

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-2203-06
S-2203-11

FOR HEARING OF:
REPORT #1: April 28, 2022

I. GENERAL INFORMATION

A. APPLICANT:

Hawkins & Strom Holdings, LLC
414 Greenbriar Court
Bellevue, NE 68005

B. PROPERTY OWNERS:

Hawkins & Strom Holdings, LLC
Jim and Mary Hawkins
414 Greenbriar Court
Bellevue, NE 68005

Belle Vue Acres LLC
Mary Ellen Huck
405 Ridgewood Drive
Bellevue, NE 68005

Fontenelle Hills Golf Club
Jeff Renner
1021 Galvin Road South
Bellevue, NE 68005

C. GENERAL LOCATION:

Martin Drive and Ridgewood Drive/Martin Drive and Ridgewood Court

D. LEGAL DESCRIPTION:

Lots 1 through 9, Fontenelle Hills Estates, being a replat of Lot 1, Fontenelle Replat 8, and Lots 12, 13, 16, 17, 19, 55A, 233, and 234, Fontenelle, and half of vacated Laurel Lane.

E. REQUESTED ACTIONS:

1. Request to rezone Lots 1 through 9, Fontenelle Hills Estates, being a replat of Lot 1, Fontenelle Replat 8, and Lots 12, 13, 16, 17, 19, 55A, 233, and 234, Fontenelle, and half of vacated Laurel Lane, from RS-120-PS to RE.
2. Preliminary plat Lots 1 through 9, Fontenelle Hills Estates.

F. EXISTING ZONING AND LAND USE:

RS-120-PS, Vacant (former golf course)

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a change of zone and preliminary plat to facilitate low density single family residential development.

H. SIZE OF SITE:

The site is approximately 28.4 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant and covered in vegetation. The property was previously used as a golf course.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single Family Residential, RE and RS-120-PS
2. **East:** Single Family Residential, RS-120-PS
3. **South:** Single Family Residential, RS-120-PS
4. **West:** Single Family and Multi Family Residential, RS-120-PS

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

1. Section 5.07, Zoning Ordinance, regarding RE uses and requirements.
2. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.
3. 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 low density residential and recreational (based on the former golf course).

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. There is no MAPA traffic data information available for this area.
2. Access is proposed from private drives off Greenbriar Court, Martin Drive, and Ridgewood Drive for proposed Lots 1 through 5. Lots 6 through 9 will be served by Dagmar Court, a private street.

D. UTILITIES:

All utilities are available or will be constructed to serve this development. Epiphany Ramos, Wastewater Superintendent, has confirmed there is sanitary sewer capacity to serve these additional single family homes.

E. ANALYSIS:

1. Jim and Mary Hawkins, on behalf of Hawkins & Strom Holdings LLC., have submitted a request for rezoning and preliminary plat of Lots 1 through 9, Fontenelle Hills Estates, from RS-120-PS to RE, for the purpose of single family residential development.

The intent of the RE district is to permit low density residential uses on larger parcels of land that are compatible with adjacent urban growth.

Each lot meets the minimum requirements of the RE zoning district.

2. The property is currently zoned RS-120-PS under a 1967 zoning variance/site plan approval for the Fontenelle Hills subdivision. These lots were originally slated for recreational use as a golf course. The property is under private ownership and the golf course has closed in recent years. The property is presently vacant, and maintenance has been the responsibility of the private ownerships (Hawkins & Strom Holdings, LLC, Belle Vue Acres LLC, and Fontenelle Hills Golf Club).

3. Lots 1 through 5 would be served by private driveways off Greenbriar Court, Martin Drive, or Ridgewood Drive. Lots 6 through 9 would be serviced by Dagmar

Court, a private street off Martin Drive. Maintenance for this private street would be the responsibility of the developers.

4. Hill-Farrell has provided proposed building envelopes and building footprints for proposed Lots 6 through 9 at staff's request, which are attached for review.

5. This application was sent out to the following departments/individuals for review: Public Works (to include the Street Superintendent and Parks Superintendent), Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Planning Director, Sarpy County Public Works Department, Sarpy County IS/GIS/Public Safety, Metro Area Planning Agency, Metropolitan Utilities District, CenturyLink, Omaha Public Power District, Black Hills Energy, Cox Communications, Papio-Missouri NRD, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning Department, and also stated if the requested department did not have comments pertaining to the application, no response was needed.

Sarpy County 911/GIS had a comment regarding the private street name. This comment has been satisfied by the applicants' surveyor.

Public Works Engineer Matt Knight had technical comments regarding the preliminary plat and proposed street profile for Dagmar Court. As of the date of this report, not all of these comments have been satisfied by the applicants' surveyor. Outstanding technical revisions are attached to this report.

Public Works also added a general comment stating "Given the topography of the area proposed for Lots 6 through 9, along with easements and setbacks, finding adequate building sites would appear to be challenging. Upon initial review, Hill-Farrell's preliminary sketch of proposed building sites (provided 4/21) would appear to require significant site grading and/or retaining walls to accommodate construction as shown, which would likely drive up development costs for those lots.

No other comments were received on this case.

6. The Future Land Use Map of the Comprehensive Plan shows this area as low density residential and recreational. With the closure of the previous golf course, staff believes the proposed RE zoning and acreage lots conform with the city's overall plan for the area.

F. TECHNICAL DEFICIENCIES:

See attached Public Works' comments

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and Comprehensive Plan, as well as lack of perceived negative impact upon the surrounding area. APPROVAL contingent upon satisfaction of the technical deficiencies prior to moving forward to the City Council.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

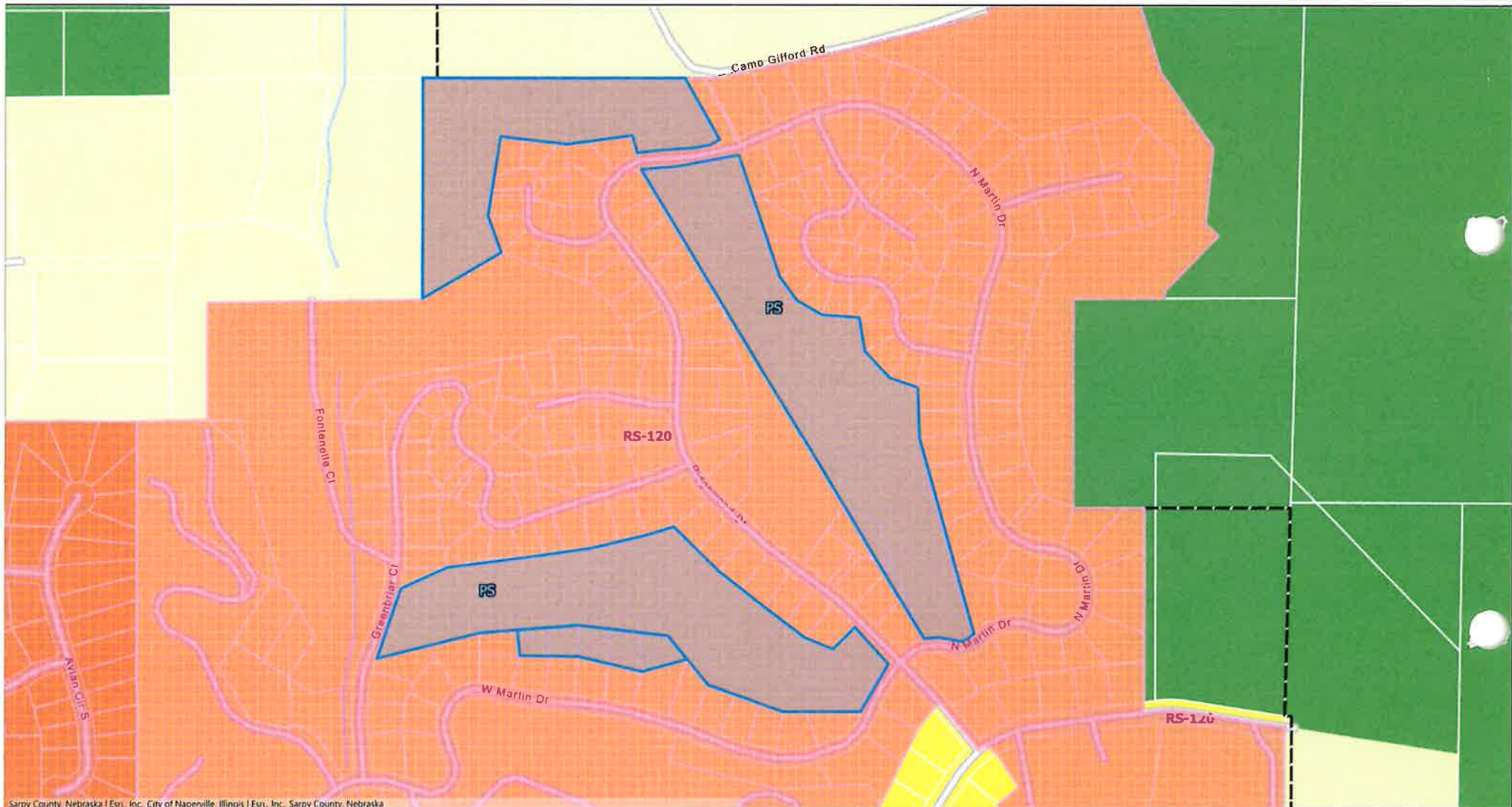
1. Vicinity map/Zoning Map
2. 2020 GIS aerial photo of the property
3. Letter from Jim Hawkins received March 31, 2022
4. Preliminary plat received April 21, 2022
5. Lots 6 through 9 proposed building envelopes received April 21, 2022
6. Public Works' redline technical revisions to preliminary plat and street profile received April 21, 2022

VII. COPIES OF REPORT TO:

1. Hawkins & Strom Holdings LLC
2. Belle Vue Acres LLC
3. Fontenelle Hills Golf Club
4. Hill-Farrell Associates, Inc.
5. Public Upon Request


Assistant Planning Manager


Planning Manager Date of Report



Sarpy County, Nebraska | Esri, Inc. City of Naperville, Illinois | Esri, Inc. Sarpy County, Nebraska

0 450 900
ft



Map Scale 1: 4514

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



Bentley City of Lincoln, Illinois | Esri, Inc. | Sarpy County, Nebraska

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Map Scale 1: 4514

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Notes

Hawkins & Strom Holdings, LLC

414 Greenbriar Ct.
Bellevue, NE 68005

City of Bellevue, Planning Department
c/o Angela Curry
1510 Wall Street
Bellevue, NE 68005

March 31, 2022

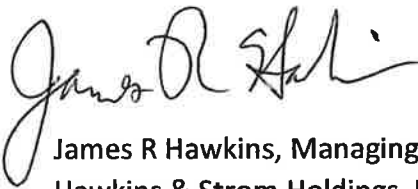
Ms. Curry –

Hawkins & Strom Holdings LLC, Belle View Acres LLC, and Fontenelle Hills Golf Course GP recently submitted rezoning and preliminary plat applications to you for consideration. The three application packages were submitted to support potential changes to the various land plats associated with the now dormant Fontenelle Hills Golf Course properties. This letter outlines a justification for those requests.

The properties in question are all currently zoned RS-120 PS and we are requesting a change to plat the properties as single family estate acreages, or RE. The current RS-120 zoning presents the opportunity for building many residences on the 28 acres described in the applications. However, the various applicants, all residents of Fontenelle Hills, recognize and appreciate that large estate residential acreages pose a much smaller impact on the unique nature of the Fontenelle Hills neighborhood, and in fact, can actually represent an improvement on the now dormant golf course acreage. The requested plats all exceed one acre in size, with many as large as four to five acres in size which would maintain significant open space in the subdivision.

We respectfully request your positive consideration for our various requests.

Sincerely,



James R Hawkins, Managing Partner
Hawkins & Strom Holdings, LLC

RECEIVED
MAR 31 2022
PLANNING DEPT.

FONTENELLE HILLS ESTATES

PRELIMINARY PLAT
BEING A REPLAT OF LOT 1,
FONTENELLE REPLAT 8,
LOT 12, 13, 16, 17, 19, 55A, 233 AND 234
AND ½ OF VACATED LAUREL LANE,
FONTENELLE, SW ¼ SEC. 24-14-13,
SARPY COUNTY, NEBRASKA.

NOTES

PROPERTY OWNERS:
HAWKINS AND STROM HOLDINGS LLC
414 GREENBRIAR COURT
BELLEVUE, NE 68005

BELLE VUE ACRES LLC
405 RIDGEWOOD DRIVE
BELLEVUE, NE 68005

FONTENELLE HILLS GOLF CLUB
1021 GALVIN ROAD SOUTH
BELLEVUE, NE 68005

EXISTING ZONING: RS-120

PROPOSED ZONING: RE RESIDENTIAL ESTATES

SUBDIVISION AREA: 28.4 ACRES

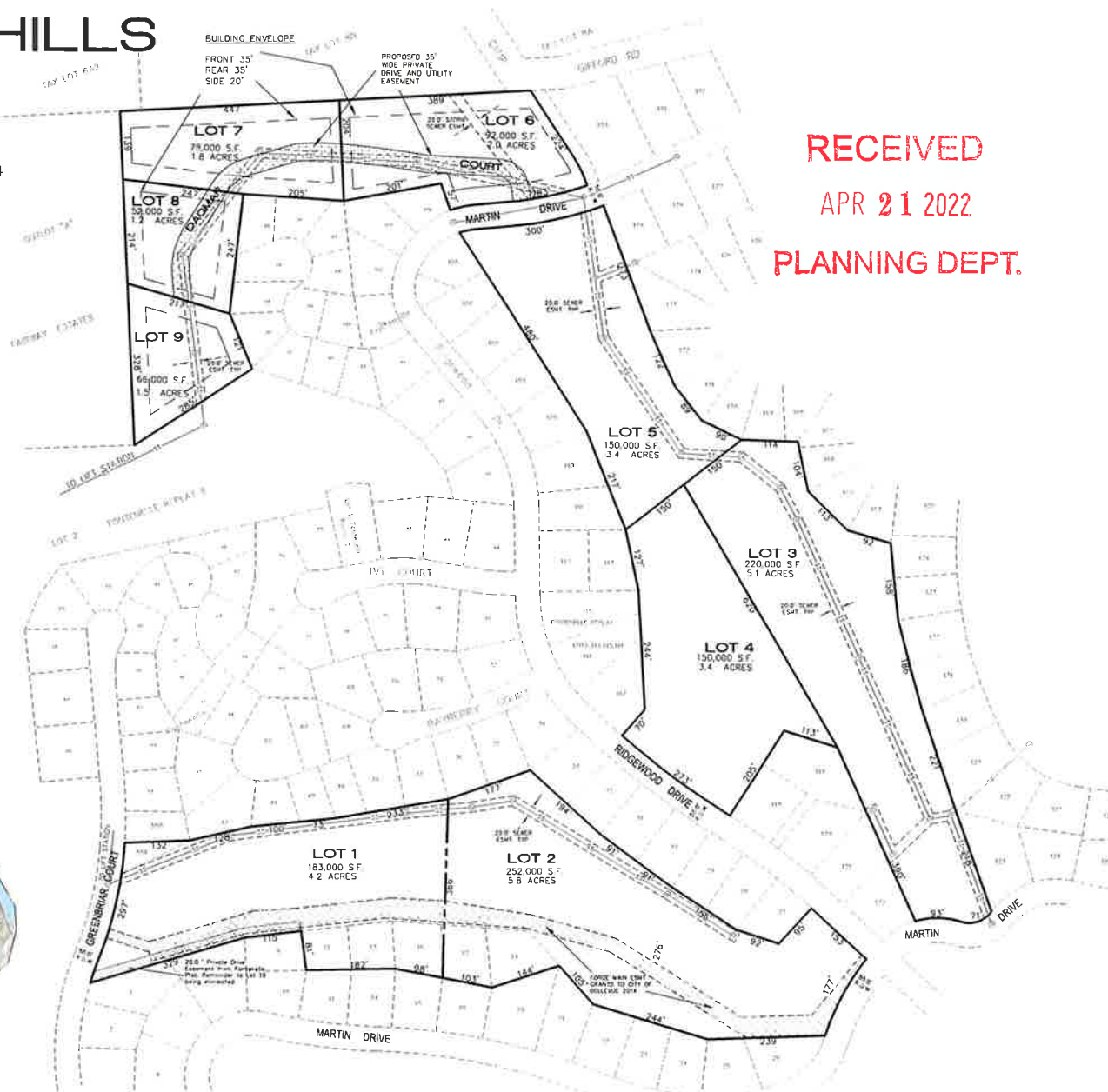
PRELIMINARY PLAT IS FOR THE REDEVELOPMENT OF GOLF COURSE INTO ACREAGE
LOTS FOR THE CONSTRUCTION OF NINE (9) HOMES ON 28.4 ACRES ±.

ALL LOTS HAVE DIRECT ACCESS TO SANITARY SEWER, M.U.D. WATER AND GAS,
O.P.D. POWER AND CABLE TV AND TELEPHONE.

LOTS 1 THROUGH 5 HAVE DIRECT ACCESS TO PUBLIC STREET. LOTS 6 THROUGH
9 HAVE ACCESS TO PUBLIC STREET FROM A PRIVATE STREET.

EXISTING SEWER LINES TRAVERSING PROPOSED LOTS WILL BE PLATED WITH A
MINIMUM 20.0 SEWER EASEMENT GRANTED TO THE CITY OF BELLEVUE.

NO GRADING IS PROPOSED OTHER THAN THAT REQUIRED FOR HOME
CONSTRUCTION AND CONSTRUCTION OF THE PRIVATE STREET.



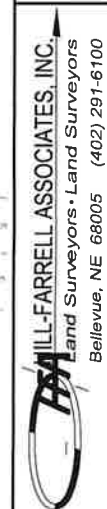
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APR 21 2022

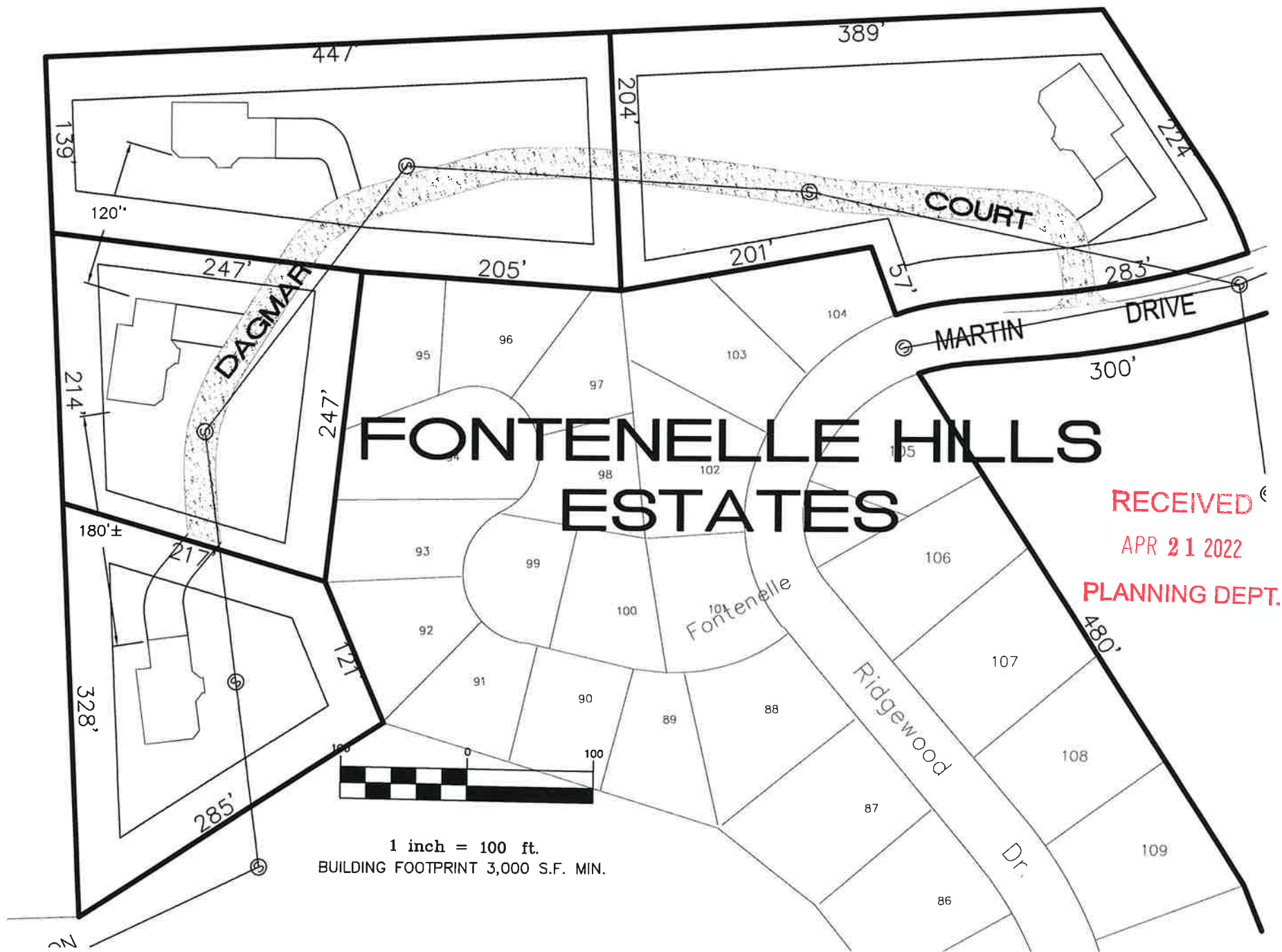
PLANNING DEPT.

DESIGNED: RCH
DRAWN: RCH
DATE: 03/12/2022
04/18/2022
04/21/2022

FONTENELLE HILLS ESTATES
BELLEVUE, NEBRASKA
PRELIMINARY PLAT



PROJECT NO.



FONTENELLE HILLS ESTATES

PRELIMINARY PLAT
BEING A REPLAT OF LOT 1,
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BELLEVUE, NE 68005

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405 RIDGEWOOD DRIVE
BELLEVUE, NE 68005

FONTENELLE HILLS GOLF CLUB
1021 GALVIN ROAD SOUTH
BELLEVUE, NE 68005

EXISTING ZONING: RS-120

PROPOSED ZONING RE RESIDENTIAL ESTATES

SUBDIVISION AREA: 28.4 ACRES.

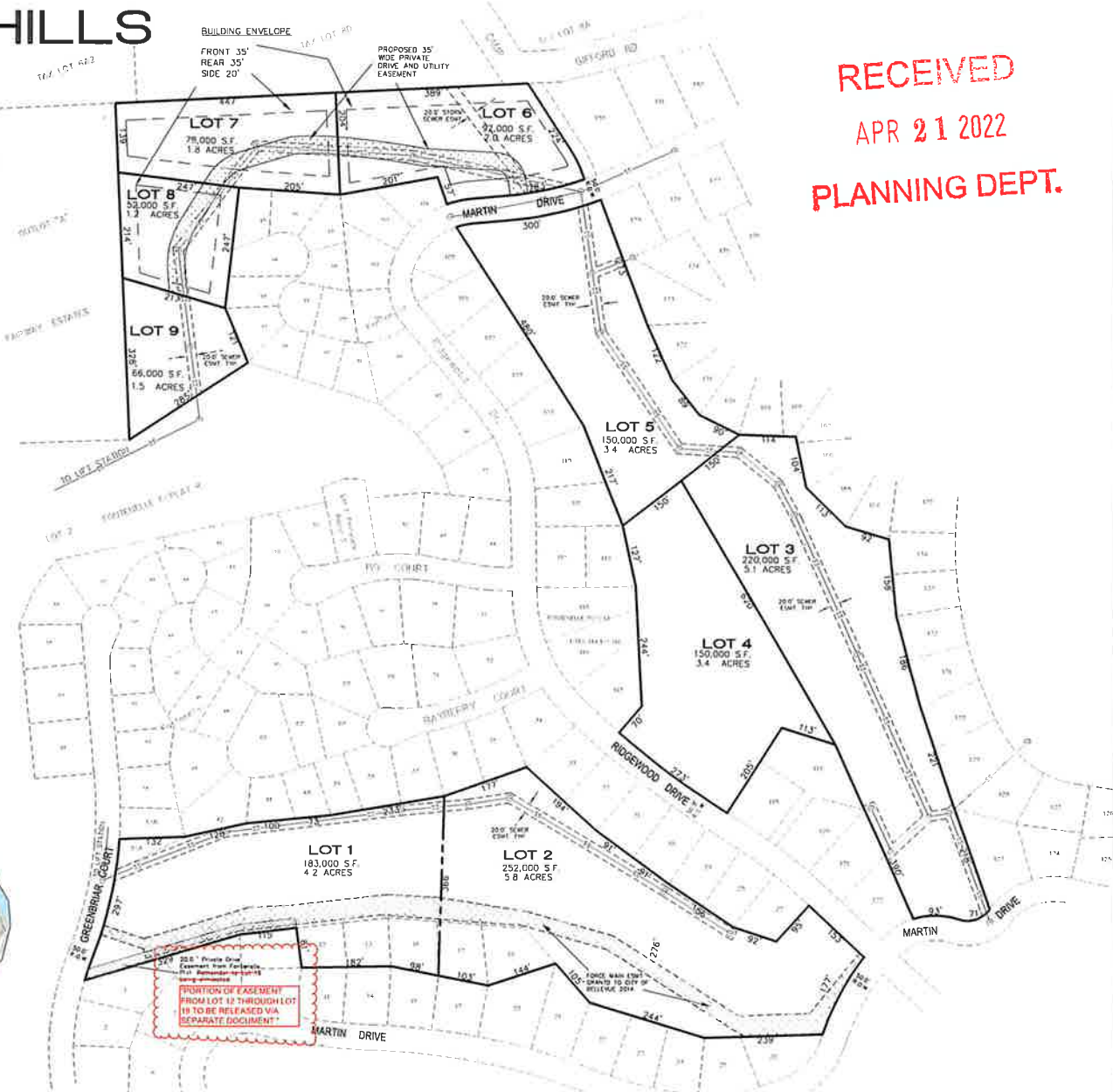
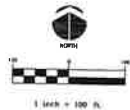
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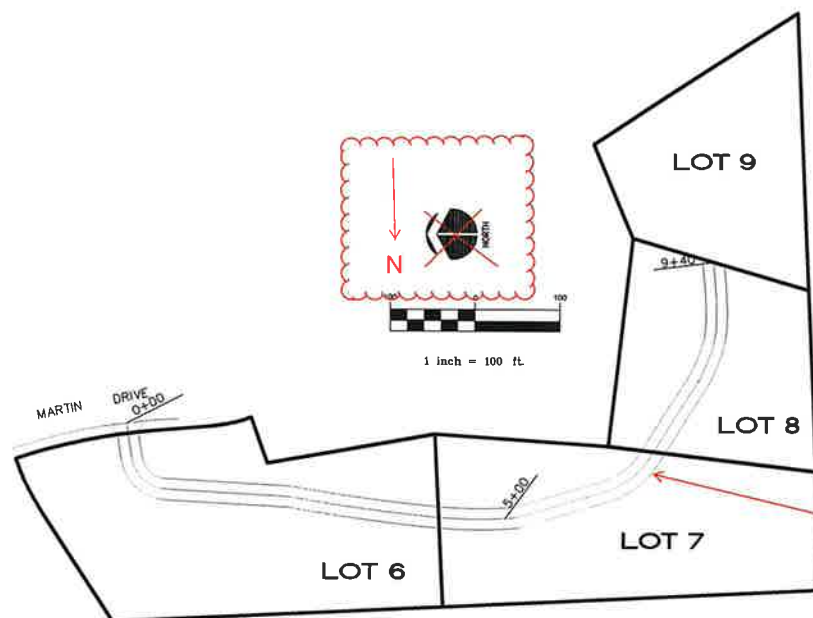
DESIGNED: RDH
DRAWN: RDH
DATE: 03/12/2022
04/18/2022

FONTENELLE HILLS ESTATES
BELLEVUE, NEBRASKA
PRELIMINARY PLAT

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

PROJECT NO.

Apr 18, 2022 - 9:42pm K:\Draws\2022\Fontenelle Estates Prelim Street Profile.dwg (dwp)



General Notes Private Street Construction

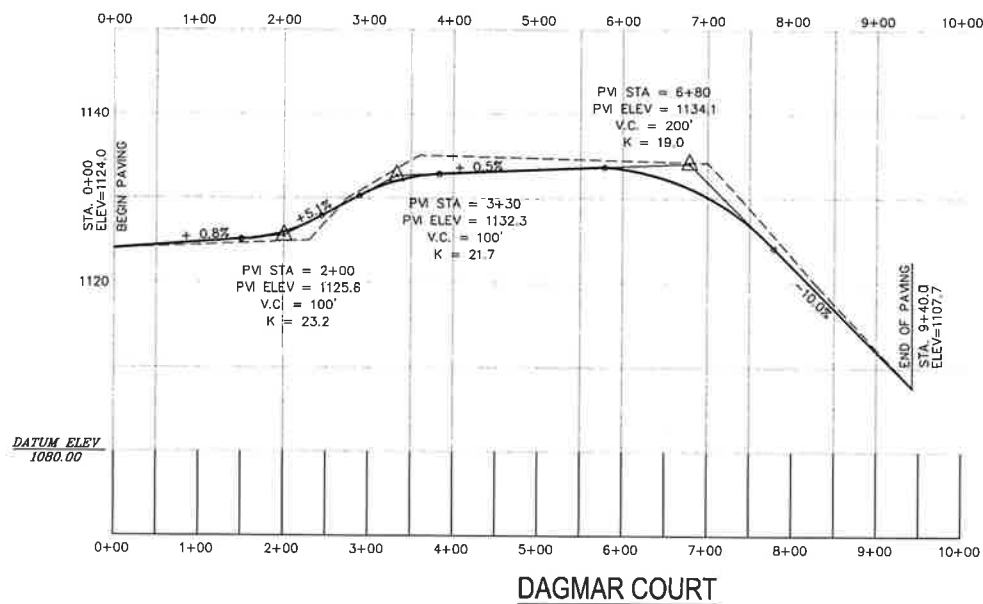
- 1) All work shall conform to the City of Omaha "Soil Erosion and Sediment Control Manual", Current Edition.
- 2) Maximum Slope shall be 3:1 for all non-stabilized slopes.
- 3) Disturbed areas shall be seeded with a cover crop seed and a permanent seed as soon as grading operations are complete.
- 4) Fabric Silt Fence and the Stabilized Construction Entrance shall be installed prior to the beginning of street grading operations and shall be left in place until permanent vegetation has been re-established.
- 5) Erosion Control Structures shall be inspected on a minimum of a monthly basis and within 24 hours after a storm event of 0.5 inches or more. Any deficiencies shall be repaired within 24 hours after deficiency has been observed.
- 6) All areas where construction has ceased for more than 30 days shall be seeded with a Covercrop Seed Mixture appropriate for the time period.

OMAHA REGIONAL
STORMWATER DESIGN
MANUAL AND CITY OF OMAHA
STANDARD SPECIFICATIONS &
STANDARD PLATES

Lot Owner/Home Builder Responsibility

- 1) All work shall conform to the City of Omaha "Soil Erosion and Sediment Control Manual", Current Edition.
- 2) Sediment Control Measures shall be constructed within the limits of the Lot under construction to keep all silt run-off from leaving the lot.
- 3) Any silt from the Lot under construction that accumulates in the street or mud that gets tracked out shall be cleaned up immediately.

PROVIDE FOR PRIVATE STREET:
- HORIZONTAL ALIGNMENT
- GRADING LIMITS
- TYPICAL PAVEMENT SECTION



RECEIVED
APR 21 2022
PLANNING DEPT.

SURVEY
DRAWN RDH
DATE: 04/18/2022

FONTENELLE ESTATES
PRIVATE STREET PROFILE EROSION CONTROL NOTES
CITY OF BELLEVUE, SAPPY CO., NE.

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

PROJECT:
22/Font Est
Prelim
Street Profile