

## **BELLEVUE PLANNING COMMISSION**

Thursday, August 28, 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 July 24, 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 rezone Lots 1 through 3, Michalek Estates, being a platting of Tax Lots 3B1, 3B2, and 3B3A, all located in the Northwest 1/4 of Section 3, T13N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG to AG, RA, and RE for the purpose of lot line adjustments; small subdivision plat Lots 1 through 3, Michalek Estates; and waiver of Section 6-7 (7) regarding excessive depth in relation to width of lots over three to one. Applicants: Mark and Janice Michalek. Location: 12009 S. 25th St. Case #'s: Z-2507-08 and S-2507-15.

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

a. Request to rezone Lot 6, Tiller's 4th Addition, from BG to RG-8-PS for the purpose of multi-family residential development. Applicant: Ehrhart Griffin & Associates. General Location: 1724 Wilshire Drive. Case #: Z-2506-6. **\*\*Continuance being requested by applicant.\*\***

b. Request to rezone Lot 1 and Outlot A, Mora Acres, being a platting of part of Tax Lots 12 and 13, all located in the Southwest 1/4 of Section 22, T14N, R13E, of the 6th P.M., Sarpy County, Nebraska, from AG to RA, and RG-8 for the purpose of residential development; and small subdivision plat Lot 1 and Outlot A, Mora Acres. Applicants: Orchard Valley, Inc. Location: 1902 Lola Avenue. Case #'s: Z-2507-07 and S-2507-13.

c. Request for a conditional use permit for Lot 3D, Twin Ridge II, for the purpose of parking oversized vehicles and trailers. Applicant: Shane Hoeft. Location: 1010 Fort Crook Rd S. Case #: CUP-2507-02.

### **4. CURRENT BUSINESS**

a. Housing Resiliency Plan Staff Update

### **5. ADJOURNMENT**



# MINUTE RECORD

Bellevue Planning Commission Meeting, July 24, 2025, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, July 24, 2025, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Bennett, Sims, Taylor-Jones, Hankins, Yoder, Ackley, Lasenburg, and Perrin. Absent was Commissioner Aerni. Also present was Angela Curry, Assistant Planning Manager, and David Goedeken, Public Works 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 on the rear wall of the City Council Chambers.

Motion was made by Yoder, seconded by Lasenburg, to approve the minutes of the June 26, 2025, regular meeting as presented. Upon roll call, Bennett, Sims, Taylor-Jones, Hankins, Yoder, Lasenburg, and Perrin, all voted yes. Ackley abstained. Motion carried.

Hankins asked if there were any updates or additions to staff reports. Curry advised there was an update. She stated a letter was received from Hillcrest Freedom Village on agenda item 3.a. This item was provided to the Planning Commissioners and displayed publicly with the rest of the agenda packet. A letter from Bellevue Vision Clinic was provided at the meeting and copies were given to each Planning Commissioner.

Motion was made by Ackley, seconded by Taylor-Jones, to accept into the record all staff reports, attachments, memos, and handouts regarding each application and including those received after the agenda was presented. Upon roll call, all present voted yes. Motion carried unanimously.

Hankins explained the public hearing procedures.

PUBLIC HEARING was held on a request to amend Section 5.17, Zoning Ordinance, regarding the Planned Subdivision Overlay as it pertains to allowable density. Applicant: Great Lakes Capital. Case #: 188.

Hankins asked staff for updates. Curry stated letters were received from Freedom Village of Bellevue and Ms. Pillen, owner of Bellevue Vision Clinic.

Brent Beller, 11440 West Center Road, Omaha, NE, with Fullenkamp, Joebeun, Johnson & Beller, LLP, was present on behalf of the applicant. Beller stated Nick Goede and Ryan Durant were also present. Beller stated his objective was to explain the workforce housing and affordability for the proposed project and provide a better understanding of the request. Beller gave an overview of the proposed project. He stated there would be 96 units consisting of 22 one-bedroom, 45 two-bedroom, 19 three-bedroom, and 10 four-bedroom apartments. He stated they would put emphasis on the three- and four-bed units since options are very low for units of this size. He said amenities would consist of a playground, basketball court, and a garden on the west side. Beller explained workforce housing is not low-income housing. Low-income is 30% of area median income (AMI) and below, and workforce housing is 30% to 80% of AMI. He said for example, 60% AMI = \$67,000 and 80% = \$90,000 (single household) for individuals working in the service industry and similar jobs. Beller stated in 2020 the State Legislature created a statute which mandated cities to provide more workforce housing. He stated a roadmap was given and it included promulgating ordinances that would allow for flexibility in zoning codes, provide incentives, and encourage a lax in zoning standards; all to provide for workforce housing. Beller stated the applicant will be requesting a rezoning to RG-8-PS (General Residential, 800 square foot per unit, -Planned Subdivision Overlay) for the proposed project at the August Planning Commission meeting. He said the lowest density allowed under the RG-8 zoning is 800 square feet per unit and with this text amendment they are requesting a density of 675 square feet per unit. Beller stated the cost for this project only works with assistance from TIF (Tax Increment Financing) and NIFA (Nebraska Investment Finance Authority). Beller stated NIFA would provide low interest bonds and tax credits under the Qualified Action Plan, and in addition to three-bedroom and four-bedroom housing they must include smaller units. He stated LB866, a Nebraska bill officially titled "Adopt the Municipal Density and Missing Middle Housing Act and the Middle-Income Workforce Housing Investment Act" proposed high density residential along the Highway 370 corridor. Beller stated the report says the City of Bellevue needs to provide 559 workforce housing units by the year 2027. He said their project would provide 96 units towards the 559 units. Beller said to provide what NIFA encourages for affordable housing for the city will include high density residential along the major corridors.

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

# MINUTE RECORD

Bellevue Planning Commission Meeting, July 24, 2025, Page 2

closed the public hearing.

Ackley stated higher density residential has been a topic for discussion within the planning realm in terms of what cities should be doing to obtain higher density and infill development. He stated ADUs (Accessory Dwelling Units) are being considered in neighboring cities and those would allow more than one single family residence on one lot. Ackley stated some previously approved single family residential plats have come back through to the Planning Commission with requests for an amendment to combine several single-family lots for the purpose of facilitating multi-family housing. He said with the current cost of housing, the goal was to become more cost effective by allowing for a higher density and more overall units. Ackley stated this text amendment request would allow for more density and it is not targeted at any one specific application. He said the -PS overlay requires site plan approval be granted by City Council and therefore, density would be approved on a case-by-case basis. Ackley stated he would be supporting this amendment. Yoder agreed and stated Omaha already allows for much higher density than Bellevue or other Sarpy County cities. He said this is the next step in revitalization.

MOTION was made by Ackley, seconded by Yoder, to recommend APPROVAL of a request to amend Section 5.17, Zoning Ordinance, regarding the Planned Subdivision Overlay as it pertains to allowable density. Applicant: Great Lakes Capital. Case #: 188. APPROVAL of the amendment as presented. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING on September 2, 2025.**

PUBLIC HEARING was held on a request to rezone Lot 6, Tiller's 4<sup>th</sup> Addition from BG to RG-8-PS, with site plan approval, for the purpose of multifamily residential development. Applicant: Ehrhart Griffin & Associates. General location: 1724 Wilshire Drive. Case # Z-2506-06.

Hankins asked staff for updates. Curry stated, the applicant is requesting a continuance for this agenda item to the August 28, 2025, Planning Commission meeting.

Brent Beller, 11440 West Center Road, Omaha, NE, was present on behalf of the applicant. Beller stated the applicant has requested additional time to provide information to the Planning Department.

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

MOTION was made by Ackley, seconded by Taylor-Jones, to CONTINUE to the August 28, 2025, Planning Commission meeting a request to rezone Lot 6, Tiller's 4<sup>th</sup> Addition from BG to RG-8-PS, with site plan approval, for the purpose of multifamily residential development. Applicant: Great Lakes Capital. General location: 1724 Wilshire Drive. Case # Z-2506-06. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will be CONTINUED to Planning Commission for PUBLIC HEARING on August 28, 2025.**

PUBLIC HEARING was held on a request to approve the 2026-2031 Capital Improvement Plan. Applicant: City of Bellevue. Case # 187.

Hankins asked staff for updates. Curry stated, there were no updates and gave a summary of the request. Curry stated the CIP (Capital Improvement Plan) is a community planning and fiscal tool that is used each year to coordinate capital improvements of a multi-year period, typically five to six years. She stated the project contains major projects and expenditures categorized as \$50,000 or more submitted by each department. Curry said the first year of the plan corresponds with the budget that will be presented to City Council next month.

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

Yoder asked if there were any plans earmarked for LB840. Curry stated she did not have a definitive answer for the future use of those funds. Yoder asked for an explanation for the ten million dollars set aside for the covered walkways at the development south near Platteview Road. Public Works Director David Goedeken stated installation of the covered sidewalk was a part of the agreement for the Goodlife District. He said a covered walkway between the waterpark and hotels was a requirement for the city to obtain these funds. He stated the funds were applied for through the State of Nebraska for the Entertainment District. Hankins asked if the city was going to install the sidewalks on Chateau Drive

# MINUTE RECORD

Bellevue Planning Commission Meeting, July 24, 2025, Page 3

near The Alley. Goedeken said yes, a CDBG grant was received to fund the installation of the sidewalks.

Lasenberg asked if the one-million-dollar line item for bridge repair was slated for the South Fort Crook Road bridge repair. Goedeken said no. He stated the bridge repair item was placed in the CIP by the Street Superintendent and would be used for incidentals and repairs on all bridges. Goedeken stated the South Fort Crook Road Bridge is a different issue and that bridge would be closed for a while.

Ackley stated that LB840 was placed in the CIP each year however it is not earmarked for a specific item.

Yoder asked if there were any plans for Mission Avenue sewer improvements. Goedeken stated the Mission Avenue streetscape project will include sanitary sewer replacement and storm sewer upgrades along Mission Avenue and the entire downtown corridor. He said the work will begin this summer. Yoder stated sewer was an issue for development in this area. Goedeken stated the sewer lines are old and the plans would include repair from Mission Avenue to the 22<sup>nd</sup> Street lift station. Yoder asked if these proposals tie in with the public meetings for streetscape improvements. Goedeken said yes it does.

MOTION was made by Ackley, seconded by Lasenburg, to recommend APPROVAL of a request to approve the 2026-2031 Capital Improvement Plan. Applicant: City of Bellevue. Case # 187. APPROVAL as presented. Upon roll all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING on September 2, 2025.**

Meeting adjourned at 6:36 p.m.



Angela Curry  
Assistant Planning Manager

**CITY OF BELLEVUE  
PLANNING DEPARTMENT**

**RECOMMENDATION REPORT # 1**

**CASE NUMBERS:** Z-2507-08  
S-2507-15

**FOR HEARING OF:**  
**REPORT #1:** August 28, 2025

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Mark Michalek  
12009 S. 25<sup>th</sup> Street  
Bellevue, NE 68123

**B. PROPERTY OWNERS:**

Mark and Janice Michalek  
12009 S. 25<sup>th</sup> Street  
Bellevue, NE 68123

**C. GENERAL LOCATION:**

12009 S 25<sup>th</sup> Street

**D. LEGAL DESCRIPTION:**

Lots 1 through 3, Michalek Estates, being a platting of Tax Lots 3B1, 3B2, and 3B3A, all located in the Northwest ¼ of Section 3, T13N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

**E. REQUESTED ACTIONS:**

1. Rezone Lots 1 through 3, Michalek Estates, from AG to AG, RA, and RE, for the purpose of lot line adjustments.
2. Small Subdivision Plat Lots 1 through 3, Michalek Estates.
3. Waiver of Section 6-7 (7) regarding excessive depth in relation to width of lots over three to one.

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

AG, Single Family Residential and Agricultural

**G. PURPOSE OF REQUEST:**

The purpose of this request is to obtain approval of a rezoning and small subdivision plat for the purpose of adjusting lot lines and bringing the properties into zoning conformance.

**H. SIZE OF SITE:**

The entire site is 35.25 acres, with the proposed lots as follows: Lot 1 – 28.87 acres, Lot 2 – 5.03 acres, and Lot 3 – 1.35 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

Tax Lots 3B1 and 3B2 are presently developed with single family residences. Tax Lot 3B3A is developed with a single family residence, a mobile home, and several agricultural outbuildings.

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

- 1. **North:** Single Family Residential/Agricultural, AG
- 2. **East:** Papio Creek/Floodway
- 3. **South:** USAF Property/Willow Springs Golf Course
- 4. **West:** USAF Property (across South 25<sup>th</sup> Street)

**C. REVELANT CASE HISTORY:**

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

**D. APPLICABLE REGULATIONS:**

- 1. Section 5.05, Zoning Ordinance, regarding AG uses and requirements.
- 2. Section 5.06, Zoning Ordinance, regarding RA uses and requirements.
- 3. Section 5.07, Zoning Ordinance, regarding RE uses and requirements.
- 4. Chapter 5, Subdivision Regulations, regarding Small Subdivisions.
- 5. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.

6. Chapter 8, Subdivision Regulations, regarding Hardship and Waivers.

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

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

**B. OTHER PLANS:**

None

**C. TRAFFIC AND ACCESS:**

1. There is no MAPA traffic data information available for this area.
2. The properties presently have access from private driveways off South 25<sup>th</sup> Street.

**D. UTILITIES:**

All utilities are available to this location.

**E. ANALYSIS:**

1. Mark Michalek is requesting approval of a rezoning and small subdivision plat for Lots 1 through 3, Michalek Estates, for the purpose of lot line adjustments.
2. This property consists of three tax lots. Two of the three existing tax lots have nonconforming AG zoning designations. This platting and rezoning will bring the properties into conformance.

Lot 1 will consist of approximately 29 acres and have an AG zoning, while Lot 2 is 5.03 acres with an RA zoning, and Lot 3 is 1.35 acres with an RE zoning.

The minimum lot size in the AG district is 20 acres. The minimum lot size in RA is 5 acres, while the minimum lot size is 1 acre in the RE district. All lots meet the minimum requirements for their perspective zoning districts.

3. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Planning Director, Sarpy County Public Works Department, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and

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

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

4. 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 1, Michalek Estates. The existing configuration of the property already exists; therefore, staff has no objections to the requested waiver.

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

The Comprehensive Plan does not preclude a change of zone in this location. Staff believes mixed use for this property is an appropriate long-term plan; however, the proposed zoning will allow for the existing single family residences to remain until such time as mixed development occurs.

6. 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 lack of perceived negative impact to the surrounding neighborhood and conformance with the Zoning Ordinance.

**V. PLANNING COMMISSION RECOMMENDATION**

Under Review

**VI. ATTACHMENTS TO REPORT**

1. Vicinity map/Zoning Map
2. 2024 GIS aerial photo of the property
3. Small Subdivision Plat received August 19, 2025
4. As Built Plot Plan received July 24, 2025
5. Letter from the applicant received July 25, 2025
6. Waiver request received August 12, 2025

**VII. COPIES OF REPORT TO:**

1. Applicant
2. Doug Hill
3. Public Upon Request

  
Assistant Planning Manager

 08/22/2025  
Planning Director                      Date of Report



# 12009 South 25th Street Aerial Map



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 2862

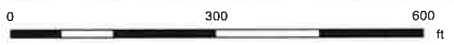
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



Sarpy County GIS



Map Scale 1: 2862

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

# MICHALEK ESTATES

LOTS 1, 2 AND 3  
BEING A REPLAT OF TAX LOTS 3B1, 3B2 AND 3B3A, LOCATED IN THE  
NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 13 EAST OF  
THE 6th P.M., SARPY COUNTY, NEBRASKA.

NORTHWEST CORNER  
SEC. 3, T13N, R13E  
SARPY COUNTY  
NEBRASKA

FOUND 1" PINCH TOP PIPE  
44.34' SE CHISELED "X" IN CURB  
41.72' SW CHISELED "X" IN CURB  
37.45' NW "X" NAILS IN POWER POLE  
31.10' NE "X" IN TOP CENTER  
CRATE CONC PIPE

RIGHT-OF-WAY TAKINGS  
MSC BOOK 118 PAGE 81  
MSC BOOK 135 PAGE 299

NOTE  
THERE SHALL BE NO  
DIRECT VEHICULAR ACCESS  
TO SOUTH 25TH STREET  
FROM LOTS 1 AND 3 ALL  
ACCESS SHALL BE FROM  
30'00' PERMANENT DRIVE  
EASEMENT.

FOUND 1" PINCH TOP PIPE  
44.34' SE CHISELED "X" IN CURB  
41.72' SW CHISELED "X" IN CURB  
37.45' NW "X" NAILS IN POWER POLE  
31.10' NE "X" IN TOP CENTER  
CRATE CONC PIPE

SOUTH 25TH STREET

FOUND 1" PINCH TOP PIPE  
44.34' SE CHISELED "X" IN CURB  
41.72' SW CHISELED "X" IN CURB  
37.45' NW "X" NAILS IN POWER POLE  
31.10' NE "X" IN TOP CENTER  
CRATE CONC PIPE

FOUND 1" PINCH TOP PIPE  
44.34' SE CHISELED "X" IN CURB  
41.72' SW CHISELED "X" IN CURB  
37.45' NW "X" NAILS IN POWER POLE  
31.10' NE "X" IN TOP CENTER  
CRATE CONC PIPE

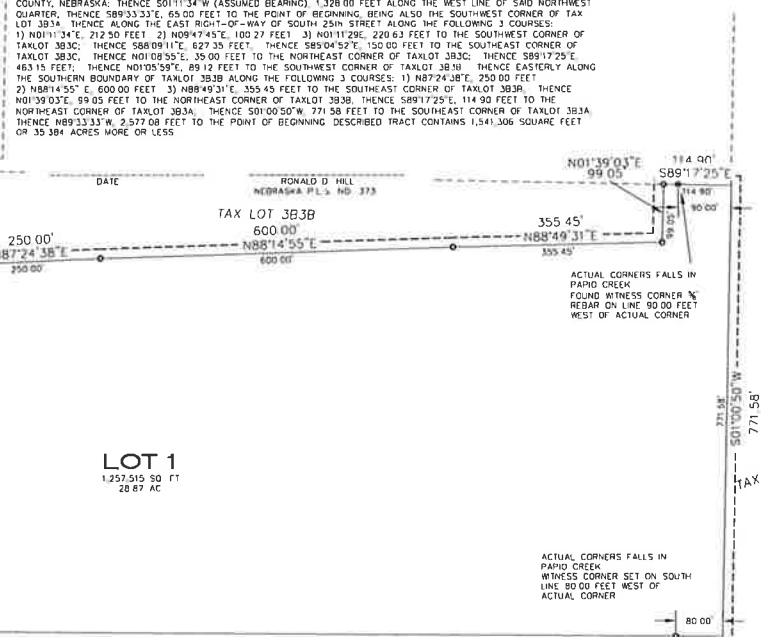
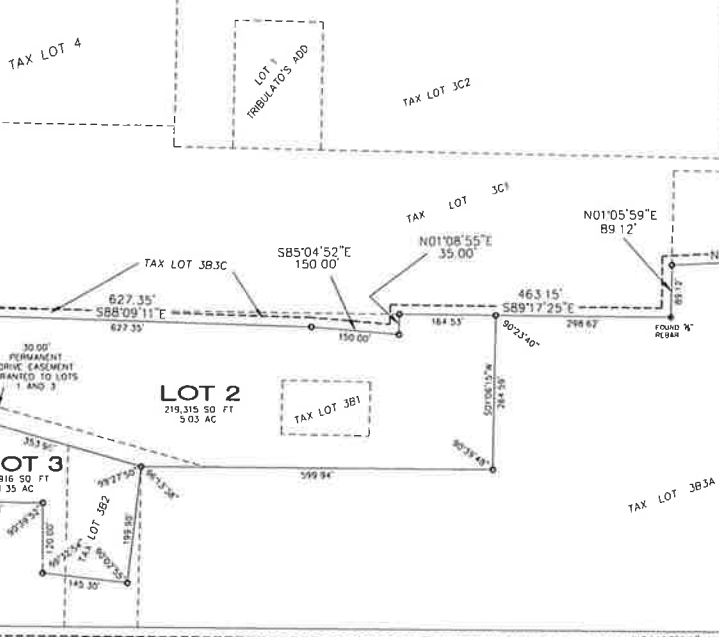
FOUND 1" PINCH TOP PIPE  
44.34' SE CHISELED "X" IN CURB  
41.72' SW CHISELED "X" IN CURB  
37.45' NW "X" NAILS IN POWER POLE  
31.10' NE "X" IN TOP CENTER  
CRATE CONC PIPE

FOUND 1" PINCH TOP PIPE  
44.34' SE CHISELED "X" IN CURB  
41.72' SW CHISELED "X" IN CURB  
37.45' NW "X" NAILS IN POWER POLE  
31.10' NE "X" IN TOP CENTER  
CRATE CONC PIPE

FOUND 1" PINCH TOP PIPE  
44.34' SE CHISELED "X" IN CURB  
41.72' SW CHISELED "X" IN CURB  
37.45' NW "X" NAILS IN POWER POLE  
31.10' NE "X" IN TOP CENTER  
CRATE CONC PIPE

FOUND 1" PINCH TOP PIPE  
44.34' SE CHISELED "X" IN CURB  
41.72' SW CHISELED "X" IN CURB  
37.45' NW "X" NAILS IN POWER POLE  
31.10' NE "X" IN TOP CENTER  
CRATE CONC PIPE

FOUND 1" PINCH TOP PIPE  
44.34' SE CHISELED "X" IN CURB  
41.72' SW CHISELED "X" IN CURB  
37.45' NW "X" NAILS IN POWER POLE  
31.10' NE "X" IN TOP CENTER  
CRATE CONC PIPE



**APPROVAL OF BELLEVUE PLANNING COMMISSION**  
THIS PLAT OF "MICHALEK ESTATES" WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

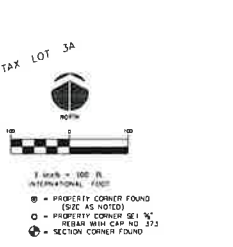
**APPROVAL OF BELLEVUE CITY COUNCIL**  
THIS PLAT OF "MICHALEK ESTATES" WAS APPROVED BY THE BELLEVUE CITY COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025. THIS PLAT BECOMES NULL AND VOID IF NOT RECORDED WITHIN NINETY (90) DAYS OF THE ABOVE DATE.

ATTEST \_\_\_\_\_ CITY CLERK \_\_\_\_\_ MAYOR

**REVIEW OF SARPY PUBLIC WORKS**  
THIS PLAT OF "MICHALEK ESTATES" WAS REVIEWED BY THE SARPY COUNTY PUBLIC WORKS DEPARTMENT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

**COUNTY TREASURER'S CERTIFICATE**  
THIS IS TO CERTIFY THAT THERE ARE NO TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE OR EMBRACED WITHIN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

DATE \_\_\_\_\_ SARPY COUNTY TREASURER \_\_\_\_\_



**NOTE**  
NORTHWEST QUARTER OF SECTION 3-13-13  
AND SOUTH LINE OF TAX LOT 33A  
DETERMINED FROM SURVEY BY GARY JENSEN  
DATED NOVEMBER 26, 2002.  
BOUNDARY OF TAXLOT 3B3B AND 3B3C  
DETERMINED BY GARY JENSEN DATED IN DEED  
FILED AS INSTRUMENT NUMBER 2011-03992

**SURVEYOR'S CERTIFICATE**  
I, RONALD D. HILL, THE NEBRASKA PROFESSIONAL LAND SURVEYOR NO. 373, DULY REGISTERED UNDER THE LAND SURVEYOR'S REGULATION ACT, DO HEREBY STATE THAT I HAVE PERFORMED A SURVEY OF THE LAND DEPICTED ON THE ACCOMPANYING PLAT, THAT SAID PLAT IS A TRUE DELINEATION OF SAID SURVEY PERFORMED PERSONALLY OR UNDER MY DIRECT SUPERVISION; THAT SAID SURVEY WAS MADE TO REFERENCE TO KNOWN AND RECORDED MONUMENTS MARKED AS SHOWN, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE, ACCURATE, AND IN ACCORDANCE WITH THE LAND SURVEYOR'S REGULATION ACT IN EFFECT. REPLAT TO BE KNOWN AS "MICHALEK ESTATES" AND BEING A REPLAT OF TAXLOTS 3B1, 3B2 AND 3B3A, LOCATED IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6th P.M., SARPY COUNTY, NEBRASKA; THENCE S01°11'34"W (ASSUMED BEARING), 1,328.00 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, THENCE S89°33'33"E, 65.00 FEET TO THE POINT OF BEGINNING, BEING ALSO THE SOUTHWEST CORNER OF TAX LOT 3B3A; THENCE ALONG THE EAST RIGHT-OF-WAY OF SOUTH 25th STREET ALONG THE FOLLOWING 3 COURSES: 1) N01°11'34"E, 212.50 FEET; 2) N09°47'45"E, 100.27 FEET; 3) N01°11'29"E, 220.63 FEET TO THE SOUTHWEST CORNER OF TAXLOT 3B3C; THENCE S88°09'11"E, 627.35 FEET; THENCE S85°04'52"E, 150.00 FEET TO THE SOUTHEAST CORNER OF TAXLOT 3B3C; THENCE N01°05'59"E, 89.12 FEET TO THE NORTHEAST CORNER OF TAXLOT 3B3B; THENCE S89°17'25"E, 463.15 FEET; THENCE N01°05'59"E, 89.12 FEET TO THE SOUTHWEST CORNER OF TAXLOT 3B3B; THENCE EASTERLY ALONG THE SOUTHERN BOUNDARY OF TAXLOT 3B3B ALONG THE FOLLOWING 3 COURSES: 1) N87°24'38"E, 250.00 FEET; 2) N81°45'55"E, 600.00 FEET; 3) N88°49'31"E, 355.45 FEET TO THE SOUTHEAST CORNER OF TAXLOT 3B3B; THENCE N01°39'03"E, 99.05 FEET TO THE NORTHEAST CORNER OF TAXLOT 3B3A; THENCE S01°00'50"W, 771.58 FEET TO THE SOUTHWEST CORNER OF TAXLOT 3B3A; THENCE N89°33'33"W, 2577.08 FEET TO THE POINT OF BEGINNING. DESCRIBED TRACT CONTAINS 1,541,306 SQUARE FEET OR 35.384 ACRES MORE OR LESS.

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT WE, MARK A MICHALEK AND JANICE A MICHALEK, BEING THE OWNERS OF THE PROPERTY DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE REPLATED INTO LOTS TO BE NUMBERED AS SHOWN. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "MICHALEK ESTATES" AND WE DO HEREBY RENEY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT. WE DO HEREBY GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT AND CENTURYLINK COMMUNICATIONS INTERNATIONAL, INC. AND ANY COMPANY WHICH HAS BEEN GRANTED A FRANCHISE TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CROSS ARMS, DOWN GUYS AND ANCHORS, CABLES, CONDUITS AND OTHER RELATED FACILITIES; AND TO EXTEND THEREON WIRES OR CABLES FOR THE TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEIPT THEREON INCLUDING SIGNALS PROVIDED BY A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOTS IS HEREBY DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE STRIP MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS, TREES, RETAINING WALL OR LOOSE ROCK SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, SIDEWALKS, DRIVEWAYS, AND OTHER PURPOSES THAT DO NOT HINDER OR LATER INTERFERE WITH THE AFORESAID USES OF RIGHTS HEREIN GRANTED. WE DO ALSO DEDICATE THE EASEMENTS AS SHOWN HEREON IN WITNESS WHEREOF WE DO HEREBY SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

**ACKNOWLEDGMENT OF NOTARY**  
STATE OF NEBRASKA \_\_\_\_\_  
COUNTY OF SARPY \_\_\_\_\_  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DULY QUALIFIED AND COMMISSIONED AND PERSONALLY APPEARED MARK A MICHALEK AND JANICE A MICHALEK, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSONS WHOSE NAMES APPEAR ON THIS PLAT AND THEY DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR VOLUNTARY ACT AND DEED.

DATE \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**RECEIVED**  
**AUG 19 2025**  
**PLANNING DEPT.**

SURVEY: FDH/ASH  
DRAWN: FDH  
DATE: 07/20/2025  
08/08/2025  
08/16/2025

**MICHALEK ESTATES**  
SMALL SUBDIVISION-CITY OF BELLEVUE  
SARPY COUNTY, NEBRASKA

**HILL-FARRELL ASSOCIATES, INC.**  
Land Surveyors  
Bellevue, NE 68005 (402) 291-6100

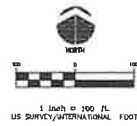
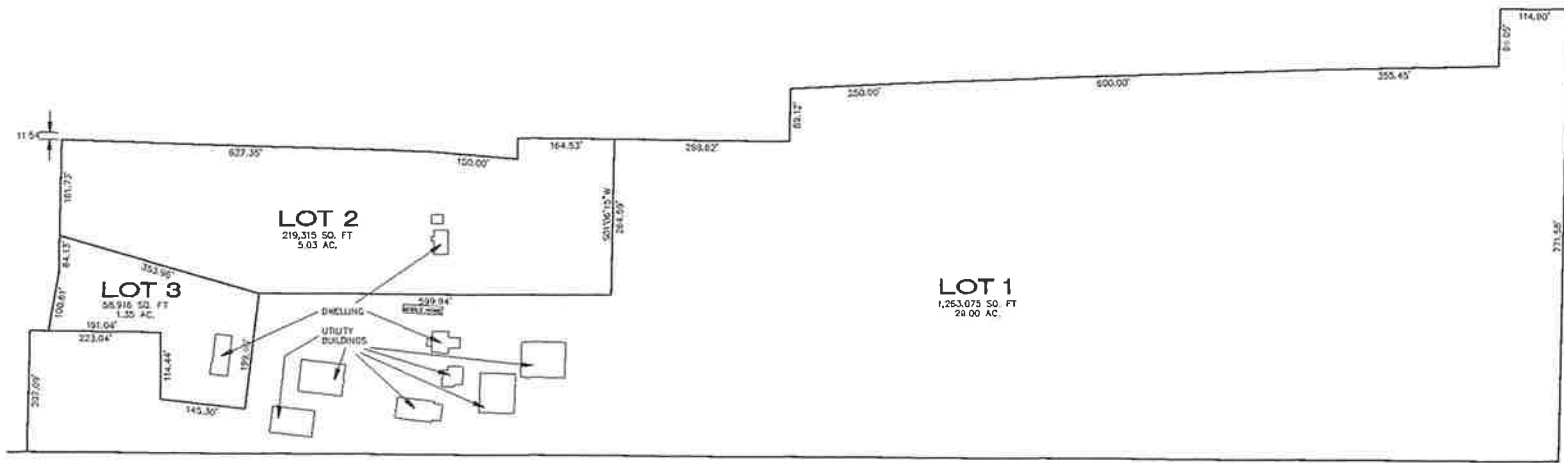


PROJECT NO.  
2025/MICHALEK ESTATES

# MICHALEK ESTATES

LOTS 1, 2 AND 3  
BEING A REPLAT OF TAX LOTS 3B1, 3B2 AND 3B3A, LOCATED IN THE  
NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 13 EAST OF  
THE 6th P.M., SARPY COUNTY, NEBRASKA.

STRUCTURES ON PROPERTY AS BUILT



SURVEY: RCH/UEH  
DRAWN: RCH  
DATE: 07/20/2025

**MICHALEK ESTATES**  
SMALL SUBDIVISION  
CITY OF BELLEVUE  
SARPY COUNTY, NEBRASKA

**HILL-FARRELL ASSOCIATES, INC.**  
Land Surveyors  
Bellevue, NE 68005 (402) 291-6100



PROJECT NO.  
1025/MICHALEK ESTATES

RECEIVED

JUL 24 2025

PLANNING DEPT.

# Hill-Farrell Associates, Inc.

Land Surveyors  
Bellevue, Nebraska



July 25, 2025

Angela Curry  
Assistant Planning Manager  
City of Bellevue  
1510 Wall Street  
Bellevue, NE 68005

RE: Michalek Estates-Small Subdivision Application and Rezoning

Dear Angela:

Attached please find Final Plat and Applications for Referenced Project. Property owner desires to Rezone and Replat subject property to correct Zoning to conform and adjust lot lines to fit current and future conditions.

Thank you for your assistance. Please contact me with any questions or comments.

Sincerely,

Doug

Ronald D. Hill  
NE L.S. No. 373  
dhill@hillfarrell.com

# Hill-Farrell Associates, Inc.

Land Surveyors  
Bellevue, Nebraska



RECEIVED

AUG 19 2025

PLANNING DEPT.

August 12, 2025

Angela Curry  
Assistant Planning Manager  
City of Bellevue  
1510 Wall Street  
Bellevue, NE 68005

RE: Michalek Estates-Small Subdivision Application and Rezoning

Dear Angela:

Applicant is requesting a waiver of Section 6-7 (7), Subdivision Regulations. Due to the rectangular dimensions of the existing property, in order to subdivide the property efficiently to provide desired size and area of parcels the three to one ratio cannot be maintained.

Thank you for your assistance. Please contact me with any questions or comments.

Sincerely,

Doug

Ronald D. Hill  
NE L.S. No. 373  
dhill@hillfarrell.com



We Influence The World!

City of Bellevue  
1500 Wall St • Bellevue, Nebraska • 68005 • 402-293-3000

**3.a.**

## MEMORANDUM

TO: Planning Commission  
FROM: Tammi Palm, Planning Director  
DATE: August 20, 2025  
RE: Rezoning/Site Plan Approval for Lot 6, Tiller's 4<sup>th</sup> Addition

Brent Beller, on behalf of Great Lakes Capital, is requesting a continuance for Agenda Item 3.a. to the September 25, 2025, Planning Commission meeting.

At the July 24, 2025, Planning Commission meeting this item was continued to the August 28, 2025, meeting for public hearing. The applicant is requesting the additional time to continue working on the site plan. Staff is supportive of this request.

**CITY OF BELLEVUE  
PLANNING DEPARTMENT**

**RECOMMENDATION REPORT # 1**

**CASE NUMBERS:** Z-2507-07  
S-2507-13

**FOR HEARING OF:**  
**REPORT #1:** August 28, 2025

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Orchard Valley, Inc.  
Melvin Sudbeck  
16255 Woodland Drive  
Omaha, NE 68136

**B. PROPERTY OWNER:**

Lionel Mora  
1902 Lola Avenue  
Bellevue, NE 68147

**C. GENERAL LOCATION:**

1902 Lola Avenue

**D. LEGAL DESCRIPTION:**

Lot 1 and Outlot A, Mora Acres, being a platting of part of Tax Lots 12 and 13, all located in the Southwest ¼ of Section 22, T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

**E. REQUESTED ACTIONS:**

1. Rezone Lot 1 and Outlot A, Mora Acres, from AG to RA and RG-8 for the purpose of residential development.
2. Small Subdivision Plat Lot 1 and Outlot A, Mora Acres.

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

AG, Single Family Residential and Agricultural

**G. PURPOSE OF REQUEST:**

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

**H. SIZE OF SITE:**

The entire site is 11.54 acres, with the proposed lots as follows: Lot 1 – 10.11 acres and Outlot A – 1.43 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

The site is presently developed with a single family residence and largely covered in vegetation.

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

- 1. **North:** Single Family Residential, RS-72
- 2. **East:** Highway 75 right-of-way
- 3. **South:** Vacant/AG
- 4. **West:** Single Family Residential, RS-72-PS

**C. REVELANT CASE HISTORY:**

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

**D. APPLICABLE REGULATIONS:**

- 1. Section 5.06, Zoning Ordinance, regarding RA uses and requirements.
- 2. Section 5.15, Zoning Ordinance, regarding RG-8 uses and requirements.
- 3. Chapter 5, Subdivision Regulations, regarding Small Subdivisions.
- 4. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.

### **III. ANALYSIS**

#### **A. COMPREHENSIVE PLAN:**

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

#### **B. OTHER PLANS:**

The applicant intends to pursue a de-annexation of Outlot A to facilitate future residential development. The de-annexation is necessary for the developer to utilize a Sanitary and Improvement District (SID).

#### **C. TRAFFIC AND ACCESS:**

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

#### **D. UTILITIES:**

All utilities are available to this location.

#### **E. ANALYSIS:**

1. Melvin Sudbeck, on behalf of Orchard Valley, Inc., is requesting approval of a rezoning and small subdivision plat for Lot 1 and Outlot A, Mora Acres, for the purpose of residential development.

2. This property consists of two tax lots which have nonconforming AG zoning designations. This platting and rezoning will bring the properties into conformance.

Lot 1 will consist of approximately 10 acres and have an RA zoning, while Outlot A is 1.43 acres with an RG-8 zoning.

All lots meet the minimum requirements for their perspective zoning districts.

3. By definition, outlots are not buildable lots. The developer intends to de-annex Outlot A and use it as part of a future residential development in a Sanitary and Improvement District. The outlot will be replatted once de-annexed.

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

indicated a deadline to send comments back to the Planning Department, and stated if the requested department did not have comments pertaining to the application, no response was needed.

Matt Knight, Public Works Engineer, and Mike Sharp, Sarpy County Public Works, had technical comments regarding the small subdivision plat.

As of the date of this report, staff has not received the requested revisions/information.

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

6. The small subdivision plat and rezoning would bring the properties into conformance and aid in future development.

**F. TECHNICAL DEFICIENCIES:**

Several technical deficiencies have been noted on the plat by both the Bellevue and Sarpy Public Works Department.

**IV. DEPARTMENT RECOMMENDATION**

DENIAL based on lack of requested revisions to the small subdivision plat.

Staff is not opposed to the overall platting and rezoning request. If revisions are received and staff can review prior to the Planning Commission hearing, this recommendation will be updated.

**V. PLANNING COMMISSION RECOMMENDATION**

Under Review

**VI. ATTACHMENTS TO REPORT**

1. Vicinity map/Zoning Map
2. 2024 GIS aerial photo of the property
3. Small Subdivision Plat received July 18, 2025
4. Letter from the applicant received July 21, 2025

**VII. COPIES OF REPORT TO:**

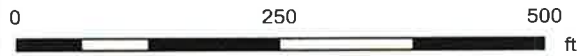
- 1. Applicant
- 2. FoleyShald
- 3. Public Upon Request

  
Assistant Planning Manager

 08/22/28  
Planning Director                      Date of Report

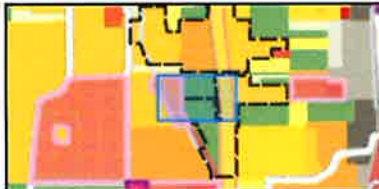


Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 2900

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

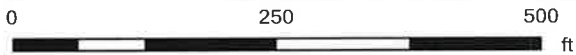


Notes



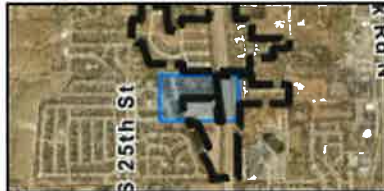


Sarpy County GIS | Sarpy County, Nebraska



Map Scale 1: 2900

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





July 21, 2025

**MORA ACRES – REZONING JUSTIFICATION**

The proposed Mora Acres subdivision plat is proposed to divide the existing acreage, which includes two separate tax lots, into one large lot with a single-family home and another smaller parcel which is to be sold.

Per the City of Bellevue, the existing tax lots are legal, non-conforming tax lots, so a rezoning is required. The existing zoning is Agricultural District (AG). Proposed zoning for the larger proposed lot is Residential Agricultural District (RA). The smaller Outlot which is to be sold is proposed as General Residential (RG-8), due to a City of Bellevue requirement that outlots must meet the minimum lot size of the underlying zoning. RG-8 is proposed, because that is the anticipated zoning for a possible future development of the Outlot and adjacent property.

RECEIVED  
JUL 21 2025  
PLANNING DEPT.

**CITY OF BELLEVUE  
PLANNING DEPARTMENT**

**RECOMMENDATION REPORT # 1**

**CASE NUMBERS:** CUP-2507-02

**FOR HEARING OF:**

**REPORT #1:**

August 28, 2025

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Shane Hoelt  
12804 South 29<sup>th</sup> Avenue  
Bellevue NE 68123

**B. PROPERTY OWNER:**

BJA Investments, LLC  
Bradley Arrowsmith  
20356 Concord Loop  
Council Bluffs, IA 51503

**C. GENERAL LOCATION:**

1010 Fort Crook Road South

**D. LEGAL DESCRIPTION:**

Lot 3D, Twin Ridge II, located in the Southwest ¼ of Section 26, T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, NE.

**E. REQUESTED ACTIONS:**

Conditional Use Permit for Lot 3D, Twin Ridge II

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

BGH, Commercial

**G. PURPOSE OF REQUEST:**

The purpose of this request is to obtain a conditional use permit to allow for the parking of oversized vehicles and trailers.

**H. SIZE OF SITE:**

The site is approximately 0.94 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

The property has a 2,963 square foot 1-story building and a paved parking lot. The building has been used as a garage for service and repair. There are three attached garage doors on the north side of the building. The building was built in 1968.

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

- 1. **North:** Commercial, BGH
- 2. **East:** Single Family Residential (across Fort Crook Rd), RS-72
- 3. **South:** Commercial, BGH
- 4. **West:** Single Family Residential, RG-50

**C. REVELANT CASE HISTORY:**

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

**D. APPLICABLE REGULATIONS:**

- 1. Section 5.24.03, Zoning Ordinance, regarding conditional uses in the BGH zoning district.
- 2. Article 6, Zoning Ordinance, regarding Conditional Use permits.

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

The Future Land Use designation for this property is commercial.

**B. OTHER PLANS:**

None

**C. TRAFFIC AND ACCESS:**

1. There is no recent MAPA traffic data information available for this area.
2. The property takes access from Lloyd Street on the south and the Fort Crook access road to the east.

**D. UTILITIES:**

All utilities are available to this property.

**E. ANALYSIS:**

1. Shane Hoeft, on behalf of All American Towing, LLC, is requesting approval of a conditional use permit for Lot 3D, Twin Ridge II, for the purpose of parking oversized vehicles and trailers.
2. Section 5.24.03 of the BGH zoning district allows for the parking of semi-trailers, tractors, truck-tractors, or any truck in operable condition exceeding 8' in width or 21' in length when not utilizing required parking. Section 5.24.03 further requires that landscaping shall be provided in accordance with Article 9. Additionally, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director.
3. The applicant (Shane Hoeft/All American Towing, LLC) was given a violation notice from the city's code enforcement department on June 27, 2025, for parking oversized vehicles, semi-trailers, and trailers on his property. Additionally, the applicant was storing metal portable outdoor storage containers on the property, which is not allowed in the BGH zoning designation. These containers have since been removed.
4. On the conditional use permit application, Mr. Hoeft writes that his primary business is a service garage used for repairs, as well as an office for his towing company. U-Haul equipment is also being leased from this location.

The applicant did not provide information as to the type of automobile service currently being provided. He did not offer a schedule of business hours or days of operation.

5. The applicant has submitted conflicting information regarding the specific vehicles and equipment he is requesting be parked on the property.

On his July 16, 2025, application Mr. Hoeft stated the vehicles on the property would consist of one 36-foot-long heavy wrecker and 32-foot-long flatbeds. The applicant's site plan dated July 22, 2025, indicates a 26' U-Haul, a 36' wrecker, a 33' flatbed and a 20' U-Haul will be parked on the property. In a letter dated July

24, 2025, the applicant stated he intends to park three tow trucks, to include one “heavy wrecker” and two “medium duty rollbacks.”

Staff requested clarification from the applicant in an August 11, 2025, revisions request. In a letter dated August 13, 2025, Mr. Hoeft stated there will be between 6 to 12 U-Haul truck trailers as well as 3 tow trucks. He says the U-Haul trucks would range in size from 5’ x 8’ to 6’ x 12’. The applicant did not provide sizes for the U-Haul trailers.

6. The Fort Crook Road 2040 Plan sets forth a plan for a transit-oriented, walkable urban corridor.

The Plan lays out four key design elements, one of which is prohibiting parking lots in front of buildings. Page 60 of the Plan addresses incremental redevelopment. It states, “In general, new, expanded, or redeveloped uses along the Fort Crook Road corridor should be developed in a pedestrian-friendly manner.” It goes on to state, “Over time, the simple design approach afforded by these ‘Incremental Development’ Guidelines, coupled with corridor street tree planting efforts, will help Fort Crook Road transition from a marginal ‘strip’ corridor into an enhanced ‘people place.’ However, it bears repeating: Under no circumstances should the current commercial strip environment, with its front yard parking and buildings located on the rear portion of the property, be allowed. Continuation of this development pattern will only perpetuate the corridor’s current problems and stifle the market-based approach to repositioning the corridor.”

This request is in direct conflict with the Fort Crook Road 2040 Plan which has been adopted by the City Council.

7. This application was sent out for review by the following departments and individuals: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Bellevue Public School District, Sarpy County Public Works Department, and the Sarpy County Planning Director. 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 John Krager commented the site must meet the minimum requirements for the number and size of regular and ADA parking spaces, drive aisle widths, and fire access. In addition, he requested the driveways nearest to the intersection of Lloyd Street and Fort Crook Road be closed to allow for safe queuing of traffic, reducing conflicting traffic streams without interference with through traffic and stopped traffic, and providing corner clearance at the stop condition.

Captain Kurt Stroehler, Bellevue Police Department, commented he was concerned about opening the door for oversized semi-trailers and other large equipment on this property.

Mike Christensen, Chief Building Official, commented this request does not follow the city's vision for Fort Crook Road, and as this is not a permitted use, the city would essentially be taking a step backwards from what has been achieved thus far. He commented the area is surrounded by residential zoning, RG-50 to the west and RS-72 to the east of the property. He concluded by stating, "I would recommend adhering to the zoning restrictions that are in place and continuing the commitment to a continuous improvement along Fort Crook Road South as well as North."

No other comments were received on this case.

8. Information obtained from the Code Enforcement Department shows multiple contacts at this location for various violations to include oversized vehicles, inoperable vehicles, as well as portable outdoor storage containers, dating back to January 2023.

9. The applicant provided a site plan showing the proposed parking area. The applicant's proposed parking layout includes stalls for heavy equipment blocking other parking stalls, therefore rendering them unusable.

10. Recent pictures of the property are attached for reference. The pictures dated June 27, 2025, were taken by Code Enforcement. The remaining pictures have been taken by staff at various dates since the June 27<sup>th</sup> Code Enforcement contact. The pictures show oversized vehicles and semi-trailers parked across numerous parking stalls and/or blocking several parking stalls at one time.

11. Section 8.03.11 lays out minimum parking requirements based on use. Automotive service garages require one parking stall for each four hundred square feet of floor area. General offices require one parking stall for each three hundred square feet of floor area. Based on the size of the building, the property has enough required parking for either use.

The property has stalls striped in front of garage doors/service bays, which would not be counted towards required parking spaces.

12. This property backs up to a medium-density single family residential neighborhood.

The applicant has not submitted a landscape/screening plan for his conditional use permit application.

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

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

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

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

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

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

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

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

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

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

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

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

Based on the aforementioned analysis, staff does not believe the conditions of 6.06.01, 6.06.02, or 6.06.05 can be met.

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

#### **F. TECHNICAL DEFICIENCIES:**

1. Provide a landscape and screening plan per Article 9 and Section 5.24.03, Zoning Ordinance.

**IV. DEPARTMENT RECOMMENDATION**

Denial based upon Section 6.06, City of Bellevue Zoning Ordinance, lack of conformance with the Fort Crook Road 2040 Plan, and perceived negative impact upon the surrounding neighborhood.

**V. PLANNING COMMISSION RECOMMENDATION**

Under Review

**VI. ATTACHMENTS TO REPORT**

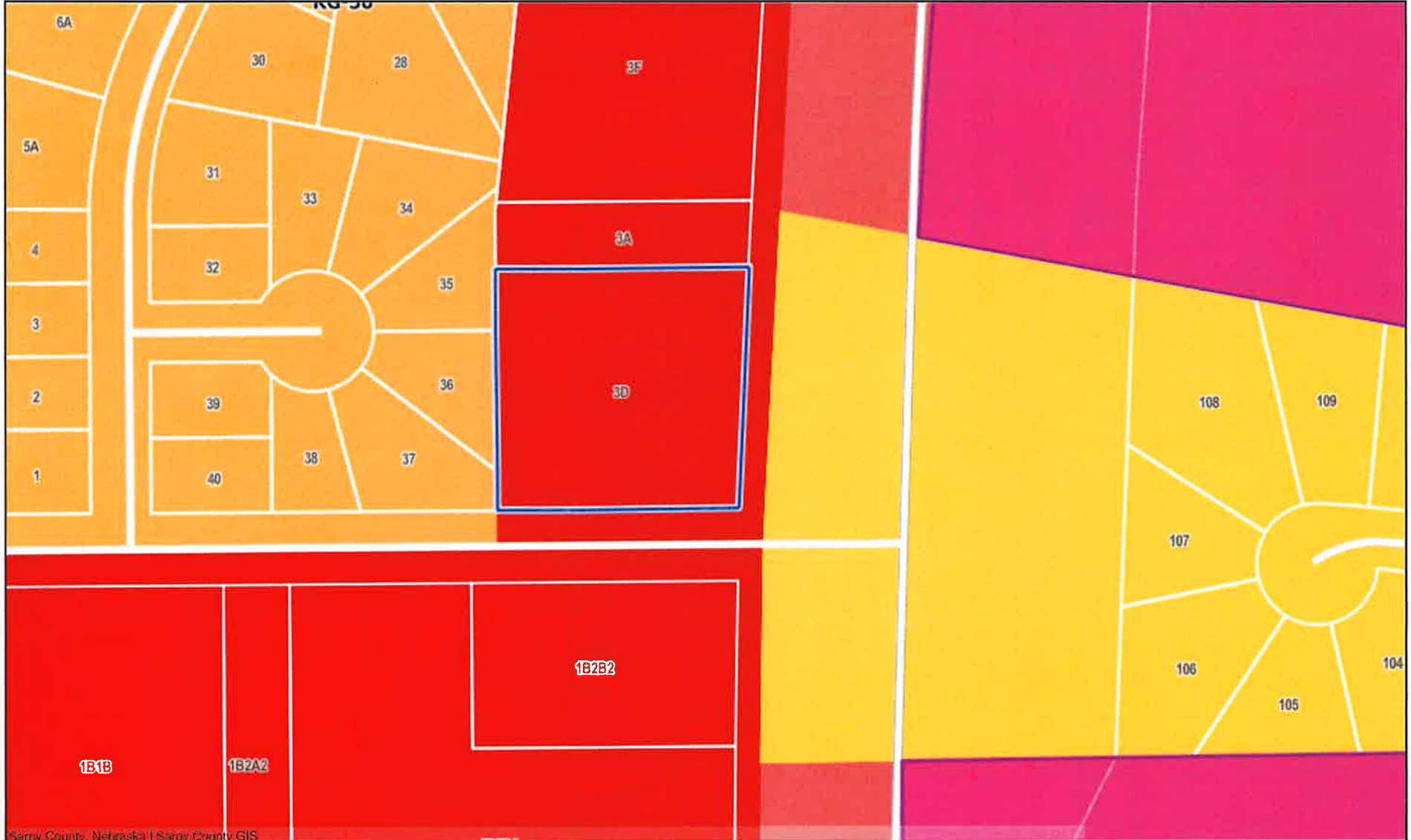
1. Vicinity/Zoning Map
2. 2024 GIS aerial photo of the property
3. Site plan received July 22, 2025
4. Letter from the applicant received July 24, 2025
5. Email from the applicant received August 13, 2025
6. Staff pictures of the property taken between June 27, 2025, and August 15, 2025

**VII. COPIES OF REPORT TO:**

1. Shane Hoefft
2. Property Owner Bradley Arrowsmith
3. Public Upon Request

  
Assistant Planning Manager

  
Planning Director                      Date of Report

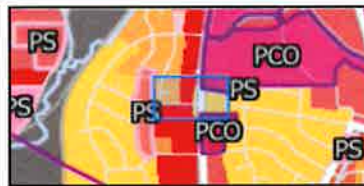


Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 1778

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



# 1010 Fort Crook Rd S



Sarpy County GIS | Sarpy County, Nebraska



Map Scale 1: 640

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







605 S. 15<sup>th</sup> Street, Council Bluffs, IA 51501

To the Angela Curry and City of Bellevue Planning Department,

This letter is to formally request a Conditional Use Permit for the property of 1010 Fort Crook Rd S Bellevue Ne 68005, currently zoned BGH Business General Heavy. The applicant, Shane Hoeft, intends to Rent U-Haul equipment and park 3 Tow trucks there including 1 heavy wrecker and 2 medium duty rollbacks. This use is not typically permitted under the current zoning, being longer than 21 feet but we believe it aligns with the city's goals for the citizens of Bellevue including Offutt air force base. We have helped several military families as well as the local community and surrounding communities as of today. We will also ensure compliance with all applicable regulations and cleanliness to our facility inside and outside as we are proud to be here serving the Bellevue community and our military base.

On the aerial view I have drawn out where we would like to park our equipment. We do not use any part of the street parking for anything or block customer traffic from coming in or out of our facility. Also, all our equipment is brand new, and we will not be using this lot for any towed vehicle storage repair with leaking or junk around we are proud of our place always looking top notch. Fort Crook Road has a lot of traffic, and we want to look the best.

The proposed use will have no impact on surrounding properties. We will [Describe mitigation measures, e.g., and provide ample parking for customers]. We are also committed to complying with all city ordinances.

Again, thank you again Angela for your time and consideration on this. We look forward to being able to continue helping the community and city of Bellevue where I have resided for the last 40 years.

Sincerely,

Shane Hoeft  
All American Towing LLC

RECEIVED  
JUL 24 2025  
PLANNING DEPT.

**Tammi Palm**

---

**From:** Shane Hoeft <shane@allamericantowingllc.com>  
**Sent:** Wednesday, August 13, 2025 12:26 PM  
**To:** Tammi Palm  
**Subject:** [EXT] 1010 fort crook rd s Shane Hoeft

To the Angela Curry and City of Bellevue Planning Department,

This letter is to formally request a Conditional Use Permit for the property of 1010 Fort Crook Rd S Bellevue, Ne 68005 currently zoned BGH Business General Heavy. The applicant, Shane Hoeft, intends to Rent Uhaul equipment And park 3 Tow trucks there on the northside of building. Additional we would block the two entrances closest to Lloyd street and fort crook as asked by public works. There would be 6 uhaul trucks trailers there will be no more then 12 ranging in size from 5x8 or 6x12. There would 20 stalls open for customers. This use is not typically permitted under the current zoning, for anything being longer then 21 foot but we believe it aligns with the city's goals for the citizens of Bellevue including Offutt air force base. We have helped several military families as well as the local community and surrounding communities as of today. We will also ensure compliance with all applicable regulations and cleanliness to our facility inside and outside as we are proud to be here serving the Bellevue community and our military base.

On the aerial view I have drawn out where we would like to park our equipment. We do not use any part of the street parking for anything or block customer traffic from coming in or out of our facility. Also all of our equipment is brand new and "we will not be using this lot for any towed vehicle storage or have any junk around i have a lot elsewhere for any towed vehicle.

We are proud of our place looking top notch at all times. Fort Crook Road has a lot of traffic and we want to look the best.

The proposed use will have no impact on surrounding properties. We will [Describe mitigation measures, e.g., and provide ample parking for customers]. We are also committed to complying with all city ordinances. As well as being respectful to our neighbors.

Again thank you again Angela for your time and consideration on this. We look forward to being able to continue helping the community and city of Bellevue where I have resided for the last 40 years.

Sincerely,

Shane Hoeft  
All American Towing LLC

RECEIVED  
AUG 13 2025  
PLANNING DEPT.



SKYU 299325 0  
2261

MAX GROSS	30,400	KG
TARE	2,000	KG
PAYLOAD	28,400	KG
CU CAP	1,170	CU FT

06/27/2025



06/27/2025



