

## **BELLEVUE PLANNING COMMISSION**

Thursday, May 28, 2026 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

### **1. CALL TO ORDER:**

a. Pledge of Allegiance

b. Roll Call

c. The Open Meetings Act location

d. Approve Minutes of April 23, 2026 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 Lot 1, Roth's Anderson Grove, Replat 1, being a platting of Lot 1, Roth's Anderson Grove, and Tax Lot 18A1B2B, Except Right-of-Way, located in the Northeast 1/4 of Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: Foundations Development, LLC. General Location: NW Corner of S 36th St & Granada Pkwy. Case # S-2604-08

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

a. Request to amend the Future Land Use Map from undesignated to Industrial for Parcel ID #'s 010469133, 011083255, and 011083263. Applicant: Horse Creek Farms.

b. Request to rezone Lot 1, Quail Crossing Replat 1, being a replat of Lots 6, 7, and Outlot A, Quail Crossing, from BG & RG-20 to RG-20-PS for the purpose of multi-family residential development, with site plan approval; and preliminary plat Lot 1, Quail Crossing Replat 1. Applicant: Quail Crossing, LLC. General Location: Southeast 45th Street and Hwy 370. Case #'s: Z-2604-03, S-2604-09.

### **4. CURRENT BUSINESS**

a. Planning Department updates

### **5. ADJOURNMENT**

# MINUTE RECORD

Bellevue Planning Commission Meeting, April 23, 2026, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, April 23, 2026, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Perrin, Yoder, Hankins, Ackley, and Taylor-Jones. Absent were Commissioners Aerni, Bennett, and Lasenburg. Also present was Tammi Palm, Planning Director, and Angela Curry, Assistant Planning Manager.

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

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

Motion was made by Ackley, seconded by Sims, to approve the minutes of the March 26, 2026, 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 Taylor-Jones, seconded by Yoder, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

Hankins explained the public hearing procedures.

PUBLIC HEARING was held on a request to amend Sections 5.26, 5.27, and 5.28, City of Bellevue Zoning Ordinance, to remove self-storage facilities as a permitted use and require a conditional use permit in the FX, ML, and MH zoning districts. Applicant: City of Bellevue.

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

Curry stated the request before the Commission is to amend the City of Bellevue Zoning Ordinance regarding self-storage facilities as a permitted use in the Flex Space (FX), Light Manufacturing (ML), and Heavy Manufacturing (MH) zoning districts. Curry explained that currently, self-storage facilities are a permitted use by right in these districts, which does not provide the City with oversight.

Staff and administration have reviewed the current zoning ordinance and determined that additional oversight is needed. Therefore, staff is recommending an amendment to require self-storage facilities to be approved through a Conditional Use Permit (CUP) process rather than as a permitted use in these zoning districts. Curry stated this would require review by the Planning Commission and final approval by the City Council. She explained that requiring a CUP for self-storage facilities would allow for greater oversight, decision-making authority, and review of proposed developments, particularly along key commercial and industrial corridors where developable land is limited. This process would also allow the City to evaluate building design and determine whether the proposed development is compatible with surrounding areas.

Curry stated that requiring a CUP in the FX, ML, and MH zoning districts would help ensure development decisions along key corridors are consistent with long-term planning and economic development goals. Therefore, the Planning Department is recommending approval of the amendment as presented.

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

Ackley initiated a discussion on if non-conforming parcels would be created by this amendment. Palm responded that she did not believe a large amount of non-conforming parcels would be created as a result of this amendment. Ackley then asked if properties that become legally non-conforming could continue the same use if sold to a new owner. Palm clarified that the use would still be allowed; however, it would be conditional rather than permitted by right. Palm stated this change would provide the City with greater oversight and control over the location of such developments.

Yoder asked what the effective date would be if approved by City Council. Discussion ensued on the effective date of the ordinance if approved. Yoder commented on the large number of self-storage

# MINUTE RECORD

Bellevue Planning Commission Meeting, April 23, 2026, Page 2

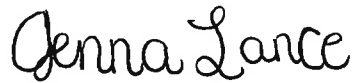
facilities and expansions constructed in areas such as Chandler, Cornhusker, and 36th Street over the years. Yoder stated that he supports the amendment.

MOTION was made by Yoder, seconded by Sims to recommend APPROVAL of a request to amend Sections 5.26, 5.27, and 5.28, City of Bellevue Zoning Ordinance, to remove self-storage facilities as a permitted use and require a conditional use permit in the FX, ML, and MH zoning districts. Applicant: City of Bellevue. 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 May 19, 2026.**

Palm announced that Commissioner Sims had resigned from the Planning Commission and this would be his last meeting. She thanked him for his years of service.

Meeting adjourned at 6:11 p.m.



Jenna Lance  
Planning/Permit Technician

**2.a.**

**CITY OF BELLEVUE  
PLANNING DEPARTMENT**

**RECOMMENDATION REPORT # 1**

**CASE NUMBER:** S-2604-08

**FOR HEARING OF:**

**REPORT #1:** May 28, 2026

**REPORT #2:**

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Foundations Development, LLC  
Attn: Rob Woodling  
1886 S 126th Street  
Omaha, NE 68144

**B. PROPERTY OWNER:**

RD Blair, LLC  
1886 S 126<sup>th</sup> Street  
Omaha, NE 68144

**C. GENERAL LOCATION:**

Northwest Corner of South 36<sup>th</sup> Street and Granada Parkway

**D. LEGAL DESCRIPTION:**

Lot 1, Roth's Anderson Grove, Replat 1, being a replat of Lot 1, Roth's Anderson Grove, and a platting of Tax Lot 18A1B2B except right-of-way, located in the Northeast ¼ of Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska.

**E. REQUESTED ACTION:**

1. Final plat Lot 1, Roth's Anderson Grove.

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

RG-20, Vacant

**G. PURPOSE OF REQUEST:**

The purpose of this request is to obtain a final plat for the intent of enabling multi-family residential development.

**H. SIZE OF SITE:**

The site is approximately 3.6 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

The site is presently vacant and covered in vegetation.

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

- 1. **North:** Single-Family Residential, RS-72
- 2. **East:** Multi-Family Residential (across South 36<sup>th</sup> Street), RG-28
- 3. **South:** Vacant, MU (across Granada Parkway)
- 4. **West:** Anderson Grove Elementary (across South 37<sup>th</sup> Street), AG

**C. RELEVANT CASE HISTORY:**

- 1. On September 25, 2014, the Planning Commission recommended approval of a request to rezone Lot 1, Roth’s Anderson Grove, from RE to BN for the purpose of commercial development. On November 10, 2014, the City Council approved this request.
- 2. On January 22, 2026, the Planning Commission recommended approval of a request to rezone Lot 1, Roth’s Anderson Grove, Replat1, being a replat of Lot 1, Roth’s Anderson Grove, and a platting of Tax Lot 18A1B2B except right-of-way, located in the Northeast ¼ of Section 5, T13N, R13E of the 6th P.M., Sarpy County, Nebraska, from BN and AG to RG-20; and preliminary plat Lot 1, Roth’s Anderson Grove, Replat 1. The City Council approved this request on March 3, 2026.

**D. APPLICABLE REGULATIONS:**

- 1. Chapter 4, Subdivision Regulations, regarding Final Plats.
- 2. 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 mixed use.

**B. OTHER PLANS:**

None

**C. TRAFFIC AND ACCESS:**

1. There is no MAPA traffic data information available for this area.
2. Per the city's request, access for the proposed development will be from South 36<sup>th</sup> Street.

**D. UTILITIES:**

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

**E. ANALYSIS:**

1. Rob Woodling, on behalf of Foundations Development, LLC, has submitted a request to final plat Lot 1, Roth's Anderson Grove, for the purpose of multi-family residential development.

2. RG-20 zoning was approved on March 3, 2026, with the preliminary plat and will take effect upon filing of the final plat.

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

Bellevue Public Works Engineer Matt Knight and Sarpy County Surveyor Mike Sharp requested technical revisions to the plat. All comments have since been satisfied by the applicant's engineer.

No other comments were received on this case.

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

5. Based on the number of acres, this development will require a contribution to the Park Fund in the amount of \$3,064.25. This fee must be paid prior to the filing of the final plat.

**F. TECHNICAL DEFICIENCIES:**

None

**IV. DEPARTMENT RECOMMENDATION**

APPROVAL based upon conformance with the preliminary plat.

**V. PLANNING COMMISSION RECOMMENDATION**

Under Review

**VI. ATTACHMENTS TO REPORT**

1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Final plat received May 20, 2026

**VII. COPIES OF REPORT TO:**

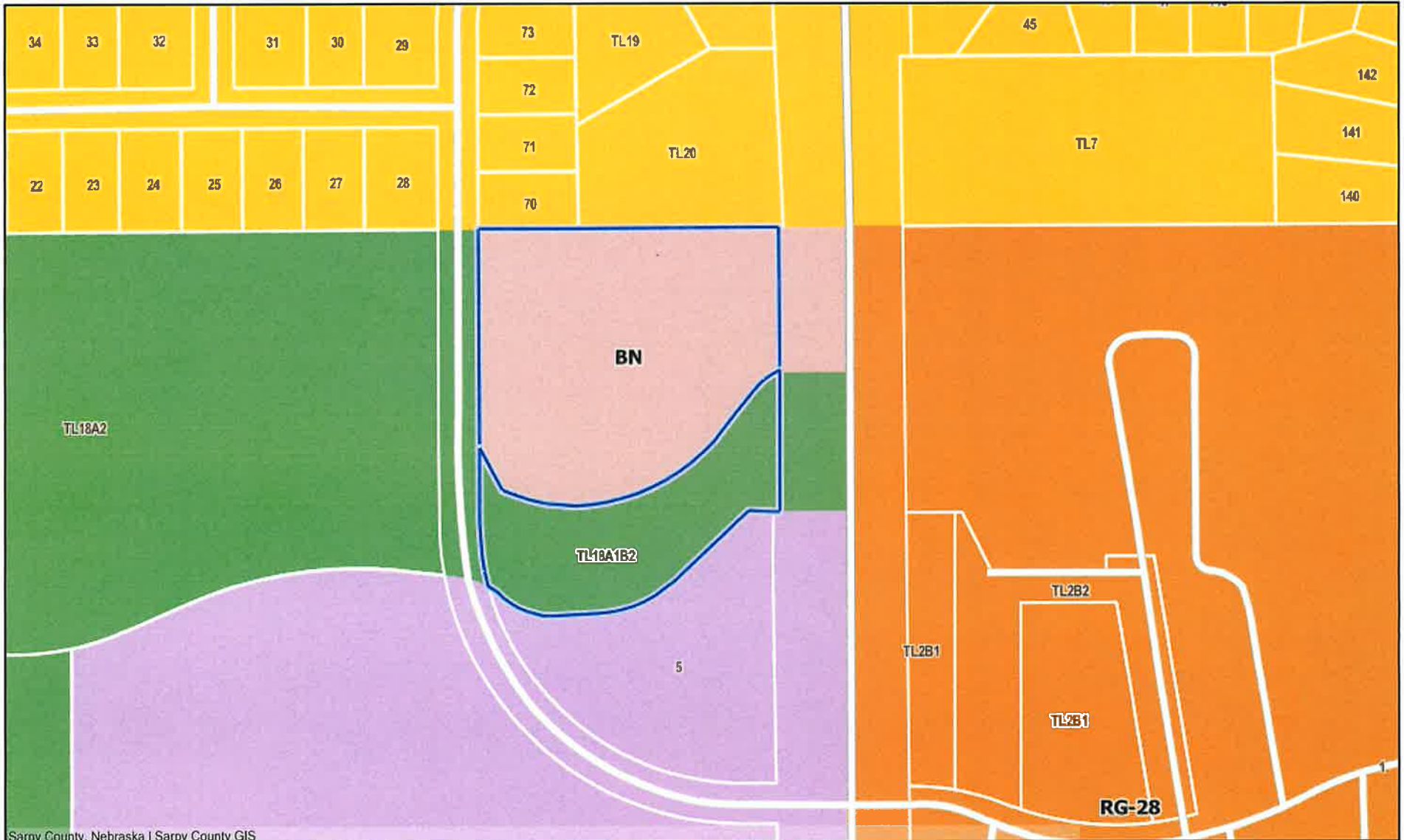
1. Foundations Development, LLC. (Attn: Rob Woodling)
2. JEO Consulting Group, Inc. (Attn: David Harnisch)
3. Locher Pavelka Dostal Braddy & Hammes, LLC (Attn: Matt Eck)
4. Public Upon Request

  
Assistant Planning Manager

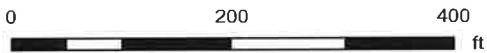
 05/22/26  
Planning Director Date of Report



# Lot 1 Roth's Anderson Grove Replat 1



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 2629

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Notes

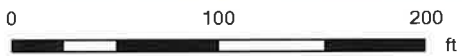




# Lot 1 Roth's Anderson's Grove



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 1402

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Notes



RECEIVED

MAY 20 2026

PLANNING DEPT.



JEO CONSULTING GROUP
11213 Davenport Street, Suite 200
Omaha, NE 68154
402.934.3680

JEO Consulting, Inc.
1937 N Chestnut St
Wahoo, NE 68086
800.723.6567 | jeo.com

Organization Certificate of
Authorization Number: CA-0059

ROTH'S ANDERSON GROVE REPLAT 1
LOT 1
A COMBINATION OF PART OF LOT 1, ROTH'S ANDERSON GROVE
CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA AND TAX LOT
1041101 OF THE NORTH 37TH QUARTER OF SECTION 5,
TOWNSHIP 13 N, RANGE 16 E, EAST OF THE SIXTH P.M.,
SARPY COUNTY, NEBRASKA

PARAMETER DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 1, ROTH'S ANDERSON GROVE TO THE CITY OF BELLEVUE AND PART OF TAX LOT 1041101 ALL LOCATED IN THE
NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 16 EAST OF THE SIXTH P.M., SARPY COUNTY, NEBRASKA, IS MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

BEING PART OF THE NORTHWEST CORNER OF LOT 1 OF SAID ROTH'S ANDERSON GROVE TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, THENCE
S89°44'48" W ALONG THE BOUNDARY OF SAID LOT 1 A DISTANCE OF 36.35 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE
S80°53'00" W ON THE WEST RIGHT OF WAY LINE OF SOUTH 36TH STREET AS DESCRIBED AND RECORDED IN MOON 140, PAGE 633 AT THE SARPY COUNTY
COURTHOUSE A DISTANCE OF 179.88 FEET TO THE SOUTHERLY LINE OF SAID LOT 1, THENCE S01°04'00" W SOUTH OF SAID WEST RIGHT OF WAY LINE
A DISTANCE OF 179.88 FEET TO THE NORTHERLY LINE OF LOT 5 OF DANIELL'S FARM TO THE CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA, THENCE
S01°04'00" W ON THE NORTHERLY LINE OF SAID LOT 5 OF DANIELL'S FARM THE FOLLOWING COURSES: N87°14'00" W A DISTANCE OF 30 FEET
THENCE S44°30'00" W A DISTANCE OF 105.30 FEET TO A POINT OF CURVATURE, THENCE SOUTHWESTERLY ON A 150.00 FOOT RADIAL CURVE TO THE RIGHT
AN ARC DISTANCE OF 18.19 FEET, THE CHORD OF SAID CURVE BEARS S67°04'00" W A DISTANCE OF 162.77 FEET, THENCE S82°17'00" W A DISTANCE OF 55.57
FEET TO A POINT OF CURVATURE, THENCE WESTERLY ON A 18.50 FOOT RADIAL CURVE TO THE RIGHT, AN ARC DISTANCE OF 35.37 FEET TO A POINT OF
CURVATURE, THE CHORD OF SAID CURVE BEARS N09°30'00" W A DISTANCE OF 35.52 FEET, THENCE NORTHWESTERLY ON A 101.00 FOOT RADIAL CURVE TO THE
LEFT, AN ARC DISTANCE OF 18.33 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH 37TH STREET, THE CHORD OF SAID CURVE BEARS N17°00'00" W
A DISTANCE OF 18.38 FEET, THENCE NORTH-EAST ON SAID EAST RIGHT OF WAY LINE ON A 335.00 FOOT RADIAL CURVE TO THE RIGHT, AN ARC DISTANCE OF
83.60 FEET, THE CHORD OF SAID CURVE BEARS S67°04'00" W A DISTANCE OF 67.44 FEET, THENCE NORTHWESTERLY CONTINUING ON SAID EAST RIGHT OF WAY
LINE A DISTANCE OF 87.38 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, ROTH'S ANDERSON GROVE, THENCE N02°15'00" W ON THE WEST LINE OF SAID
LOT 1 A DISTANCE OF 76.27 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRES, MORE OR LESS.

EXHIBITS

SHOWALL BY MEAN BY THESE PRESENTS THAT ROBERT J. WOODING, PRESIDENT OF RO BLAR LLC, BEING THE OWNER AND PROPRIETOR OF THE
PROPERTY DESCRIBED IN THE PARAMETER DESCRIPTION AND EMBRACED WITHIN THIS PLAT HAS CAUSED SAID LAND TO BE SUBDIVIDED AND REPLATED
INTO ONE LOT TO BE LINED AND BARRIERS AS SHOWN, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS ROTH'S ANDERSON GROVE REPLAT 1, SAID
OWNER HEREBY RATIFIES AND APPROVES OF THE DISPOSITION OF THEIR PROPERTY AS SHOWN ON THIS PLAT. WE GRANT PERPETUAL EASEMENTS TO
OWNER PUBLIC POWER, ELECTRIC, GAS, CABLE TELEVISION, AND ANY COMPANY WHOSE SERVICES HAVE BEEN GRANTED, AND WE GRANT PERPETUAL
EASEMENTS TO PROVIDE A CABLE TELEVISION SYSTEM IN THE AREA TO BE SUBDIVIDED, THEIR SUCCESSORS AND ASSIGNS TO ERECT, OPERATE, MAINTAIN, REPAIR AND
RENEW SUCH CONDUITS AND OTHER RELATED FACILITIES, AND TO INSTALL PIPES, HOLES OR CABLES FOR THE CONVEYING AND TRANSMISSION OF
ELECTRIC CURRENT, LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS, INCLUDING GENERALS APPROVED BY
A CABLE TELEVISION SYSTEM AND THEIR RECEPTION ON OVER, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJACENT TO
FRONT AND SIDE BOUNDARY LINES, AND AN EIGHT (8) FOOT WIDE STRIP OF LAND ADJUTING THE REAR BOUNDARY LINES OF ALL LOTS, WE DO FURTHER
GRANT A PERPETUAL EASEMENT TO METROPOLITAN UTILITIES DISTRICT AND/OR BACKHILLS ENERGY THEIR SUCCESSORS AND ASSIGNS TO ERECT,
INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES AND TO EXTEND THEREIN PIPES FOR THE
TRANSMISSION OF GAS AND WATER ON THESE LINES, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ADJUTING ALL STREETS, AND SAID
CIRCULES, WHETHER PUBLIC OR PRIVATE, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT ZONE, BUT THE SAME
MAY BE USED FOR GARDENS, DRIVEWAYS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE ABOVE SAID OR
RIGHTS HEREBY GRANTED. IN WITNESS WHEREOF WE DO HEREBY SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

ROBERT J. WOODING

STATE OF NEBRASKA

COUNTY OF SARPY

BEFORE ME, A NOTARY PUBLIC QUALIFIED IN SAID COUNTY, PERSONALLY CAME \_\_\_\_\_, PRESIDENT OF RO BLAR LLC, BEING THE OWNER
AND PROPRIETOR, KNOWN TO ME TO BE THE PERSONAL SIGNER OF THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SIGNATURE THEREIN
TO BE HIS VOLUNTARY ACT AND DEED.

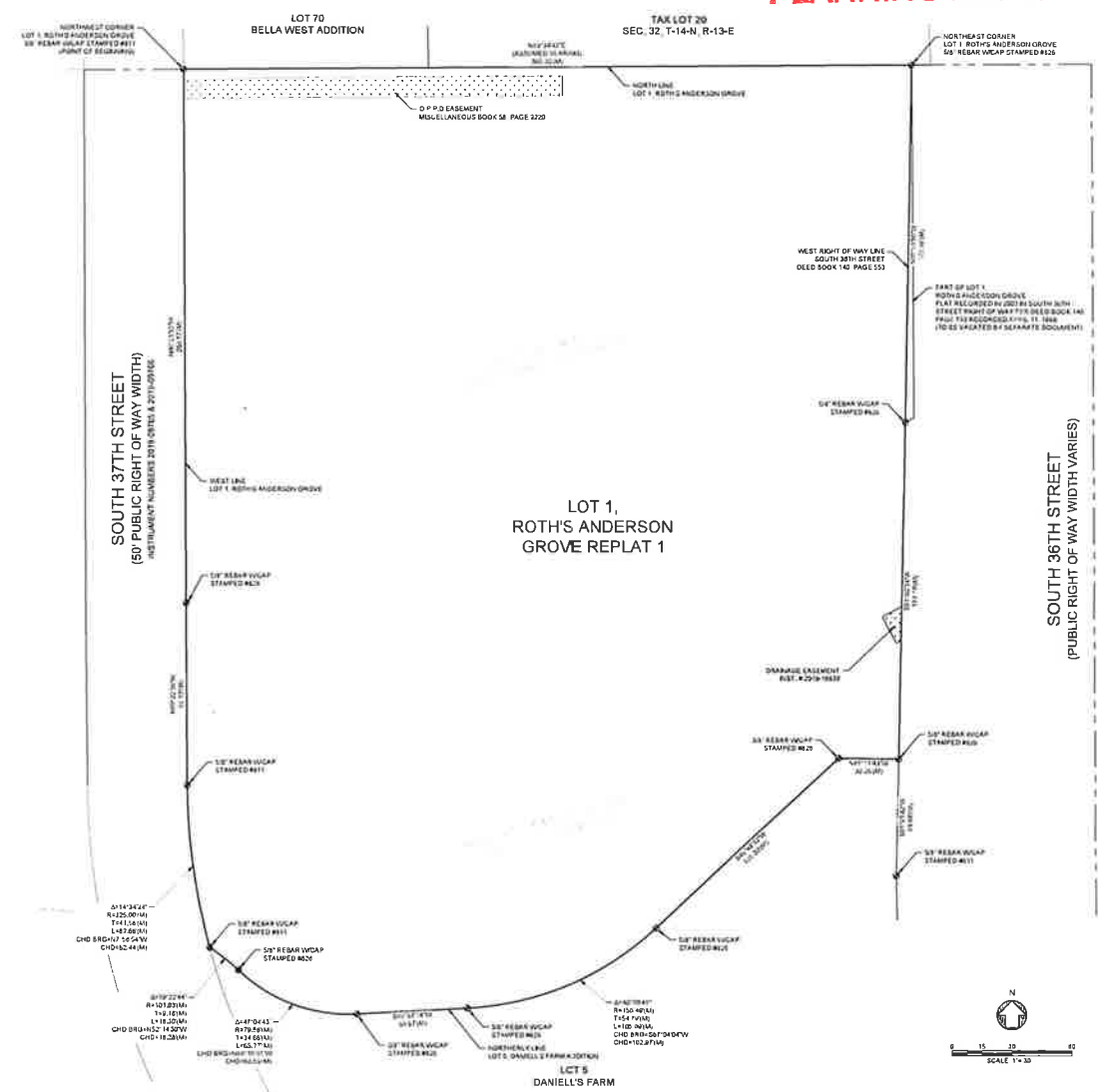
SARPY COUNTY TREASURER

APPROVAL OF CITY OF BELLEVUE

APPROVAL OF BELLEVUE PLANNING COMMISSION

REVIEW BY SARPY COUNTY PUBLIC WORKS

SURVEYOR'S CERTIFICATE



RYAN M. STODOLSKY, PLS 185



JEO Project No.: 251923-00
Date: 5/20/2026
QA/QC:
Field Book:
Field Crew: HH
Survey File No.:
Drawn By: RMO



1 OF 1

1 OF 1



CITY OF BELLEVUE  
Planning Department  
1510 Wall Street  
Bellevue, NE 68005  
(402) 293-3026

# MEMORANDUM

3. a

TO: Planning Commission  
FROM: Angela Curry, Assistant Planning Manager  
DATE: May 22, 2026  
RE: Amendment to the Future Land Use Map

Our current Future Land Use Map was adopted as part of the Comprehensive Plan update in December 2024. Horse Creek Farms/HCF Realty PCS, LLC, has submitted an application to amend the Future Land Use Map for three of their properties.

The properties were not designated in the 2024 Comprehensive Plan, as development potential of the area was not determined to be imminent.

The proposed amendment would designate the following parcels as Industrial on the Future Land Use Map:

- Parcel No. 010469133 - 92.32 acres located south of Hwy 34 and west of Harlan Lewis
- Parcel No. 011083263 - 474.12 acres located south of E. La Platte Rd near the Highway 34 corridor
- Parcel No. 011083255 - 184.89 acres located south of La Platte Rd. near the Highway 34 corridor

The “industrial” designation in the Comprehensive Plan does not establish separate designations for heavy versus light industrial use. This designation would be done through a future platting and zoning process. The previous Comprehensive Plan placed light industrial uses adjacent to the Highway 34 corridor, with heavier industrial uses situated farther away from the corridor. Staff believe this type of land use would continue to be appropriate as development occurs.

The three parcels owned by Horse Creek Farms/HCF Realty PCS, LLC were not designated in the 2024 Comprehensive Plan because development in this area was considered longer-term in nature, meaning ten years or more, rather than short-term development anticipated within five to ten years. Since adoption of the Comprehensive Plan, development pressure has increased along the Highway 34 corridor. This anticipated growth will increase demand for infrastructure improvements and extension of services along these corridors, some of which are in the planning stages. Given the increased development interest, staff believe it is appropriate to amend the Future Land Use Map at this time to designate these areas for industrial development.

Included in the packet are copies of the current Future Land Use Map and the proposed amended map. Of note is the fact that currently the southern boundaries of two of the parcels along East La Platte Road are outside of the city’s extra-territorial jurisdiction (ETJ). The city is in the process of requesting Sarpy County cede jurisdiction of the southern portion of these parcels to assist the property owner in facilitating development. Staff recommend the Planning Commission make a motion contingent upon approval of an ETJ boundary amendment. This request would not move forward to the City Council for action until such time an ETJ boundary amendment is approved.

**PLANNING DEPARTMENT RECOMMENDATION:**

APPROVAL of the amended Future Land Use Map as presented, contingent upon approval of the extra-territorial jurisdiction boundary amendment.

**PLANNING COMMISSION RECOMMENDATION:**

Under Review



Sarpy County GIS



Map Scale 1: 11647

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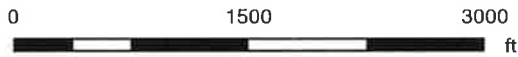


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Sarpy County GIS



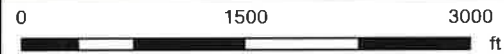
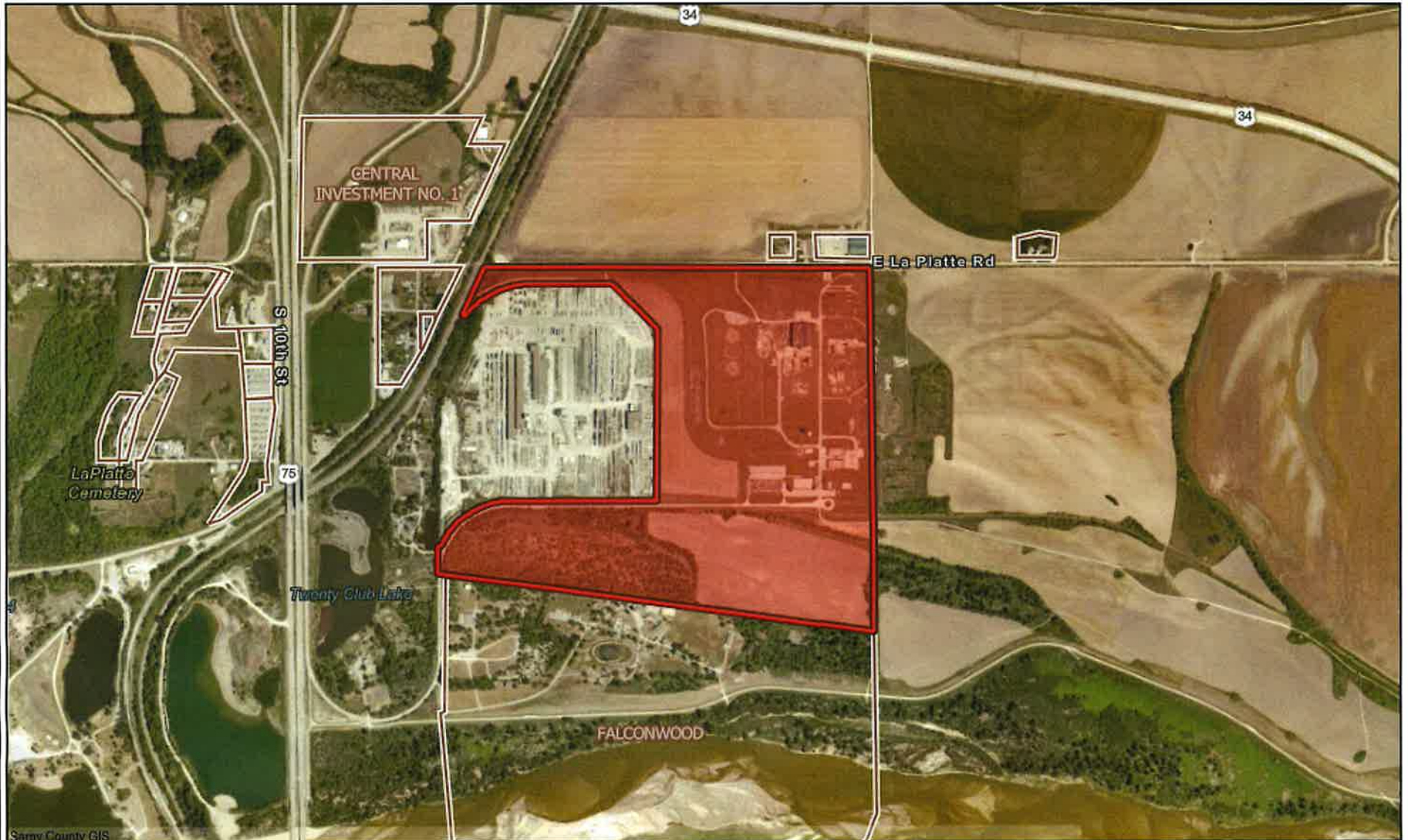
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Notes





Map Scale 1: 19412

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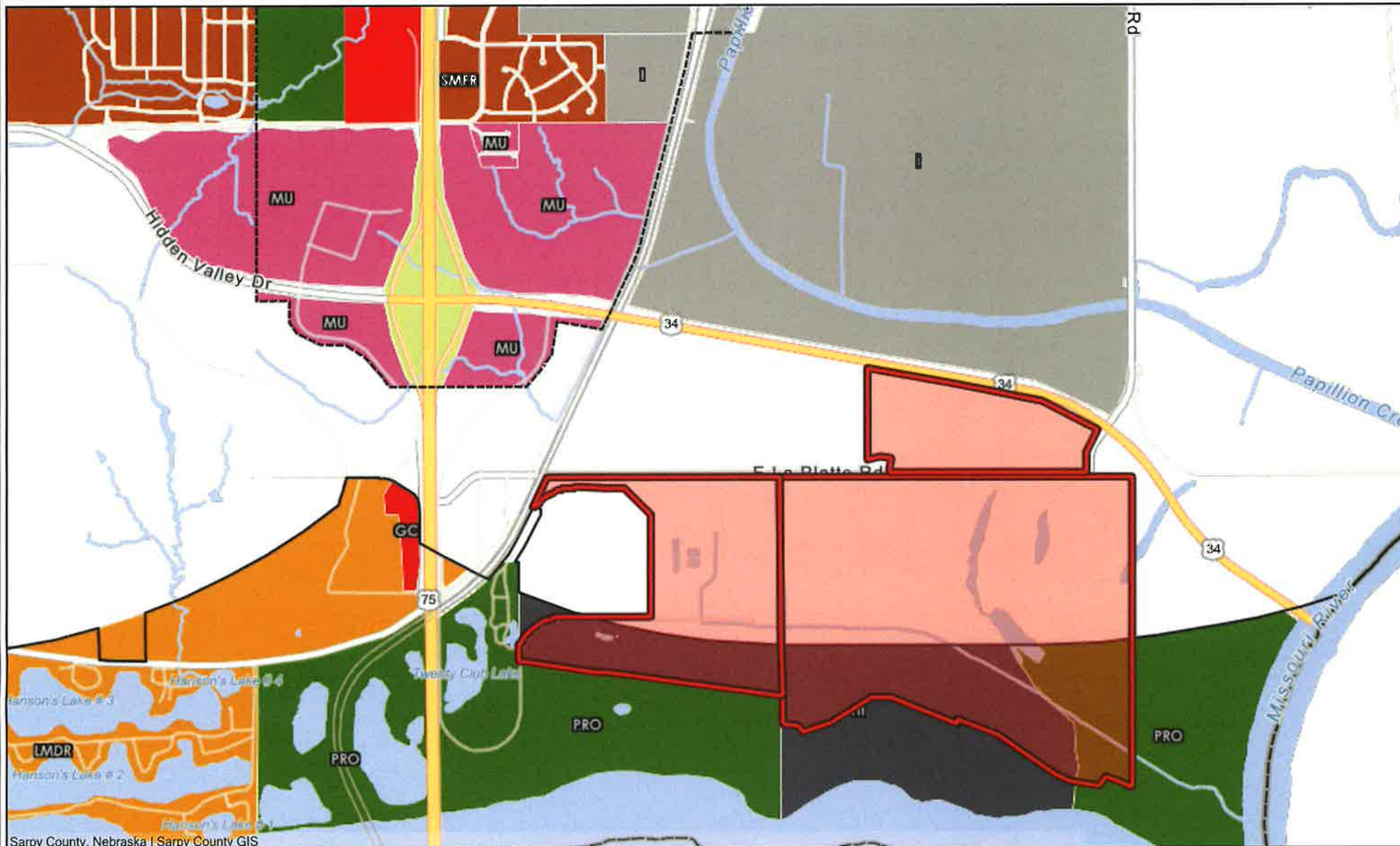


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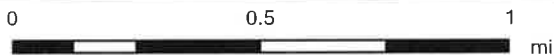




# Current FLU map area



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 32353

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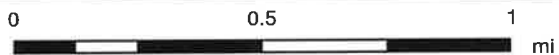
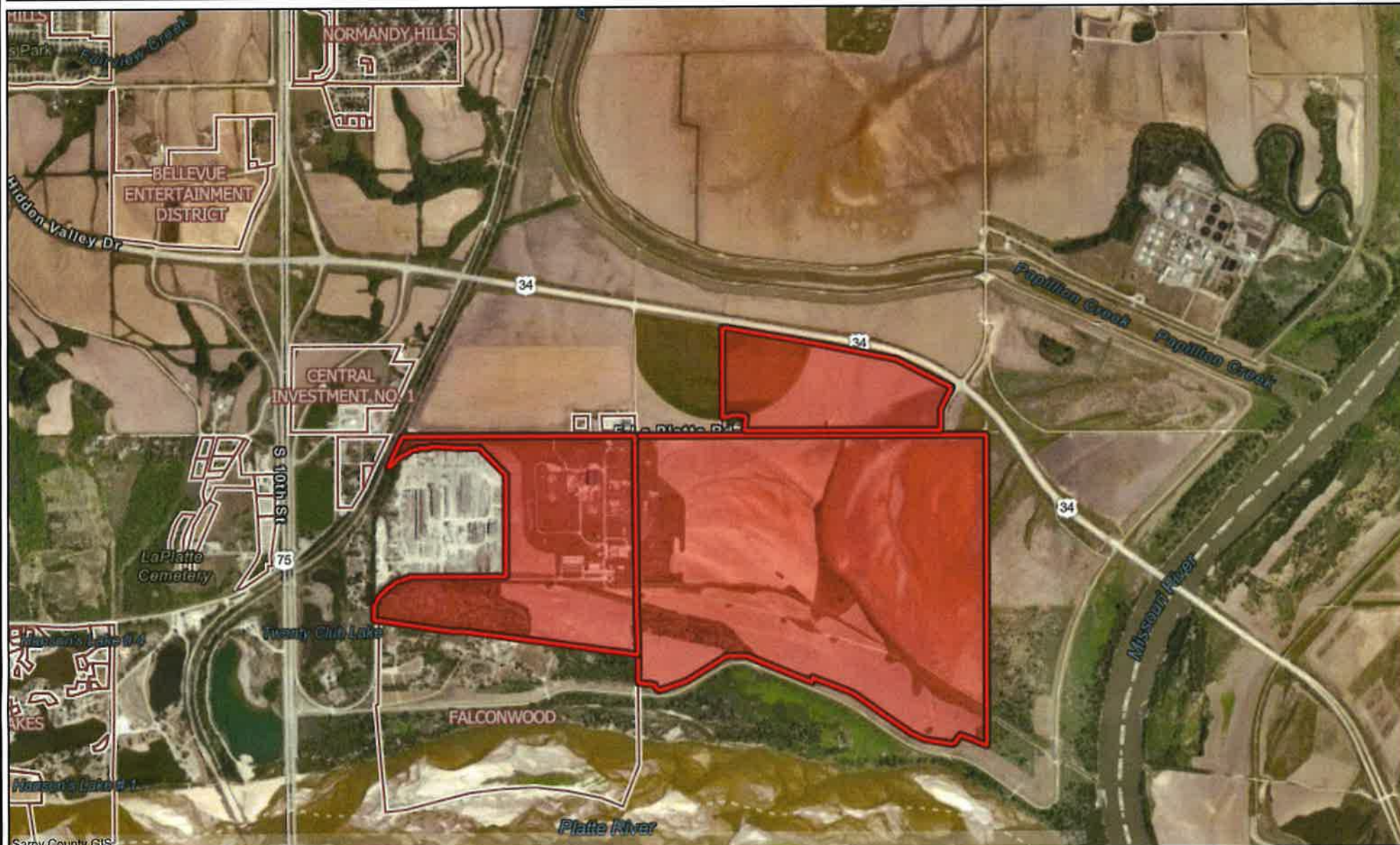


Notes





# Proposed FLU to be amended



Map Scale 1: 32353

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Notes



3.b.

**CITY OF BELLEVUE  
PLANNING DEPARTMENT**

**RECOMMENDATION REPORT # 2**

**CASE NUMBERS:** Z-2604-03  
S-2604-09

**FOR HEARING OF:**  
**REPORT #1:** May 28, 2026

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Quail Crossing, LLC  
6860 S 118<sup>th</sup> Street  
Omaha, NE 68137

**B. PROPERTY OWNERS:**

Quail Crossing, LLC  
6860 S 118<sup>th</sup> Street  
Omaha, NE 68137

**C. GENERAL LOCATION:**

South 42<sup>nd</sup> Street and Hwy 370

**D. LEGAL DESCRIPTION:**

Lot 1, Quail Crossing Replat 1, being a replat of Lots 6, 7, and Outlot A, Quail Crossing, located in the Southwest ¼ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

**E. REQUESTED ACTIONS:**

1. Rezone Lot 1, Quail Crossing Replat 1, from BG and RG-20 to RG-20-PS.
2. Preliminary plat Lot 1, Quail Crossing Replat 1.

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

BG and RG-20, Vacant

**G. PURPOSE OF REQUEST:**

The purpose of this request is to obtain approval of a rezoning and preliminary plat to enable multi-family residential development.

**H. SIZE OF SITE:**

The site is approximately 8.124 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

Vacant/undergoing grading

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

- 1. **North:** Highway 370 right-of-way
- 2. **East:** Commercial (across South 42<sup>nd</sup> Street), BGH-PCO
- 3. **South:** Vacant (across Maass Road), AG
- 4. **West:** Commercial (across South 45<sup>th</sup> Street), BG-PCO

**C. RELEVANT CASE HISTORY:**

- 1. On January 23, 2025, the Planning Commission recommended approval of a request to rezone Lots 1 through 6, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of Northeast ¼ of the Southwest ¼, north of the road, located in the Southwest ¼ of Section 32, T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. City Council approved the aforementioned request on March 4, 2025.
- 2. On June 26, 2025, the Planning Commission recommended approval of a request to rezone Lots 1 through 7, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of the Northeast ¼ of the Southwest ¼, north of the road, all located in the Southwest ¼ of Section 32, T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, from AG and RE to BG and RG-20-PS for the purpose of commercial and multi-family residential development; and preliminary plat Lots 1 through 7, and Outlots A and B, Quail Crossing. City Council approved this request on August 27, 2025.

**D. APPLICABLE REGULATIONS:**

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

3. Section 5.22, Zoning Ordinance, regarding BG uses and requirements.
4. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
5. 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 mixed use.

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

None

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

1. The 2022 MAPA traffic data indicates 31,000 vehicles per day along Highway 370 near the intersection of South 42<sup>nd</sup> Street.
2. Shannon Drive will be the east-west street through the proposed plat, with access from South 42<sup>nd</sup> Street and South 45<sup>th</sup> Street.

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

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

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

1. Jeff Stoll, on behalf of Quail Crossing, LLC, has submitted a request to preliminary plat Lots 6, 7, and Outlot A, Quail Crossing, for the purpose of multi-family residential development.
2. The applicant is also requesting a change of zone from BG and RG-20 to RG-20-PS for the purpose of multi-family residential development.

The RG-20 (General Residential) zoning districts are intended to permit moderately high-density development and uses that are typical and compatible in the operation of apartment houses.

The -PS zoning overlay allows for the construction of multiple buildings on one lot, in addition to encouraging the creative design of new living areas.

3. The Quail Crossing final plat was approved in August 2025. Since that time, the developer has decided to expand the multi family residential development. The proposed plat would keep all the commercial lots on the north side of Shannon Drive, with the multi family development being on the south half of the property.

4. As part of the rezoning, the applicant is requesting the -PS overlay, which requires site plan approval.

5. The developer is proposing 165 units in three buildings. The applicant has indicated the unit breakdown as follows: 30 efficiency units, 51 one-bedroom units, 66 two-bedroom units, and 18 three-bedroom units.

The proposed RG-20 zoning would allow a density of 171 units on the property.

6. The site plan shows 36 garage stalls, along with 294 surface stalls, for a total of 330 parking spaces. This meets the minimum requirements of two stalls per dwelling unit.

7. The applicant submitted a landscape plan as part of the site plan approval package. The landscape plan meets the minimum requirements of Section 8.12 and Article 9, Zoning Ordinance.

At staff's request, the developer has included additional plantings along the western and southern property lines to enhance screening adjacent to nearby residential properties.

8. Any construction on this property will need to comply with Section 8.12, Zoning Ordinance, for design standards. Compliance with these regulations will be reviewed as part of the building permit process.

9. A clubhouse and pool are proposed for this development. The proposed clubhouse amenities will include a fitness room, dog washing station, club/entertainment room, as well as the on-site leasing and property management offices.

10. This application was sent out to the following departments for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Public Works, Metropolitan Utilities District, Cox Cable, Black Hills Energy, CenturyLink, Sarpy County GIS/911, OPPD, MAPA, Papio-Missouri River NRD, and the Papillion LaVista 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.

The Public Works Department requested technical revisions to the preliminary plat and storm sewer drainage report. The applicant's engineer has satisfied these comments.

Grading has been occurring on the site. The Public Works Department has been made aware of numerous deficiencies in sediment and erosion control practices on site. A Letter of Warning was sent to the site owner on May 20, 2026, which requested compliance by May 27, 2026. The site should be in compliance prior to City Council approval.

No other comments were received.

11. The requested change in zone from BG to RG-20 represents a less intense use along Maass Road and a nearby residential neighborhood.

12. The Future Land Use Map of the Comprehensive Plan designates this area as mixed use. This request is in compliance with the Comprehensive Plan.

**F. TECHNICAL DEFICIENCIES:**

None

**IV. DEPARTMENT RECOMMENDATION**

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and the 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. Zoning justification letter received April 17, 2026
4. Preliminary plat received May 18, 2026
5. Site plan received May 18, 2026
6. Landscape plan received May 18, 2026

**VII. COPIES OF REPORT TO:**

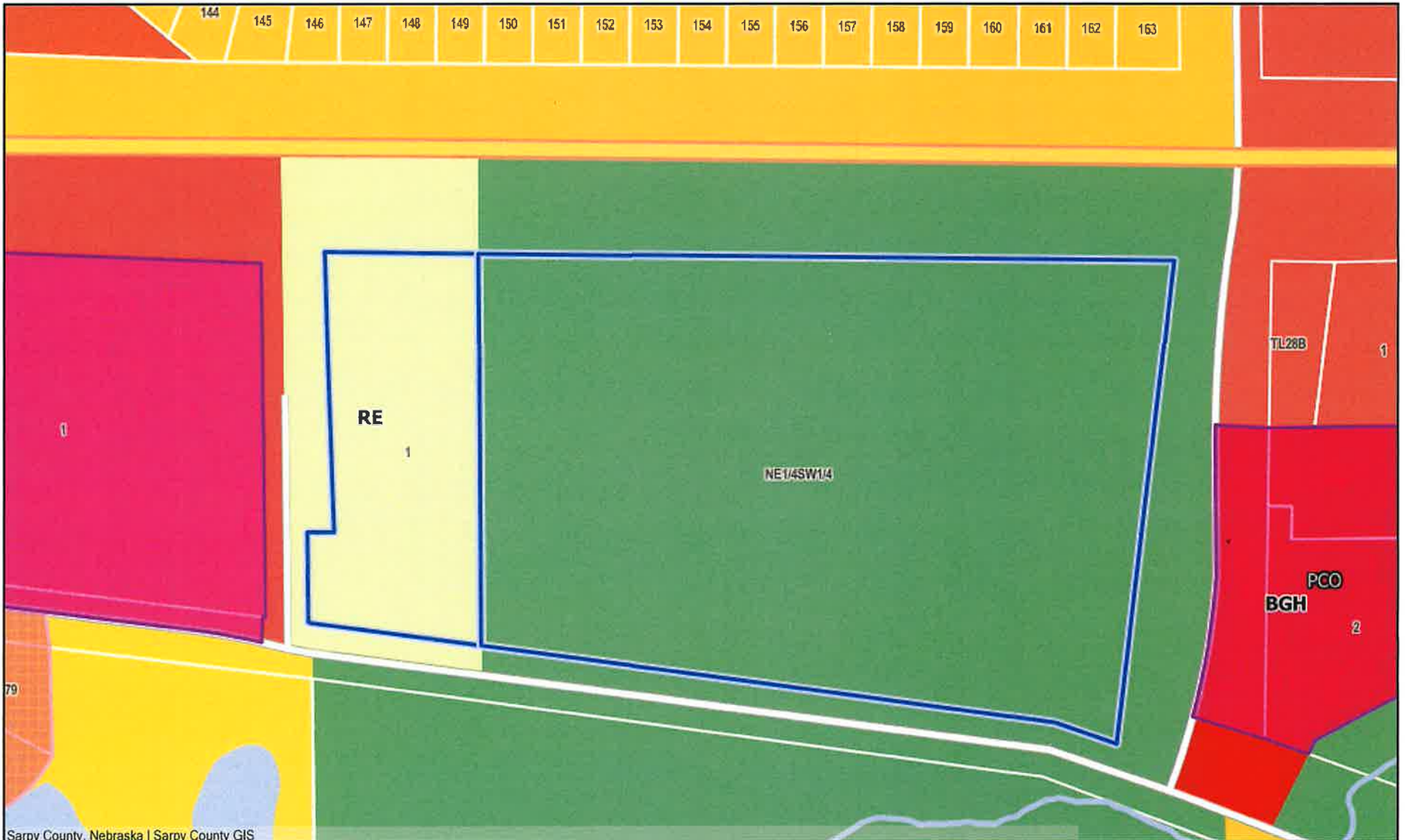
1. Quail Crossing, LLC. (Attn: Austin Alff)
2. E & A Consulting Group, Inc. (Attn: Jeff Stoll)
3. Scott Alff
4. Public Upon Request

  
Assistant Planning Manager

 05/22/26  
Planning Director Date of Report



# Zoning Map

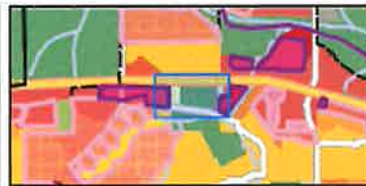


Sarpy County, Nebraska | Sarpy County GIS

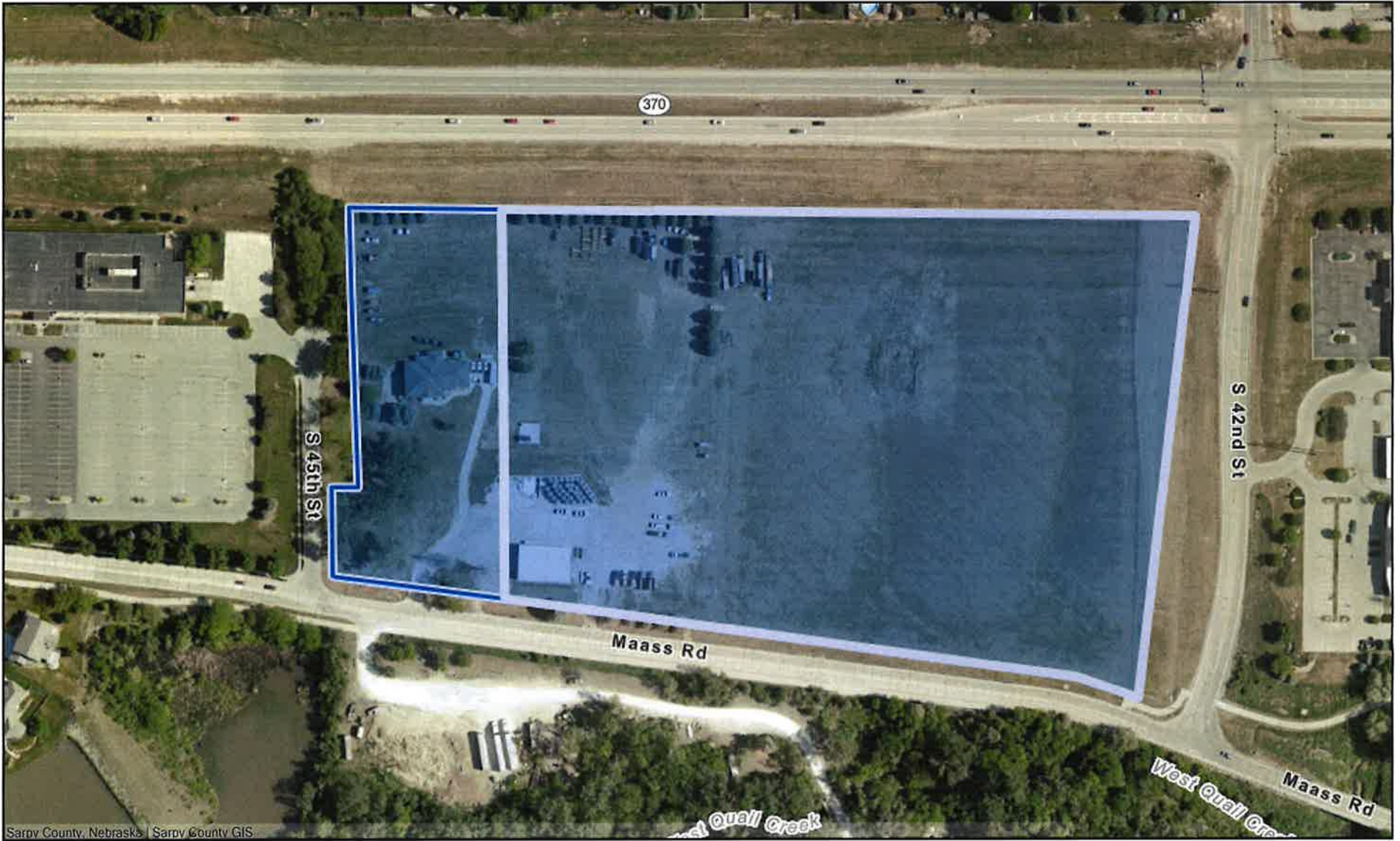
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Map Scale 1: 3090

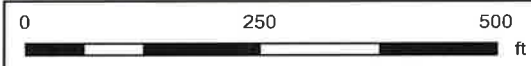
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Notes



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 3090

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





**E & A CONSULTING GROUP, INC.**

*Engineering Answers*

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950  
P 402.895.4700 • F 402.895.3599  
[www.eacg.com](http://www.eacg.com)

April 17, 2026

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

RE: Quail Crossing Replat 1 – Preliminary Plat & Change of Zone Submittal  
E&A File: P2023.157.004

Dear Tammi,

On behalf of our client, Quail Crossing, LLC, we hereby submit an application for the above referenced project. The application intends to replat Lots 6 and 7, Quail Crossing, and Outlot A, Quail Crossing into one lot. With this application we are proposing to rezone the property with the Planned Subdivision (PS) overlay district. All documents included are listed on the attached transmittal.

If you have any questions regarding this application, please contact me at 402-895-4700 or by email at [jstoll@eacg.com](mailto:jstoll@eacg.com).

Sincerely,  
E & A Consulting Group, Inc

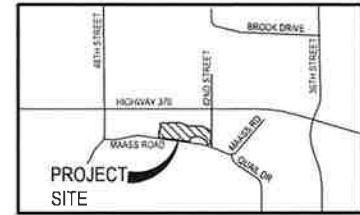
A handwritten signature in blue ink, appearing to read 'J Stoll', with a long horizontal stroke extending to the right.

Jeff Stoll  
Platting Services Department Manager

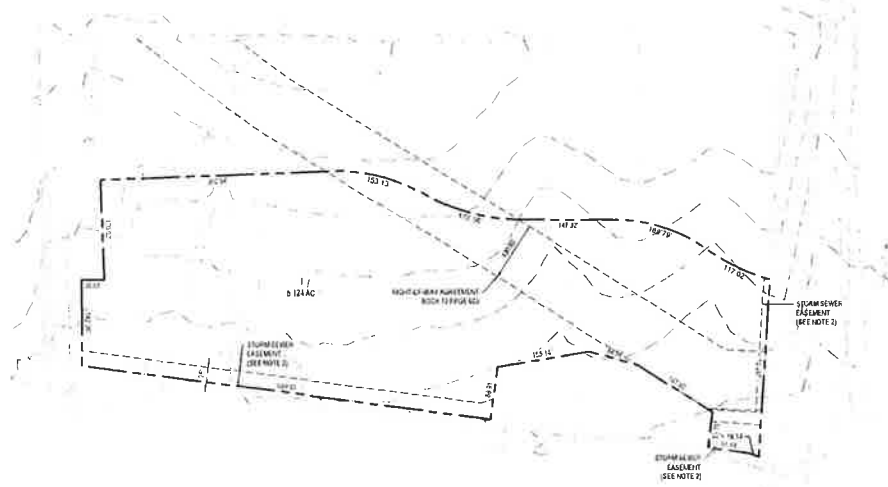
# QUAIL CROSSING REPLAT 1

LOT 1

A TRACT OF LAND BEING A REPLAT OF LOTS 6, 7 AND OUTLOT 'A' QUAIL CROSSING A SUBDIVISION LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 32 TOWNSHIP 14 NORTH RANGE 13 EAST OF THE 6TH P.M. CITY OF BELLEVUE SARDY COUNTY, NEBRASKA



VICINITY MAP



FRONT YARD	20'
INTERIOR SIDE YARD	5'
STREET SIDE YARD	10'
REAR YARD	10'

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A REPLAT OF LOTS 6, 7 AND OUTLOT 'A' QUAIL CROSSING A SUBDIVISION LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 32 TOWNSHIP 14 NORTH RANGE 13 EAST OF THE 6TH P.M. CITY OF BELLEVUE SARDY COUNTY, NEBRASKA

SAID TRACT OF LAND CONTAINS AN AREA OF 353 913 SQUARE FEET OR 8.125 ACRES MORE OR LESS

**DEVELOPER/OWNER**  
QUAIL CROSSING LLC  
880 S 118TH STREET  
OMAHA, NE 68137

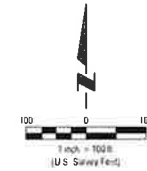
**ZONING**

EXISTING	BGAG-20	
PROPOSED	RIS-20-PS, LOT 1	8.124 AC
TOTAL		8.124 AC

**NOTES**

1. CORNER NEBELLAR ACCESS WILL NOT BE ALLOWED TO S AND G STREET S 45TH STREET AND MAY BE ROAD FROM LOT 1

2. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAN



**LEGEND**

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. PROPERTY LINES
- (PTP) PINCHED TOP PIPE
- BUILDING
- P POWER RISER
- POWER POLE
- GUY WIRE
- ★ LIGHT POLE
- T TELEPHONE RISER
- TV CABLE TV RISER
- FIRE HYDRANT
- ⊗ UTILITY VALVE (WATER)
- ⊙ MANHOLE
- ⊗ CURB INLET
- ⊗ UTILITY VALVE (GAS)
- SIGN
- X-X- FENCE LINE
- O-O- GAS LINE
- W-W- WATER LINE
- CHP-CHP- POWER LINE (OVERHEAD)
- UGP-UGP- POWER LINE (UNDER GROUND)
- UGC-UGC- COMMUNICATION LINE (UNDER GROUND)
- SS-SS- SANITARY SEWER LINE
- S-S-S- STORM SEWER LINE
- FO-FO- FIBER OPTICS LINE

RECEIVED  
MAY 18 2026  
PLANNING DEPT.

**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services



QUAIL CROSSING REPLAT 1  
LOT 1  
BELLEVUE, NEBRASKA

PRELIMINARY PLAT

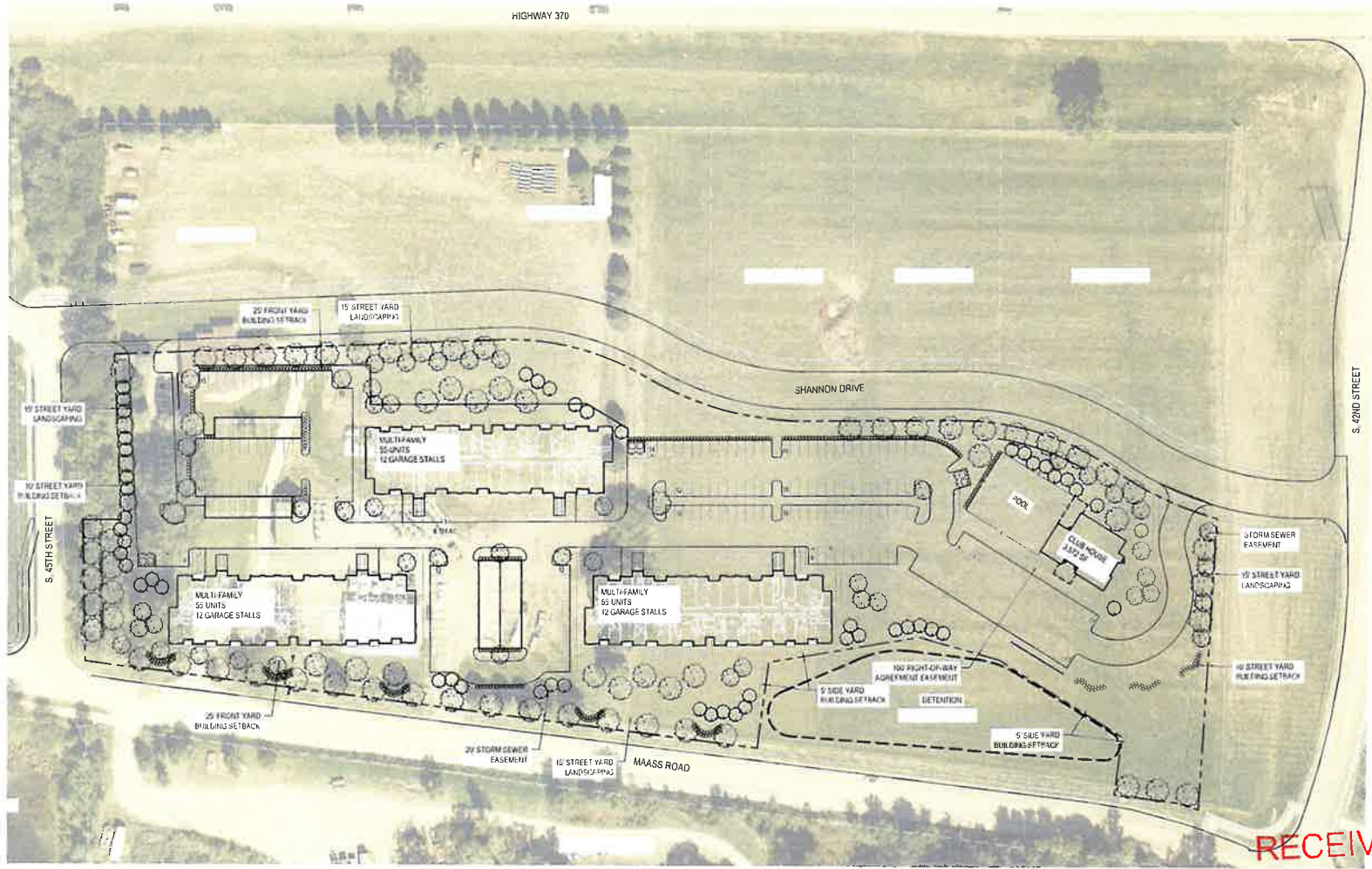
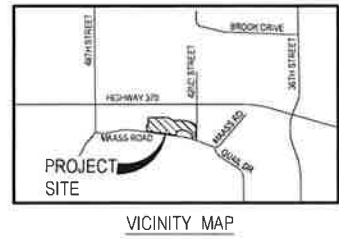
DATE	BY	DESCRIPTION

10000 MA University Blvd, Suite 100 • Omaha, NE 68154  
Phone: 402.327.0770 • Fax: 402.327.2599  
Sales: 402.327.0770

DATE PLOTTED: 5/17/2026 10:45 AM PLOT BY: J. HARRIS

APARTMENT UNIT MIX			
UNIT TYPE	UNIT QTY	STALLS PER UNIT	PARKING REQ
EFFICIENCY	30	2.0	60
ONE BED	51	2.0	102
TWO BED	66	2.0	132
THREE BED	18	2.0	36
TOTAL	165	2.0	330

SITE ANALYSIS TABLE	
ZONING	RD-20-PS
SITE SIZE	353,901 S.F.
BUILDING COVERAGE	60,505 S.F. (17.1%)
TOTAL PAVED AREA	130,929 S.F. (37.0%)
SURFACE PARKING	264 STALLS
GARAGE PARKING	68 STALLS
TOTAL PARKING	334 STALLS
ADA PARKING	8 STALLS
PARKING RATIO	2.03 STALLS/UNIT
TOTAL UNITS	165
DENSITY	2 TAG/S.F. UNIT



50 0 50  
1 inch = 50 ft

**LEGEND**

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT
- SETBACK

**RD-20-PS ZONING SETBACK TABLE**  
LOT 1

FRONT YARD	25'
INTERIOR SIDE YARD	5'
STREET SIDE YARD	10'
REAR YARD	10'

**RD-20-PS MULTIFAMILY REGS**

LOT AREA PER UNIT	2,000 SF
MAX HEIGHT	27 FT
MAX INTERIOR AREA	60%
STALLS PER UNIT	2 STALLS

**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services  
1000 MAASS ROAD, SUITE 100 • COVINGTON, LA 70014  
Phone: 504.796.4700 • Fax: 504.796.3700  
State of LA Certificate of Registration 0220291

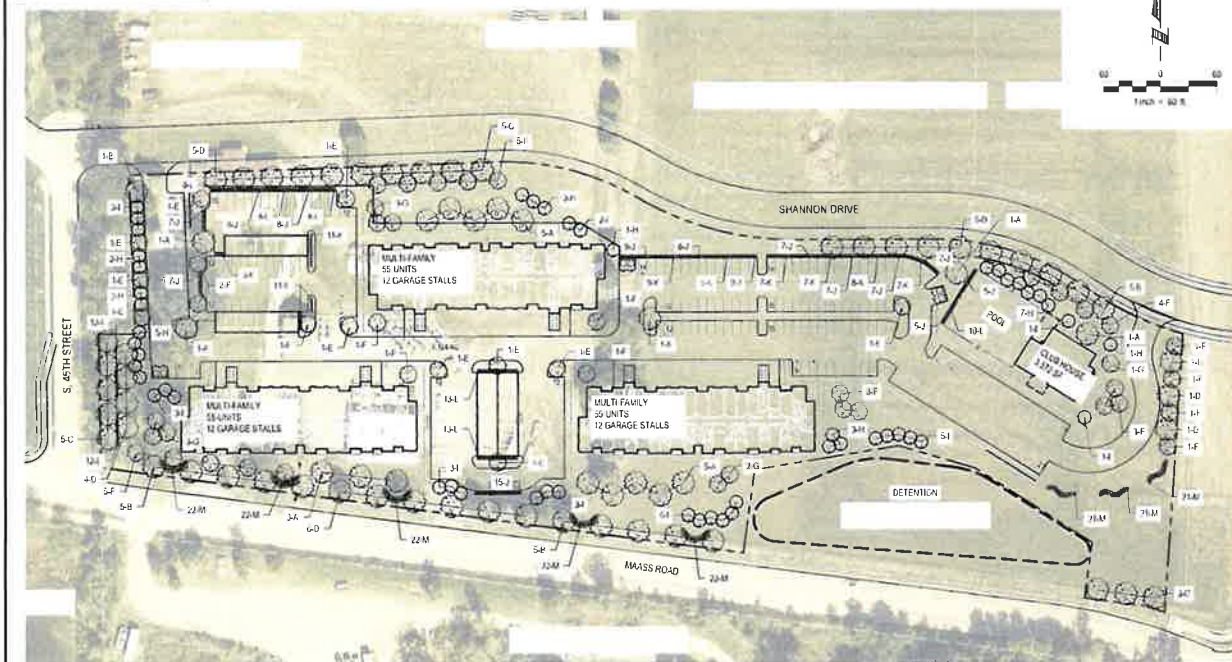


**QUAL CROSSING REPLAT 1**  
BELLCOVE NEBRASKA

**PLANNED SUBDIVISION**  
SITE PLAN

DATE	DESCRIPTION	BY	CHECKED

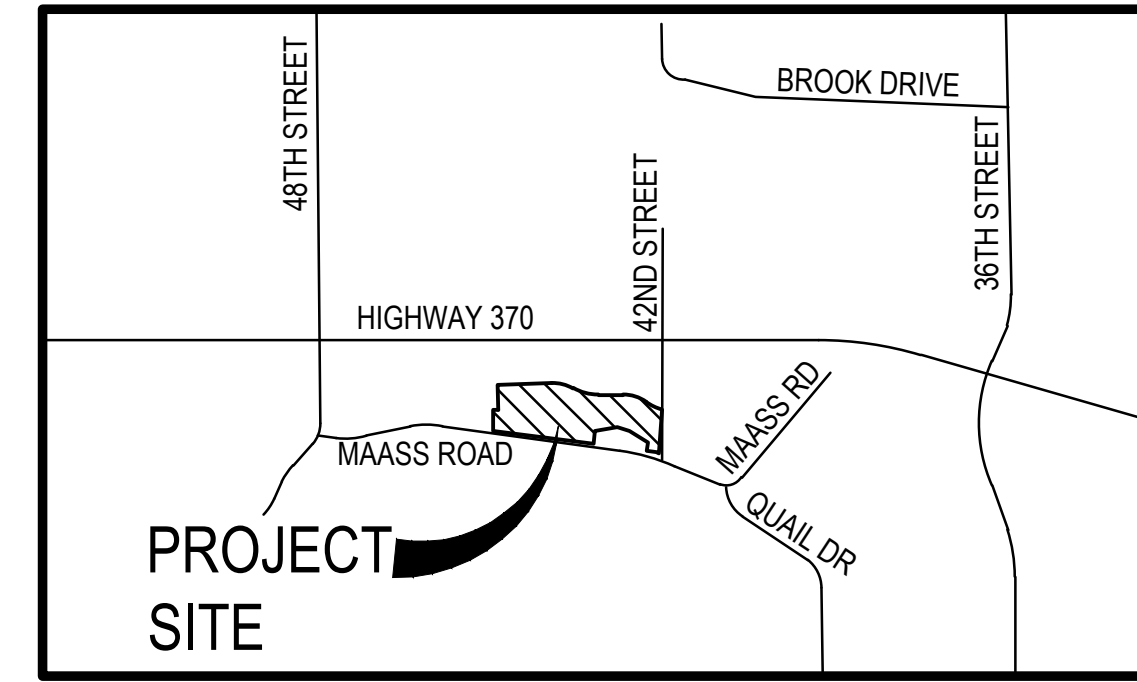
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**MAY 18 2026**  
**PLANNING DEPT.**



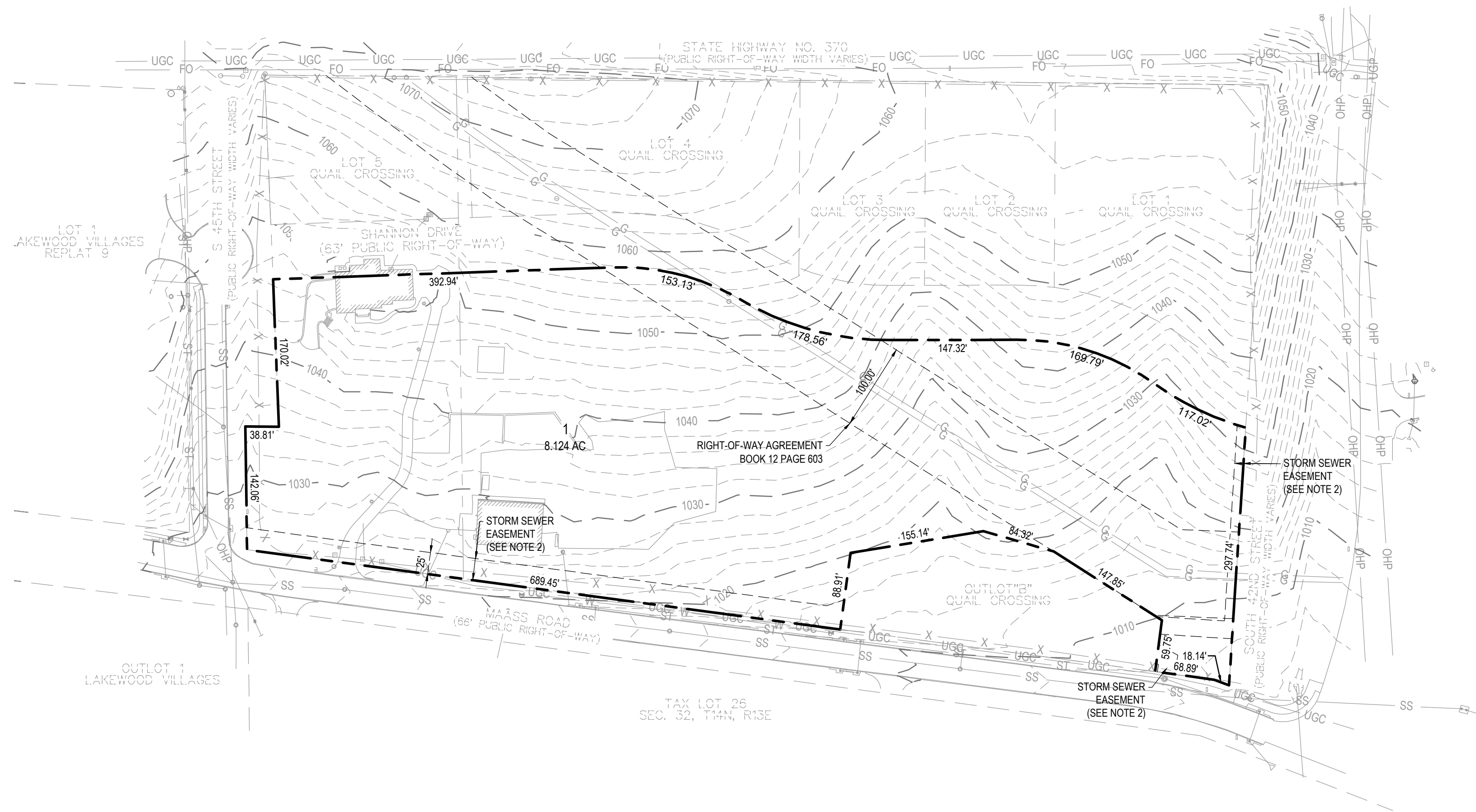
# QUAIL CROSSING REPLAT 1

LOT 1

A TRACT OF LAND BEING A REPLATTING OF LOTS 6, 7, AND OUTLOT "A", QUAIL CROSSING, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA



VICINITY MAP



YARD TYPE	SETBACK
FRONT YARD	25'
INTERIOR SIDE YARD	5'
STREET SIDE YARD	10'
REAR YARD	10'

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A REPLATTING OF LOTS 6, 7, AND OUTLOT "A", QUAIL CROSSING, A SUBDIVISION LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 32, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA

SAID TRACT OF LAND CONTAINS AN AREA OF 353.913 SQUARE FEET OR 8.125 ACRES, MORE OR LESS.

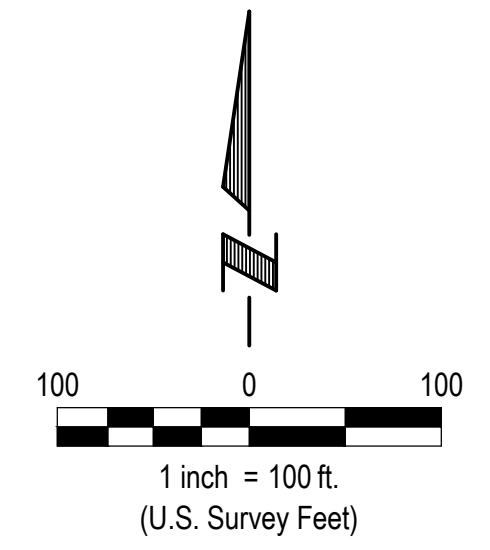
DEVELOPER/OWNER  
QUAIL CROSSING, LLC  
6860 S 118TH STREET  
OMAHA, NE 68137

**ZONING:**

EXISTING	BG/RG-20	
PROPOSED:	RG-20-PS, LOT 1	8.124 AC
TOTAL		8.124 AC

**NOTES:**

- DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO S 42ND STREET, S 45TH STREET, AND MAASS ROAD FROM LOT 1.
- TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.



**LEGEND**

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- EXIST. PROPERTY LINES
- (PTP) PINCHED TOP PIPE
- ▭ BUILDING
- ⬆ P POWER RISER
- ⬆ P POWER POLE
- GUY WIRE
- ☀ LIGHT POLE
- ⓧ T TELEPHONE RISER
- ⓧ TV CABLE TV RISER
- FIRE HYDRANT
- ⊗ UTILITY VALVE (WATER)
- MANHOLE
- ⓧ CURB INLET
- ⊗ UTILITY VALVE (GAS)
- SIGN
- X - X - FENCE LINE
- G - G - GAS LINE
- W - W - WATER LINE
- OHP - OHP - POWER LINE (OVERHEAD)
- UGP - UGP - POWER LINE (UNDER GROUND)
- UGC - UGC - COMMUNICATION LINE (UNDER GROUND)
- SS - SS - SANITARY SEWER LINE
- ST - ST - STORM SEWER LINE
- FO - FO - FIBER OPTICS LINE

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10309 Mill Valley Road, Suite 100 • Omaha, NE 68154  
Phone: 402.895.3700 • Fax: 402.895.3399  
www.eaeg.com  
State of NE Certificate of Authorization #CA0008



QUAIL CROSSING REPLAT 1  
LOT 1  
BELLEVUE, NEBRASKA

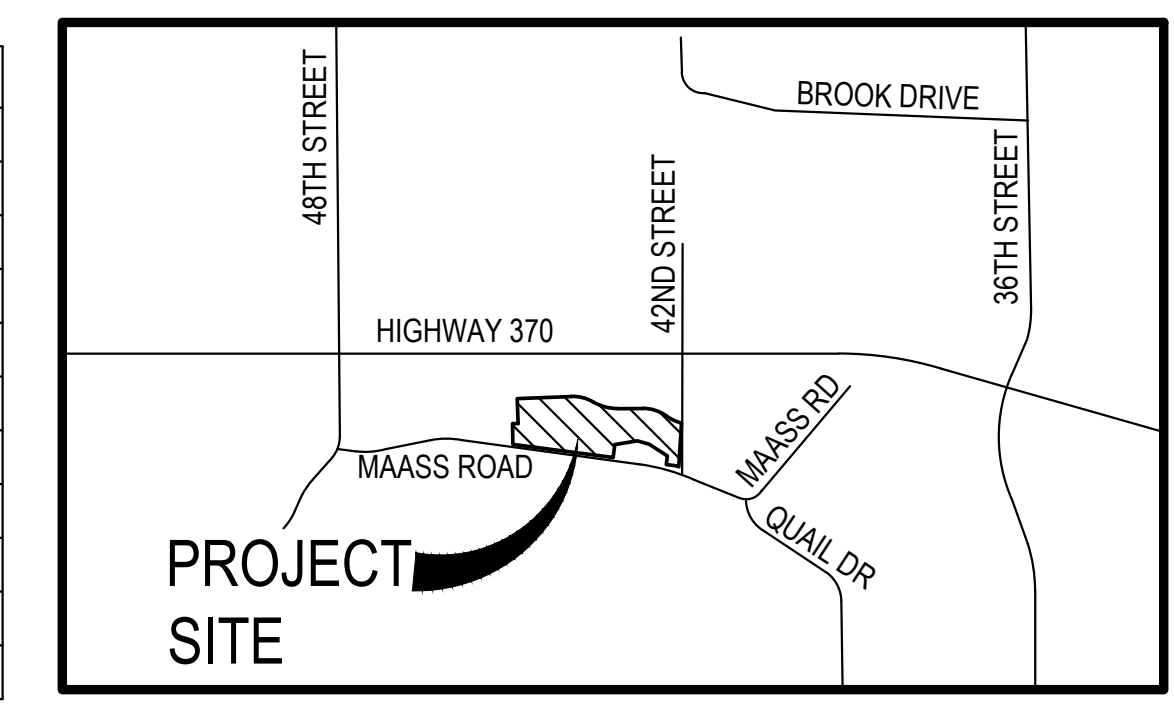
PRELIMINARY PLAT

Proj No.	Date	Revisions	Description
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Designed By:	JRS		
Drawn By:	BLH		
Scale:	1" = 100'		
Sheet:	1	of	1

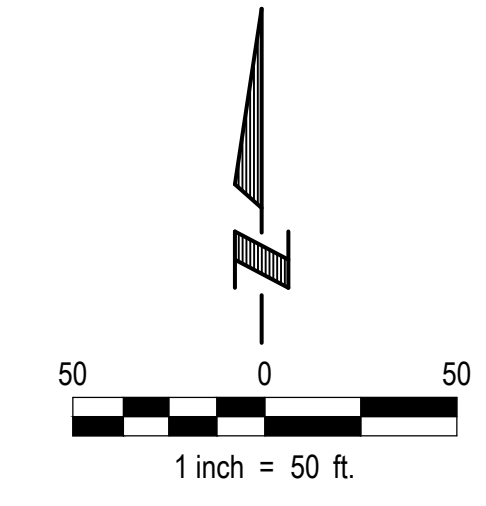
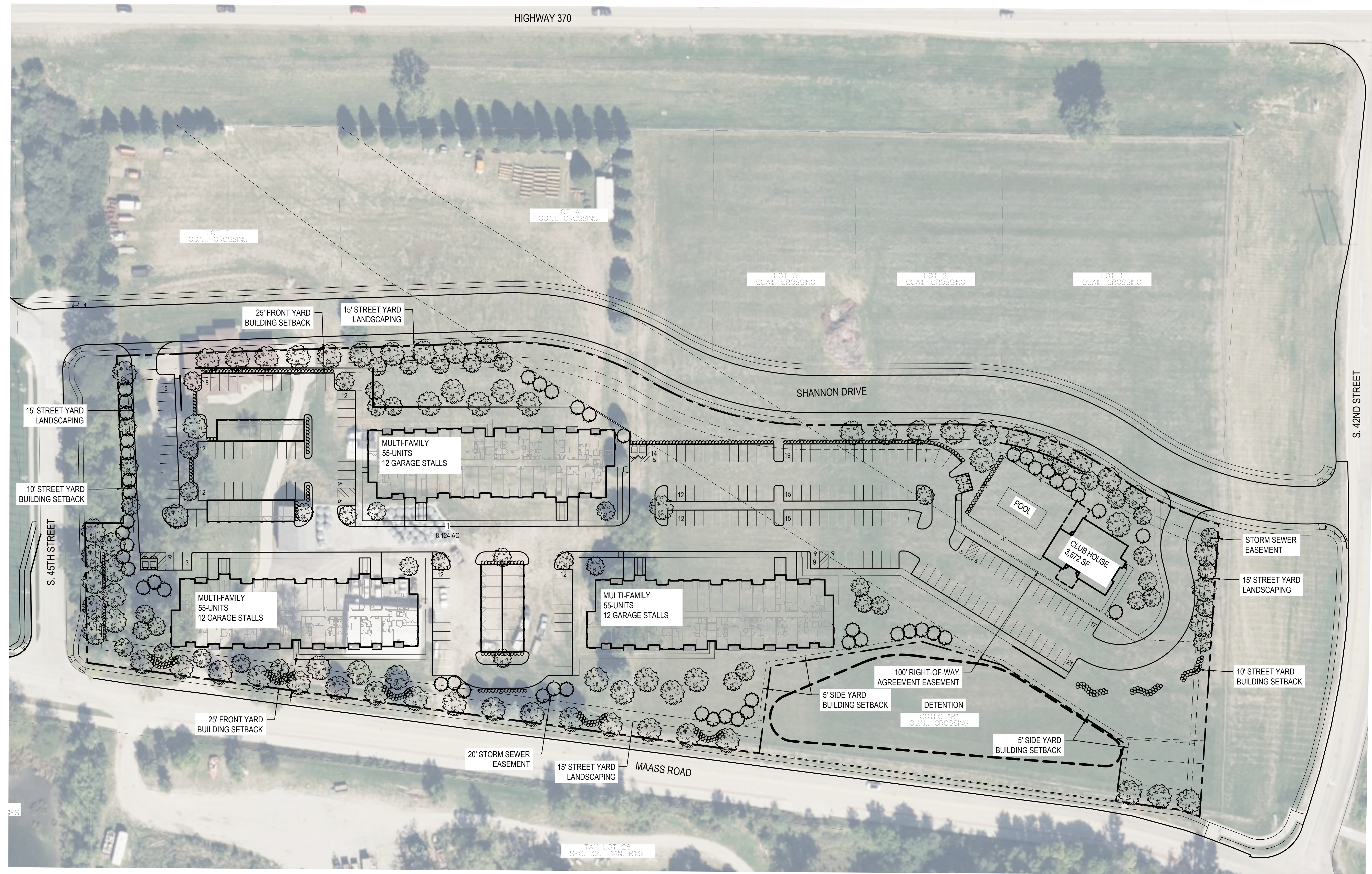
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APARTMENT UNIT MIX			
UNIT TYPE	UNIT QTY	STALLS PER UNIT	PARKING REQ.
EFFICIENCY	30	2.0	60
ONE BED	51	2.0	102
TWO BED	66	2.0	132
THREE BED	18	2.0	36
<b>TOTAL</b>	<b>165</b>	<b>2.0</b>	<b>330</b>

SITE ANALYSIS TABLE	
ZONING: RG-20-PS	
SITE SIZE	353,901 S.F.
BUILDING COVERAGE	60,595 S.F. (17.12%)
TOTAL PAVED AREA	139,939 S.F. (39.54%)
SURFACE PARKING	266 STALLS
GARAGE PARKING	68 STALLS
TOTAL PARKING	334 STALLS
ADA PARKING	8 STALLS
PARKING RATIO	2.02 STALLS / UNIT
TOTAL UNITS	165
DENSITY	2,146 S.F. / UNIT



VICINITY MAP



LEGEND

- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT
- SETBACK

RG-20-PS ZONING SETBACK TABLE LOT 1	
FRONT YARD	25'
INTERIOR SIDE YARD	5'
STREET SIDE YARD	10'
REAR YARD	10'

RG-20-PS MULTI-FAMILY REGS	
LOT AREA PER UNIT:	2,000 SF
MAX HEIGHT:	75 FT
MAX IMPERVIOUS AREA:	80%
STALLS PER UNIT:	2 STALLS

**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services  
 10809 Mill Valley Road, Suite 100 • Omaha, NE 68154  
 Phone: 402.895.4700 • Fax: 402.895.3999  
 www.eaeg.com  
 State of NE Certificate of Authorization #C-0008

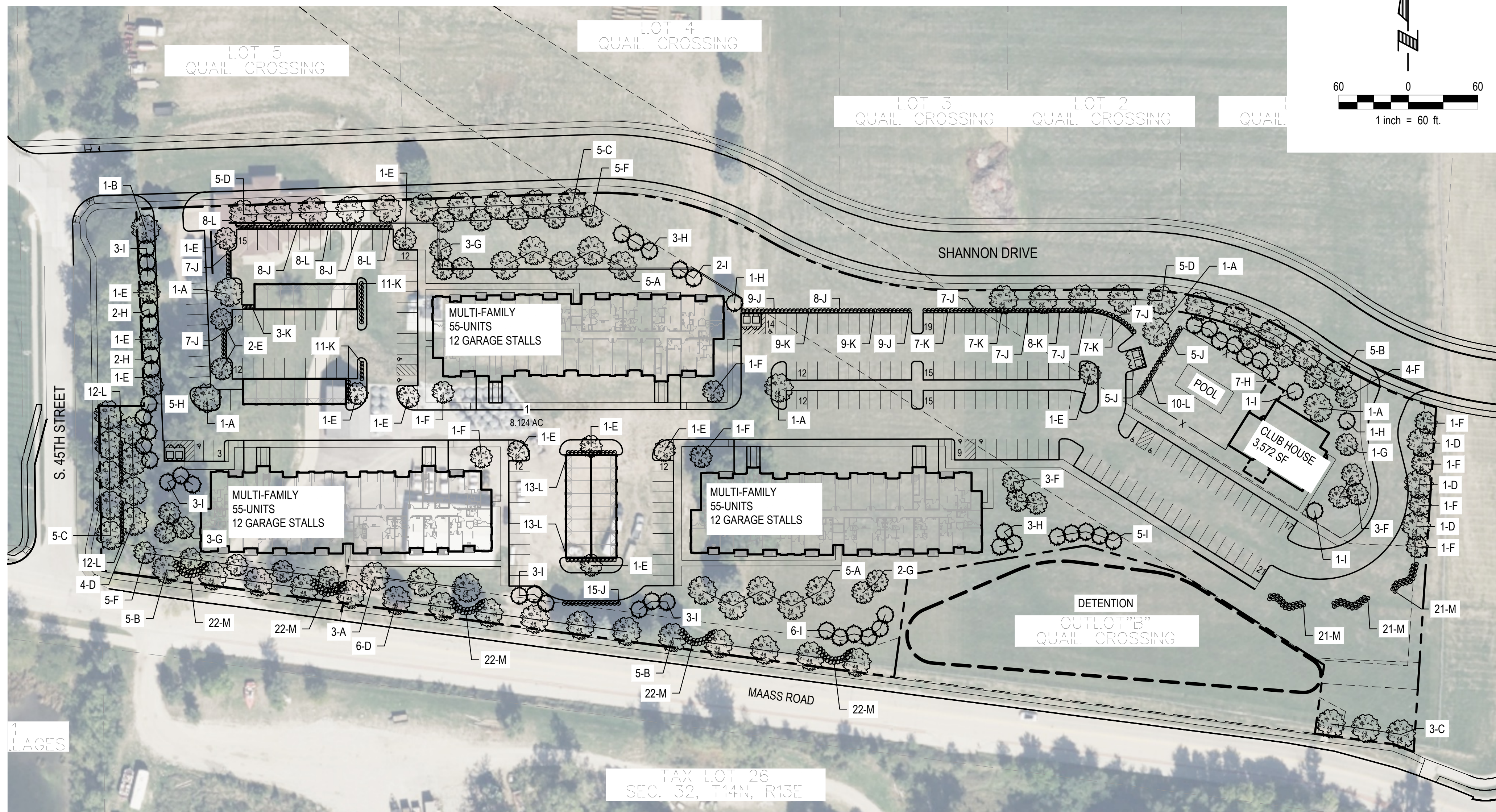


QUAIL CROSSING REPLAT 1  
 BELLEVUE, NEBRASKA

PLANNED SUBDIVISION  
 SITE PLAN

Proj No.	Date	Revised	Description
P2023.157.004	05/18/2026		
Designed By:		KJH / KCH	
Drawn By:		KGH / MNM	
Scale:		AS SHOWN	
Sheet:		1 of 2	

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## PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	18	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2"	B&B
B	16	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	2"	B&B
C	13	Quercus rubrum	Red Oak	2"	B&B
D	23	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2"	B&B
E	14	Tilia cordata 'Greenspire'	Greenspire Linden	2"	B&B
F	28	Malus 'Spring Snow'	Spring Snow Crabapple	2"	B&B
G	9	Malus x 'Prairifire'	Prairifire Crabapple	2"	B&B
H	24	Picea pungens 'Glauca'	Colorado Blue Spruce	6'-7'	B&B
I	27	Picea glauca 'Densata'	Black Hills Spruce	6'-7'	B&B
J	109	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 Gal.	Cont.
K	72	Hydrangea paniculata 'ILVOBO'	Bobo Hardy Hydrangea	3 Gal.	Cont.
L	84	Euonymus alatus compactus	Dwarf Burning Bush	3 Gal.	Cont.
M	173	Viburnum opulus 'Nanum'	Dwarf Cranberry Bush Viburnum	3 Gal.	Cont.

### TREE NOTES:

- Landscape contractor shall coordinate with all utilities and general contractor to field verify all utility locations that may conflict with all proposed tree planting locations on the project site.

### ARTICLE 9: LANDSCAPING, SCREENING, AND FENCING REGULATIONS

- 8.12.06 Landscaping Design Criteria
8. Multi-family developments shall provide one deciduous shade or one evergreen tree, or two ornamental trees and three shrubs for every two dwelling units. This requirement is in addition to street yard landscaping requirements.  
 Required = 83 trees & 249 shrubs (165 units / 2)      Provided = 83 (71 shade & evergreen & 24 ornamental) trees & 249 shrubs
9. A. Plant materials shall include one deciduous shade or one ornamental tree and three shrubs for every 40 linear feet of street frontage.  
 Shannon Drive (North) - Required = 29 trees & 87 shrubs (1,158 LF / 40)      Provided = 29 trees & 87 shrubs  
 S. 45th Street (West) - Required = 8 trees & 24 shrubs (312 LF / 40)      Provided = 8 trees & 24 shrubs  
 Mass Road (South) - Required = 19 trees & 57 shrubs (776 LF / 40)      Provided = 19 trees & 57 shrubs  
 S. 42nd Street (East) - Required = 7 trees & 21 shrubs (298 LF / 40)      Provided = 7 trees & 21 shrubs
10. A. There shall be 19 square feet of landscape area per parking stall.  
 Required = 4,237 SF (223 stalls x 19)      Provided = 11,047 SF
10. B. One tree which provides shade or is capable of providing shade at maturity shall be provided for every 300 square feet of required landscape area.  
 Required = 14 trees (4,237 / 300 = 14.12)      Provided = 14 trees

### LANDSCAPE NOTES:

- Locate and verify the location of all underground utilities prior to the start of any construction. Care should be taken not to disturb any existing utilities during construction. Any damage to utilities or other improvements caused by the Contractor will be repaired at no cost to the Owner.
- All plant material shall be of good quality and sizes shall meet required size specifications.
- All plants are to be watered in immediately after planting and then watered once a week for a period of two months from time of planting.
- All plant material shall be guaranteed to be in a live and healthy growing condition for two full growing seasons (trees) and one full growing season (perennials & shrubs) after final project acceptance or shall be replaced free of charge with the same grade and species including labor.
- Verify all dimensions and conditions prior to starting construction. The location of plant material is critical and shall be installed as indicated on plans. Field adjustments may be necessary based on field conditions (i.e., root ball and drop inlet conflict). All adjustments must be approved by the landscape architect.
- The Landscape Contractor shall remove all construction debris and materials injurious to plant growth from planting pits and beds prior to backfilling with planting mix. All planting areas shall be free of weeds and debris prior to any work.
- Provide commercially available shredded hardwood mulch on all trees and in all planting beds to a 3-4 inch minimum depth unless otherwise noted. Mulch ring to extend 1'-0" minimum beyond planting pit. Mulch shall be reasonably free of leaves, twigs, sawdust, toxic substances, or other foreign materials. Minor site grading to be included if needed.
- All trees are to be staked for a period of not less than one year from time of planting.
- Contractor to coordinate work with other amenities contractors.

### IRRIGATION NOTES:

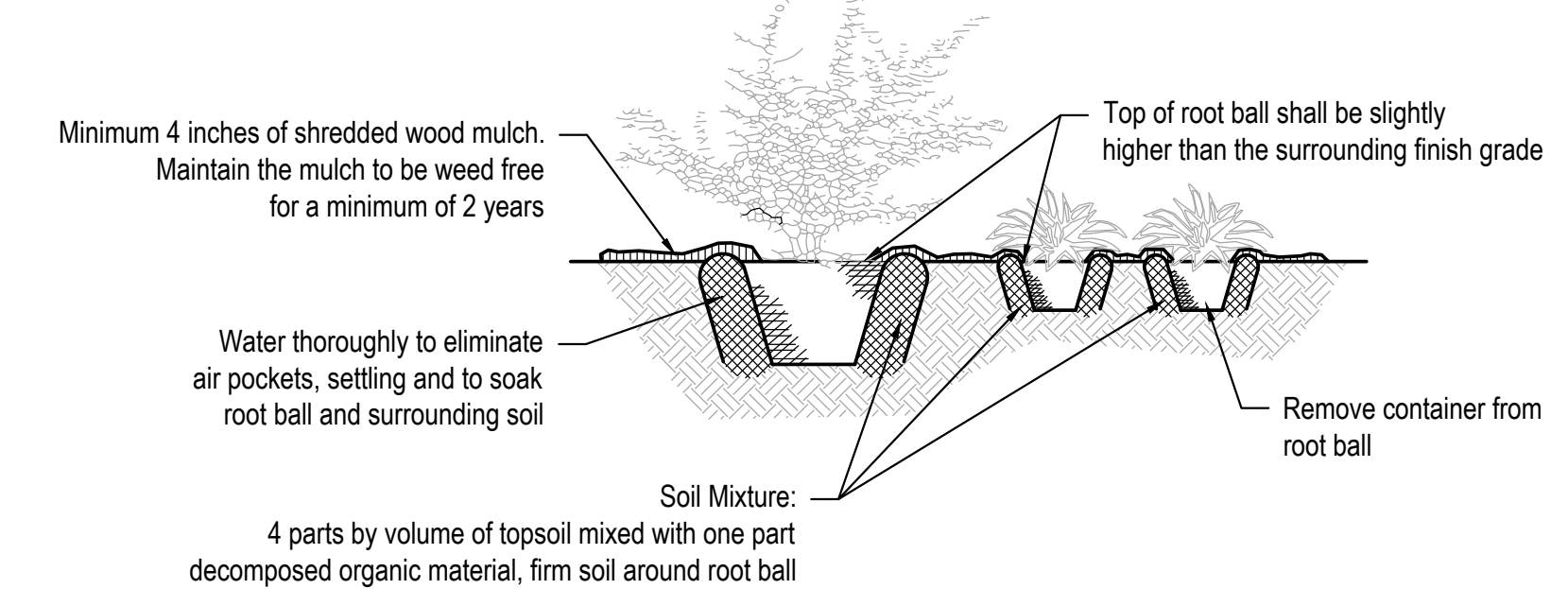
- Irrigation bid to include meter pit and MUD fees.
- Irrigate all sodded areas.
- Irrigation controller to be mounted in a steel utility box with hasp for pad lock.
- Irrigation system to be guaranteed for 1 year. Written guarantee to be supplied prior to final payment.
- Irrigation contractor responsible to winterize system one time.
- Irrigation contractor to furnish as built drawing of the system and catalogue cuts of the installed equipment prior to final payment.
- Irrigation contractor to provide owner and engineer an irrigation plan shop drawing and equipment catalog cuts for approval prior to installation.
- Contractor to coordinate work with other amenities contractors.

### SEEDING NOTES:

- Seeding shall be Superturf II no rye (sod grower) lateral spread tall fescue kentucky bluegrass mixture from United Seeds, Inc. Planting method and seeding rate shall be 10 lbs per 1,000 sq ft. Seeding dates: March-June, dormant seeding: December-March.
- Matting shall be installed over all seeding areas (S150BN - NAG Erosion Control Blanket OR EQUIVALENT).

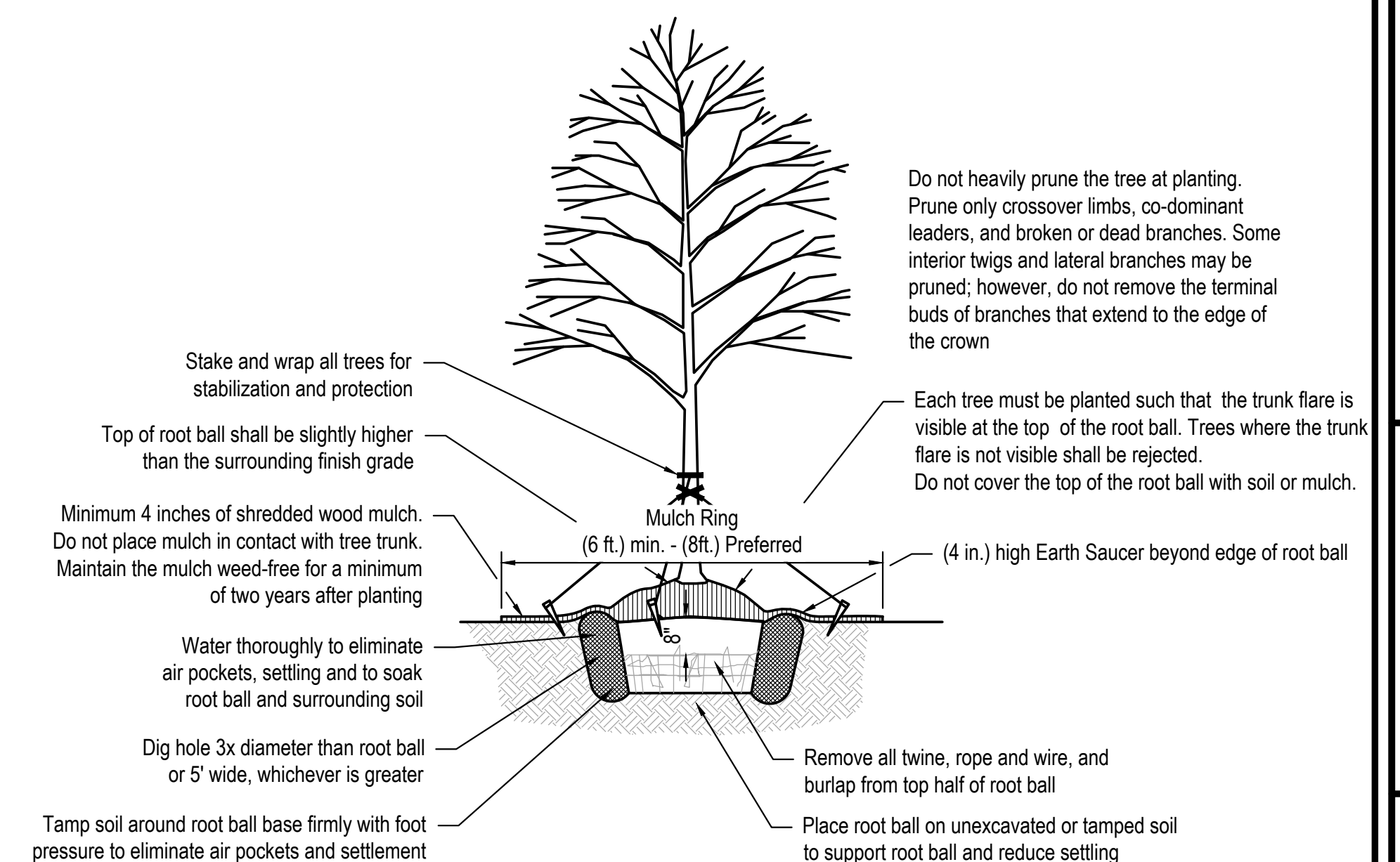
### SODDING NOTES:

- The contractor shall notify the architect at least forty-eight hours in advance of the time he intends to begin sodding and shall not proceed with such work until permission to do so have been granted. No frozen sod shall be placed. No sodding shall be done on frozen earth.
- Care shall be exercised at all times to retain the native soil on the roots of the sod during the process of transplanting. Dumping of vehicles will not be permitted. The sod shall be planted within eighteen (18) hours from the time it is harvested unless it is tightly rolled or stored roots-to-roots in a satisfactory manner. All sod in stacks shall be kept moist and shall be protected from exposure to the sun and from freezing. No storage longer than three (3) days will be permitted. Sod which becomes dried out or does not meet the specifications will be rejected.
- There shall be a minimum of six inches, after tamping, of topsoil under all sod. Excavations or trenching shall be made to a sufficient depth below the finished grade of the sod to accommodate the depth of topsoil as specified and the thickness of sod as specified. Fertilizer shall be applied at a rate to provide 100 pounds of nitrogen per acre unless fertilizer has been applied under another item in this contract to the topsoil in the sod bed. Fertilizer applied under this item shall be incorporated with the topsoil to a depth of at least two inches before the sod is laid, unless otherwise specified or approved. Incorporation shall be accomplished by disking, harrowing, drilling, raking or other approved means.
- The soil on which the sod is laid shall be reasonably moist and shall be watered, if so directed. The sod shall be laid smoothly, edge to edge, and all openings shall be plugged with sod. Immediately after the sod is laid, it shall be pressed firmly into contact with the sod bed by tamping, rolling, or by other approved methods so as to eliminate all air pockets, provide true and even surfaces, secure knitting and protect all exposed sod edges but without displacement of the sod or deformation of the surface of the sodded areas and watered at the rate of five gallons per square yard of sodded area unless otherwise directed.
- The contractor shall take care of the sodded areas until all work on the entire contract has been completed, and sod has been mowed twice and then accepted. Such care shall consist of providing protection against traffic by approved warning signs or barricades and the mowing of grass to the height of two inches when the growth attains a maximum height of four inches.
- Sod shall also be watered. When the sod is watered, sufficient water shall be applied to wet the sod to at least two inches deep in the sod bed. Watering shall be done in a manner which will not cause erosion or other damage to the finished surfaces. Any surfaces which become gullied or otherwise damaged shall be repaired to reestablish the grade and conditions of the soil prior to sodding and shall then be re-fertilized and re-sodded as specified under this item.
- In drainage-ways or slopes, the sod shall be laid with their longest dimensions parallel to the contours. Such sodding shall begin at the base of slopes or grades and the sodding progress in continuous parallel rows working upward. Vertical joints between such sodding shall be staggered. All sod shall be laid to the grades specified and the grades formed with special care at the junction of drainage-ways.
- Sod shall be held in place by stakes in all drainage-ways, on all slopes steeper than 4:1 and elsewhere where specified or as directed. Pegging shall be done immediately after tamping. At least one stake shall be driven through each sod to be staked, and the stakes shall not be more than two feet apart. Stakes shall have their flat sides against the slope and be driven flush. Stakes for pegging sod shall be of wood, approximately one inch by two inches and of sufficient length to penetrate the sod, the topsoil and to a minimum depth of two inches of subsoil.
- The contractor shall keep all sodded areas thoroughly watered for a period of thirty (30) calendar days after the initial laying and as often as required thereafter until sod has been fully established (two mowings) and accepted by the engineer and owner. Contractor to use temporary irrigation for the watering of the sod. Contractor to supply all necessary hoses, fittings and sprinklers for all watering needs.
- All sod must be fully established (two mowings) and growing at the time of inspection and acceptance.



## SHRUB & PERENNIAL PLANTING DETAIL

NOT TO SCALE



## TREE PLANTING DETAIL - B & B TREE

NOT TO SCALE