complies with city zoning regulations.

Our team will then replat both properties. We appreciate the city being willing to work with our development to find a solution for both businesses to thrive as well as improving the connectivity in the area. Thank you for consideration of this request. If you have any questions please feel free to reach out to me directly.

Sincerely,



Tara Limbach
Real Estate Project Manager
tlimbach@quiktrip.com



RECEIVED
MAR 10 2025
PLANNING DEPT.

3.d.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-2502-02

FOR HEARING OF:

REPORT #1: March 27, 2025

I. GENERAL INFORMATION

A. APPLICANT:

Charles R. Clatterbuck GST Exempt Trust
Attn: Chad Clatterbuck
12408 S 36th Street
Bellevue, NE 68123

B. PROPERTY OWNERS:

Charles R. Clatterbuck GST Exempt Trust
Attn: Chad Clatterbuck
12408 S 36th Street
Bellevue, NE 68123

C. GENERAL LOCATION:

Normandy Boulevard and Grenoble Drive

D. LEGAL DESCRIPTION:

Lots 3A and 3B, Normandy Hills, located in the Southwest ¼ of Section 14, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Site Plan approval for Lots 3A and 3B, Normandy Hills.

F. EXISTING ZONING AND LAND USE:

RG-20-PS, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain site plan approval to allow for the construction of a multi-family residential development.

H. SIZE OF SITE:

The site is approximately 5.61 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Lot 3A is presently vacant and covered in vegetation. A natural gas measuring station is located in the northeast corner of Lot 3B.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Vacant, AG
- 2. **East:** Vacant, AG
- 3. **South:** Single-family Residential/Normandy Hills Park, RS-72
- 4. **West:** Multi-family Residential, RG-20-PS (across Normandy Blvd)

C. RELEVANT CASE HISTORY:

On March 20, 2008, the Planning Commission recommended approval of a request to rezone Lots 3A and 3B, Normandy Hill, located in the Southwest ¼ of Section 14, T13N, R13E, of the 6th P.M., Sarpy County, Nebraska from RG-20 to RG-20-PTD for the purpose of multi-family residential development; and site plan approval for Lots 3A and 3B, Normandy Hills. The City Council approved these requests on May 12, 2008.

D. APPLICABLE REGULATIONS:

- 1. Section 5.14, Zoning Ordinance, regarding RG-20 uses and requirements.
- 2. Section 5.17, Zoning Ordinance, regarding PS uses and requirements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as single and multi-family residential.

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no MAPA traffic data information available for this area.
2. Access is proposed from Normandy Blvd.

D. UTILITIES:

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

E. ANALYSIS:

1. Chad Clatterbuck, on behalf of Charles R. Clatterbuck GST Exempt Trust, has submitted a request for site plan approval for Lots 3A and 3B, Normandy Hills, for the purpose of multi-family residential development.

2. The area currently has RG-20-PS (General Residential, 2,000 Square Foot, Planning Subdivision) zoning. The intent of the RG-20 district is to permit moderately high-density development, and other uses that are typical and compatible in the operation of apartment houses.

The -PS overlay is typically utilized in multi-family development. The intent is to encourage the creative design of new living areas. Additionally, it allows for modifications in the platting of lots and the siting of buildings.

3. The proposal consists of 90 apartment units in three buildings, along with four garage structures. The units are a mix of 25 one-bedroom, 55 two-bedroom, and 10 three-bedroom apartments.

4. The site plan shows 149 standard parking stalls and six (6) ADA parking stalls for a total of 155 stalls. It also shows 29 garage spaces for a total of 184 parking spaces. The ordinance requires a minimum of 180 parking stalls.

5. The applicant is proposing a 1,200-square-foot gym with traditional exercise equipment for strength training and cardio, designated areas for Pilates and yoga, and miscellaneous equipment such as mats, balance balls, and resistance bands for floor exercise as amenities for its residents. Additional amenities will include two outdoor picnic areas with tables and a pergola-type shade structure.

6. The landscape plan has been reviewed by staff and meets the minimum requirements of the zoning ordinance.

7. The proposed buildings will need to meet the requirements of Section 8.12, Zoning Ordinance, regarding design standards. Compliance with this will be reviewed at such time as a building permit is submitted.

8. 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/911, Sarpy County Public Works, Sarpy County Planning Director/designee, 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, requested technical revisions to the site plan, site grading plan, and utilities plan. The applicant's engineer has addressed Mr. Krager's concerns.

The city contracted JEO engineer requested minor revisions to the Hydraulics and Hydrology Report. The engineer is comfortable with the report as submitted and revised.

Sarpy County GIS/911 had comments pertaining to addressing, which will be utilized during the building permit process.

No other comments were received on this case.

9. Per the site plan, the developer is constructing a public sidewalk along the improved section of Normandy Blvd.

10. The Future Land Use Map of the Comprehensive Plan shows this area as multi-family residential.

11. This request is in conformance with the Comprehensive Plan, abutting existing multi-family residential to the west.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, Comprehensive Plan, and 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. 2024 GIS aerial photo of the property
3. Site plan received April 14, 2025
4. Landscape plan received April 17, 2025
5. Justification letter from Fortino Ramirez received February 24, 2025

VII. **COPIES OF REPORT TO:**

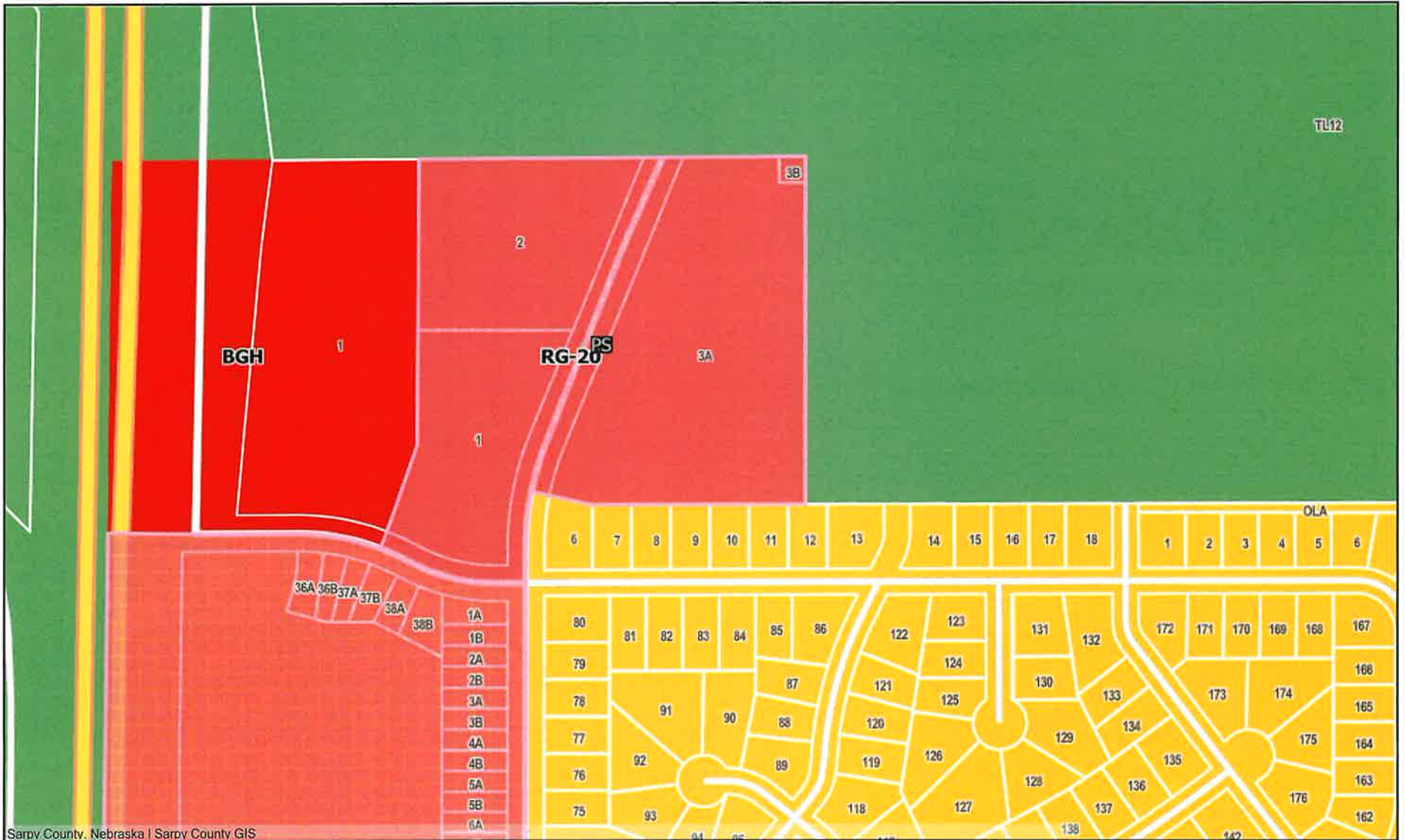
1. Charles R. Clatterbuck GST Exempt Trust (Chad Clatterbuck)
2. Hill-Farrell Associates, Inc. (Doug Hill) (Fortino Ramirez)
3. Public Upon Request


Assistant Planning Manager

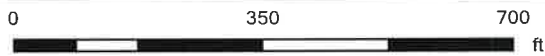
 04/18/25
Planning Director Date of Report



Whiterock Apartments



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 4091

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.



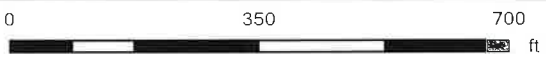
Notes



Whiterock Apartments



Sarpy County GIS



Map Scale 1: 4091

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



February 21, 2025

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

**Re: Lots 3A and 3B Normandy Hills, City of Bellevue, NE – Request for Site Plan Approval
Justification Letter**

To whom it may concern:

This letter is in support of the application to approve the proposed site plan to construct 90 apartment units within lots 3A and 3B of the Normandy Hills Addition within the City of Bellevue, Nebraska.

Having a size of 5.61 acres, lots 3A and 3B are located approximately 200 feet south of the Normandy Boulevard and Grenoble Drive intersection within RG-20, General Residential Zoning. The proposed apartment development is consistent with the requirements of the current zoning and permitted usages. No requests for change of zoning are being made at this time.

Together with the construction of 90 apartment units the development includes the following:

- a. Construction of a new 1,200 square foot gym and leasing office.
- b. Internal driveways to accommodate adequate circulation, fire access and parking,
- c. Utility connections, including stormwater mitigation as required by the City of Bellevue,
- d. Construction of public sidewalk along the frontage with Normandy Blvd.,
- e. Provide evergreen landscaping to buffer the less intensive RS-72 zoning along the south property limits.

The proposed development and application are consistent with Zoning Ordinance No. 4146 of the City of Bellevue. We respectfully request the site plan is approved as submitted.

Should you need additional information, please do not hesitate to contact me by e-mail fortinor@gombocenghub.com or by phone at (402) 216-7716.

Sincerely,



Fortino Ramirez, PE
Civil Engineer

RECEIVED
FEB 24 2025
PLANNING DEPT.

REVISIONS:	MARK	DATE	DESCRIPTION

DIGITAL ID:
PROJ NO:
SCALE: AS SHOWN ON PLAN
DATE:
DRAWN BY: F. RAMIREZ
CHECKED BY: F. RAMIREZ

SHEET TITLE:

C-01

SHEET NO.

SHEET 01 OF 06

100% REVIEW

PROJECT INFORMATION:

OWNER/DEVELOPER: CLATTERBUCK PROPERTIES, EMAIL: BRENT@CLB.OMHCOXMAIL.COM
ARCHITECT: RALPH GLADBACH, EMAIL: RGLADBACH@COX.NET
CIVIL ENGINEER: FORTINO RAMIREZ, EMAIL: FORTINOR@GOMBOCENHUB.COM
SURVEYOR: DOUG HILL, EMAIL: DHILL@HILLFARRELL.COM

PARCEL ID: 010505032
LEGAL DESCRIPTION: LOTS 3A & 3B NORMANDY HILLS
LOT SIZE: 5.61 AC.

PROPOSED PERVIOUS COVER: 2.26 AC (40.29%)
PROPOSED IMPERVIOUS COVER: 3.35 AC (59.71%)

CURRENT ZONING: RG-20-PS GENERAL RESIDENTIAL DISTRICT
REQUESTED ZONING CHANGE: NONE

REQUIRED BUFFERS: 20 FT BUFFER ALONG SOUTH PROPERTY LINE ADJACENT TO RS-72 ZONING.

REQUIRED SETBACKS

- FRONT YARD: 35 FT
- REAR YARD: 10 FT
- SIDE YARD: 5 FT
- STREET SIDE YARD: 10 FT
- MAX. HEIGHT: 75 FT

PROPOSED INHABITED STRUCTURES:

- 90 APARTMENT UNITS
 - 1-BEDROOM (25 UNITS)
 - 2-BEDROOM (55 UNITS)
 - 3-BEDROOM (10 UNITS)
- 2,000 SQ. FT. GYM & OFFICE


REQUIRED PARKING STALLS: 184 STALLS

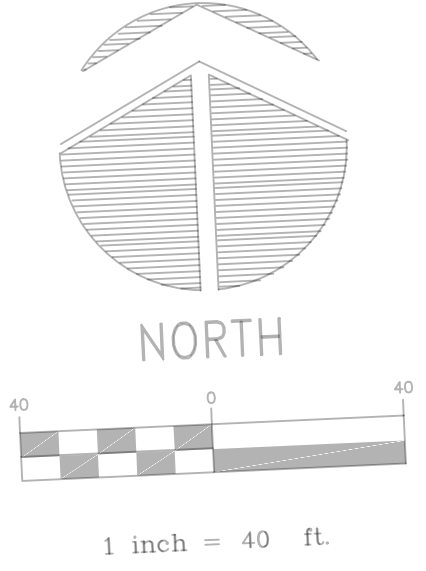
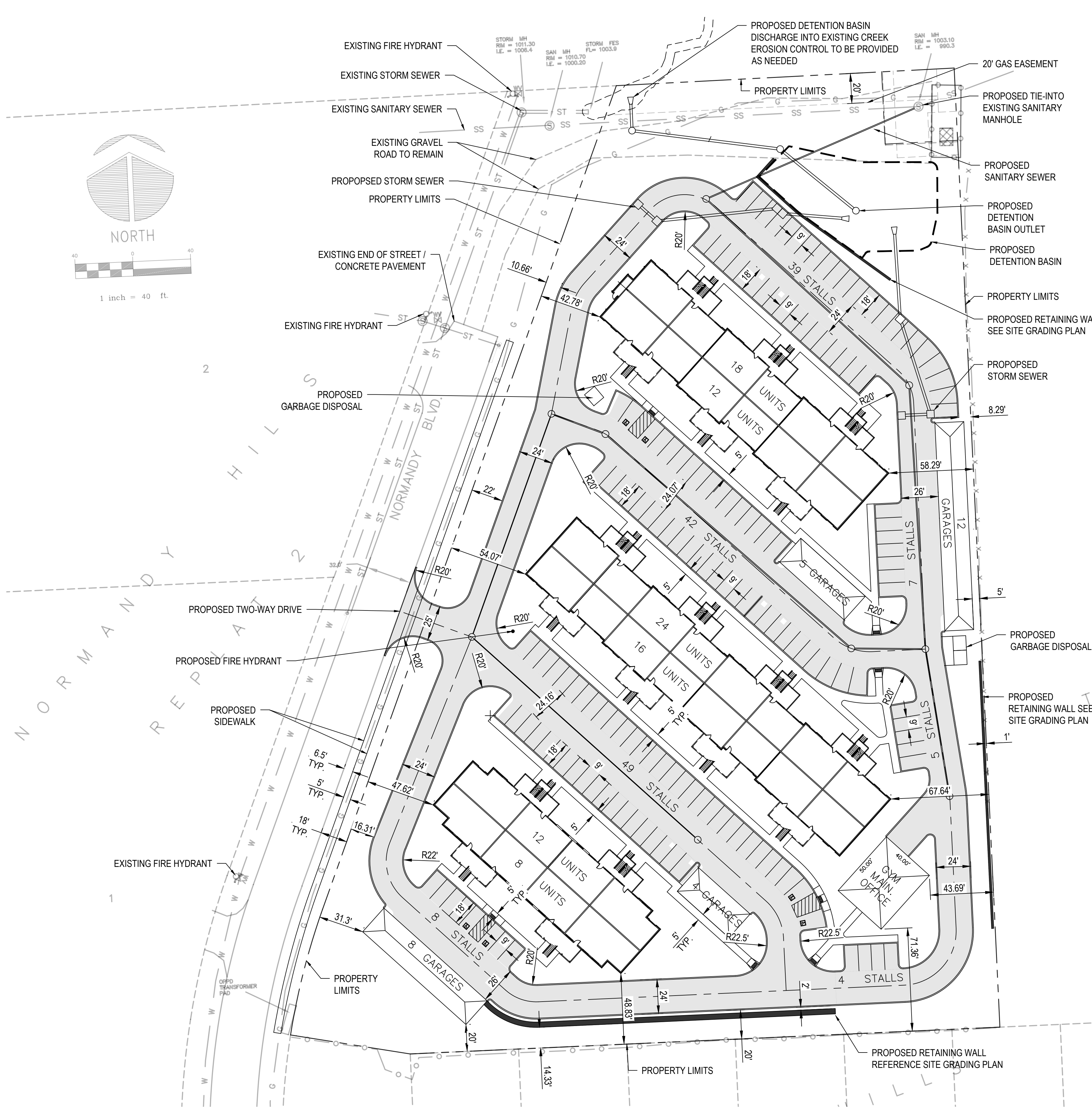
- 90 APARTMENT UNITS: 180 STALLS (2 STALLS PER UNIT)
- 1,200 SQ. FT. OFFICE: 4 STALLS (1 STALL PER EA. 300 SQ. FT.)

PROVIDED PARKING STALLS: 184 STALLS PROVIDED AS FOLLOWS

- 6 ADA VAN ACCESSIBLE STALLS
- 29 GARAGE SPACES
- 149 STANDARD 9'X18' PARKING STALL

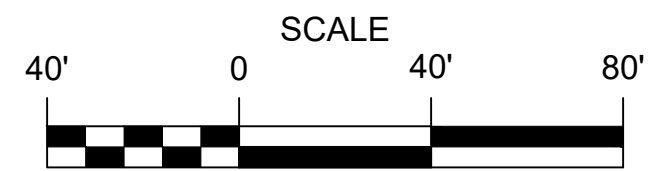
PROPOSED PAVEMENT LEGEND

 7" THICK PCC OR 9" THICK ACC



SITE PLAN
SCALE: 1" = 40'

1
C-01





We Influence The World!

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

3.e.

To: Planning Commission
From: Tammi Palm, Planning Director
Date: April 17, 2025
Subject: Future Land Use Map Amendment

The Future Land Use Map was recently adopted as part of the Comprehensive Plan Update in December 2024. After its adoption, staff realized one of the Offutt Air Force Base boundaries along S. 25th Street was inaccurate. Additionally, Offutt recently obtained property on the east side of the Base adjacent to Paradise Park to increase their footprint. The updated attached map reflects both revisions.

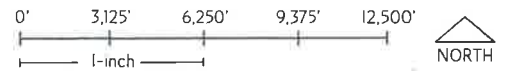
PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends APPROVAL of the updated Future Land Use Map of the Comprehensive Plan to accurately reflect Offutt AFB boundaries.

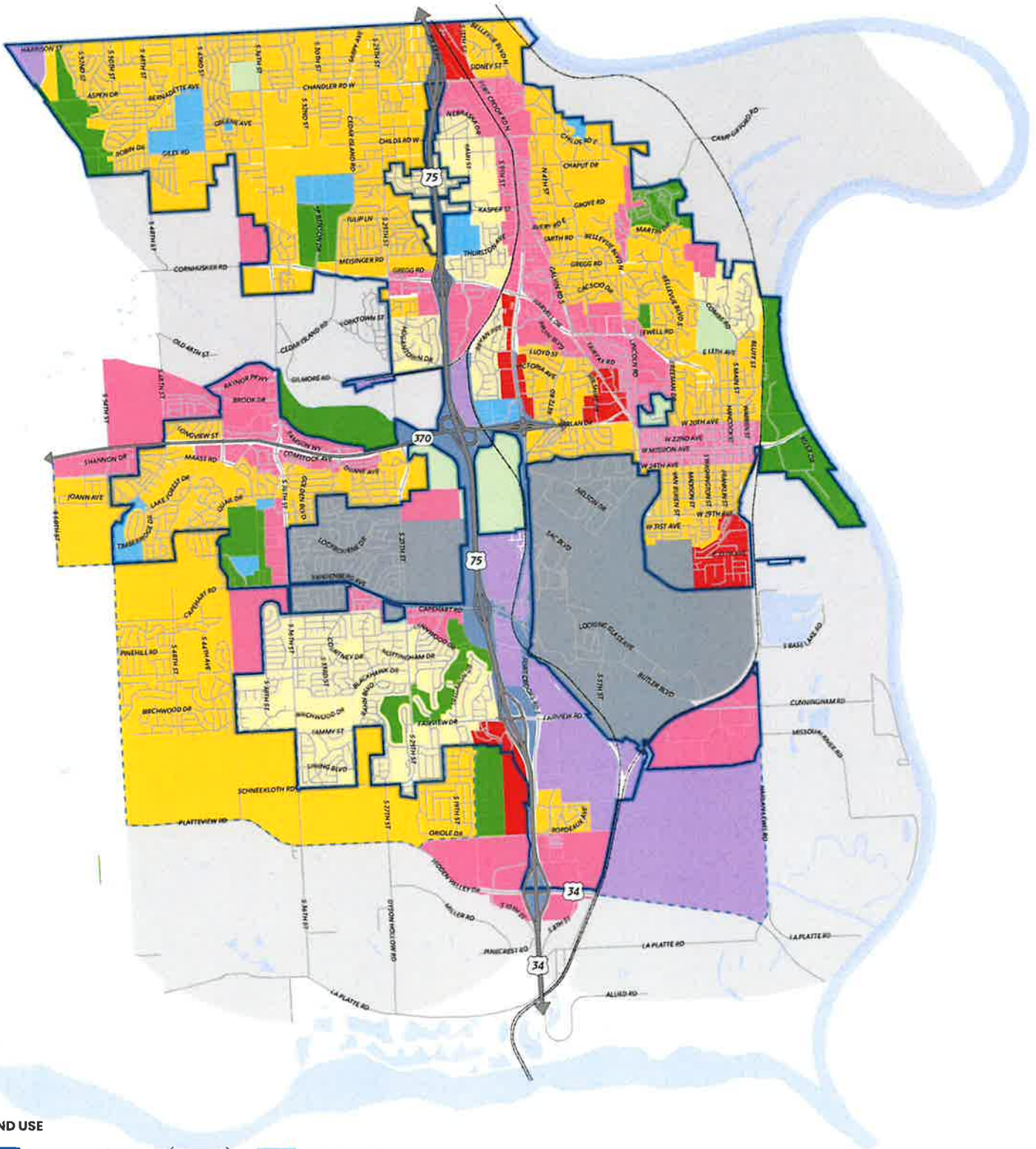
PLANNING COMMISSION RECOMMENDATION:

Under Review

FUTURE LAND USE FRAMEWORK



Data Sources: Sarpy County, Urban Footprint, and Olsson Studio

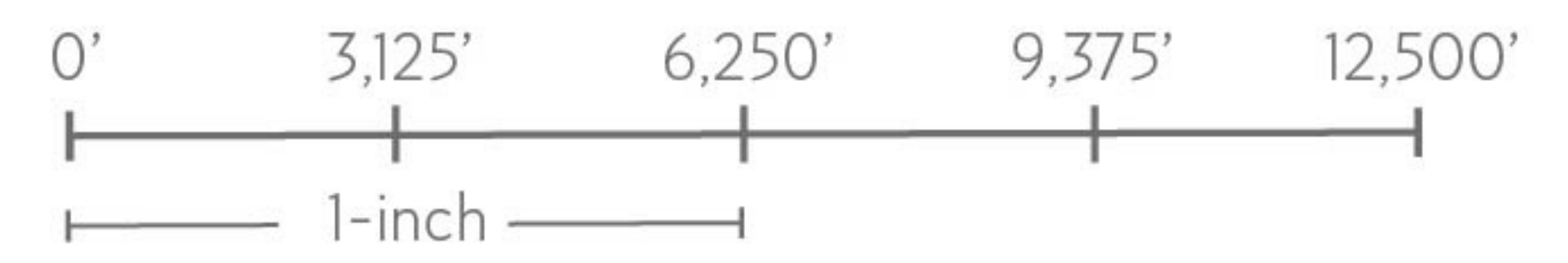


LAND USE

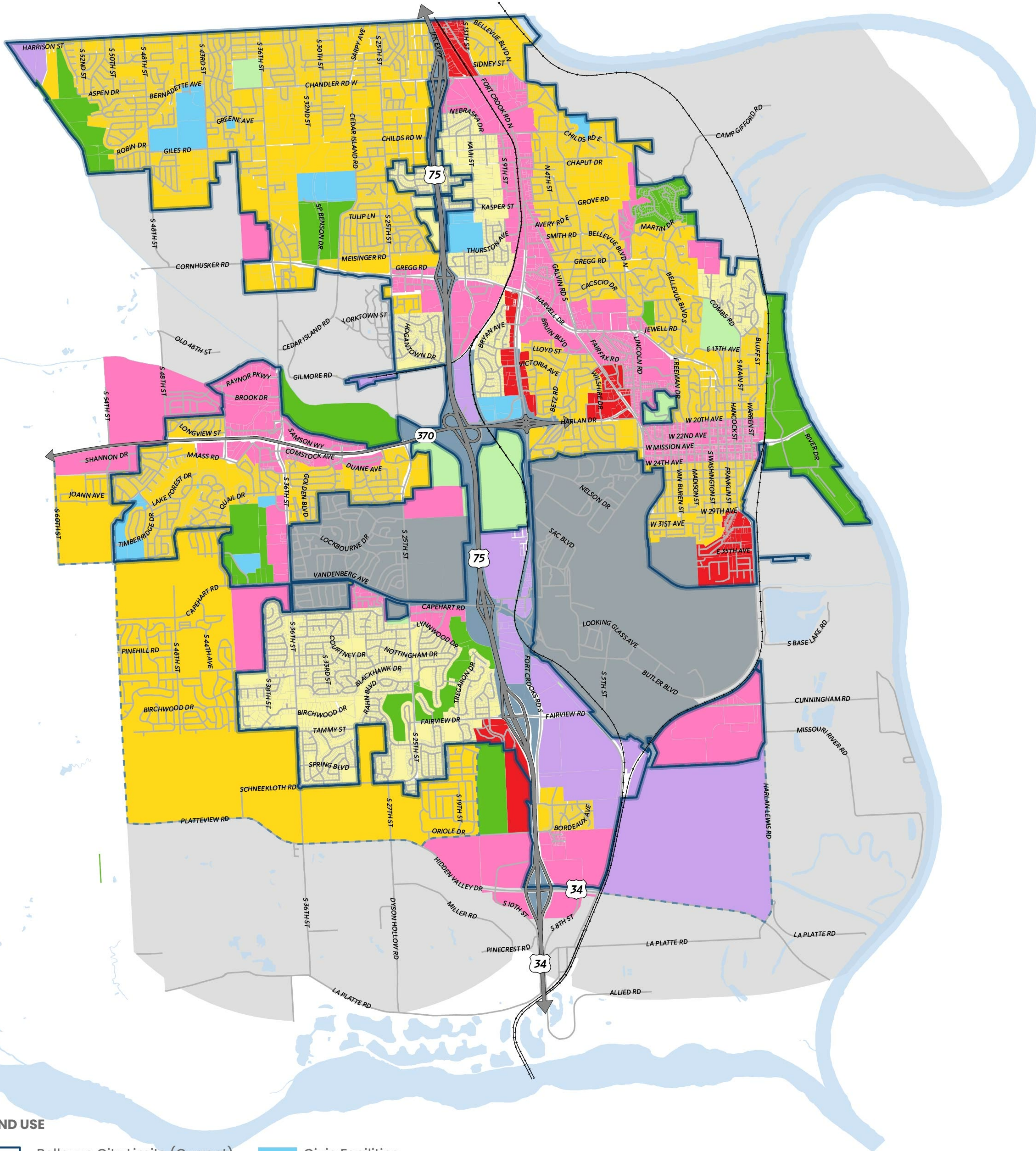
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|----------------------------------|--------------------------------|
| Bellevue City Limits (Current) | Civic Facilities |
| Annexation Area | Commercial |
| Open Space | Industrial |
| Parks and Recreation | Mixed Use |
| Single Family Residential | Transportation/Utilities |
| Single / Multifamily Residential | Offutt Air Force Base Property |



FUTURE LAND USE FRAMEWORK



Data Sources: Sarpy County, Urban Footprint, and Olsson Studio



LAND USE

- | | |
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