

Proposed Amendment  
Exhibit "A"

**CITY OF BLAIR  
PUD-1 (General PUD) District**

**BEAR CREEK DEVELOPMENT PLAN  
FOR THE FORMER LOT 7, HAYDEN PLACE 1<sup>ST</sup>  
ADDITION REPLAT ONE**

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Submitted By:

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## **Introduction:**

This generalized development plan is intended to Amend the existing PUD-1 area within the former Lot 7, Hayden Place First Addition Replat One. All future projects following this PUD-1 (General PUD) will require subsequent approval of specific projects through the normal PUD-1 or PUD-2 submission and approval procedures.

## **Site History:**

This development plan is intended to establish the entire area shown on Exhibit A – Area Map for the proposed Bear Creek Development & Planned Unit Development Overlay District. The area is approximately 42.232 acres and located on Lot 7, Hayden Place First Addition Replat One, South of Kellie Drive.

The Site is currently zoned RM – Residential Medium Density District with a PUD-1 Overlay. The property is currently vacant.

## **Proposed Land Uses:**

A PUD Overlay District is intended to permit flexibility in the regulation of land development and to encourage innovation in land use and variety in design, layout, and type of structures constructed. It encourages density and allows the development costs to be spread over more units, thus increasing the affordability of a home. A PUD District also requires approved land uses or activities be compatible with adjacent land uses and in accordance with the current Comprehensive Plan.

In addition to the Permitted Principal Uses already allowed in the base (parent) zoning district, the following compatible uses shall be permitted as uses by right:

- (1) Accessory uses and structures normally appurtenant to the permitted uses and structures and to the uses and structures permitted as exceptions.
- (2) Home occupations and home professional offices.
- (3) Attached single family dwellings.
- (4) Two family dwellings.
- (5) Subdivision Sign
- (5) Family day care home, not operated within a private dwelling, group day care home, or day care center;
- (6) Public uses of an administrative, public service or cultural type including city, county, state or federal administrative centers and courts, libraries, museums, art galleries, police and fire stations and other public buildings, structures, and facilities;
- (7) Public and private charitable institutions;

In addition to the Excepted Uses already allowed in the base (parent) zoning district, the City Council may permit the following conditional uses as exceptions in accordance with Article 14 of the City of Blair Zoning Regulations:

- (1) Multiple family dwellings with greater than forty-eight (48) living units;
- (2) Parking lots.

**Other Reasonable Modifications of Existing Zoning Regulations:**

Subsequent approvals of specific projects through the normal PUD-1 or PUD-2 submission and approval procedures may establish reasonable modifications to minimum yard requirements, maximum lot coverages, lot width, maximum heights, and sign regulations.

Property is zoned RM (Residential Medium Density) with a PUD-1 Overlay. Setbacks, Lot width and block length requirements for the proposed development are:

Lot Width – 54 Feet \*      Block Length Minimum – 1,100 Feet \*

Front Yard - 25 Feet      Street Side Yard – 10 Feet \*\*

Side Yard – 5 Feet \*      Rear Yard – 25 Feet

\*Note: Waivers requested under the PUD-1 overlay. Lot Width – Sec.703.07, Side Yard Setback – Sec. 703.08 & Block Length Minimum – Sec. 504.01.

\*\*Note: On the street side of a corner lot, side yards shall not be less than ten (10) feet. Attached garages or attached carports fronting on the side yard of a corner lot shall be set back a minimum of twenty (20) feet from the property line on a straight driveway approach, or fifteen (15) feet from the property line where the garage opening is perpendicular to the property line requiring a curved driveway approach.

**Proposed Transportation Plan:**

The development will construct a system of public streets to serve to proposed lots. The proposed streets will connect to the existing Kellie Drive roundabout in the northwest corner of the development. Public streets will be extended to the south and east to allow for connectivity to future developments on that property and to continue the City’s street network south of Blair.

A 10’ wide trail is proposed along Street A (westernmost street) within the right-of-way to connect the Kellie Drive roundabout to a potential future development to the south. This will provide a connection to the existing trail on the north side of Kellie Drive.

**Proposed Utilities/Infrastructure:**

Existing utilities and infrastructure, such as sanitary sewer, storm sewer, water mains, gas mains, electric lines, and telecommunication lines are all available in Kellie Drive. This development will extend these utilities throughout the site for service to all lots and provide stubs to the south and east as needed to provide future service to the properties to the south and east. This development will coordinate with the City of Blair to provide land for a proposed water tower and 12” water transmission mains to further improve the City of Blair’s water system. A small park is proposed adjacent to the water tower site.

# EXHIBIT A

## Area Map for PUD-1 (General PUD) Planned Unit Development Overlay District

