

BELLEVUE PLANNING COMMISSION

Thursday, February 28, 2019 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 January 24, 2019 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 approve the Olde Towne Redevelopment Project Plan.
Location: 204 - 210 West Mission Avenue (Lots 1 and 3, Civic Center Plaza) and 2216 - 2218 Franklin Street (Lots 4, 5, and 6, Block 181, Bellevue), Applicant: 1st City Development, LLC.

4. CURRENT BUSINESS

- a. Approve revised 2019 Uniform Review Schedule.
- b. Chair Updates
 - 1. Library Study
 - 2. City Council Action Updates

5. ADJOURNMENT



MINUTE RECORD

Bellevue Planning Commission Meeting, January 24, 2019, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, January 24, 2019 at 7:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Casey, Perrin, Jacobson, Ackley, Cutsforth, and Smith. Absent were Commissioners Cain and Ritz. Also present were Chris Shewchuk, Planning Director, and 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 Ackley, seconded by Cutsforth, to approve the minutes of the December 20, 2018 regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Shewchuk advised an email was received from Mary Bossard and provided to the Planning Commission prior to the meeting. The email is in regards to Item 3c., the annexation of Blackhawk. Ms. Bossard is the property owner of 2918 Courtney Drive. She expressed some concerns with the park and the clearing of snow from the sidewalks.

Motion was made by Casey, seconded by Smith, 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 the North ½ of the east 35.2' of Lot 2 and North ½ of Lot 3, Tiller's Hillcrest Addition, from BG and BGH to RS-84 for the purpose of an existing single family residence. Applicant: BJ Justice. Location: 210 Galvin Road North. Case #: Z-1812-10.

BJ Justice, 210 Galvin Road North, stated the house was built in 1956 by his wife's family. He purchased the home four years ago and is currently trying to refinance it. The current zoning does not allow the house to be refinanced, therefore he is requesting the property be rezoned to residential.

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

Smith commented the staff report indicates the Zoning Ordinance was changed in 2011 to make residential uses non-conforming uses in the BG and BGH Zoning Districts. She questioned what the rationale was for that change to the Zoning Ordinance. Shewchuk replied the zoning used to be called pyramid zoning. Permitted uses in the less intense districts were also allowed in the more intense districts. What was allowed in the residential zoning districts would also be allowed in the commercial zoning districts. The Zoning Ordinance update went away from that, making the residential zoning districts residential uses only. The update to the ordinance took all the residential uses out of the commercial districts to have the separation of uses. Since residences were permitted previously in the business districts, this resulted in a legal non-conforming use in this type of situation.

Smith questioned what the rationale was for not allowing residential uses, making them non-conforming uses in commercial zones. Shewchuk replied it was just a matter of leaving areas designated for commercial uses for commercial use, rather than having a larger area zoned for general business or designated business uses turning into residential areas. It is a separation of uses. Smith questioned if commercial properties zoned for commercial uses typically have a higher assessed valuation for property tax purposes than properties that are zoned residential uses. Shewchuk replied yes, he believed so.

MOTION was made by Ackley, seconded by Perrin, to recommend APPROVAL of a request to rezone the North ½ of the east 35.2' of Lot 2 and North ½ of Lot 3, Tiller's Hillcrest Addition, from BG and BGH to RS-84 for the purpose of an existing single family residence. Applicant: BJ Justice. Location: 210 Galvin Road North. Case #: Z-1812-10. APPROVAL based upon conformance with the Zoning Ordinance and lack of perceived negative impact to the surrounding areas. Upon roll call, Casey, Perrin, Jacobson, Ackley, and Cutsforth voted yes. Smith voted no. MOTION carried.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on February 26, 2019.

MINUTE RECORD

Bellevue Planning Commission Meeting, January 24, 2019, Page 2

PUBLIC HEARING was held on a request to annex Tax Lots A2B, E1, E2, H1, J, K, and part of Tax Lots I, D1 and D2, lying west of abandoned RR Row, all located in the North ½ of Section 21, T14N, R13E; rezone Lots 1 and 2, Rancho La Estrella, being a platting of Tax Lot B, except the North 22.0 feet, vacated Woods Avenue adjoining Tax Lot B on the East, Tax Lots A2B, C except the North 22.0 feet, D1, D2, K, E1, E2, H1, H2, I, and J, all located in the North ½ of Section 21, T14N, R13E of the 6th P.M., Sarpy County, Nebraska from RS-72 to RS-72 and AG for the purpose of an existing single family residence and agricultural use; and small subdivision plat Lots 1 and 2, Rancho La Estrella. Applicants: Jose and Monica Ramirez. Location: 2803 Childs Road West. Case #'s: Z-1811-09 and S-1811-11.

Jose Ramirez, 2803 Childs Road West, stated his request to rezone to AG is to allow him to have farm animals, such as cows. He would like to be in conformance with the city's rules.

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

Cutsforth questioned the applicant on how many head of cattle he intends to have on the property. Ramirez replied his intention is to have one or two cows and sheep. Cutsforth questioned if he is aware there is a limitation of how many livestock animals he can have. Ramirez replied no, he was not aware; however, stated he would follow the city's rules regarding livestock.

Casey inquired if the property has a fence surrounding the entire perimeter. Ramirez replied yes. Casey questioned if it is sufficient fencing for livestock. Ramirez responded yes.

Jacobson mentioned there is a power line running through the property with a fairly good easement. He questioned staff if this would provide challenges to the property regarding future development. Shewchuk replied the proposed AG lot is approximately 24 acres. It does not prevent development in the future of this property. It is something a future developer would need to be aware of at the time of development.

Smith questioned approximately how many homes are within half a mile of this site. Shewchuk responded 25 to 30. Smith requested clarification this property is currently designated in the Comprehensive Plan for residential use as the existing zoning. Shewchuk replied yes. Smith commented in looking at the Zoning Ordinance, Section 5.05.01, states the intent of the agricultural district is for the purpose of preserving agricultural resources. She questioned if there is currently any agricultural use on the property. Shewchuk responded no. Smith advised the section also states part of the intent of the AG zoning is that the property is unlikely to be compatible with adjacent urban growth. It would appear to her, given the number of houses in the area, that an agricultural use of livestock would be incompatible with the adjacent residential uses. Certainly, retaining this property's zoning would be compatible with the adjacent urban growth.

Ackley commented on Cedar Island Road there have been prior applications and there have been acreages with horses and sheep. It is not unusual along Cedar Island Road, south of Childs Road, on these acreages for people to have horses and sheep on much smaller properties. Looking at the proposed property, you will see it is surrounded by the Volunteer Fire Department practice facility and the old dump site. Ackley commented in his mind there will not be much development to occur there, as it has been a stranded parcel. Based on the animals in the area already, he doesn't foresee a housing addition being developed in the back. Ackley mentioned this property is 24 acres and the limitation for livestock is 25 head. Therefore, it is basically one animal per acre. Smith commented it is her understanding cattle like to stick together.

Ackley questioned the applicant if he is aware by annexing the property into the city, the property taxes will change from rural to city and be higher in terms of the mill levy. The number of assessments will be higher as well. He explained the rural taxes are about four mill levy cheaper than the city taxes and the county gives a break if the property has a greenbelt status. Once the property is in the city it will lose the greenbelt status. Ramirez questioned if that will increase the taxes. Ackley advised it will. Ramirez responded he understood.

MOTION was made by Ackley, seconded by Cutsforth, to recommend APPROVAL of a request to annex Tax Lots A2B, E1, E2, H1, J, K, and part of Tax Lots I, D1 and D2, lying west of abandoned RR Row, all located in the North ½ of Section 21, T14N, R13E; rezone Lots 1 and 2, Rancho La Estrella, being a platting of Tax Lot B, except the North 22.0 feet, vacated Woods Avenue adjoining Tax Lot B on the East, Tax Lots A2B, C except the North 22.0 feet, D1, D2, K, E1, E2, H1, H2, I, and J, all located in the North ½ of Section 21, T14N, R13E of the 6th P.M., Sarpy County, Nebraska from RS-72 to RS-72 and AG for the purpose of an existing single family residence and agricultural use; and small

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Bellevue Planning Commission Meeting, January 24, 2019, Page 3

subdivision plat Lots 1 and 2, Rancho La Estrella. Applicants: Jose and Monica Ramirez. Location: 2803 Childs Road West. Case #'s: Z-1811-09 and S-1811-11. APPROVAL based upon conformance with the Zoning Ordinance and Subdivision Regulations, as well as lack of perceived negative impact upon the surrounding area. Upon roll call, Casey, Perrin, Jacobson, Ackley, and Cutsforth voted yes. Smith voted no. MOTION carried.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on February 26 2019.

PUBLIC HEARING was held on a request to annex SID 147, Blackhawk. Applicant: City of Bellevue.

Shewchuk explained annexation of a Sanitary Improvement District (SID) is part of the natural growth and development of a city. They are developed with the intention of ultimately being annexed into a city. The city regularly reviews SIDs for annexation which includes a review of the financial status of the SID, with respect to bonds and other outstanding indebtedness, along with the city's ability to pay off the debt with property taxes. Input is received from all city departments who would be responsible for providing services to the SID or to the area once it is annexed into the city. Those reports have been summarized and are included in the report provided to the Planning Commission. All of the departments indicated an ability to service this area. One of the main concerns for the residents is the maintenance of the park. Shewchuk advised he talked to the Parks Superintendent earlier in the day. The city fully intends to maintain the park in the future with the resources the city has. He stated he hopes the residents do not see a difference in the condition of the park. He mentioned he had heard some concerns about the cost the city may have for the maintenance of the park and the extra employees. The employees would not be assigned specifically to this park; however, the Parks Department is requesting additional employees they would need due to their current staffing levels. Those employees would be assigned to other duties in the Parks Department as well. Other services provided by the city will be street maintenance, to include snow removal. Street lighting costs would be paid by the city, in addition to waste water, police, fire, and library services. Shewchuk explained the property taxes are anticipated to be lower for the residents in the future years based on the current levy amounts and valuations. Based on the analysis of the finances, the city's ability to provide services to the residents, as well as the continued logical growth and expansion of the city, the recommendation is for approval of the annexation of SID 147 into the city limits.

Jacobson clarified Shewchuk mentioned the email received for the record.

Stacen Gross, 2920 Blackhawk Circle, advised he is currently the Chairman of the SID board, as well as President of the Homeowner's Association (HOA). He stated he is neither for nor against the annexation request, and remains neutral. He commented he has a couple of questions and comments to go on the record. Gross mentioned he had a discussion with Shewchuk early in the week regarding the biggest concern of the SID, which is the maintenance of the park. Gross mentioned one of the things the SID has is a Supplemental Agreement that was done with the Subdivision Agreement between the city, the developer, and the HOA. The supplemental agreement sets forth there will be a HOA, and there will be annual dues. The dues are to be used to pay for "out of the ordinary" improvements or facilities. He stated some examples of those "out of the ordinary" items are the lighting throughout the park, trail lighting, and the lighting at the front entrance of the subdivision. He commented the subdivision previously had a fountain at its entrance, however it was removed due to costly maintenance fees. Gross inquired if the Supplemental Agreement will survive the annexation of Blackhawk and questioned if the subdivision will continue to have a HOA. He questioned if the HOA will be responsible for the previous mentioned elements. Gross mentioned the agreement addresses a volleyball/basketball court which was never built, the irrigation system, the park lighting, and fountain. Gross requested clarification on if those things need to be maintained in perpetuity by the HOA, can the HOA remain a group, and will the HOA still be able to collect annual dues. He commented the cost mentioned by the city in terms of park maintenance is higher than what the SID has paid for maintenance on the park in the past.

Shewchuk advised the Supplemental Agreement was dated June 24, 1991. It provided for the HOA to construct the following improvements in the subdivision: volleyball/basketball court, the lighting system along the trails, fountain at the entrance to the subdivision, underground sprinkler system within the right-of-way, an island in one of the cul-de-sacs, and decorative street signs. The HOA at the time of the agreement was to be responsible for the permit and continuing maintenance of the improvements. Shewchuk stated there are only two of the items in the supplemental agreement which are still applicable. It is the Parks Department's intention to maintain the park. The HOA will survive the annexation, as the annexation does not affect it. If the HOA is interested in doing maintenance above and beyond what the city might be able to do, that would be a time to revisit this agreement and setting up something more up-to-date in regards to other maintenance responsibilities. This topic would need

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to be brought up to the City Council, as opposed to the Planning Commission. The Public Works Department will also need to be involved in the discussion, as the park is to be maintained by the Parks Department.

Jeanette Augustyn, 2918 Courtney Drive, has concerns with maintenance of the park. She stated at this point in time the city is not maintaining Lookingglass Park. She advised she has photos of the park on her phone. She mentioned there was a snowstorm in December, schools were not canceled, and the park sidewalk was not plowed. The custodian of the school plowed the park later that day. She mentioned her daughter fell on the ice on a Friday, following the Sunday storm. The sidewalks in the park are not ADA compliant. The park is not mowed regularly and the stumps from trees being trimmed over a year ago are still present. Augustyn stated she does not have faith in the city's Parks Department to maintain Blackhawk Park when they do not maintain what they currently have. She commented she knows these issues were addressed in the email her mother sent in. She explained her mother is the homeowner but lives out of state.

Shewchuk advised the email he had mentioned at the beginning of the meeting is from Mary Bossard at 2918 Courtney Drive. He requested clarification if that was Mrs. Augustyn's mother. She replied yes it is. Shewchuk commented Ms. Bossard stated her concerns were about Lookingglass Park and sidewalks by the school. Her email mentioned the janitor from the school cleared the sidewalks from the last storm. He commented he is unsure if she is referring to the park sidewalks. He advised the sidewalks in front of the school and residences are all required to be cleared by the property owner. Augustyn clarified she is referring to the sidewalks in the park. She commented she had pictures from a recent snow. Shewchuk advised he did speak with the Parks Superintendent early this morning and inquired specifically about the snow removal requirements after a snow storm. He was informed there is a prioritized list of when and where the Parks Department staff go to remove snow. The Parks Department follows this list. Shewchuk commented this is something they could possibly look at since it is next to a school, however at this time they follow the priorities they have. Augustyn commented when Blackhawk is annexed it is another park that will have to wait to be taken care of. Shewchuk advised it will be taken care of by the Parks Department as they have the resources to do so. He explained the Parks Department indicated in the report there will be a need for additional personnel to help handle this. Shewchuk commented park sidewalks will probably not be the first thing they clear off. They will get to it when they can and again follow the prioritized list. Augustyn commented she is concerned because there are three sidewalks that lead from neighborhoods and the three entrances to those neighborhoods are not maintained.

Casey questioned if the sidewalks were eventually cleared. Augustyn responded the custodian from Leonard Lawrence Elementary School cleared them after he got off shift once he realized the city had not cleared them. She stated the city does not salt the sidewalks either. She mentioned she has personally shoveled the sidewalks in the park so the kids can get to school safely. She advised it is a very steep hill and it is not ADA complaint. Augustyn stated her main concern is she has seen how the current city parks are maintained, and adding a park with more trails in it does not make sense if the city is not maintaining what it currently has. She stated her husband is disabled and unable to walk his kids to school or walk his service animal around the park because of the conditions of the sidewalks all winter long.

Kathy Radosta, 2920 Courtney Drive, stated she is not sure her concerns should be addressed with the Planning Commission or City Council. She stated she has concerns with the parks and mentioned her house is right next to Lookingglass Park. She stated she tried to work with the former Parks Superintendent. She inquired what her recourse of action is when the city does not take care of the parks. She questioned if the Planning Commission is the group who could address her concerns. Jacobson commented the Planning Commission is not the correct body to address her concerns. He mentioned her question is on the record and it would be appropriate for her to address her concerns with the City Council. He stated she is still currently within the city's jurisdiction and she can call the city's Parks Department to mention her concerns. Shewchuk advised if she does not receive satisfaction after addressing her concerns with the Parks Department, she will have a City Council representative once Blackhawk is annexed. She mentioned the city bulldozed trees and destroyed a green space area. She commented she made multiple phone calls and nothing was ever addressed. Radosta stated Blackhawk is a beautiful park and the thought of the city trimming trees in Blackhawk scares her. She wants to make sure what happened to Lookingglass Park does not happen to Blackhawk Park.

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

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Casey inquired if the HOA agreement eliminates the mandatory requirement for residents to be members of the HOA and to pay dues. Shewchuk replied no. The annexation does not eliminate the HOA or have anything to do with the HOA. The SID goes away, but the HOA will continue to exist unless the HOA decides to dissolve themselves. Casey inquired if the HOA dues are still required. Ackley replied it is up to the HOA board. He stated any neighborhood can develop a HOA. Most SIDs develop one from day one, so they have a body that can enforce the declaration of covenant restrictions. The agreement made with the city at the time the SID was formed was that the HOA said they would collect dues and take care of certain items in the park. Anyone moving into the neighborhood then knew they were responsible for paying dues which goes directly to the park. With the annexation, the city takes over the park. It will be up to the HOA, if they decide things are not taken care of in the way they would like. If they want extra features, such as the fountain, the HOA could take a vote and approve it in the budget. The HOA is separate from the SID getting annexed. The SID would go away, but the HOA would continue unless they disband it.

Casey commented he does not know if there is any pending litigation against the SID. He mentioned he did look back in minutes and saw an ADA complaint that was filed and he is not sure if it is resolved. He inquired if any litigations are outstanding do they get absorbed by the city once the area is annexed. Shewchuk replied yes. He stated there is a matter regarding ADA compliance of some sidewalks and curb ramps in the area. The city and the SID have been working with the Department of Transportation and Federal Highway Administration to resolve this issue. The city is aware of what is going on with the complaint and is prepared to take the action necessary as a result of what is going on there.

Jacobson questioned if the HOA were to vote on additional infrastructure in the future would they be allowed to put the city on the hook for these improvements. Shewchuk commented those would not be a city obligation. Jacobson mentioned the aerial view along 25th Street encompasses a bridge. He stated the bridge has been adequately maintained and has been moved onto the city's inspection schedule. He questioned if there are any plans in the next couple of years where the bridge would need to be replaced or changed out. Shewchuk replied there is not.

Casey commented if anyone has concerns with snow removal on the streets by the city, they should not be. The city does an amazing job with snow removal.

MOTION was made by Jacobson, seconded by Ackley to recommend APPROVAL of a request to annex SID 147, Blackhawk. Applicant: City of Bellevue. APPROVAL based upon the Planning Department's recommendation. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will proceed to CITY COUNCIL for PUBLIC HEARING on February 26 2019.

Meeting adjourned at 7:50 p.m.



Shirley R. Harbin
Planning Assistant

MEMORANDUM

TO: Planning Commission
FROM: Tammi Palm, Land Use Planner
DATE: February 21, 2019
RE: Proposed Redevelopment Plan for Olde Towne

Attached for your review and recommendation is the Redevelopment Plan for 1st City Development, LLC. This plan proposes the redevelopment of the portion of Olde Towne Bellevue generally located at 2216 - 2218 Franklin Street, and 204 - 210 West Mission Avenue. This area was designated as blighted and substandard by the City Council. Approval of the Redevelopment Plan is the next step in the redevelopment process.

The existing buildings on the proposed redevelopment site are owned by the city. The applicant is presently working with the city in order to purchase the property. The existing buildings were most recently used as city hall/city offices; however, they are currently vacant. The applicant is proposing to demolish all existing buildings on this site. The redevelopment plan states repurposing the existing buildings is “cost prohibitive, and is contrary to the Applicant’s revitalization goals” for the Olde Towne area.

The applicant is proposing to construct three buildings: 1) a 14,000 square foot building which could potentially be utilized for a grocery store or similar use, 2) a 15,000 square foot retail/office building, and 3) a 16,300 square foot retail/multifamily residential building. New streetscape, as well as commons/plaza areas are also proposed. The cost of the proposed buildings is \$8,700,000, while the streetscape and commons areas are estimated to cost \$150,000. Total project costs are estimated at \$10,247,000.

Since the existing buildings have been city-owned and have not had a tax valuation, the applicant is using the \$60,000 purchase price as its base value for the purpose of calculating the tax increment. The applicant is estimating the property’s valuation to be \$11,000,000 upon completion of the redevelopment project.

The Redevelopment Plan states there is approximately \$1,547,000 of Tax Increment Financing (TIF) eligible redevelopment costs associated with the project. The breakdown of costs and data supporting the payback of TIF expenditures is attached to the Redevelopment Plan for your review.

The Planning Department believes this project will be a benefit to the city through the improvement of a blighted and substandard area. The Comprehensive Plan designates this area as an activity center. The purpose of an activity center is to create a pedestrian scale village that allows community members to work, shop, live, and enjoy the outdoors all within close proximity. The applicant’s proposed site plan would create this type of space for Olde Towne. The property

is presently zoned BGM (Metropolitan General Business), which would further facilitate the construction of these types of uses.

The Redevelopment Plan meets the requirements of Section 18-2111 of Nebraska State Statutes with respect to required plan contents. As required by Nebraska State Statutes, the Planning Department advertised the public hearing on this application twice in the Bellevue Leader, and sent notification to the governing bodies of Sarpy County, the Papio-Missouri River NRD, Metropolitan Community College, ESU #3, and the Bellevue Public School District.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends approval of the 1st City Development LLC Redevelopment Plan based on conformance with the Comprehensive Plan, elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for redevelopment in Olde Towne.

OLDE TOWN BELLEVUE
REDEVELOPMENT PROJECT PLAN

BELLEVUE, NEBRASKA

February __, 2019

Submitted by:

Applicant:
1st City Development, LLC
101 W Mission Ave
Bellevue, Nebraska 68005

Attorneys for Applicant:
Brent W. Beller
Fullenkamp, Jobeun, Johnson & Beller LLP
11440 West Center Road
Omaha, Nebraska 68144
(402) 334-0700

RECEIVED
FEB 06 2019
PLANNING DEPT.

Introduction:

The attached redevelopment plan proposes to redevelop Olde Towne Bellevue, generally located at 2216-2218 Franklin St, Bellevue, Nebraska (Parcel 1), and 204-210 West Mission Avenue, Bellevue, Nebraska (Parcel 2), into a new mixed use area which could include a mix of residential apartments (market rate), commercial and retail uses, as well office uses. The plan encompasses the former City Hall, Annex and former Police Department Criminal Investigations Bureau for the City of Bellevue. The redevelopment project site includes all of the abutting and adjacent rights-of-way that will receive improvement as may be required by the City of Bellevue, Nebraska, which plan will include the installation of a more pedestrian oriented streetscape with accompanying landscaping, which will add vibrancy to the Olde Town Bellevue area.

Site History:

The proposed redevelopment site is land currently owned by the City of Bellevue, upon which various City offices were located. The site is bounded by Washington Street on the West, West Mission Avenue on the South, and extends East until Franklin Street. The site is bounded on the North by an alleyway, as further depicted on the Site Plan attached hereto. All buildings and improvements located within the redevelopment site will be demolished. Repurposing the currently existing buildings is cost prohibitive, and is contrary to the Applicant's revitalization goals for Olde Towne Bellevue area. Leaving the buildings vacant and unused could cause negative consequences for the site itself, and the many businesses and residential uses that neighbor the site. The costs associated with the demolition, softs costs, and site work for the project will cost approximately \$1,351,000. The Applicant is proposing to purchase the redevelopment site from the City for \$60,000.

As depicted on the attached Site Plan attached as Exhibit B (the "Site Plan"), the Applicant proposes to construct (1) a 14,000 square foot building that could be utilized for grocery store type uses, (2) a 15,000 square foot retail/office building, and (3) a 16,300 retail square foot retail/multifamily building, which buildings will collectively cost approximately \$8,700,000. Mixed in with the proposed buildings will be various community gathering areas and plazas that will be blended into the new streetscape that will be installed along the public rights-of-ways that border the redevelopment site. The approximate costs for the public gathering areas and plazas, and the new streetscape is \$150,000. The total project costs will be approximately \$10,247,000. Accordingly, the tax increment financing ("TIF") eligible costs are in the amount of \$1,547,000. The itemized breakdown of TIF eligible costs is attached hereto as Exhibit A. The approval of the redevelopment plan will facilitate the rehabilitation and reuse of the proposed project site by creating the opportunity for TIF to be used as a financing mechanism to cover some of the TIF eligible costs. Because the redevelopment site was owned by the City the current base value is \$0.00, however, the Applicant will use the purchase price of \$60,000 as its base value for purposes of calculating TIF Incremental value. The proposed valuation upon full build-out of the site is expected to be approximately \$11,000,000, Exhibit B is the Site Plan for the proposed redevelopment site, which reflects the boundaries of the site and the current zoning and use of the site (Note: all lots located North of the existing alleyway, as referenced on the Site Plan, are not a part of this Redevelopment Plan.

In its present condition, the site would remain as an economic liability to this area and a detriment to the redevelopment of this area within the City. With the utilization of TIF, new vibrancy will most likely be brought to this important and historical part of the City of Bellevue. This area of the City has not experienced the level of growth as demonstrated in other areas of the City and will not experience growth

unless the City takes an aggressive approach to assist in the redevelopment of the site and area by utilizing all the economic tools available, most notably TIF.

Substandard and Blighted:

The property is located within a community redevelopment area, which has been determined by the City of Bellevue, Nebraska, to be blighted and substandard in accordance with Neb. Rev. Stat. §18-2103.

Land Use/Zoning/Site Redevelopment:

The site is currently zoned Metropolitan General Business (BGM). The Applicant will work with the City Planning Department regarding any and all land use approvals that may be required for the proposed redevelopment. Notwithstanding that the project plans to enhance the streetscape of the various public rights-of-ways, the proposed redevelopment will not result in any material modification to the street layout, street levels or grades, or building codes and ordinances of the site.

Utilities/Infrastructure:

Currently, utility services are located in public right-of-ways adjacent to the site and which may be required to be moved in connection with the redevelopment of the site and as required by the City. Additional utility services and public facilities will be added as may be necessary or required by the redevelopment of the site and as required by the City. The Applicant will work with the City regarding any plaza area enhancements which may affect any public rights-of-ways, alleys or sidewalk areas.

The redevelopment provides the mechanism to fund the public improvement costs through the use of TIF. The costs of the redevelopment and public infrastructure improvements are estimated to be \$10,247,000 (See Exhibit A).

TIF Compliance:

The request meets the necessary requirements for consideration under the Nebraska Community Development Law. The project will provide new employment opportunities in the City. It is anticipated that 50 new jobs will be created in connection with the project, and upwards of 100 construction jobs will be created in connection with the project development. The TIF proceeds will be used to cover all public improvement costs with the remaining balance of the TIF to be used for site specific TIF eligible costs. The project will have a positive economic growth to the City of Bellevue. Further, as set forth on Exhibit C attached hereto, the up-front costs associated with the acquisition and rehabilitation of the proposed site would be prohibitively high without TIF. As such, the Applicant requests TIF to help offset these costs such that the proposed redevelopment is feasible.

Financing:

The estimated assessed value of the project upon full build-out is estimated to be \$11,000,000. Accordingly, the project will support the TIF request in the principal amount of \$1,547,000, plus interest at the rate of six (6%) percent per annum. The amortization schedule is attached hereto as Exhibit D. The remaining project costs will be paid through equity and debt financing.

TIF Cost Benefit Analysis:

The project provides for the continued redevelopment in an area of the City that has been

traditionally used for City purposes, but is now ripe for general retail, office, and residential uses, which will add new vibrancy to the Olde Towne Bellevue area. Accordingly, it is necessary to implement innovative financing approaches to be used to encourage redevelopment and to support the potential growth that will occur because of this and other improvements that are likely to follow within the surrounding area. The following benefits will result from the redevelopment of this area through the use of TIF:

(1) The use of TIF will not result in tax shifts. By using the base value of \$60,000, the various public authorities will gain some level of new property tax valuation, and only the increased value of revenues resulting from the improvements will be applied to the cost of the improvements through the use of TIF.

(2) No community public service needs will be generated as a result of this project. The proposed TIF will be used, in part, to offset public infrastructure costs that are eligible for TIF.

(3) The development of this site will allow for the continued growth of an expanding industry within the community, which will be accompanied by new employment opportunities. Additionally, the revitalization of the site will have a positive impact on the employers and employees in the immediate area outside the site. Specifically, the redevelopment will continue to add viability to the surrounding area, and will make the site more aesthetically pleasing, which will result in a positive impact on the foot traffic of the surrounding businesses. Olde Town Bellevue will become a destination for the citizens of Bellevue, and the other areas of the Omaha Metropolitan area, to visit and enjoy.

(4) The development of this site will continue to provide additional goods available in this part of the City.

(5) The long-term benefits resulting from the elimination of the substandard and blight conditions and the increase in the tax base resulting from the development are other valid justifications for the use of TIF for this project.

The project site meets the requirements of the City's Comprehensive Development Plan and City Ordinances as well as the Nebraska Community Redevelopment Law that establishes the process and requirements for the approval of this Redevelopment Plan.

Based upon the foregoing, the applicant respectfully requests the principal amount of TIF equal to \$1,547,000.

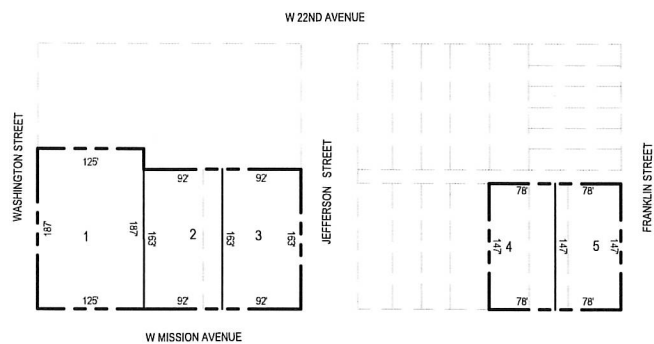
Respectfully Submitted

By: _____
Brent W. Beller on behalf of the Applicant
Fullenkamp, Jobeun, Johnson, & Beller LLP
11440 West Center Road
Omaha, Nebraska 68144
(402) 334-0700

Exhibit A

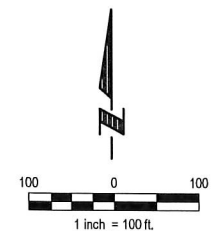
TIF ELIGIBLE COSTS

Demo	\$350,000.00
Purchase	\$60,000.00
Sidewalks/Streetscape	\$275,000.00
Engineering	\$125,000.00
Grading & Landscaping	\$135,000.00
Sewer & Water	\$80,000.00
Architect	\$522,000.00
Net Costs	\$1,547,000.00



LEGEND

- PROPOSED PRELIMINARY BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINES



LEGAL DESCRIPTION

LOTS 1 AND 3 CIVIC CENTER PLAZA, AND ALSO LOTS 4, 5 AND 6 BLOCK 181 BELLEVUE.

PROPERTY ADDRESS: 204 W MISSION

ZONING:

EXISTING MGM W/ OTO OVERLAY
PROPOSED: *

Proj No:	P2018.279.001	Revisions	
Date:	10-08-18	No	Date
Designed By:	MAW	1	Date
Drawn By:	TRH		Date
Scale:	1"=100'		Date
Sheet:	1 of 1		Date

REDEVELOPMENT EXHIBIT

CIVIC CENTER PLAZA REPLAT
BELLEVUE, NEBRASKA



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

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.4700 • Fax: 402.895.3599
www.eacg.com

Exhibit C
PROFORMA

Demo	\$350,000.00			
Purchase	\$60,000.00			
Sidewalks ect.	\$275,000.00			
Engeneering	\$125,000.00			
Grading & Landscaping	\$135,000.00			
Sewer & Water	\$80,000.00			
Architect	\$522,000.00			
Net Costs	\$1,547,000.00			
		20 yr @ 5%		
Construction	\$8,700,000.00	Without TIF	With TIF	
		\$67,625.66	\$57,416.15	Monthly
Total	\$10,247,000.00	\$811,507.92	\$688,993.80	Annually

AMORTIZATION SCHEDULE

Applicant: **Olde Towne**

DATE	Total Taxable Valuation	Less Pre- Development Base	TIF Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Debt Service Payments			Loan Balance	Capitalized Interest
								Principal	Interest at 6.00%	Total		
0											\$1,547,000	
0.5	0		0	2.16991	0	0	0	\$0	\$0	\$0	\$1,593,410	46410
1	0		0	2.16991	0	0	0	\$0	\$0	\$0	\$1,641,212	47802
1.5	0		0	2.16991	0	0	0	\$0	\$0	\$0	\$1,690,448	49236
2	0		0	2.16991	0	0	0	\$0	\$0	\$0	\$1,741,161	50713
2.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$65,272	\$52,235	\$117,507	\$1,675,889	0
3	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$67,230	\$50,277	\$117,507	\$1,608,659	0
3.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$69,247	\$48,260	\$117,507	\$1,539,412	0
4	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$71,325	\$46,182	\$117,507	\$1,468,087	0
4.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$73,464	\$44,043	\$117,507	\$1,394,623	0
5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$75,668	\$41,839	\$117,507	\$1,318,955	0
5.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$77,938	\$39,569	\$117,507	\$1,241,017	0
6	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$80,276	\$37,231	\$117,507	\$1,160,741	0
6.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$82,685	\$34,822	\$117,507	\$1,078,056	0
7	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$85,165	\$32,342	\$117,507	\$992,891	0
7.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$87,720	\$29,787	\$117,507	\$905,171	0
8	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$90,352	\$27,155	\$117,507	\$814,819	0
8.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$93,062	\$24,445	\$117,507	\$721,757	0
9	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$95,854	\$21,653	\$117,507	\$625,903	0
9.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$98,730	\$18,777	\$117,507	\$527,173	0
10	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$101,692	\$15,815	\$117,507	\$425,481	0
10.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$104,743	\$12,764	\$117,507	\$320,738	0
11	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$107,885	\$9,622	\$117,507	\$212,853	0
11.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$111,121	\$6,386	\$117,507	\$101,732	0
12	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$114,455	\$3,052	\$117,507	\$0	0
12.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$0	\$0	\$0	\$0	0
13	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$0	\$0	\$0	\$0	0
13.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$0	\$0	\$0	\$0	0
14	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$0	\$0	\$0	\$0	0
14.5	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$0	\$0	\$0	\$0	0
15	11,000,000	60,000	10,940,000	2.16991	118694	1187	117507	\$0	\$0	\$0	\$0	0
=====	=====	=====	=====		\$3,086,044	\$30,862	\$3,055,182	\$1,753,884	\$596,256	\$2,350,140		\$194,161
					=====	=====	=====	=====	=====	=====		=====

NOTE: This information is provided to assist in analyzing the specific request to the TIF committee. This information is subject to change based on actual tax assessments. This schedule assumes a 90% real estate valuation and a 1.0 debt coverage ratio. The actual TIF amount available to fund site specific project cost will change based on the cost of public improvements.

Original Loan Amount
Capitalized Interest
Loan Balance Remaining

\$1,547,000
\$194,161
\$0
\$1,741,161
=====

ASSUMPTIONS: (F9 = calculate)

1. Assume No Pre-Development Base
2. Loan Amount: **\$1,547,000**
3. Interest Rate: **6.00%**
4. Project Hard Costs: **\$10,247,000**
5. Increment Base: **60,000**

Building 1 - Grocery	14,000 SF
Building 2 - Retail/Office	7,500 SF/FLOOR
Building 3 - Retail/M.F.	8,150 SF/FLOOR



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 7, 2019	May 21, 2019
April 19, 2019	May 14, 2019	May 23, 2019	June 4, 2019	June 18, 2019
May 24, 2019	June 18, 2019	June 27, 2019	July 2, 2019	July 16, 2019
June 21, 2019	July 16, 2019	July 25, 2019	August 6, 2019	August 20, 2019
July 19, 2019	August 13, 2019	August 22, 2019	September 3, 2019	September 17, 2019
August 23, 2019	September 17, 2019	September 26, 2019	October 1, 2019	October 15, 2019
September 20, 2019	October 15, 2019	October 24, 2019	November 5, 2019	November 19, 2019
October 18, 2019	November 12, 2019	*November 21, 2019	December 3, 2019	January 13, 2020
November 15, 2019	December 10, 2019	*December 19, 2019	January 7, 2020	January 21, 2020
December 20, 2019	January 14, 2020	January 23, 2020	February 4, 2020	February 18, 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.