

BELLEVUE PLANNING COMMISSION

Thursday, November 15, 2018 7:00 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 October 25, 2018 Regular Meeting
- e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

2. CONSENT AGENDA/PUBLIC HEARINGS:

3. PUBLIC HEARINGS:

- a. Request to amend Sections 5.20 and 5.21, City of Bellevue Zoning Ordinance, regarding permitted uses in the BN and BNH Zoning Districts. Applicant: City of Bellevue.
- b. Request to rezone Tax Lot W, Lots 10 and 11, West of right-of-way, and Lot 12B, Pleasant Hill or Martin's Subdivision, along with vacated McCorkindale Avenue all located in the Southeast 1/4 of Section 16, T14N, R13E from RS-72 to BGH for the purpose of a self-storage facility; small subdivision plat Lot 1, Milt's Addition; and conditional use permit for Lot 1, Milt's Addition for the purpose of self-storage facility. Applicant: 2715 LLC. General Location: West Chandler Road and Cedar Island Road. Case #'s: Z-1810-08, S-1810-09, and CUP-1810-03.
- c. Request to amend Article 7, City of Bellevue Zoning Ordinance, regarding digital signs. Applicant: City of Bellevue.
- d. Request to amend Article VII, Chapter 28, of the Bellevue Municipal Code regarding the Complete Streets Policy. Applicant. City of Bellevue.

4. CURRENT BUSINESS

- a. Approval of 2019 Uniform Review Schedule.

5. ADJOURNMENT

MINUTE RECORD

Bellevue Planning Commission Meeting, October 25, 2018, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, October 25, 2018 at 7:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Perrin, Cain, Baumgartner, Jacobson, Ackley, Ritz, and Smith. Absent was Casey. Also present was Tammi Palm, Land Use Planner.

Notice of this meeting was given in advance thereof by publication in the Bellevue Leader 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.

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

Motion was made by Cain, seconded by Ritz, to approve the minutes of the September 20, 2018 regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Palm advised an email was received from Joyce Gray in regards to Item 3a.

Motion was made by Ackley, seconded by Cain, 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.

Jacobson explained the public hearing procedures.

PUBLIC HEARING was held on a request to rezone Lots 1 and 3, College Plaza Addition Replat I, and Lot 5, College Plaza Addition, from BN-PCO and BNH-PCO to BG-PCO for the purpose of commercial development. Applicant: Charv's Contracting. Location: 1020 Lincoln Road. Case #: Z-1808-06.

Palm mentioned the email received October 21, 2018 from Joyce Gray. Ms. Gray states her opposition to the request is based on drainage concerns and an increase in traffic.

Diane Bruce, 1020 Lincoln Road, was present on behalf of Charv's Contracting. She mentioned she is the owner of B & B Classic Dogs, which is located on the property. She explained the purpose of the request for rezoning is to have all of the businesses in the proposed area be under the same zoning district. The intention for the empty lot in the future is to house an indoor batting cage and indoor soccer field. She explained a grant was received from HUD through the City of Bellevue to assist in building the facility. The dog training facility will go in the east end of the existing building. There are no current plans for the empty lot to the north of the existing building; however, in the future the lot may be used as a parking lot or possibly house a new building.

Jeff Sargus, 1003 Birchcrest Road, explained he owns the property at the west end of Lot 5, College Plaza Addition. He questioned how close the facility will be constructed to the abutting residential homes. He noted he read there is a twenty foot buffer, and stated twenty feet is not very far if there are barking dogs. He commented major flooding does occur in the area on the west side of Birchcrest Road. Sargus inquired if anything changes with the elevation how that will affect downstream. He questioned if the dog training/dog daycare facility will allow dogs to stay overnight, if they will be allowed outside, and what time will the dogs go in if they are allowed outside. Sargus inquired as to the hours of operation for the dog training facility and the sports facility. He questioned if the proposed zoning will open the door to allow any business on the property. Sargus mentioned at this time he is neither for nor against the proposed request. He loves B & B and thinks they are a great asset to the community.

Jacobson clarified Sargus's concerns.

Palm addressed Sargus's concerns. She explained the twenty foot bufferyard is the minimum requirement. The bufferyard would need to be along any property line which abuts residential zoning. This includes not only the twenty foot of space, but also includes trees and shrubs. She explained she cannot address how a facility would be sited at this time. Part of the overlay and zoning request is any new construction done by the applicant would require further site plan approval. If a site plan is submitted, it would need to come through the same process of holding a public hearing before the Planning Commission and City Council. Palm advised the property owners within 300 feet of the proposed development would be notified, the property would be posted with a zoning sign, and a legal ad would be published. She mentioned the minimum twenty foot bufferyard would be enforced with the landscaping and screening in place. Based on the nature of the lot, it is safe to assume any facility constructed will be located closer to the east end of the property versus the triangular west end of the

MINUTE RECORD

Bellevue Planning Commission Meeting, October 25, 2018, Page 2

property. Palm commented as far as grading and drainage, anytime anyone submits a site plan or does construction, the City of Bellevue follows the Papio NRD Watershed Partnership guidelines. No construction can be done which will cause a net increase onto anyone's property. There will be guidelines in place where the project would be required to capture the first half inch of water. Construction of a project cannot make the conditions in an area worse. She explained the city's engineering staff would review any type of grading permit and building permit to ensure that was followed. Palm advised in regards to the dog facility, the zoning the applicant is requesting does not allow for overnight stays or kenneling. In the BG zoning, the only way an overnight stay would be allowed is if there is an animal hospital and the veterinarian was performing a medical service to an animal. An overnight stay would be allowed incidental to any treatment the animal may be having. Palm advised the BG zoning district does allow more permitted uses than the current zoning of the property. She explained a list is available in the zoning ordinance on the city's website. The intent of the BNH district is to allow local service establishments having greater adverse impacts upon the neighboring residences. The intent of the BG zoning district is to provide for a wider range of retail services. Palm stated the Planning Department does review the permitted uses in the proposed zoning district and takes these into account when making a recommendation.

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

Ms. Bruce stated she believes the dog training facility will operate during the daytime and early evenings. She does not believe there will be any training past 9 p.m.; however, she will need to clarify the hours with the trainer. She explained the batting cages are intended for the use of high school kids and will not be running late into the night. She mentioned the hours may vary during College World Series or special events. She commented during the summertime there may be some overnight activities for the kids and these would be contained to inside the building. Bruce advised the dog training facility will be at the east end of the existing building, and there will be no access for the dogs to the western portion of the property. She advised the west end of the property is strictly for the batting cage area and no other tenants will be allowed to trespass on the property. She explained her company is liable and she does not want a person or a dog to get hurt. She stated the western area of Lot 5, College Plaza Addition, may be used for parking. It will not be another building due to the layout of the lot.

Ackley advised Mr. Sargus the current zoning of one of the lots allows 41 uses and the other zoning on the property allows 46 permitted uses. He mentioned the proposed zoning allows 84 uses. He explained this allows for a greater variety of use and heavier commercial use. He commented with the topography of the land and the bufferyard, he feels the requested zoning is appropriate.

Sargus questioned what lighting will be used and how bright it will be. Palm explained the Zoning Ordinance has language that states when abutting a residential neighborhood, commercial properties would have to have downcast lighting. There cannot be light pollution onto a residential zoning district.

Ackley questioned how far to the west the development of the sports facility will take place. Ms. Bruce indicated on the aerial photo the approximate proposed location.

Cain inquired if the applicant met with the residents along the border of her property. Ms. Bruce commented she has not at this time. Palm advised if Ms. Bruce submits a site plan application she could use that opportunity to inform the neighbors of her specific plan.

Smith addressed the concern with traffic. She inquired how many kids are anticipated being at the sports facility. Ms. Bruce replied the hope is to fill the facility. Ms. Bruce explained the intent is to put a new driveway in along Harvell Drive, which will increase the traffic down that street.

Baumgartner clarified the dog training facility is located at the east end of the existing building. Ms. Bruce replied yes. Baumgartner asked if the facility is fully enclosed, or if there is an outdoor use. Ms. Bruce advised there will be an enclosed area with a fence at the east end of the building to allow the dogs to be outside. She explained the training itself will not be done outside. Baumgartner inquired if there is a limit on the number of dogs allowed in the facility. Palm explained there is no limit on the number of dogs, just on the services provided in the facility. She commented overnight stays and kenneling are not allowed. Baumgartner stated she is trying to address the concern of noise from the facility. She questioned how large the bay is. Ms. Bruce stated the bay is 2,700 square feet. She explained B & B Classic Dogs has an arcade and you cannot hear the noise on the outside. She advised there is a block wall surrounding the building which helps restricts noise. Ritz mentioned there is a very large elevation change behind the building, therefore any noise created will be absorbed by

MINUTE RECORD

Bellevue Planning Commission Meeting, October 25, 2018, Page 3

that. The residents on the back side of the property should not be able to hear anything.

Ritz reminded the Planning Commission the reason for the request and what they are voting on. He stated this is already a commercially zoned area with over 40 permitted uses. He explained a convenience store could be constructed under the current zoning. He mentioned the vote will be for additional permitted uses on the property. Ritz commented if a developer intends to develop on an empty and almost unsightly area, the Planning Commission needs to look at that and decide if it is appropriate.

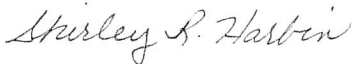
MOTION was made by Ritz, seconded by Perrin, to recommend APPROVAL of a request to rezone Lots 1 and 3, College Plaza Addition Replat I, and Lot 5, College Plaza Addition, from BN-PCO and BNH-PCO to BG-PCO for the purpose commercial development. Applicant: Charv's Contracting. Location: 1020 Lincoln Road. Case #: Z-1808-06. APPROVAL based upon conformance with the Zoning Ordinance, Comprehensive Plan, and lack of perceived negative impact upon the surrounding commercial and residential properties. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on November 26, 2018.

Motion made by Ackley, seconded by Cain, to elect Jacobson as Chairman by acclamation.

Motion made by Jacobson, seconded by Ackley, to elect Ritz as Vice Chairman by acclamation.

Meeting adjourned at 7:33 p.m.



Shirley R. Harbin
Planning Assistant



City of Bellevue

Office of the Planning Department

Agenda Item 2.a.

To: Planning Commission
From: Tammi Palm, Land Use Planner
Date: November 8, 2018
Subject: Amendment to Sections 5.20 and 5.21 regarding permitted uses

The BN and BNH zoning districts allow for retail and service stores and offices. The intent of these zones is to provide for limited commercial uses which service the needs of the immediate vicinity.

The BG zoning district has language which allows “general office buildings of one or more professional persons engaged in activities which generate a limited amount of contact with the general public, including offices for lawyers, accountants, architects, planners, engineers, and similar professions.” Staff believes this specific language would be helpful for the purpose of providing clarification as to the permitted uses in the BN and BNH zoning districts.

As such, staff is recommending the following amendment to Sections 5.20 and 5.21:

Section 5.20 BN Neighborhood Business District

5.20.02 Permitted Uses:

1. Retail and service stores and offices of the following small store types (not to exceed 7,500 sq. ft. floor area), provided all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open and further provided that all waste material be kept within a sight obscuring enclosure:
 - A) Accounting, billing and tax preparation services.
 - B) Animal hospital.
 - C) Apparel store, tailor shops, dressmaker.
 - D) Art gallery.
 - E) Bakery, custom, selling all production at retail on the premises or as retail custom orders for delivery.
 - F) Bank, Savings and Loan Association.
 - G) Barber, beauty shops.
 - H) Book store.
 - I) Candy, ice cream store including manufacture, if all production is sold at retail on the premises or as retail custom orders for delivery.
 - J) Child care center.
 - K) Convenient Store without fuel sales.
 - L) Dancing studios and schools including group instruction, not including those classified under sexually oriented business.

- M) Dental Clinics
- N) Drug or drug-variety store.
- O) Dry cleaning (self-service automatic) establishments of not more than 10 cleaning units.
- P) Dry cleaning pick-up station with custom pressing and repair, but not including cleaning and laundering on the premises, unless self-service laundry or dry cleaning as permitted herein.
- Q) Dry goods store.
- R) Florist shop.
- S) Frame shop.
- T) Furniture (specialty) shops.
- U) Garden supply, commercial greenhouses, nursery stock sales yards.
- V) General office buildings of one or more professional persons engaged in activities which generate a limited amount of contact with the general public, including offices for lawyers, accountants, architects, planners, engineers, and similar professions.
- W) Gift and card shop.
- X) Grocery, supermarket.
- Y) Hardware and appliance store and small tool rental when incidental to a hardware or other business.
- Z) Hobby and craft store.
- AA) Interior design firms.
- BB) Jewelry store.
- CC) Laundry (self-service automatic) of not more than 30 washing units.
- DD) Meat market, retail, but no killing, eviscerating, skinning, plucking or smoking of food products on the premises.
- EE) Medical Clinics established to provide service to the inhabitants of the local neighborhood and limited to two practitioners in any one building.
- FF) Music store, music studio.
- GG) News and tobacco store.
- HH) Paint, wallpaper, drapery and floor covering store.
- II) Photographer, artist, photo finishing, and camera store.
- JJ) Real estate sales office.
- KK) Restaurant (Limited).
- LL) Shoe repair shop.
- MM) Shoe store.
- NN) Television, radio and small appliance repair.
- OO) Toy and sporting goods store.
- PP) Variety store.

(Ord. No. 3662, Jan. 9, 2012)

- 2. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
- 3. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair or administrative facilities.

Section 5.21 BNH Heavy Neighborhood Business District

5.21.02 Permitted Uses:

- 1. Retail and service stores and offices of the following small store types (not to exceed 15,000 sq. ft. floor area), provided all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open and further provided that all waste material be kept within a sight obscuring enclosure:

- A. Animal hospital.
- B. Apparel store, tailor shops, dressmaker.
- C. Art gallery.
- D. Automotive (light) repair services.
- E. Bakery, custom, selling all production at retail on the premises or as retail custom orders for delivery.
- F. Bank, Savings and Loan Association.
- G. Barber, beauty shops.
- H. Book store.
- I. Candy, ice cream store including manufacture, if all production is sold at retail on the premises or as retail custom orders for delivery.
- J. Child care center.
- K. Convenient Store with limited fuel sales.
- L. Dancing studios and schools including group instruction, not including those classified under sexually oriented business.
- M. Dental clinic.
- N. Drug or drug-variety store.
- O. Drive-in uses for permitted businesses shall be allowed, provided that any such establishment shall provide adequate off-street storage space for all cars of patrons; that there be a sturdy, close woven or solid fence on all but the front side; that no music or loud speaker system shall be installed that may be heard at neighboring residential properties and that no lighting shall shine on neighboring properties used for residential purposes.
- P. Dry cleaning and laundry establishments using only non-flammable solvents and not over 1,200 square feet in floor area. The scale of such operations is intended to serve the local residents and capacity shall be limited to the service of walk-in trade and a two delivery vehicle outside operation.
- Q. Dry cleaning (self-service automatic) establishments of not more than 10 cleaning units.
- R. Dry cleaning pick-up station with custom pressing and repair, but not including cleaning and laundering on the premises, unless self-service laundry or dry cleaning as permitted herein.
- S. Dry goods store.
- T. Florist shop.
- U. Frame shop.
- V. Furniture (specialty) shops.
- W. Garden supply, commercial greenhouses, nursery stock sales yards.
- X. Gasoline stations.
- Y. General office buildings of one or more professional persons engaged in activities which generate a limited amount of contact with the general public, including offices for lawyers, accountants, architects, planners, engineers, and similar professions.
- Z. Gift and card shop.
- AA. Grocery, supermarket.
- BB. Hardware and appliance store and small tool rental when incidental to a hardware or other business.
- CC. Hobby and craft store.
- DD. Interior design firm.
- EE. Jewelry store.
- FF. Laundry (self-service automatic) of not more than 30 washing units.
- GG. Meat market, retail, but no killing, eviscerating, skinning, plucking or smoking of food products on the premises.
- HH. Medical Clinics established to provide service to the inhabitants of the local neighborhood and limited to two practitioners in any one building.

- II. Music store, music studio.
- JJ. News and tobacco store.
- KK. Paint, wallpaper, drapery and floor covering store.
- LL. Photographer, artist, photo finishing, and camera store.
- MM. Real estate sales office.
- NN. Restaurant (Drive-in or fast food).
- OO. Restaurant (Entertainment).
- PP. Restaurant (Limited).
- QQ. Shoe repair shop.
- RR. Shoe store.
- SS. Television, radio and small appliance repair.
- TT. Toy and sporting goods store.
- UU. Variety store.

(Ord. No. 3716, April 22, 2013)

- 2. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
- 3. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair or administrative facilities.

PLANNING DEPARTMENT RECOMMENDATION:

APPROVAL of the proposed amendment as presented.

3.a.

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 1

CASE NUMBERS: Z-1810-08
S-1810-09
CUP-1810-03

FOR HEARING OF:
REPORT #1: November 15, 2018

I. GENERAL INFORMATION

A. APPLICANT:

2715 LLC
Attn: Craig Faulk
2715 Chandler Road
Bellevue, NE 68147

B. PROPERTY OWNERS:

Larry and Donna Josoff
7954 Cedar Island Road
Bellevue, NE 68147

C. GENERAL LOCATION:

West Chandler Road and Cedar Island Road

D. LEGAL DESCRIPTION:

Lot 1, Milt's Addition, being a platting of Tax Lot W, and a replat of Lots 10 and 11, West of right-of-way, and Lot 12B, Pleasant Hill or Martin's Subdivision, along with vacated McCorkindale Avenue, all located in the Southeast ¼ of Section 16, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lot 1, Milt's Addition, from RS-72 to BGH
2. Small Subdivision Plat Lot 1, Milt's Addition
3. Conditional Use Permit for Lot 1, Milt's Addition

4. Amendment to the Future Land Use Map

F. EXISTING ZONING AND LAND USE:

RS-72, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a rezoning, small subdivision plat, and conditional use permit to allow for a self-storage facility.

H. SIZE OF SITE:

The site is approximately 8.64 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The existing site is presently vacant and covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single Family Residential, RS-72 (across Chandler Road)
2. **East:** Commercial and Single Family Residential, BG and RS-72 (across Cedar Island Road)
3. **South:** Single Family Residential, RS-72
4. **West:** Existing Self-Storage Facility and Single Family Residential, ML and RS-72

C. REVELANT CASE HISTORY:

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

D. APPLICABLE REGULATIONS:

1. Section 5.24, Zoning Ordinance, regarding BGH uses and requirements.
2. Chapter 5, Subdivision Regulations, regarding small subdivisions.
3. Article 6, Zoning Ordinance, regarding Conditional Use Permits.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

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

B. OTHER PLANS:

None

C. TRAFFIC AND ACCESS:

1. The 2016 MAPA Traffic Flow Map estimates approximately 11,450 vehicles per day near the intersection of Chandler Road West and Cedar Island Road.
2. The property will have access through the existing drive off of Chandler Road, as well as a newly proposed access off of Cedar Island Road.

D. UTILITIES:

All utilities are available to serve this development.

E. ANALYSIS:

1. Craig Faulk, on behalf of 2715 LLC, is requesting approval of a rezoning, small subdivision plat, and conditional use permit for Lot 1, Milt's Addition, for the purpose of expanding his existing self storage facility.
2. The property is presently vacant and covered in vegetation. Mr. Faulk's existing self storage facility is developed on an adjacent lot to the north and west of this property.
3. 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, and the Omaha 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.

Chief Building Official Mike Christensen commented a portion of the property was previously used for dumping concrete. Testing may be required prior to any building construction. The applicant is aware of this.

Public Works Engineering Manager Dean Dunn had technical comments pertaining to the plat and site plan. These comments have been addressed by the applicant's engineer.

No other comments were received on this case.

4. The site plan shows six buildings, consisting of 41,500 square feet of storage area. The applicant also intends to have outdoor storage on the site as well. Seventy covered parking stalls are shown, with the remaining 159 stalls being uncovered. Per the zoning ordinance, outdoor storage of automobiles, boats, and recreational vehicles in operable condition would be allowed.

5. The site plan shows the required 25' bufferyard abutting the adjacent single family residences. Additionally, a 15' deep landscaped area is being provided along the right-of-ways. A six foot wood privacy fence is proposed around the self storage facility. The proposed landscape plan has been reviewed by staff and meets the requirements of the zoning ordinance.

6. The proposed storage units will be required to meet the design standards guidelines for building materials as outlined in Section 8.11. This will be determined as part of the building permit process.

7. The developer intends to request a sidewalk waiver for this development. The Public Works' policy is such that a waiver will be granted along unimproved sections of roadway. The abutting roads (Chandler Road and Cedar Island Road) do not have curb and gutter; therefore, are considered "unimproved."

8. As part of this development, 2715 LLC is requesting a portion of McCorkindale Avenue be vacated. This application is being processed by the Public Works Department and will be heard by the City Council. Staff does not have any objection to the proposed street vacation.

9. As pointed out by the Chief Building Official, a portion of this property was historically used for dumping concrete, thus making it more difficult to develop.

10. 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.

The Planning Department believes this application meets the criteria for approval of the Conditional Use Permit.

11. If approved, this request should also include a motion to amend the Future Land Use Map of the Comprehensive Plan from single family residential to commercial.

F. TECHNICAL DEFICIENCIES:

None

IV. DEPARTMENT RECOMMENDATION

APPROVAL based on conformance with the requirements of the zoning ordinance and lack of perceived negative impact on the surrounding neighborhood.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Small Subdivision plat received November 6, 2018
4. Site Plan received November 8, 2018
5. Landscape Plan received November 8, 2018
6. Email received from Peggy Helms November 6, 2018
7. Conditional Use Permit Agreement

VII. COPIES OF REPORT TO:

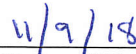
1. 2715 LLC
2. RW Engineering & Surveying Inc.
3. Larry and Donna Josoff
4. Public Upon Request



Prepared by:

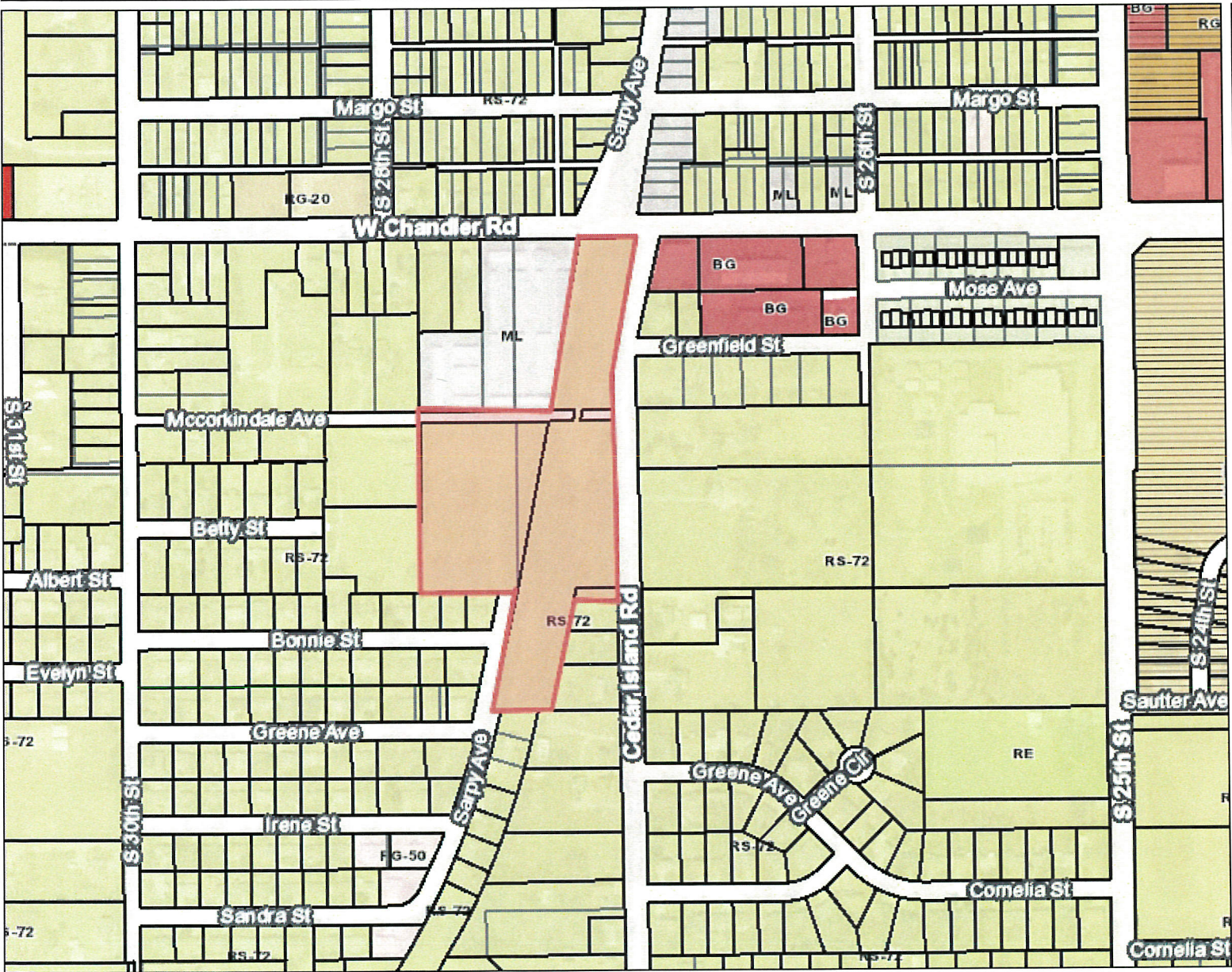


Planning Director



Date of Report

Zoning Map



Location

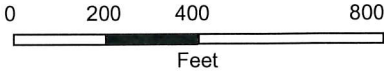


Legend

- Road Centerlines
- 2018 Aerial Photo
- Red: Band_1
- Green: Band_2
- Blue: Band_3



1: 4,800



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.

Sarpy County GIS

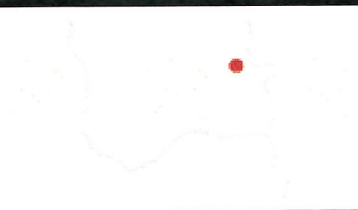


1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
maps.sarpy.com

Area of Rezoning Request



Location

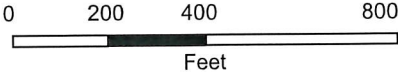


Legend

- Road Centerlines
2018 Aerial Photo
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



1: 4,800

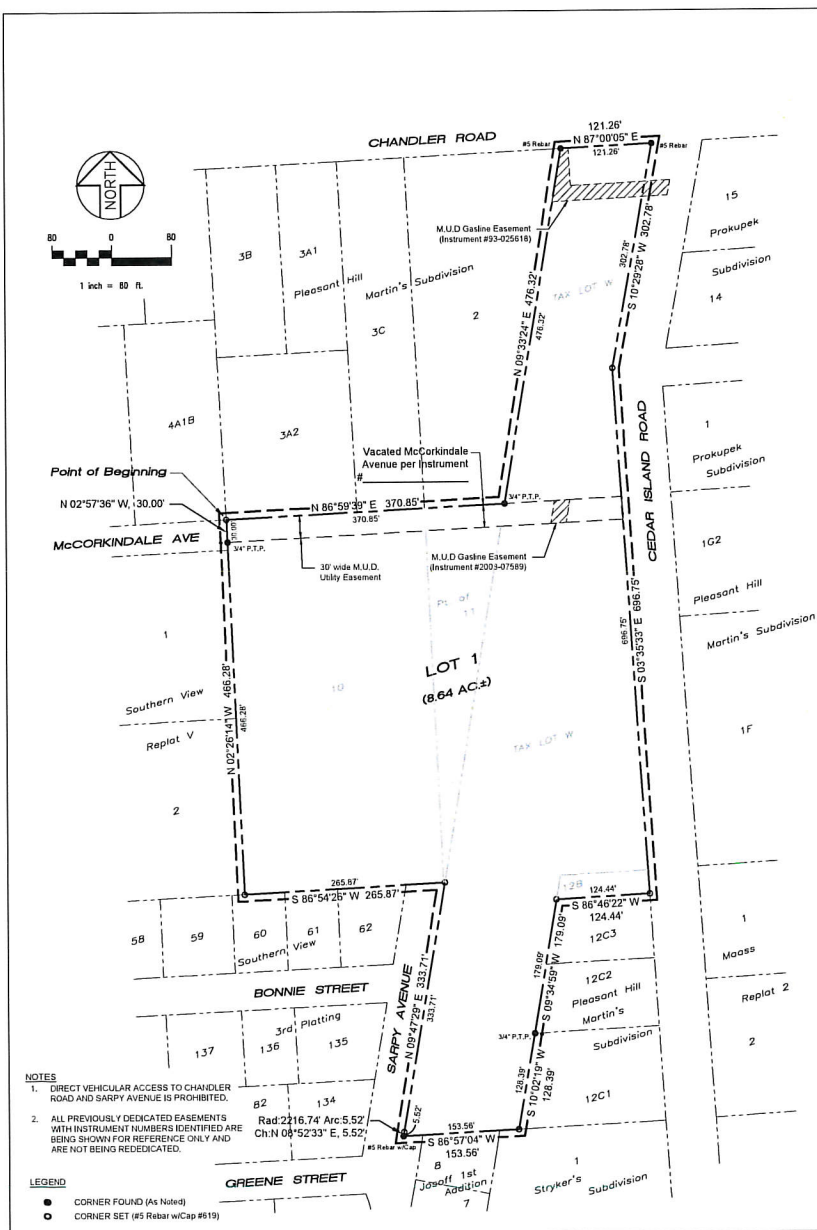


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Sarpy County GIS



1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
maps.sarpy.com



MILT'S ADDITION

LOT 1

BEING A REPLAT OF LOT 10, PART OF LOT 11 AND LOT 12B, PLEASANT HILL - MARTIN'S SUBDIVISION, VACATED MCCORKINDALE AVENUE AND TAX LOT W, ALL IN THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6th P.M. SARPY COUNTY, NEBRASKA

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA. I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION SHOWN HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR WILL BE SET AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE EXTERIOR BOUNDARY OF THE SUBDIVISION AND ANY INTERIOR LOTS. SAID SUBDIVISION TO BE KNOWN AS MILT'S ADDITION, BEING A REPLAT OF LOT 10, PART OF LOT 11 AND LOT 12B, PLEASANT HILL - MARTIN'S SUBDIVISION, VACATED MCCORKINDALE AVENUE AND TAX LOT W, ALL IN THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M. SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3A2, PLEASANT HILL-MARTIN'S SUBDIVISION, AS PLATTED AND RECORDED IN SARPY COUNTY, THENCE NORTH 86°59'30" EAST (ASSUMED BEARING) FOR 370.85 FEET ALONG THE SOUTH LINES OF SAID LOT 3 AND THAT PART OF LOT 2 LYING WEST OF ABANDONED ROCK ISLAND RAILROAD RIGHT-OF-WAY, SAID PLEASANT HILL-MARTIN'S SUBDIVISION, THENCE NORTH 09°33'24" EAST FOR 476.32 FEET ALONG THE EAST LINE OF SAID LOT 2, THENCE NORTH 87°00'05" EAST FOR 121.26 FEET ALONG THE SOUTH LINE OF CHANDLER ROAD RIGHT-OF-WAY, THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WEST LINE OF CEDAR ISLAND ROAD RIGHT-OF-WAY: (1) SOUTH 10°28'28" WEST FOR 392.76 FEET (2) SOUTH 03°35'33" EAST FOR 696.75 FEET, THENCE SOUTH 86°46'22" WEST FOR 124.44 FEET ALONG THE NORTH LINE OF LOT 12C3, SAID PLEASANT HILL-MARTIN'S SUBDIVISION, THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EAST LINE OF ABANDONED ROCK ISLAND RAILROAD RIGHT-OF-WAY: (1) SOUTH 09°34'58" WEST FOR 179.09 FEET (2) SOUTH 10°02'19" WEST FOR 128.39 FEET, THENCE SOUTH 86°57'04" WEST FOR 153.56 FEET ALONG THE SOUTH LINE OF LOT 12, SAID PLEASANT HILL-MARTIN'S SUBDIVISION, THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WEST LINE OF ABANDONED ROCK ISLAND RAILROAD RIGHT-OF-WAY: (1) NORTHEASTERLY ALONG A 2,216.74 FOOT RADIUS CURVE TO THE LEFT FOR 5.52 FEET WITH A LONG CHORD BEARING NORTH 08°52'33" EAST FOR 5.52 FEET (2) NORTH 09°47'20" EAST FOR 333.71 FEET, THENCE SOUTH 86°54'26" WEST FOR 265.87 FEET ALONG THE SOUTH LINES OF LOT 10 AND THAT PART OF LOT 11 LYING WEST OF ABANDONED ROCK ISLAND RAILROAD RIGHT-OF-WAY, SAID PLEASANT HILL-MARTIN'S SUBDIVISION, THENCE NORTH 02°28'14" WEST FOR 466.28 FEET ALONG THE WEST LINE OF SAID LOT 10, THENCE NORTH 02°57'36" WEST FOR 30.00 FEET TO THE POINT OF BEGINNING ABOVE DESCRIBED TRACT CONTAINS 8.64 ACRES, MORE OR LESS.

CORY J. GROSS, PLS #619



10/14/2018
DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT I, CHARLES A FAULK, ON BEHALF OF 2715 L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON, SAID SUBDIVISION TO BE HEREINAFTER KNOWN AS "MILT'S ADDITION", AND I HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND DO HEREBY GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION AND THEIR SUCCESSORS AND ASSIGNS, WHICH HAVE BEEN GRANTED A FRANCHISE TO PROVIDE SERVICES IN THE AREA TO BE SUBDIVIDED, TO ERRECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5) WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES AND AN EIGHT FOOT (8) WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES, NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED.

CHARLES A FAULK
2715 L.L.C.

DATE

ACKNOWLEDGMENT OF NOTARY

STATE OF _____)
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHARLES A FAULK, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE PLAT DEDICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYORS CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER

DATE

REVIEW OF SARPY COUNTY PUBLIC WORKS

THIS FINAL PLAT OF MILT'S ADDITION WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS _____ DAY OF _____, 20____.

SARPY COUNTY SURVEYOR/ENGINEER

ACCEPTANCE OF SARPY COUNTY REGISTER OF DEEDS

THIS FINAL PLAT OF MILT'S ADDITION WAS RECORDED AT THE SARPY COUNTY REGISTER OF DEEDS OFFICE.

SARPY COUNTY REGISTER OF DEEDS

DATE

APPROVAL OF THE BELLEVUE CITY COUNCIL

THIS FINAL PLAT OF MILT'S ADDITION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA ON THIS _____ DAY OF _____, 2018.

APPROVAL OF THIS PLAT WILL BE NULL AND VOID IF NOT RECORDED WITHIN NINETY (90) DAYS OF THE ABOVE DATE.

CITY CLERK

DATE

APPROVAL OF THE BELLEVUE PLANNING COMMISSION

THIS FINAL PLAT OF MILT'S ADDITION WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION

DATE

RECEIVED

NOV 06 2018

PLANNING DEPT.

Consultant

Owner

RW ENGINEERING & SURVEYING

RW Engineering & Surveying, Inc.
6225 North 68th Circle Omaha, Nebraska 68134
Tel: 402-977-2095 | www.rwengineers.com

MILT'S ADDITION

SARPY COUNTY, NEBRASKA

DRAWING INFO

FINAL PLAT

PROJECT INFO

PROJECT NO: 18-1478
DATE: 10/31/2018
DESIGNED BY: C/JG
CHECKED BY: RWF

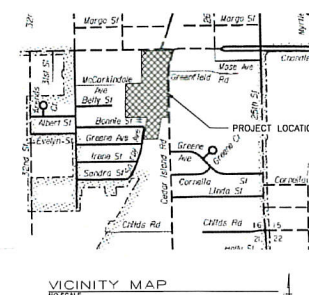
REVISION DATE

SHEET

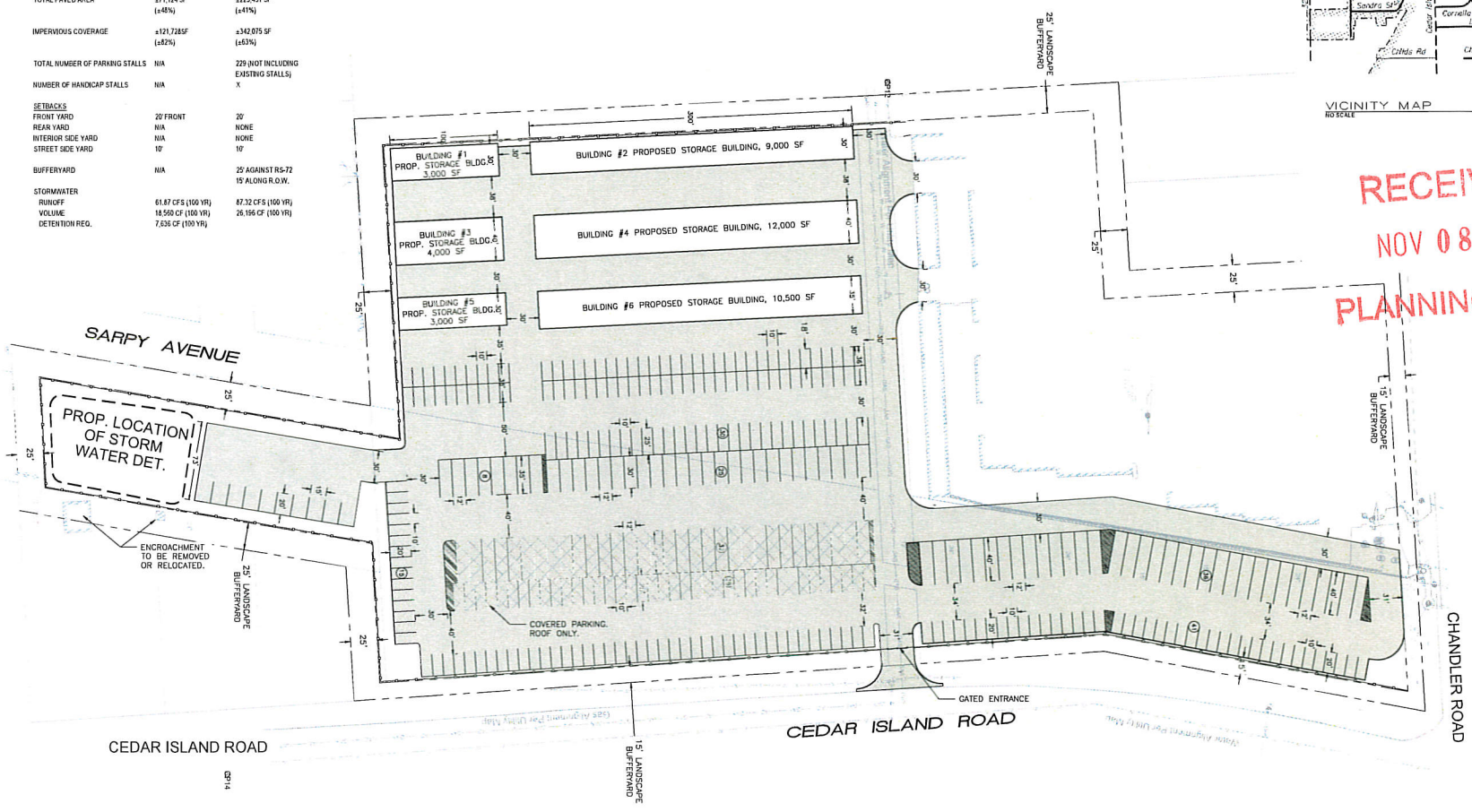
1 of 1

SITE INFORMATION

	EXISTING	PROPOSED
TOTAL SITE AREA	±148,988 SF (±3.37 Ac)	±545,666 SF (±12.53 Ac)
BUILDING COVERAGE	±50,504 SF (±34%)	±116,644 SF (±21%)
ZONING	MU/S-72	BGH
ADJACENT ZONING	R-5-72	R-5-72
USE TYPE	SELF STORAGE FACILITY (CONDITIONALLY PERMITTED)	
TOTAL PAVED AREA	±71,124 SF (±48%)	±225,431 SF (±41%)
IMPERVIOUS COVERAGE	±121,728 SF (±82%)	±342,075 SF (±63%)
TOTAL NUMBER OF PARKING STALLS	N/A	229 (NOT INCLUDING EXISTING STALLS)
NUMBER OF HANDICAP STALLS	N/A	X
SETBACKS		
FRONT YARD	20' FRONT	20'
REAR YARD	N/A	NONE
INTERIOR SIDE YARD	N/A	NONE
STREET SIDE YARD	10'	10'
BUFFER YARD	N/A	25' AGAINST R-5-72 15' ALONG R.O.W.
STORMWATER		
RUNOFF	61.87 CFS (100 YR)	87.32 CFS (100 YR)
VOLUME	18,560 CF (100 YR)	26,195 CF (100 YR)
DETENTION REQ.	7,626 CF (100 YR)	



RECEIVED
NOV 08 2018
PLANNING DEPT.



LEGEND

[Pattern]	CONCRETE OR ASPHALTIC PAVEMENT
[Line]	PROPOSED FENCING

UTILITY WARNING:
UNDERGROUND UTILITIES AS SHOWN ARE PER DIGGERS HOTLINE LOCATIONS AND AVAILABLE UTILITY COMPANY RECORDS. ADDITIONAL UNDERGROUND UTILITIES MAY BE PRESENT.
RW ENGINEERING & SURVEYING GIVES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THIS UNDERGROUND SITE DATA. RW ENGINEERING & SURVEYING WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND FACILITIES WHICH OCCUR FROM THE USE OF THE INFORMATION PROVIDED.



Consultant
Owner

RW
RW Engineering & Surveying, Inc.
6225 North 86th Circle
Omaha, NE 68134 | 402-573-2205
www.RWsurvey.com

**MILT'S MINI STORAGE
EXPANSION**

2715 Chandler Rd
Bellevue, NE

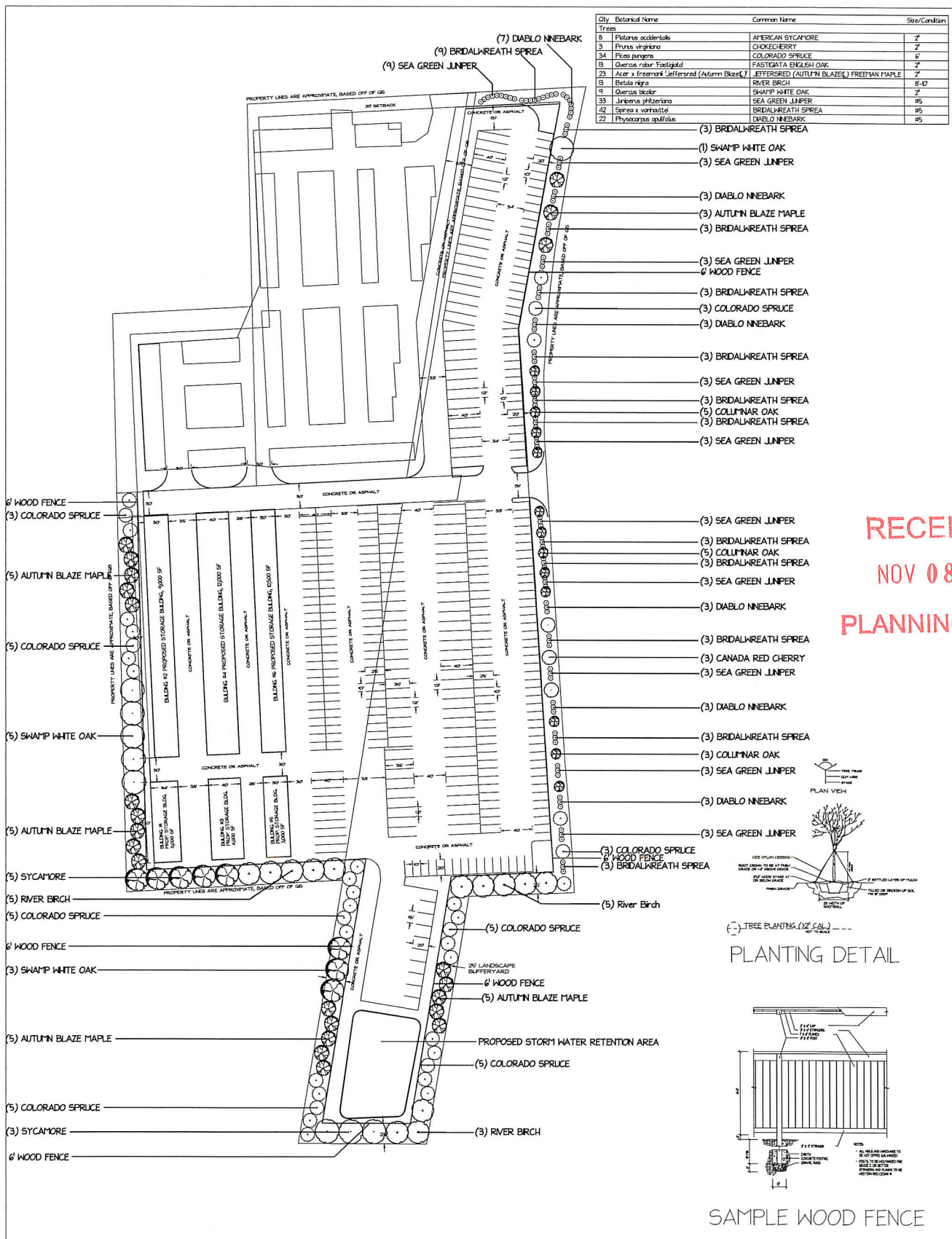
STAMP
IN PROGRESS
NOT FOR
CONSTRUCTION

DRAWING INFO
SITE PLAN

PROJECT INFO
PROJECT NO: 18-127
DATE: 11/08/2018
DESIGNED BY: JMS
DRAWN BY: JMS
CHECKED BY:
REVISION: DATE:

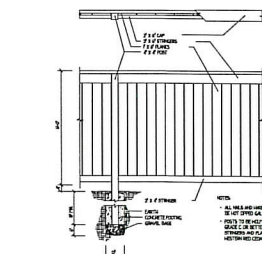
SHEET
C0.1

SITE PLAN
C0.1 SCALE: 1" = 50'



RECEIVED
NOV 08 2018
PLANNING DEPT.

PLANTING DETAIL



SAMPLE WOOD FENCE

client: MILT'S MINI STORAGE

scale: 1" = 50'

drawn by: BW

date: 11-05-2018

checked by: BM

revision: 7

drawing #: LI



Tammi Palm

From: Peggy Helms <rhelms4@cox.net>
Sent: Tuesday, November 06, 2018 12:23 PM
To: Tammi Palm
Subject: Case #Z-1810-08 and CUP-1810-03 of Applicant 2715 LLC

RECEIVED

NOV 06 2018

PLANNING DEPT.

November 6, 2018

To: Tammi Palm and the Planning Department
Land Use Planner

RE: Rezone Tax Lot W, Lots 10 and 11
Case #Z-1810-08 and CUP-1810-03
Applicant: 2715 LLC

Dear Ms. Palm,

This email letter is in response to the letter received in our mail yesterday regarding the rezoning of the acreage located immediately to the rear (north) of our property and to the east of our property. Our address is 2722 Bonnie Street. We can say unequivocally NO to this request!! Below are our concerns, questions and comments.

- We feel certain you can provide no data or statistics that will prove this will enhance our property value and in fact most likely will make our property value decline. If you have such data or statistics that show otherwise we would like to see it.
- We are requesting a list with names and addresses of all the property owners that received this letter.
- We also would be interested in seeing any data or statistics showing crime rates increasing (or not) in an area such as this self-storage facility being located and butting right up against residential property (our yards).

- In this little residential area are the homes of hard working lower middle income families. I cannot imagine this large storage facility which will be cementing or asphaltting over this whole acreage, and cutting down all the trees and habitat, being any kind of positive enhancement to our neighborhood.
- And speaking of habitat, the acreage which has lots of trees provides shelter and passage for deer, turkey and many other critters. Just this morning I had the pleasure of viewing 7 deer in the area behind our home. We have had large flocks of wild turkeys, also utilizing this land. In my opinion this enhances our area. Paving over the whole thing really makes me sick.
- Does the world and Bellevue and this area really need another self-storage facility for our over-consumerism? I don't think so.
- Who currently owns this property and what is it zoned for now?
- Why don't you allow a storage facility to be erected in another part of Bellevue in a neighborhood where property values are well over \$200,000, \$250,000, or \$300,000? I know you would not. It's always easier to "do it" to people of lesser wealth.
- How many entrances are planned for this facility and where will they be?
- Will McCorkindale Ave still remain a no outlet street?
- What is "storm water det." shown on the site plan map on Sarpy Avenue which is right at the bottom of the hill from our home? What does that mean?
- How much of the habitat will they be destroying and paving over with concrete or asphalt?
- Why does it have to butt up directly to homeowners' property lines?
- Will the storage facility now include a large area for boats, campers, RV's etc.
- Do they plan to put up a privacy fence so we don't have to look at it?

We look forward to your response to all of our comments and questions. I hope to be able to attend the public hearing on November 15th.

Sincerely,
Riley and Peggy Helms
2722 Bonnie Street
68147
402-733-9025

Record & Return To:
Adams & Sullivan, P.C., L.L.O.
1246 Golden Gate Drive, Suite 1
Papillion, NE 68046

CITY OF BELLEVUE
CONDITIONAL USE PERMIT
LOT 1, MILT'S ADDITION,
LOCATED IN THE SOUTHEAST ¼ OF SECTION 16, T14N, R13E OF THE 6TH P.M., SARPY
COUNTY, NEBRASKA

Conditional Use Permit for 2715 LLC

This Conditional Use Permit issued this _____ day of January, 2019 by the City of Bellevue, a municipal corporation in the County of Sarpy County, Nebraska ("City") to 2715 LLC, ("Applicant"), pursuant to the Bellevue Zoning Ordinance.

WHEREAS, 2715 LLC, is the legal owner of Lot 1, Milt's Addition, located in the Southeast ¼ of Section 16, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 8.64 acres, more or less ("Property"). Applicant desires to use the Property for the purpose of a self storage facility; and

WHEREAS, Applicant has applied for a conditional use permit for the purpose of using the Property as described above; and

WHEREAS, the Mayor and City Council of the City of Bellevue are agreeable to the issuance of a conditional use permit to the Applicant for such purpose, subject to certain conditions and agreements as hereinafter provided (the "Permit").

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this Permit is issued to the Applicant to use the Property for the purpose described above, said use hereinafter being referred to interchangeably as a "Permitted Use" or "Use".

Conditions of Permit

The conditions to which the granting of this Permit is subject are as follows:

1. Development and operation on the Property is governed by this Permit. The rights granted by this Permit are transferable and any breach of any terms hereof shall cause Permit to expire and terminate, subject to the rights of the Applicant to cure such default or deficiency as set forth in this Permit.
2. In respect to the proposed Use:
 - a. A site plan showing the Property's boundaries, proposed structures, parking, access points, and drives, is attached hereto and incorporated herein as Exhibit "A." A landscape plan is attached as Exhibit "B."

- b. The Property shall be developed and maintained in accordance with the site plan (Exhibit “A”) and all other exhibits, if any, of this Agreement. Any modifications to the site plan must be submitted to the Planning Department for approval. Modifications of any other document or exhibit shall be subject to approval of the City, as directed by the City Administrator, unless otherwise expressly provided in the document or exhibit to be modified.
 - c. Applicant hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court costs) arising out of or resulting from the acts, omissions or negligence of the Applicant or its agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violations of any applicable environmental or safety law, rule or regulation relating to the Applicant’s Use of the Property.
3. The Applicant’s right to maintain the Use of the Property, as contemplated by this Permit, shall be based on the following conditions:
- a. A periodic inspection to determine compliance with the conditions of this Permit. The Permit may be revoked only upon a finding by the City that there is a material violation of the material terms of this Permit if the violation occurs after written notice from the City to Applicant and opportunity to cure in the time and manner described below.
 - b. Construction of the Use authorized by this Permit must be initiated within 12 months after the date of the approval of this Permit otherwise such Permit shall become void.
 - c. Applicant may maintain a self storage facility on the Property.
 - d. All outdoor storage shall be in compliance with Section 5.24.03, City Zoning Ordinance.
 - e. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed from the Property at Applicant’s expense within twelve (12) months of cessation of the Use of the Property.
 - f. All signage on Property related to Use shall be in conformance with the City Zoning Ordinance.
 - g. Applicant shall record this Permit with the Sarpy County Register of Deeds at Applicant’s expense.
4. Notwithstanding any other provision herein to the contrary, this Permit, and all rights granted hereby, shall expire and terminate as to a Permitted Use hereunder upon the first of the following to occur:
- a. Applicant’s abandonment of the Permitted Use. There shall be a presumption that the project on the Property has been abandoned if the Applicant fails to use the Property for the Permitted Uses for any twelve (12) consecutive month period.
 - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use, and such cancellation, revocation, denial or failure to maintain any federal, state or local rights are provided under laws, rules and regulations governing said permit.
 - c. Applicant’s breach of other terms hereof and its failure to cure such breach in the time and manner set forth below.
5. In the event the Applicant fails to promptly remove any safety, environmental or other hazard or nuisance from the Property, or upon the expiration or termination of this Permit the Applicant fails to promptly remove any remaining safety, environmental or other hazard or nuisance, the City may at its option (but without any obligation to the Applicant or any third party to exercise said option) cause the same to be removed at Applicant’s cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable in connection with the removal thereof) and the Applicant shall reimburse the City the costs incurred to remove the same. Applicant hereby irrevocably grants the City, its

agents and employees, the rights, provided notice is furnished to the Applicant along with a reasonable time to remove or cure such hazard, to enter the Property and to take whatever action as is necessary or appropriate to remove any such hazards, nuisances in accordance with the terms of this Permit, and the right of the City to enter the Property as may be necessary or appropriate to carry out any other provision of this Permit.

6. If any provisions, or any portion thereof, contained in this Permit are held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

7. The conditions and terms of this Permit shall be binding upon Applicant, its successors and assigns.

a. Delay of City to terminate this Permit on account of breach of Applicant of any terms hereof in accordance with the terms hereof shall not constitute a waiver of City's right to terminate this Permit, unless the City has expressly waived said breach. A waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.

b. Cure Rights. Notwithstanding any other provision of this Permit to the contrary, Applicant shall be entitled to notice and opportunity to cure a breach of this Permit as follows. City will notify the Applicant of any breach of this Permit. Cure shall be commenced and completed as soon as possible and in all cases within thirty (30) days after City provides notice of breach; provided, however, in any case that cure cannot be completed within 30 days, additional time will be allowed, so long as cure is commenced within the time required in this Section b and diligently pursued and completed as soon as possible, and allowing additional time does not present or increase risk of harm to persons or property. City shall have the right to terminate this Permit if a breach is not timely cured.

c. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this Permit.

d. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed as follows:

2715 LLC
2715 Chandler Road
Bellevue, NE 68147

e. All recitals at the beginning of this document and exhibits or other documents referenced in this Permit shall be incorporated herein by reference.

Effective Date:

This Permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

The City of Bellevue

By: _____
Rusty Hike, Mayor

ATTEST:

Sabrina Ohnmacht, City Clerk

STATE OF NEBRASKA)
)SS:
COUNTY OF SARPY)

The undersigned, a notary public qualified in and for said county, does hereby certify that Rusty Hike and Sabrina Ohnmacht, whose names as Mayor and City Clerk respectively, of the City of Bellevue, Nebraska, a municipal corporation, are signed to the foregoing instrument and who are each known to me and known to be such officers, acknowledged before me on this day and they, in their respective capacities as Mayor and Deputy City Clerk, executed and delivered said instrument as their voluntary act and deed and voluntary act and deed of such corporation.

Witness my hand and notarial seal this ____ day of _____, 2019.

Notary Public

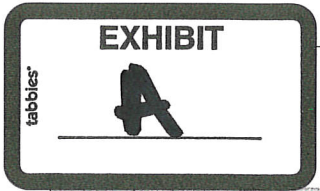
Charlie Faulk for 2715 LLC

STATE OF NEBRASKA)
)SS:
COUNTY OF _____)

The undersigned, a notary public qualified in and for said county, does hereby certify that Charlie Faulk signed the foregoing instrument, acknowledged before me on this day and he executed and delivered said instrument as his voluntary act and deed.

Witness my hand and notarial seal this ____ day of _____, 2019.

Notary Public



EXHIBIT

A

MILT'S MINI STORAGE EXPANSION

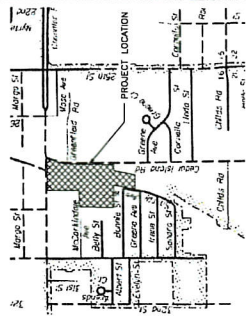
2715 Chandler Rd
Bellevue, NE

IN PROGRESS
NOT FOR
CONSTRUCTION

SITE
PLAN

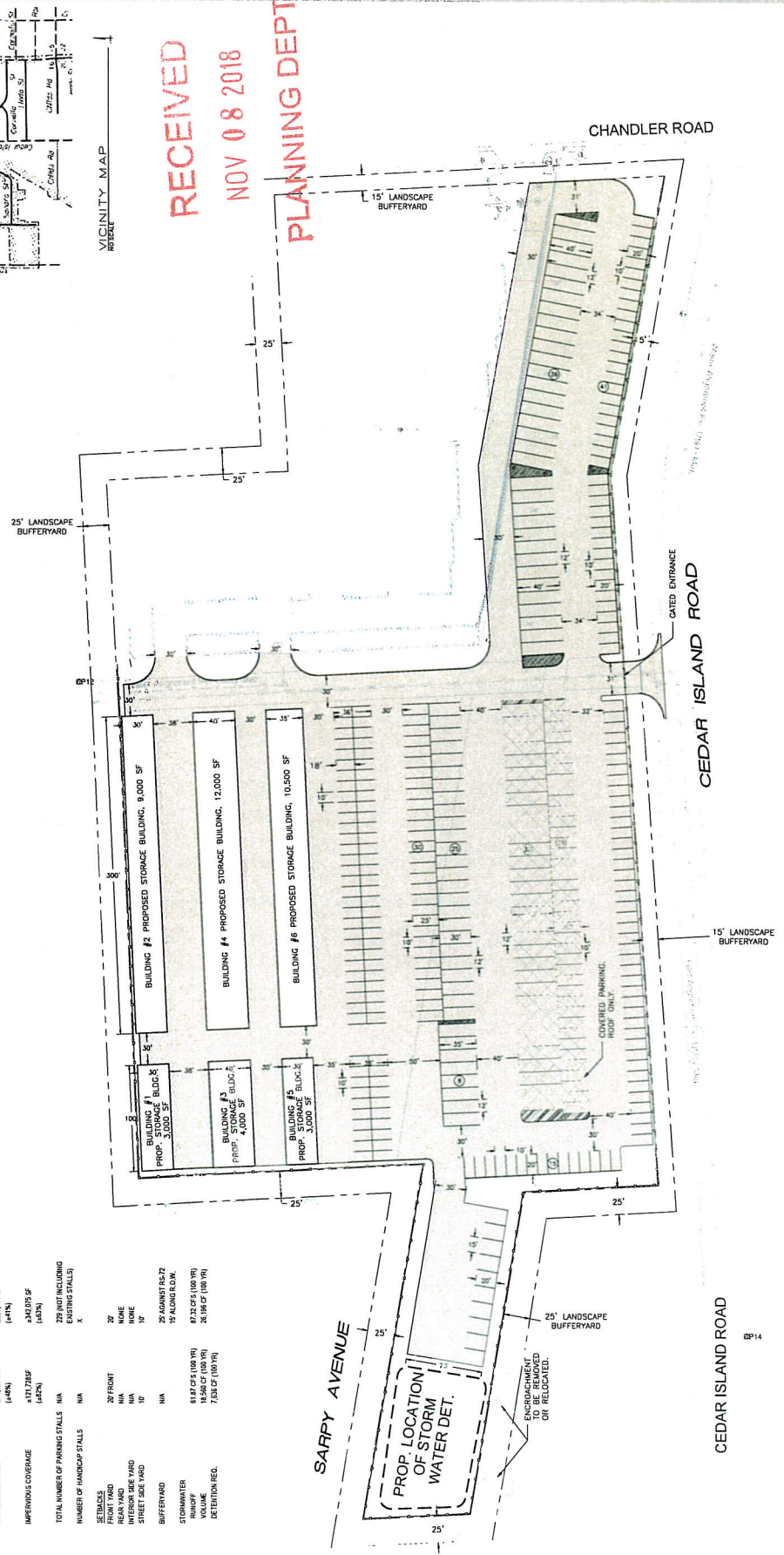
PROJECT NO. 15-011
DATE 11/02/18
DESIGNED BY DMB
CHECKED BY
REVISION DATE

SHEET C0.1



VICTINITY MAP

RECEIVED
NOV 08 2018
PLANNING DEPT



UTILITY WARNING
UNDERGROUND UTILITIES AS SHOWN ARE PRELIMINARY LOCATIONS AND NOT FIELD VERIFIED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES WHICH MAY BE CAUSED BY ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES WHICH MAY BE CAUSED BY ANY CONSTRUCTION.

LEGEND

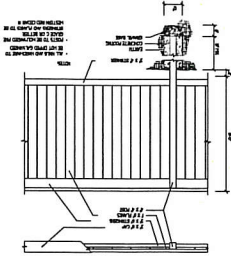
- CONCRETE ON ASPHALT PAVEMENT
- PROPOSED FENCING

SITE INFORMATION	
TOTAL SITE AREA	EXISTING +14,284 SF (+13.7 A)
BUILDING COVERAGE	EXISTING +5,864 SF (+5.4 A)
ADJACENT ZONING	BDH R2-7Z
USE TYPE	SELF STORAGE FACILITY (CONDITIONALLY PERMITTED)
TOTAL PAVED AREA	+71,124 SF (+65 A)
IMPERVIOUS COVERAGE	+171,285 SF (+157 A)
TOTAL NUMBER OF PARKING STALLS	N/A
NUMBER OF HANDICAP STALLS	N/A
SETBACKS	25' FRONT N/A REAR YARD N/A INTERIOR SIDE YARD N/A STREET SIDE YARD
BUFFER YARD	25' AGAINST R2-7Z 15' ALONG SLOPE
STORMWATER RUNOFF VOLUME	61.87 CF (100 YR) 18,586 CF (100 YR) 7,536 CF (100 YR)
DETENTION REQ.	

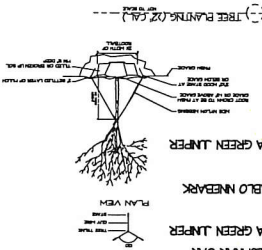
1 SITE PLAN
C0.1 SCALE: 1"=50'



SAMPLE WOOD FENCE



PLANTING DETAIL



PLANNING DEPT.

NOV 08 2018

RECEIVED

[illegible]

MILT'S ADDITION

LOT 1

BEING A REPLAT OF LOT 10, PART OF LOT 11 AND LOT 12B, PLEASANT HILL - MARTIN'S SUBDIVISION, VACATED McCORKINDALE AVENUE AND TAX LOT W, ALL IN THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M. SARPY COUNTY, NEBRASKA

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROFESSIONAL LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF NEBRASKA, I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION SHOWN HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN FOUND OR WILL BE SET AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE EXTERIOR BOUNDARY OF THE SUBDIVISION AND ANY INTERIOR LOTS. SAID SUBDIVISION TO BE KNOWN AS MILT'S ADDITION, BEING A REPLAT OF LOT 10, PART OF LOT 11 AND LOT 12B, PLEASANT HILL - MARTIN'S SUBDIVISION, VACATED McCORKINDALE AVENUE AND TAX LOT W, ALL IN THE SOUTHEAST ONE-QUARTER OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 3A2, PLEASANT HILL-MARTIN'S SUBDIVISION, AS PLATTED AND RECORDED IN SARPY COUNTY; THENCE NORTH 86°59'39" EAST (ASSUMED BEARING) FOR 370.85 FEET ALONG THE SOUTH LINES OF SAID LOT 3 AND THAT PART OF LOT 2 LYING WEST OF ABANDONED ROCK ISLAND RAILROAD RIGHT-OF-WAY, SAID PLEASANT HILL-MARTIN'S SUBDIVISION; THENCE NORTH 09°33'24" EAST FOR 476.32 FEET ALONG THE EAST LINE OF SAID LOT 2; THENCE NORTH 87°00'05" EAST FOR 121.26 FEET ALONG THE SOUTH LINE OF CHANDLER ROAD RIGHT-OF-WAY; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WEST LINE OF CEDAR ISLAND ROAD RIGHT-OF-WAY: (1) SOUTH 10°29'28" WEST FOR 302.78 FEET (2) SOUTH 03°35'33" EAST FOR 696.75 FEET; THENCE SOUTH 86°46'22" WEST FOR 124.44 FEET ALONG THE NORTH LINE OF LOT 12C3, SAID PLEASANT HILL-MARTIN'S SUBDIVISION; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EAST LINE OF ABANDONED ROCK ISLAND RAILROAD RIGHT-OF-WAY: (1) SOUTH 09°34'59" WEST FOR 179.09 FEET (2) SOUTH 10°02'19" WEST FOR 128.39 FEET; THENCE SOUTH 86°57'04" WEST FOR 153.56 FEET ALONG THE SOUTH LINE OF LOT 12, SAID PLEASANT HILL-MARTIN'S SUBDIVISION; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WEST LINE OF ABANDONED ROCK ISLAND RAILROAD RIGHT-OF-WAY: (1) NORTHEASTERLY ALONG A 2,216.74 FOOT RADIUS CURVE TO THE LEFT FOR 5.52 FEET WITH A LONG CHORD BEARING NORTH 08°52'33" EAST FOR 5.52 FEET (2) NORTH 09°47'29" EAST FOR 333.71 FEET; THENCE SOUTH 86°54'26" WEST FOR 265.87 FEET ALONG THE SOUTH LINES OF LOT 10 AND THAT PART OF LOT 11 LYING WEST OF ABANDONED ROCK ISLAND RAILROAD RIGHT-OF-WAY, SAID PLEASANT HILL-MARTIN'S SUBDIVISION; THENCE NORTH 02°26'14" WEST FOR 466.28 FEET ALONG THE WEST LINE OF SAID LOT 10; THENCE NORTH 02°57'36" WEST FOR 30.00 FEET TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 8.64 ACRES, MORE OR LESS.

CORY J. GROSS, PLS #619



10/31/2018
DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT I, CHARLES A FAULK ON BEHALF OF 2715 L.L.C., A NEBRASKA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYORS CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "MILT'S ADDITION", AND I HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND I DO HEREBY GRANT A PERPETUAL EASEMENT TO OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION AND THEIR SUCCESSORS AND ASSIGNS, WHICH HAVE BEEN GRANTED A FRANCHISE TO PROVIDE SERVICES IN THE AREA TO BE SUBDIVIDED, TO ERECT, OPERATE, MAINTAIN, REPAIR AND RENEW POLES, WIRES, CABLES, CONDUITS AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON WIRES OR CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT, POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE FOOT (5') WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE LOT LINES AND AN EIGHT FOOT (8') WIDE STRIP OF LAND ABUTTING THE REAR LOT LINES. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENTS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT, THEN OR LATER, INTERFERE WITH THE RIGHTS AND USES HEREIN GRANTED.

CHARLES A FAULK
2715 L.L.C.

DATE

ACKNOWLEDGMENT OF NOTARY

STATE OF _____ }
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CHARLES A FAULK, PERSONALLY KNOWN BY ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE PLAT DEDICATION AND HE DID ACKNOWLEDGE THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC

COUNTY TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT I FIND NO REGULAR OR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY AS DESCRIBED IN THE SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT AS SHOWN BY THE RECORDS OF THIS OFFICE.

COUNTY TREASURER

DATE

REVIEW OF SARPY COUNTY PUBLIC WORKS

THIS FINAL PLAT OF MILT'S ADDITION WAS REVIEWED BY THE SARPY COUNTY SURVEYORS OFFICE THIS _____ DAY OF _____, 20____.

SARPY COUNTY SURVEYOR/ENGINEER

ACCEPTANCE OF SARPY COUNTY REGISTER OF DEEDS

THIS FINAL PLAT OF MILT'S ADDITION WAS RECORDED AT THE SARPY COUNTY REGISTER OF DEEDS OFFICE.

SARPY COUNTY REGISTER OF DEEDS

DATE

APPROVAL OF THE BELLEVUE CITY COUNCIL

THIS FINAL PLAT OF MILT'S ADDITION WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA ON THIS _____, DAY OF _____, 2018.

APPROVAL OF THIS PLAT WILL BE NULL AND VOID IF NOT RECORDED WITHIN NINETY (90) DAYS OF THE ABOVE DATE.

MAYOR

ATTEST
CITY CLERK

APPROVAL OF THE BELLEVUE PLANNING COMMISSION

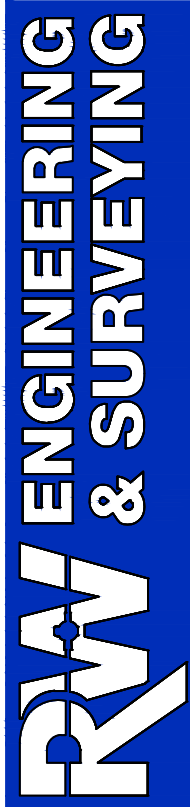
THIS FINAL PLAT OF MILT'S ADDITION WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION

DATE

Consultant

Owner



R.W. Engineering & Surveying, Inc.
6225 North 88th Circle | Omaha, Nebraska 68134
Tel. 402-573-2205 | www.RWomaha.com

MILT'S ADDITION

SARPY COUNTY, NEBRASKA

DRAWING INFO

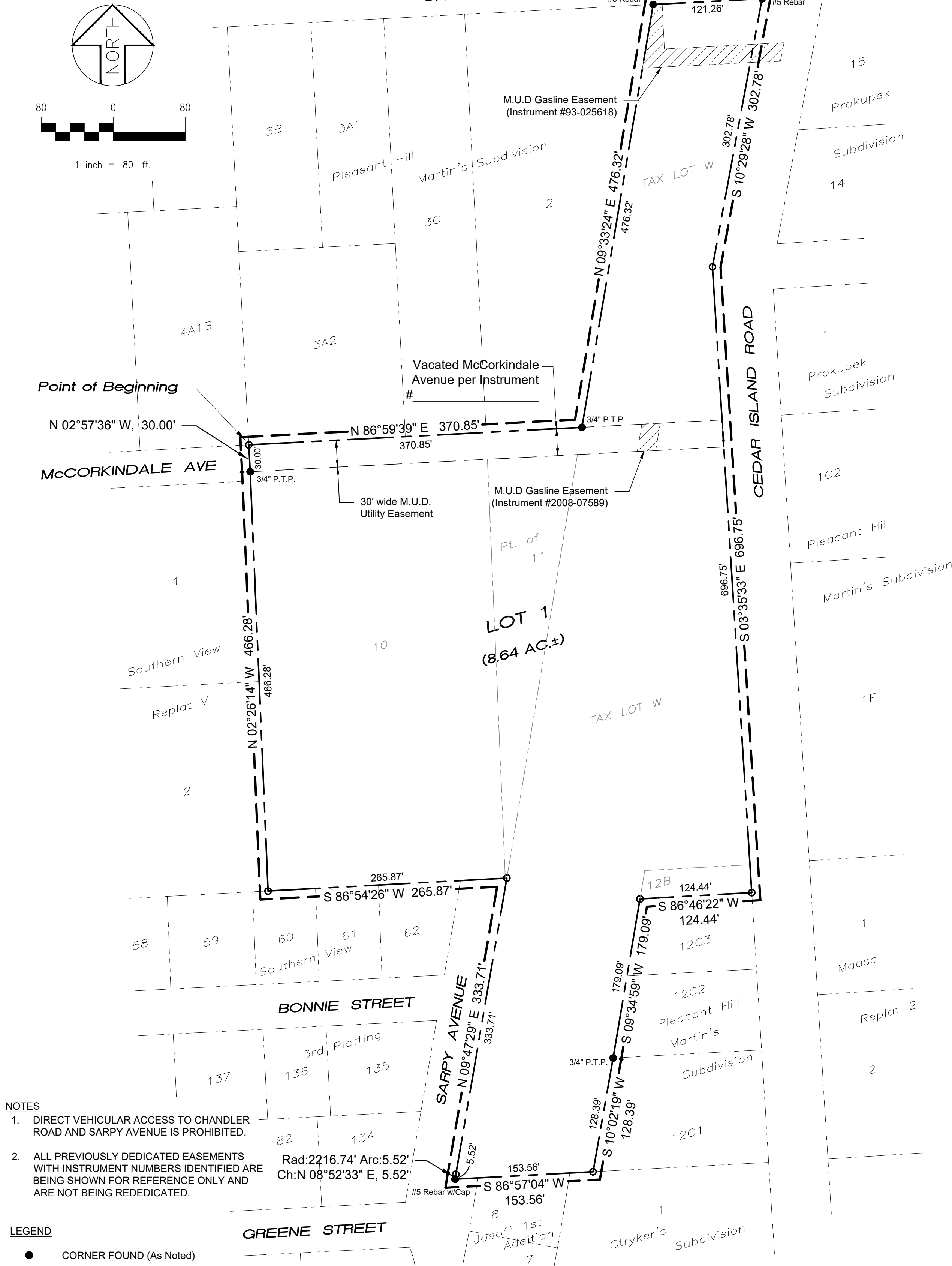
FINAL PLAT

PROJECT INFO

PROJECT NO: 18-1478
DATE: 10/31/2018
DESIGNED BY:
DRAWN BY: CJG
CHECKED BY: RWF

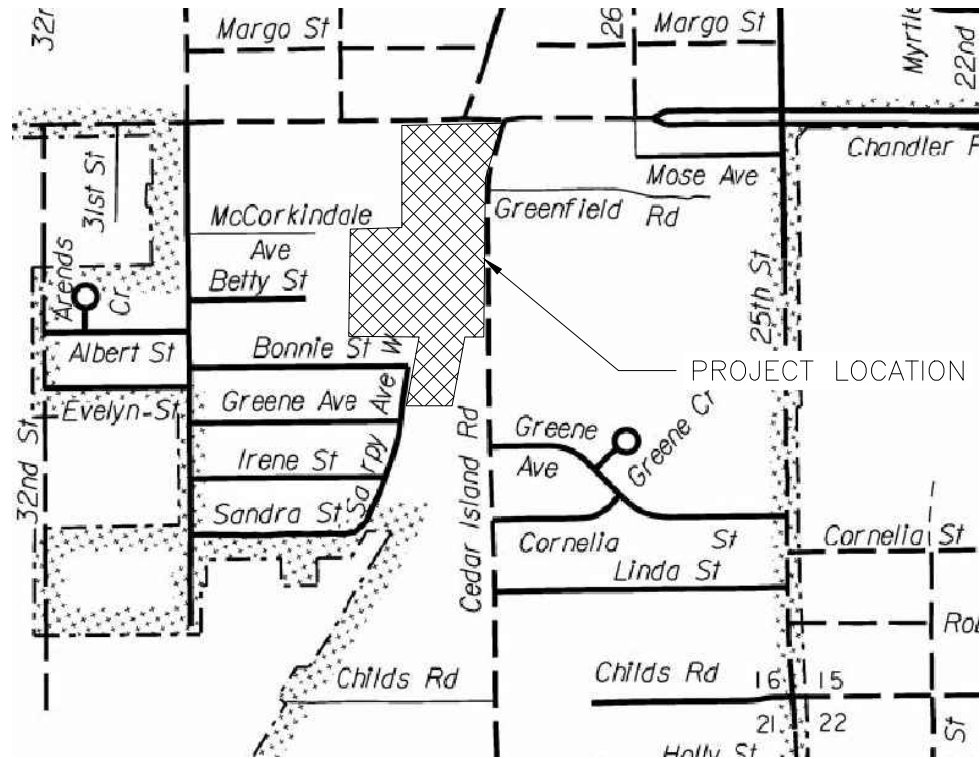
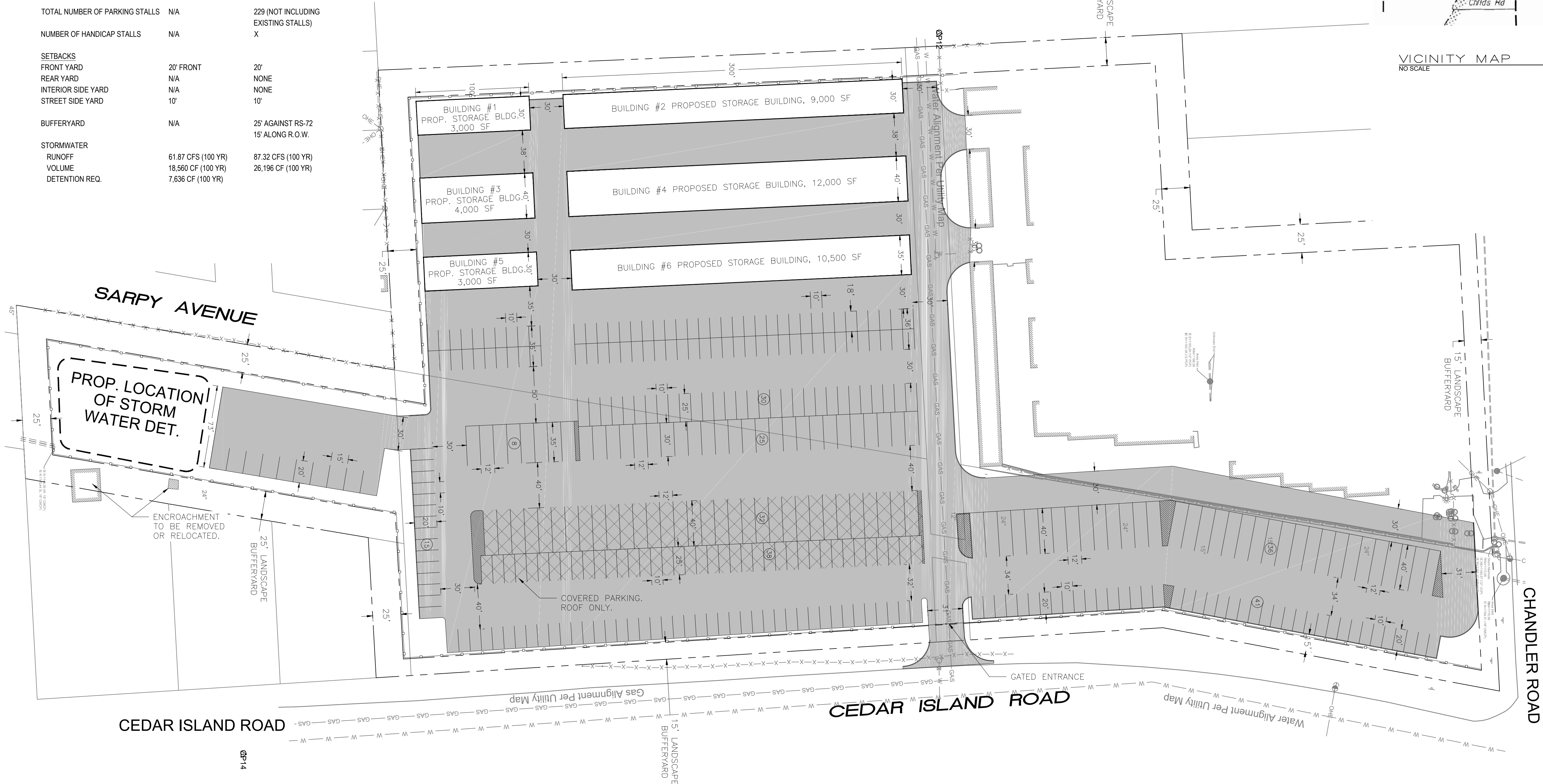
REVISION DATE

SHEET



SITE INFORMATION

TOTAL SITE AREA	EXISTING ±146,988 SF (±3.37 Ac)	PROPOSED ±545,666 SF (±12.53 Ac)
BUILDING COVERAGE	±50,604 SF (±34%)	±116,644 SF (±21%)
ZONING	MLRS-72	BGH
ADJACENT ZONING	RS-72	RS-72
USE TYPE	SELF STORAGE FACILITY (CONDITIONALLY PERMITTED)	
TOTAL PAVED AREA	±71,124 SF (±48%)	±225,431 SF (±41%)
IMPERVIOUS COVERAGE	±121,728SF (±82%)	±342,075 SF (±63%)
TOTAL NUMBER OF PARKING STALLS	N/A	229 (NOT INCLUDING EXISTING STALLS)
NUMBER OF HANDICAP STALLS	N/A	X
SETBACKS		
FRONT YARD	20' FRONT	20'
REAR YARD	N/A	NONE
INTERIOR SIDE YARD	N/A	NONE
STREET SIDE YARD	10'	10'
BUFFERYARD	N/A	25' AGAINST RS-72 15' ALONG R.O.W.
STORMWATER		
RUNOFF	61.87 CFS (100 YR)	87.32 CFS (100 YR)
VOLUME	18,560 CF (100 YR)	26,196 CF (100 YR)
DETENTION REQ.	7,636 CF (100 YR)	



VICINITY MAP
NO SCALE

LEGEND

- CONCRETE OR ASPHALTIC PAVEMENT
- PROPOSED FENCING

UTILITY WARNING:

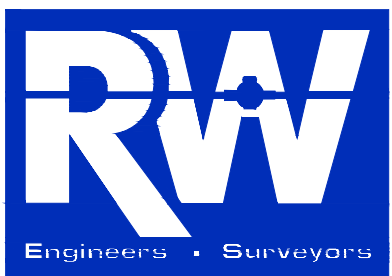
UNDERGROUND UTILITIES AS SHOWN ARE PER DIGGERS HOTLINE LOCATORS AND AVAILABLE UTILITY COMPANY RECORDS. ADDITIONAL UNDERGROUND UTILITIES MAY BE PRESENT.
RW ENGINEERING & SURVEYING GIVES NO WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OF THIS UNDERGROUND SITE DATA. RW ENGINEERING & SURVEYING WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND FACILITIES WHICH OCCUR FROM THE USE OF THE INFORMATION PROVIDED.



Know what's below.
Call before you dig.

Consultant

Owner



R.W. Engineering & Surveying, Inc.
6225 North 89th Circle
Omaha, NE 68134 | 402-673-2205
www.RWMidwest.com

MILT'S MINI STORAGE
EXPANSION

2715 Chandler Rd
Bellevue, NE

IN PROGRESS
NOT FOR
CONSTRUCTION

DRAWING INFO

SITE
PLAN

PROJECT INFO

PROJECT NO: 18-1477
DATE: 11/08/2018
DESIGNED BY: SMB
DRAWN BY: SMB
CHECKED BY:

REVISION

DATE

SHEET

C0.1

SAMPLE WOOD FENCE

drawing #	LI
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City of Bellevue

Office of the Planning Department

AGENDA ITEM 3b

To: Planning Commission
From: Chris Shewchuk, Planning Director *CMS*
Date: November 8, 2018
Subject: Amendment to Article 7 Zoning Ordinance, Sign Regulations

Article 7 of the Zoning Ordinance, regarding Sign Regulations, addresses digital billboards and provides specific guidelines for their use. These guidelines are not written anywhere so as to apply to digital signs that are not billboards, although those guidelines have been given to sign installers when digital signs have been permitted. The proposed amendments address how often a message can change on the sign, the permitted brightness of the sign, and animation or movement on the sign. In addition to the regulations pertaining to digital signs, we are proposing changes to the zoning districts where such signs are allowed.

The proposed amendments are shown below in Table 7F of the Zoning Ordinance:

TABLE 7F PERMITTED SIGN CHARACTERISTICS BY ZONING DISTRICT

	RE RS	RA AG	RG	INS(a)	M	BN BNH	BG BGH	BGM	FX	ML MH
Animated/ Digital(c)	N	N	N	N <u>S</u>	N	N <u>S</u>	S	S	S	S
Changeable Copy	N	N	N	P <u>S</u>	N	N <u>S</u>	S	S	S	S
Illumination, Internal	N	N	N	P(b) <u>S</u>	N	S(b)	S	S	S	S
Illumination, External	N	N	P <u>S</u>	P(b) <u>S</u>	PS	S(b)	S	S	S	S

P = Allowed without sign permit
 S = Allowed only with sign permit
 N = Not allowed

- a. This column does not represent a zoning district. It applies to institutional uses permitted under the zoning ordinance in residential zoning districts. Such uses may include, but are not necessarily limited to, churches, school, funeral homes, and cemeteries.
- b. For any sign, nNo direct light or significant glare from the sign shall be cast on to any adjacent zone lot this is zoned and used for residential purposes.
- c. ~~Signs shall not change panels or messages within at least 15 seconds and flashing lights or brightness of signs may be regulated based on vehicular traffic safety.~~
- c. The following regulations shall apply to on- and off-premise animated and digital signs:
--The image displayed on the sign shall not change more frequently than every 8 seconds.
--The image shall remain static during its display period (no movement or motion shall be permitted) other than a scrolling message.
--Signs shall be equipped with a sensor or other device to automatically adjust the day/night light intensity to a level not exceeding 0.3 foot candles over ambient lighting when measured in accordance with International Sign Association criteria.
--The City reserves the right to further regulate individual signs based on transportation safety.

In order to make the regulations regarding digital billboards and other digital signs consistent, the following amendment to Paragraph 7D of Section 7.04.03 of Article 7 is proposed:

D. Digital billboards.

Digital billboards shall comply with all requirements of this ordinance, plus the following specific requirements:

- i. The image displayed on the sign shall not change more frequently than every ~~10~~8 seconds.
- ii. The image shall remain static during its display period (no movement or motion shall be permitted).
- iii. Digital billboard signs shall be equipped with a sensor or other device to automatically adjust the day/night light intensity to a level ~~of no greater than 5,000 nits during daylight hours and no greater than 750 nits during nighttime hours~~ not exceeding 0.3 foot candles over ambient lighting when measured in accordance with International Sign Association criteria.

PLANNING DEPARTMENT RECOMMENDATION:

APPROVAL of the proposed amendment to Article 7, City of Bellevue Zoning Ordinance.



City of Bellevue

Office of the Planning Department

3.c.

To: Planning Commission
From: Tammi Palm, Land Use Planner *TP*
Date: November 8, 2018
Subject: Amended Complete Streets Ordinance

The City Council previously gave direction to staff to amend the existing Complete Streets ordinance, which has been in place since January 24, 2011.

The Complete Streets amendment has been discussed with both the Citizen Complete Streets Advisory Panel and the Planning Commission. The redline copy reflects feedback received, in addition to staff's suggestions.

The proposed amendment seeks to clarify portions of the document; primarily existing Section 28-154 which describes exceptions. Additionally, the amendment proposes to delete Section 28-153. The city does not have streets classified as "Major Truck Streets." Moreover, staff does not believe it is imperative to single out the movement of freight in the ordinance.

PLANNING DEPARTMENT RECOMMENDATION:

APPROVAL of the proposed amendment as presented.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND ARTICLE VII TO CHAPTER 28 OF THE BELLEVUE MUNICIPAL CODE ESTABLISHING BELLEVUE'S COMPLETE STREETS POLICY, STATING GUIDING PRINCIPLES AND PRACTICES SO TRANSPORTATION IMPROVEMENTS ARE PLANNED, DESIGNED AND CONSTRUCTED TO ENCOURAGE WALKING, BICYCLING, AND TRANSIT USE WHILE PROMOTING SAFE AND EFFICIENT OPERATIONS FOR ALL USERS; TO REPEAL SUCH SECTIONS AS HERETOFORE EXISTING; TO PROVIDE FOR THE EFFECTIVE DATE OF THIS ORDINANCE; AND TO PROVIDE FOR THE PUBLICATION OF THIS ORDINANCE IN PAMPHLET FORM.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA:

Section 1. That Sections 28-151 through 28-157 of Article VII of Chapter 28 are hereby amended to read as follows.

ARTICLE VII. COMPLETE STREETS

Section 28-151. Planning, Design and Construction.

Complete Streets are streets designed and operated to enable a multimodal, context sensitive, framework of streets that provide safe, efficient access and use for all users. The Bellevue Planning and Public Works Departments will plan for, design, and construct, and modify all new City transportation improvements projects to provide appropriate accommodation for motor vehicles, pedestrians, bicyclists, transit riders, and persons of all abilities, while promoting safe and efficient operation for all users, as provided for hereafter.

Section 28-152. Incorporation by Planning and Public Works Departments.

The Bellevue Planning and Public Works Departments will develop, with citizen input, then incorporate Complete Streets principles, with City Council approval as necessary, into: Planning and Public Works plans, manuals, rules, regulations and programs as appropriate.

~~Section 28-153. Freight.~~

~~Because freight is important to the basic economy of the City and has unique right-of-way needs to support that role, freight will be a priority on streets classified as Major Truck Streets.~~

~~Complete Street improvements that are consistent with freight mobility but also support other modes may be considered on these streets.~~

Section 28-153. Exceptions.

Except in unusual or extraordinary circumstances, Complete Streets principles will not apply:

- a. To ordinary maintenance activities designed to keep assets in serviceable condition (e.g., mowing, cleaning, sweeping, spot repair and surface treatment such as chip seal, or interim measures on detour or haul routes); **or**
- b. Where the Planning or Public Works Director issues a documented exception ~~concluding~~ **determining that** the application of Complete Street principles is unnecessary or inappropriate because it would be contrary to public safety **and the City Council approves the documented exception**; or
- c. Where **the Planning or Public Works Director issues a documented exception determining that** other available means or factors indicate an absence of **then-current or future need, including future need, and the City Council approves the documented exception.**

Section 28-154. Achievement; Annual Progress Report.

Complete Streets may be achieved through single ~~projects~~ **improvements** or incrementally through a series of smaller improvements or **substantial** maintenance activities over time. The city administrator shall make an annual report to the city council showing the progress made in implementing complete streets.

Section 28-155. Advisory Panel – Mayor to Appoint.

The Mayor of Bellevue, Nebraska will appoint a five (5) member Citizen Complete Streets Advisory Panel. ~~Three of~~ **The** members will be appointed to four (4) year terms ~~and two of the members will be appointed to two (2) year terms.~~ The Panel will develop recommendations to the Planning Commission **for review, and recommendations to** City Council **for action to meet** ~~for meeting~~ the Performance Measurements in Section 28-156.

Section 28-156. Performance Measurement.

Performance measurement will be by, but not limited to, the miles of bicycle routes created; new linear feet of pedestrian accommodation; increase in use of public transportation, bicycling and walking; the miles of connection added between trails; the increased efficiency of traffic flow through the use of sophisticated traffic control devices, turn lanes, traffic circles, and the leveling or decrease of transportation-related accidents.

It is the Bellevue City Council's intent that all sources of transportation funding be drawn upon to implement Complete Streets. The City believes the maximum financial flexibility is important to implement Complete Streets principles.

ADOPTED by the Mayor and City Council this _____ day of _____, 2018.

APPROVED AS TO FORM:

City Attorney

ATTEST

City Clerk

Mayor

First Reading: _____

Second Reading: _____

Third Reading: _____

PLANNING COMMISSION

Uniform Review Schedule – 2019

SUBMITTAL ^{1,2} DEADLINE FOR ALL APPLICATIONS	FINAL REVISIONS DEADLINE	PLANNING COMMISSION PUBLIC HEARING	CITY COUNCIL ³ APPLICATIONS NOT INVOLVING ZONING ACTION	CITY COUNCIL ³ ZONING APPLICATIONS
December 21, 2018	January 15, 2019	January 24, 2019	February 11, 2019	February 25, 2018
January 25, 2019	February 19, 2018	February 28, 2019	March 11, 2019	March 25, 2019
February 22, 2019	March 19, 2019	March 28, 2019	April 8, 2019	April 22, 2019
March 22, 2019	April 16, 2019	April 25, 2019	May 13, 2019	May 28, 2019
April 19, 2019	May 14, 2019	May 23, 2019	June 10, 2019	June 24, 2019
May 24, 2019	June 18, 2019	June 27, 2019	July 8, 2019	July 22, 2019
June 21, 2019	July 16, 2019	July 25, 2019	August 12, 2019	August 26, 2019
July 19, 2019	August 13, 2019	August 22, 2019	September 9, 2019	September 23, 2019
August 23, 2019	September 17, 2019	September 26, 2019	October 14, 2019	October 28, 2019
September 20, 2019	October 15, 2019	October 24, 2019	November 12, 2019	November 25, 2019
October 18, 2019	November 12, 2019	*November 21, 2019	December 9, 2019	January 13, 2020
November 15, 2019	December 10, 2019	*December 19, 2019	January 13, 2020	January 27, 2020
December 20, 2019	January 14, 2020	January 23, 2020	February 10, 2020	February 24, 2020

Approved by the Bellevue Planning Commission

Chairman

Date

*Please note meeting dates reflect the third Thursday of the month

¹ A preapplication meeting with the Planning Department Staff is required PRIOR to the submission of an application for a preliminary plat.

² Preliminary plats shall be scheduled on the Planning Commission agenda upon submittal of revised plans in accordance to Section 3-6 (3) of the Subdivision Regulations

³ Dates shown for City Council hearings are shown as a guide for planning purposes only.