BELLEVUE PLANNING COMMISSION
Thursday, September 26, 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 August 22, 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 rezone Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1, being a replat of Lot 81, and Outlot F, Belle Lago, from RG-50-PS and RG-28-PS, to RG-8-PS for the purpose of multi-family residential development, with site plan approval; preliminary plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1; and final plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1. Applicant: HRC Belle Lago, LLC. General Location: Southeast corner of 48th Street and Capehart Road. Case #'s: Z-1907-06, S-1907-05, S-1907-06.
    b. Request to rezone Lot 1, South Woods Replat 3, being a replat of Lot 2, Pendleton, and Lots 7 and 8, South Woods, from MH, BGH, and RG-8 to RG-8 for the purpose of an elementary school; conditional use permit for Lot 1, South Woods Replat 3; and small subdivision plat Lot 1, South Woods Replat 3. Applicant: Kenneth Hahn Architects. General Location: Fort Crook Rd & Childs Rd West. Case #'s: Z-1906-04, S-1906-03, CUP-1906-02.
    c. Request to rezone Lot 2, Twin Valley Church Replat 1 Addition, from RG-28 to RG-28-PS for the purpose of Multi Family Residential Development, with site plan approval. Applicant: Encompass Design Inc. General Location: Ft Crook Rd & Grenoble Dr. Case #: Z-1906-05.
4. CURRENT BUSINESS
5. ADJOURNMENT

EXHIBIT
1.d.

MINUTE RECORD

The Bellevue Planning Commission held a regular meeting on Thursday, August 22, 2019 at 6:30 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Casey, Perrin, Cain, Aerni, Jacobson, Ackley, Hankins, Cutsforth 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 introduced and welcomed new Planning Commission member Scott Hankins.

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 Cain, to approve the minutes of the July 25, 2019 regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Shewchuk advised a number of emails and letters were received prior to the meeting. Two of the emails were in regards to Agenda Item 3.b, conditional use permit for Lot 24, Child's Estate Acres. One email from Dennis Schworer in support, and the other email from Sue Brust in opposition. An email was received from Arthur Childers expressing traffic concerns on item 3.d, South Woods Replat 3. Shewchuk also received an email from Dennis Lamb opposing item 3.e. SID #67, Normandy Hills annexation. An email was received from Oswald Medley in opposition of item 3.h. SID #215, Piper's Glen annexation. Shewchuk stated that, after several emails between him and the applicant, the applicant seemed to be okay with everything. Shewchuk received an email in support of 3.i. SID #242, Cedar View. An email was also received from James & Rebecca Skinner in support of item 3.l. SID #280, Kennedy Town Center annexation.

Motion was made by Cain, seconded by Casey, 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 through 72, and Outlots A through C, Belle Lago Replat 1, being a replat of Lot 81, and Outlot F, Belle Lago, from RG-50-PS and RG-28-PS, to RG-8-PS for the purpose of multi-family residential development, with site plan approval; preliminary plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1; and final plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1. Applicant: HRC Belle Lago, LLC. General Location: Southeast corner of 48th Street and Capehart Road. Case #'s: Z-1907-06, S-1907-05, S-1907-06.

Shewchuk stated the applicant requested a continuance to the September 26, 2019 Planning Commission meeting.

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

MOTION was made by Casey, seconded by Cutsforth, to CONTINUE to the September 26, 2019 Planning Commission meeting a request to rezone Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1, being a replat of Lot 81, and Outlot F, Belle Lago, from RG-50-PS and RG-28-PS, to RG-8-PS for the purpose of multi-family residential development, with site plan approval; preliminary plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1; and final plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1. Applicant: HRC Belle Lago, LLC. General Location: Southeast corner of 48th Street and Capehart Road. Case #'s: Z-1907-06, S-1907-05, S-1907-06.. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will be continued to the September 26, 2019 Planning Commission meeting.

PUBLIC HEARING was held on a request for a conditional use permit for Lot 24, Childs Estate Acres, for the purpose of a self-storage facility. Applicant: Barney Barrett. General Location: S. 9th St. and Cary St. Case #: CUP-1802-01.

Barney Barrett, 1409 Chaput Drive, Bellevue, NE, and his son were present on behalf of the applicant. Mr. Barrett stated the self-storage will be a small facility with a minimal number of bays. He said he believes this to be a good use of the land. He also reported he will use some of the bays to store their

construction equipment. Barrett stated his plan is to start the project within the next month, before he runs out of good weather.

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

Shewchuk reminded the Commissioners of the two emails received and previously mentioned in regards to this application.

Mr. Ackley stated from a use standpoint the facility would work well in the community. He stated it is already properly zoned for the purpose of the conditional use permit. Ackley addressed the letter received that questioned the economics and the impact that this business would have. He stated the only purview of the commission is whether or not the zoning and location is proper for the requested use. Ackley stated his belief is that this is a good use for the location.

Mr. Ritz asked how someone would rent a bay if an onsite office is not available. Mr. Barrett stated he has a home office and lives approximately three blocks away. He stated most things today are automated and that aspect attracted him to this property.

MOTION was made by Ackley, seconded by Ritz, to recommend APPROVAL of the conditional use permit based on conformance with the requirements of the zoning ordinance and lack of perceived negative impact on the surrounding neighborhood. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the City Council for public hearing on September 17, 2019.

PUBLIC HEARING was held on a request for a conditional use permit for Lot 1, Milt's Addition, for the purpose of a self-storage facility. Applicant: Chandler Storage West, LLC. General Location: 2715 Chandler Road West. Case #: CUP-1907-03.

Charles Faulk, 1625 S 109th Street, Omaha, NE was present on behalf of the applicant. Faulk reported, he was previously approved for a specific configuration of buildings but the grading and engineering was not complete at that time. He reported they are currently 99% complete. Faulk stated he was advised by the Planning Department to return and explain the three changes that were made. He reported the first change to be a reduction in buildings. He stated there were originally six buildings and now they have taken two buildings and put them together. Faulk indicated this change added approximately 2000 square feet to the complex. He reported the second change was a reduction to the open parking stall count and the third and final change was to move the covered parking building, located in the same area, because of poor soil conditions.

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

MOTION made by Aerni, seconded by Cain, to recommend APPROVAL of the conditional use permit based on conformance with the requirements of the zoning ordinance and lack of perceived negative impact on the surrounding neighborhood. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to City Council for public hearing on September 17, 2019.

PUBLIC HEARING was held on a request to rezone Lot 1, South Woods Replat 3, being a replat of Lot 2, Pendleton, and Lots 7 and 8, South Woods, from MH, BGH, and RG-8 to RG-8 for the purpose of an elementary school; conditional use permit for Lot 1, South Woods Replat 3; and small subdivision plat Lot 1, South Woods Replat 3. Applicant: Kenneth Hahn Architects. General Location: Fort Crook Rd & Childs Rd West. Case #'s: Z-1906-04, S-1906-03, CUP-1906-02.

Planning Commission Vice Chair, Eric Ritz recused himself and left chambers at 6:47 p.m.

Kenneth Hahn, Kenneth Hahn Architects 1345 South 75th Street, Omaha, NE was present on behalf of the applicant. George Killian, Jacobs Consulting 4041 North 72nd Street, Omaha, NE was also present on behalf of the applicant. Lisa Sterba, Chief Operations Officer, Omaha Public Schools, 3215 Cuming Street, Omaha, NE, was present as well. Hahn stated, after their meeting with the commission in July, they looked at possible methods for student safety to and from the school. He also reported the conditional use permit contains a letter from the school district, with the approval of the school board, on September 4, 2019, there will be a policy to bus students that are within the one mile walk to school

zone that are on the east side of Fort Crook Road. He stated this will mean any child that is on the east side will be bused. Hahn stated he believes there to be a conflict in the language regarding what is written in the agenda and that which is in the conditional use permit. He reported one item says "all" students, however it will only be the students from the east side of Fort Crook Road. Hahn said they expect those children that live on the west side within the walk zone to actually walk to school. He reported they have sidewalks in the project along Nebraska Drive down to Childs Road, primarily because the ordinance requires sidewalks on improved streets. Hahn provided a drawing showing two options. He stated that the first option will run a sidewalk against the edge of the pavement and upon school property on the east side. He reported there are two entrances to the school, the west entrance being the main entrance. He stated the second option would be an entrance on the west side where the sidewalk will proceed from the intersection, down the stairs and into the school. Hahn reported the current sidewalk on the north side is a handicap accessible walkway that goes up to Nebraska Drive.

Lisa Sterba stated two options were given, one to address line of sight and the second to address safety so as to navigate students away from the railroad or Fort Crook Road.

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

Casey commended the applicants on a job well done on the site plan, school design, parking, and separation of buses from private vehicles. He then mentioned his concern for the location of the school in reference to the railroad tracks and students coming across Fort Crook Road. Casey stated his main concern was with safety and the possibility of a bus getting stuck on the railroad tracks with no way of moving to safety. Lisa Sterba stated per transportation guidelines a bus must stop at the railroad before crossing and if they do not have safe passage, they will stop before crossing. Casey said he understands the bus must stop, but he again expressed his fear that it might get stuck on the tracks even though they follow all the procedures for stopping. He stated, students are still going to cross four lanes of traffic on Fort Crook Road and railroad tracks. And once they get across they do not have a sidewalk to use so they will have to walk up Childs Road. Casey indicated that per MAPA, about 1,400 cars travel on Childs Road per day. He once again complemented the applicants on a great plan and said location is still a concern for him.

Jacobson asked staff if the two lane railroad track intersection is controlled with arms that come down. Shewchuk replied yes. Jacobson asked the applicant about future expansion of the school and concern for traffic pattern for pedestrians, private vehicles and buses. Hahn stated the expansion plan shows room for three or four relocatable classrooms. He said Omaha Public Schools requires this of all design firms and they have accounted for it in terms of site development and traffic.

Ackley thanked the applicants for returning. He stated his concerns are still safety for the students while crossing six lanes of traffic and two railroad tracks. Ackley commented on the site plan provided showing sidewalks around the school and on Nebraska Avenue up to the apartments. He stated, however, while driving east on Childs Road he noticed no infrastructure before the school on the north or south side. Ackley asked about the plans for infrastructure and cost, specifically relating to sidewalks and safe passage across Fort Crook Road. He stated these items were not addressed, therefore he could not support the item. Ackley then asked the applicant if they would like more time to address the items of safety and infrastructure.

Killian responded to the question of doing more than they have proposed and stated it would be a financial burden to do so. He mentioned the downtown overpass that crosses the interstate at Creighton University cost $6,500,000 and air rights must also be considered. Killian addressed there appears to be a similar situation for students that live on the west side of Fort Crook Road and the railroads tracks that attend Avery Elementary School with regard to a lack of sidewalks between the school and neighborhood. He said students there are eligible for busing and therefore he struggles with being asked to do more improvement than what Bellevue Public Schools is allowing for the Avery Elementary students, which could also be considered a safety issue as well. Ackley again stated the applicant's proposed school will be located immediately adjacent to two railroad tracks and an eight lane road. He then asked the applicants if the buses will be exiting the south entry to the school to go east. Hahn stated buses will have the option to exit in either direction but that he could not currently predict the direction or route. Ackley stated traffic could be backed up at 9th street at least eight cars deep and cannot imagine the traffic that will occur during drop off with private vehicles and buses. Hahn reported a traffic study was done prior to presenting the project to the City of Bellevue. He said all busing routes were incorporated into the study and no mention of a problem was reported at that time. Ackley asked if they found any other schools with an eight lane road and two railroad tracks adjacent to them. Hahn stated no research was done to find any. Ackley again stated this is not a good location from a safety standpoint for students.

Casey responded to say Bellevue has never had to design a school where they would have to transport students across a safety zone. He stated the current busing of students from west to east happened due to the growth of the city and a change in attendance so that schools would not be overcrowded. Casey said Bellevue would not design a school that requires students to walk across a railroad track and six lanes of roadway.

Cain expressed her concerns are the safety of the children, and the crossing at Avery Elementary is different because the students have marked crosswalks and they do not have to cross railroad tracks.

Cutsforth voiced her concerns for the safety of children along Fort Crook Road. She spoke of a young girl riding her bike along Fort Crook Road who was hit by a car. Cutsforth also talked about an incident in her hometown where a bus was hit by a commuter train and students were killed. She stated it would be difficult for her to support this location for a school.

Jacobson asked staff and if there are crosswalks and signalization at the turn lanes of Fort Crook Road and Childs Road intersection. Shewchuk stated it is a signalized intersection but it does not appear that the crosswalks are painted. Jacobson stated he did not see a suggested application or technology either by the applicant or the City that would stop the turn lanes or flash crosswalks in the event of a train crossing.

Aerni stated as a parent of middle and elementary school children safety is very important. He gave Mockingbird Elementary School in Ralston as an example of a six lane road where children cross the road to get to school. He indicated a Planning Commission meeting is to hear about land use and determine whether it is the proper use of the land and not to determine how parents get their children to school. He asked the applicant if they might have any interest in helping the City to install crosswalks and sidewalks to the east on Fort Crook Road in order to give students the safest route if walking to the east. Killian stated there are challenges with the site from an infrastructure standpoint. He said they would be willing to look at helping the City add sidewalks and crosswalks but he is uncertain of what the financial impact might be to the school district. He stated it will be cheaper than the $6,500,000 overpass. Aerni indicated the City of Bellevue could possibly be a partner in installing the crosswalks and sidewalks if that would provide a safe way for students to cross. He said everyone seems to be concerned about the students going west and forcing them to go east but have failed to address students going east. Killian talked about and provided illustration of the proposed boundaries for the school district and showed that within the one mile walk zone there are approximately 30 students. The district agreed to transport this small number of students on the east side of the district.

Ackley addressed Aerni regarding the financial cost of the overpass, sidewalks and a non-commitment from the applicant to pay for things. He stated developers are responsible for related cost of the development and that financial piece seems to have been completely ignored. He also stated he disagrees with Aerni that safety is not within the Commissions' purview because safety is a part of the zoning ordinance. Ackley then asked the applicants if they would like to be given more time to obtain a better plan. Killian stated they would like to move forward with the project but will take another extension if it will help them to find a resolution that will be acceptable to both parties. He mentioned the Planning Department recommended approval but the Commission has a different opinion. Killian said they will work with the Planning Department to find a resolution that will satisfy the Commission so that the project can move forward. Ackley asked Killian if he is requesting a layover to September 26th rather than a vote at this time. Killian indicated that he believes, if voted on now, the vote will be no. He asked what the opportunity will be to re-submit if the Planning Commission voted against the project. Shewchuk stated the case would still be heard by City Council even if the Planning Commission recommendation is no. He explained the Planning Commission is a recommending body.

Jacobson stated to the applicant he appreciates they're willing to take a 30 day delay in an attempt to work with staff to find a resolution to the safety issue. He asked if they could modify the wording in the conditional use permit to go forth as a recommendation that they will work with correcting the lack of sidewalks and with the understanding that there might be some additional expense to what they currently have. Jacobson suggested the applicant work with the Planning staff and also City Council as to the ratio and how it will work. Jacobson asked for comments from commission members.

Ackley responded to say safety is paramount and secondly they must have a commitment regarding infrastructure measures to make the site safe. Ackley stated the two items that need progress are safety and cost to get infrastructure up to speed. Sterba asked Ackley to confirm what he is asking for; ie; turn signals, crosswalk, and sidewalk. Ackley said "give me comfort how we're getting those kids across eight lanes of traffic and two railroad tracks. The busing is not the only answer."

MINUTE RECORD

MOTION was made by Ackley, seconded by Cain, to CONTINUE to the September 26, 2019 Planning Commission meeting the request to rezone Lot 1, South Woods Replat 3, being a replat of Lot 2, Pendleton, and Lots 7 and 8, South Woods, from MH, BGH, and RG-8 to RG-8 for the purpose of an elementary school; conditional use permit for Lot 1, South Woods Replat 3; and small subdivision plat Lot 1, South Woods Replat 3. Applicant: Kenneth Hahn Architects. General Location: Fort Crook Rd & Childs Rd West. Case #'s: Z-1906-04, S-1906-03, CUP-1906-02. Upon roll call, 7 voted yes, Jacobson voted no and Ritz Abstained (with conflict) MOTION carried.

This item will be continued to the September 26, 2019 Planning Commission meeting.

Ritz rejoined the meeting at 7:25 p.m.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #67, Normandy Hills. Applicant: City of Bellevue.

Shewchuk reported the meeting started at 6:30 p.m. due to a full agenda. He informed the audience that the Belle Lago, Milt's Mini Storage and Barney Barrett (9th & Cary) have all been voted on and the remaining agenda items are annexations. Shewchuk provided a summary of all of the annexation requests in general. He stated annexations are beneficial to the city and part of the natural growth and development of the city. Shewchuk said the 2019 assessed valuation for the proposed areas for annexation is almost $491 million. This would in turn generate almost $3 million in property tax revenue. The city would take over any bond payments. There are currently around $19.5 million in outstanding debt with these areas. Shewchuk stated there are annual payments of approximately $1.675 million. He mentioned that leaves the City approximately $1.3 million to provide other services to the residents (i.e. street maintenance, police and fire personnel, wastewater, etc.), and factors this into the annexation analysis. Shewchuk stated after review, it is feasible for the city to annex these areas. He indicated the proposed annexation area consists of 1,842 parcels with 2,211 dwelling units. Shewchuk advised based on the average census population of 2.62 persons per dwelling unit, this will increase the city's population by nearly 5,800 people. He provided a brief description of the additional resources requested by city departments for this annexation. Shewchuk stated the city contracts with Papillion Sanitation for trash services and the cost (which will depend on the size of can) will be on the residents MUD water/gas bill. This area is in the city's extra-territorial jurisdiction; therefore already covered by the Building Codes and Zoning Ordinance. Shewchuk advised for all of the SIDs except Colonial Pointe Apartments area, their tax levy will decrease based upon current levies and valuations. He indicated he could not guarantee the taxes would go down in a year or two because valuations go up and the city is not the only entity that charges taxes. Shewchuk mentioned residents will have to pay sales tax for items delivered to their homes. Shewchuk addressed the Lakewood Villages residents to inform them that annexations will not cause the school district to change. Also, Lakewood Villages has a Papillion zip code, 68133, but they are Bellevue and the post office will not change the zip codes to line up with the city. Shewchuk mentioned residents will have a drop of approximately $20 per month on their wastewater bill. He stated there is also benefit in that residents will have City Council representation and can run for city office and vote in city elections. Shewchuk mentioned SID #67 Normandy Hills access issue and stated it will not change due to annexation. He did make note it will become the City of Bellevue's responsibility to look at it. Shewchuk stated, if an SID has a valid contract for trash removal, park maintenance, mowing etc., the City will honor those contracts until expiration, at which time the City will take over. Shewchuk indicated he had received an email from a homeowner in SID #67 Normandy Hills stating his opposition to the annexation.

Dennis Ryan, 841 Bordeaux Ave, Bellevue NE, was present as the SID Chairman. He stated he spoke with the Commission at the last meeting and since that time he has been in contact with their attorney who asked if the annexation could be delayed. He informed the Commission he spoke with the developer that wants to build the apartments at Fort Crook Road and Grenoble Drive. Ryan reported he spoke with them regarding the lack of access to Hwy 75 from the south entrance. He then began to speak about zoning issues, at which time Jacobson asked him to respect the 60 day continuance given the developer. Ryan then mentioned the fields at Fort Crook Road and Fairview Road and defined it as farmland that mostly belong to Darling. He mentioned an injunction has been filed by Darling to stop the annexation and he also stated that per a state statute vacant farmland cannot be annexed. Ryan asked how SID #67 could be annexed if they are not adjacent to any relevant land. Jacobson interjected during Ryan's address to the commission to remind him that the developer was given 60 days to work on their development and asked that he give them the time allowed. He then asked Ryan to explain how his referencing the apartments will change the annexations.

Dan Jamrozy, 15004 Normandy Blvd, Bellevue, NE, was present to speak on this matter and mentioned Bellevue is aggressively annexing but he did not see SID #242 Cedar View on the map. Shewchuk informed him that Cedar View is in fact one of the nine SID's being annexed. Jamrozy then indicated

his concern for provisions of adequate police, fire, and snow removal services without higher taxes.

Matt Ramsey, 822 Bordeaux Ave, Bellevue, NE, was present to speak on this matter. He mentioned the green space the Planning Commission originally recommended not to annex but voiced that City Council seems to green light everything without consideration to the Planning Commission's recommendation. He mentioned the Darling property just north and stated the land could no longer be considered contiguous if the injunction to block the annexation, by Darling, goes through. Ramsey stated their success will also force City of Bellevue service providers to leave city limits, enter rural lands and then enter city limits again. He asked the Commission to table the annexation until the Darling case has been resolved.

Phil Eason, 13809 Kelly Drive, Bellevue, NE, was present to speak on this matter. Eason asked about the Darling property that is currently in lawsuit and if SID #67, Normandy Hills will no longer be considered for annexation if Darling wins their case. He asked if the City currently has a maintainer to maintain the property adjacent to the Darling property, a gravel road, or if they continue to basically do nothing. Eason reported he works for Darling Ingredients and the road has not been maintained. Jacobson mentioned the City of Bellevue has a Public Works Department and he should contact them. Eason spoke again to voice his disagreement with Shewchuk in saying the Darling land is not rural in nature. He said at least 300 acres of that property has been farm land for over a hundred years. Shewchuk stated the land is definitely agriculture in use, however, being surrounded by suburban development makes it less rural.

Ryan informed the Commission that he provided copies of the international fire code which shows the subdivision should have two entrances.

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

Shewchuk mentioned the City Attorney is aware of the lawsuit filed regarding the Darling and Krejci property and is confident the City will be successful in the ruling. This area is contiguous to the City limits as they now exist. Shewchuk stated, the statute refers to land that is rural in nature and it is the City's contention there is no land in this area that is truly rural in nature. Even though it is used for agricultural use, it is not rural land. He said as far as services to the area, the street department and other departments are gearing up to take over these areas. He suggested homeowners call the street department if they have problems with Fairview Road as they may be contracting with the County to take care of services needed. Shewchuk said the council is aware of and does realize that there will be additional items/equipment that will need to be purchased; i.e., trucks and snow plows and the council is committed to providing services to the new residents of the area.

Casey asked staff if the legal issues with Darling are not completed by next City Council meeting, what happens at that point. Shewchuk stated the annexation would move forward as Darling is currently within the City limits. He stated Darling initially asked for the injunction to stop the annexation and the request was either withdrawn or not approved. Shewchuk reported if the judge rules Darling is not in the City limits, then the Normandy Hills annexation and potentially Cedar View will be invalid.

Aerni stated the Public Works Department is putting in an estimated cost for equipment alone in all of the annexed areas at just under $500 thousand which means they are committed to buying the equipment needed to maintain the roads. He said, one advantage, if the annexation passes, is representation of City Council. Residents will have a City Council representative which can be a positive for them in this journey. By looking at the numbers, on a $100 thousand valuation you will save $6 per year in taxes. Aerni pointed out there are some positives with regard to annexation.

Jacobson commented that typically we immediately think purchases when looking at a newly annexed area. But there are other avenues available such as leasing options. Shewchuk stated that is correct they do sometimes lease some of the big ticket items such as police vehicles to avoid a large upfront cost. Also, the Public Works department has already talked to the county about continuing to do snow removal until the City gets up to speed.

Ackley commented on the point Ryan brought up regarding the application on the apartments. It is unfortunate that both accesses to Highway 75 were lost. Under modern planning this would be a violation to the code, however this is ultimately one of those that will be grandfathered since the roads were cut off afterwards. As discussed last month, hopefully the developer can work with the state and county and can figure out some other access. Unfortunately, none of that will be impacted by this annexation one way or the other.

Ryan stated Cedar View and other entities have been using Normandy to get in and out. He asked if the City would help to get another entrance if they were to take over. Jacobson suggested that Ryan use his contacts at City Council and reminded him that the annexation will provide him with more representation.

Ritz asked if the city would absorb any liability with the one entrance issue in Normandy Hills. Shewchuk reported the one entrance is an existing issue the City did not cause and therefore his guess would be no extra liability would fall on the City. Ackley said he believes the City will not have an obligation until after they become a part of the city of Bellevue at which time they will take on any complaints or obligations.

Cain addressed the attendees to remind them the Planning Commission is only an advisory body to the City Council and none of them hold an elected office. She believes the residents in Normandy Hills are living in a nightmare with one access but the city may take on some responsibility after annexation. Cain pointed out Planning Commission can only make a recommendation to the City Council and they cannot control their decision. She stated the Planning Commission's positon is not to make laws but to look out for the correct use of land and the health, safety, and welfare of people.

MOTION made by Casey, seconded by Perrin, to recommend APPROVAL of the request to annex Sanitary and Improvement District #67, Normandy Hills. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #180, Lakewood Villages. Applicant: City of Bellevue.

Chairman Jacobson is a resident of Lakewood Villages and therefore recused himself and left the room at 8:09 p.m. The meeting was turned over to Vice Chair Ritz.

John Lepak, 12010 South 49th Street, Bellevue, NE, was present to speak on this matter. Lepak is concerned the City does not have the resources needed to their SID. He wonders if the City will be able to hire enough employees to take care of all the public areas, maintain trees, snow removal (on streets and pathway/trails). Lepak stated he might support Lakewood Villages becoming a part of Bellevue if they would draw out the annexations over the next decade in an effort to be more prepared.

Sherry Fletcher, 11807 South 53rd Avenue, Bellevue, NE, was present on behalf of Lakewood Villages as SID Chair. Fletcher gave a brief overview of the amenities in Lakewood Villages (ie; tennis courts, trees, trails) the SID currently maintains. Her chief concern is whether the City of Bellevue will provide the services needed for continual maintenance.

George Hoyt, 11703 Lakeview Drive, Bellevue, NE, was present to speak on this matter. Hoyt mentioned the amenities he will receive as an annexed citizen of Bellevue. He stated he has no opposition to the annexation but also not in favor of it. Hoyt inquired as to why the homeowners are not given a choice to vote on the annexation either by placing it on the ballot for vote or by a survey.

Dale Richter, 4910 Coffey Street, Street, Bellevue, NE, was present to speak on this matter. Richter inquired about the outlots and what the City does with them. He mentioned there are about 700 properties and it would seem to be a lot of upkeep. He also mentioned a park with tennis courts and a covered shelter that can be reserved. He inquired how the Parks Department would maintain that area and protect it from vandalism. Richter expressed his main concern is that the City maintain the area in the same manner as the SID currently does.

Laura Mattuch, 4606 Crestview Drive, Bellevue, NE, was present to speak on this matter. Mattuch said Lakewood Villages is a self-sufficient neighborhood and she indicated the services currently provided will not be of the same caliber if the City of Bellevue takes over. She expressed her disbelief that taxes will go down but believes property value will. Mattuch stated they, Lakewood Villages, is not interested in being annexed.

Christopher Campbell, 11602 Bay Circle, Bellevue, NE, was present to speak on this matter. Campbell is concerned with a potential decrease in property value. He also stated his concern for whether or not the City of Bellevue will provide the same level of maintenance that is currently received.

Albert Zechmann, 4605 Lake Forest Drive, Bellevue, NE, was present to speak on this matter.

Zechmann mentioned all the amenities provided within Lakewood Villages especially the trails, which most of the residents use. His concern is if Bellevue will be to fix the problems that might occur.

Jean Ubbelohde, 4714 Lake Forest Drive, Bellevue, NE, was present to speak on this matter. Ubbelohde expressed her agreement with other residents that spoke before her. She stated her concern whether the schools would remain the same. Ubbelohde also said she wished the residents had a say.

Doug Johnson, 11903 South 47th Street, Bellevue, NE was present to speak on this matter. Johnson quoted a statement given at the beginning that Nebraska statute allow annexation without approval of the residents. His belief is that everyone should be able to vote and have a say in what is going on in their neighborhood. He also asked if the City of Papillion has been informed about the annexation. Shewchuk responded to say the cities of Bellevue, Papillion and LaVista have an agreement regarding boundaries and Bellevue is staying within the balance of that agreement. Shewchuk also pointed out that even though Lakewood Villages has a Papillion address, they are now and have always been in Bellevue's jurisdiction.

Robert Maxwell, 4714 Coffey St, Bellevue, NE was also present to speak on this matter. Maxwell asked if the City currently has a plan in place for snow plowing or if they plan to hire additional assistance. He mentioned a wetland that has become overgrown and asked if the current plan is to maintain and clean up that area. Maxwell commented on the quick response received at a time when he needed services from the City.

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

Ackley provided definition of an SID as a municipal entity, not a city or village, for purpose of a development that at some point will be annexed by the local jurisdiction. He stated by state statue, annexations are planned orderly growth. Ackley addressed the concern for maintenance of parks and bathrooms and suggested the HOA's make an agreement with the City to take over the maintenance. Ackley also addressed concern for change of school jurisdiction. He stated school boundaries are set and he does not believe that will change. John Lepac addressed Ackley to say they are only asking the City if they are ready to incorporate nine annexations. Lepac said they want to make sure they are being annexed responsibly.

Aerni asked about a fee charged for use of the bathrooms. Sherry Fletcher stated the fee goes to the neighborhood association and is the charge to join. Aerni suggest the neighborhood association work with the City on a solution to continue to pay the fee and the association can use the funds. He stated the funds can be used to offset the cost for the potential lack of services through the City of Bellevue.

MOTION made by Ackley, seconded by Perrin, to recommend APPROVAL of the request to annex Sanitary and Improvement District #180, Lakewood Villages. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

Jacobson returned to chambers at 8:43 p.m..

The Commission took a break from 8:43 p.m. to 8:50 p.m.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #208, Sunrise (Phases III and IV). Applicant: City of Bellevue.

William Exum, 9304 South 28th Street, Bellevue, NE, was present to speak on this matter. Exum asked about the parts of Sunrise on the map that was not highlighted and if it would be annexed. Shewchuk informed him this area of Sunrise has already been annexed. Exum had no further questions.

Arnold Adamski, 9703 South 27th Street, Bellevue, NE was present to speak on this matter. Adamski inquired whether the City would fix blown street lights after annexation. Shewchuk responded to say yes and he also stated OPPD has a number to call for street lights and the street department will address it as well. Shewchuk also suggested he contact the SID to call OPPD. Adamski asked if the City would take over street maintenance. Jacobson informed Adamski that OPPD has a street light app for the phone and street light outages can be reported there.

MOTION made by Casey, seconded by Cutsforth, to recommend APPROVAL of the request to annex SID #208, Sunrise (Phases III and IV). Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #215, Piper's Glen. Applicant: City of Bellevue.

Shewchuk reminded the Commission an email was received on this matter from Medley Oswald, a copy of which was provided.

Herbert Evers, 14404 South 29th Street, Bellevue, NE, was present to speak as the SID Clerk. He asked to please be annexed. He asked the Commission make a recommendation for further or more public safety.

Phil Eason, 13809 Kelly Drive, Bellevue, NE was present to speak on this matter. He stated it will be a good thing if snow removal, trash collection, and police either remain the same or improve. Eason asked if properties will be reassessed due to the annexation. Achkley stated they should not be reassessed as they are all part of the same county. Eason asked if the golf course and Schneekloth properties will be annexed. Shewchuk stated the two lots that are a part of the golf course are not in this SID but are part of the miscellaneous lots, the last item on the agenda that will be discussed. The Schneekloth property is an unincorporated area and not one that is included at this time. Eason asked for the policy on rodent and weed control. Shewchuk stated he is not aware of a city policy on rodent control but upon annexation residents can call the Code Enforcement office and they will give notices regarding weeds. Eason stated it seems the annexation will be good for the community.

Amanda Smart, 13809 Kelly Drive, Bellevue, NE was present to speak on this matter. She asked for clarification on whether or not they will be forced into an HOA after annexation. Shewchuk stated the City cannot force an HOA and the neighborhood will have to vote on that. Smart stated she keeps hearing talk about taxes and the money that Bellevue receive from the annexations. She asked if the annexation is being done for the betterment of everyone. Shewchuk said the Mayor has stated this is about making one community and bringing it together.

MOTION made by Aerni, seconded by Casey, to recommend APPROVAL of the request to annex SID #215, Piper's Glen. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #242, Cedar View. Applicant: City of Bellevue.

Shewchuk reminded the Commission an email was received on this matter from Leisa Rech in support of the annexation, a copy of which was provided.

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

MOTION made by Ackley, seconded by Cain, to recommend APPROVAL of the request to annex SID #242, Cedar View. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #269, Orchard Valley. Applicant: City of Bellevue.

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

MOTION made by Cutsforth, seconded by Ritz, to recommend APPROVAL of the request to annex SID #269, Orchard Valley. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #279, Spring Creek. Applicant: City of Bellevue.

Donald Glenn, 2108 Barbara Avenue, Bellevue, NE, was present to speak as SID Clerk. He inquired if there would be any plans to connect Spring Creek Drive and Gilmore Lake Road. Shewchuk stated upon annexation it will all become city streets but he does not know if it is currently in the street department's plans. Shewchuk stated through a subdivision agreement the SID was supposed to have taken care of this, however, it is no longer enforceable due to the length of time that has passed. He informed Glenn that the street department will put this into the six year road plan if it is deemed necessary to do so.

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

MOTION made by Casey, seconded by Cain, to recommend APPROVAL of the request to annex SID #279, Spring Creek. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #280, Kennedy Town Center. Applicant: City of Bellevue.

Shewchuk reminded the Commission an email was received on this matter from James and Rebecca Skinner in support of the annexation, a copy of which was provided.

Dan Dube, 7803 South 24th Street, Bellevue, NE was present to speak on this matter. He inquired if the Commission could recommend that the 10 acre undeveloped lot that is being annexed not be zoned for low income housing. He asked if the $500 thousand ear marked for equipment is all the SID's combined. Shewchuk indicated that amount was the street departments report for all SID's combined. It details two pieces of equipment thought to be needed to continue to service the areas. Shewchuk stated the amount of $500 thousand is for one department, street department only, and not the total for all departments. Dube asked if a one week postponement of the effective date could be considered in order to hold off until after elections.

Barb LeMoine, 7803 South 23rd Street, Bellevue, NE was present as the HOA president of SID #280. She asked how the vacant lot at the corner of 25th and Chandler is currently zoned and who will be responsible for mowing. She inquired about the City's policy regarding commercial vehicles like semi's parking on City streets and snow emergency even/odd parking. Casey reported the owner of the vacant lot at 25th and Chandler to be Kennedy Town Center LLC.

Linda Vermooten, 7904 South 22nd Avenue, Bellevue, NE was present as HOA Vice President of SID #280. Vermooten believes the Commission has discounted and shown no concern for individual property owners' questions regarding the annexations. She stated it appears the Commission is just a rubber stamp for the City and are unanimously passing everything in favor of the City. She also voiced concern property taxes will increase and not decrease with the annexation because the City needs to generate more money. Her final fear is the township continues to be surrounded with businesses and this is further increasing the crime rate in the area and depreciating the property value. Vermooten also noted that the doors in the building are not handicap accessible, they open the wrong way.

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

Shewchuk noted that the property on the corner of 25th and Chandler is currently zoned for apartments. He stated Code Enforcement can cite the owner of said property for lack of mowing after the SID has been annexed. Shewchuk stated the City does have regulations in place regarding the length and width of vehicles that can be parked in a residential area and this will be taken care of by Code Enforcement.

MINUTE RECORD

Shewchuk informed everyone that City of Bellevue does not have odd/even snow days and snow emergencies are declared very rarely. SID #280 has the highest SID levy and will see a considerable drop in that portion of the tax bill. The development around the area as well as the undeveloped sections are zoned commercial. The multi-family residential located just north is the only exception.

Ackley stated this area was annexed then de-annexed to create an SID. Originally annexed because they were going to do a redevelopment plan and a TIF project; there was a lawsuit, the TIF went away, and the SID was created. Ackley stated, what occurred here is a good example why SID's are allowed under statute. They ultimately help development. He addressed Ms. Vermooten and others to say the vast majority of times, those that show up at hearings are those opposed to something. Ultimately the Commission is here to represent the other 50,000 members of the city that are paying for 25th St and Chandler Rd and other areas. Ackley said if there were a poll or vote on whether your SID should be part of this development there would be a lot of voices saying yes, why aren't they helping to pay for streets and other things as we are.

MOTION made by Ackley, seconded by Cutsforth, to recommend APPROVAL of the request to annex SID #280, Kennedy Town Center. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Sanitary and Improvement District #289, Colonial Pointe at Fairview. Applicant: City of Bellevue.

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

MOTION made by Cain, seconded by Perrin, to recommend APPROVAL of the request to annex SID #289, Colonia Pointe at Fairview. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

PUBLIC HEARING was held on a request to annex Lot 156, Pipers Glen; Lot 352, Oakhurst; Lot 36A2A, Pleasant Hill or Martin's Subdivision; Tax Lot B1B, located in the Northeast ¼ of Section 6 and Tax Lot 1B, located in the Northeast ¼ Section 15, and all in T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: City of Bellevue.

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

MOTION made by Cain, seconded by Perrin, to recommend APPROVAL of the request to annex Lot 156, Pipers Glen; Lot 352, Oakhurst; Lot 36A2A, Pleasant Hill or Martin's Subdivision; Tax Lot B1B, located in the Northeast ¼ of Section 6 and Tax Lot 1B, located in the Northeast ¼ Section 15, and all in T13N, R13E of the 6th P.M., Sarpy County, Nebraska. Applicant: City of Bellevue. APPROVAL based upon the positive financial impact on the City and the natural growth and development of the City. Upon roll call, all present voted yes. Motion carried unanimously.

This item will proceed to the CITY COUNCIL for PUBLIC HEARING on September 17, 2019.

A request was made for a volunteer to sit on the Board of Adjustment. Ms. Cain volunteered.

Meeting adjourned at 9:43 p.m.

Angela M. Curry

Angela M. Curry
Planning Assistant

3.a.

CITY OF BELLEVUE
PLANNING DEPARTMENT

RECOMMENDATION REPORT # 2

CASE NUMBERS: Z-1907-06
S-1907-05
S-1907-06

FOR HEARING OF:
REPORT #1: August 22, 2019
REPORT #2: September 26, 2019

I. GENERAL INFORMATION

A. APPLICANT:

HRC Belle Lago, LLC
6900 Westown Parkway
Des Moines, IA 50266

B. PROPERTY OWNER:

HRC Belle Lago, LLC
6900 Westown Parkway
Des Moines, IA 50266

C. GENERAL LOCATION:

Southeast corner of 48th Street and Capehart Road

D. LEGAL DESCRIPTION:

Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1, being a replat of Lot 81, and Outlot F, Belle Lago, located in the Northwest ¼ of Section 8, T13N, R13E of the 6th P.M., Sarpy County, NE.

E. REQUESTED ACTIONS:

1. Rezone Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1, from RG-50-PS and RG-28-PS to RG-8-PS for the purpose of multi-family residential development

2. Preliminary plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1.

3. Final plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1.

F. EXISTING ZONING AND LAND USE:

RG-50-PS and RG-28-PS, Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a change in zone, preliminary plat, and final plat approval to enable multi- family townhome residential development.

H. SIZE OF SITE:

The site is approximately 8.7 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently vacant.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Capehart Road and Schilling Drive rights-of-way
2. **East:** Single Family Residential, RG-50-PS
3. **South:** Single Family Residential, RS-50-PS
4. **West:** 48th Street right-of-way

C. REVELANT CASE HISTORY:

1. On March 23, 2017, the Planning Commission recommended approval of a request to rezone Lots 1 through 75, and Outlots A through F, Belle Lago, being a platting of Tax Lot 15, except the irregular 400; located in the Northwest ¼ of Section 8, T13N, R13E of the 6th P.M., Sarpy County, Nebraska from AG to RG-50; and preliminary plat Lots 1 through 75, and Outlots A through F, Belle Lago. On April 24, 2017 the City Council approved the aforementioned request.

2. On August 24, 2017, the Planning Commission recommended approval of a request to rezone Lots 1 through 107, and Outlots A through H, Belle Lago, being a platting of Tax Lot 14 and Tax Lot 15, located in part of the North ½ of the Northwest ¼, Section 8, T13N, R13E of the 6th P.M., Sarpy County, Nebraska from AG to RE, RG-50-PS, and RG-28-PS; site plan approval for the purpose of single family residential and multi-family residential development; and preliminary plat Lots 1 through 107, and Outlots A through H, Belle Lago. On October 9, 2017, the City Council approved the aforementioned request.

3. On October 19, 2017, the Planning Commission recommended approval of a request to final plat Lots 1 through 81, and Outlots A through H, Belle Lago, being a platting of Tax Lots 14 and 15, located in the Northwest ¼ of Section 8, T13N, R13E of the 6th P.M., Sarpy County, Nebraska. On November 13, 2017, the City Council approved the aforementioned request.

4. On December 20, 2018, the Planning Commission recommended approval of a request to rezone Lots 1 through 121, and Outlots A through G, Belle Lago South, being a replat of Lots 20 through 22, and Outlots B, G, and H, Belle Lago, and a platting of the Southwest ¼ of the Northwest ¼, all located in Section 8, T13N, R13E of the 6th P.M., Sarpy County, Nebraska from AG to RG-50-PS to RG-50-PS for residential development; and preliminary plat Lots 1 through 121, and Outlots A through G, Belle Lago South.

5. On August 22, 2019, the Planning Commission continued a request to rezone Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1, being a replat of Lot 81, and Outlot F, Belle Lago, from RG-50-PS and RG-28-PS, to RG-8-PS for the purpose of multi-family residential development, with site plan approval; preliminary plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1; and final plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1, to the September 26, 2019 Planning Commission meeting.

D. APPLICABLE REGULATIONS:

1. Section 5.15, Zoning Ordinance, regarding RG-8 uses and requirements.

2. Section 5.17, Zoning Ordinance, regarding -PS uses and requirements.

3. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.

4. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.

5. Chapter 7, Subdivision Regulations, regarding Capital Improvements.

III. <u>ANALYSIS</u>

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. MAPA does not show interchange volume for this area.

2. Access will be from newly created private streets off of Lawnwood Drive. There will be no direct access to 48th Street from this development.

D. UTILITES:

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

E. ANALYSIS:

1. Dave Vogtman, on behalf of HRC Belle Lago, LLC has submitted a request to preliminary plat and final plat Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1.

2. In conjunction with the platting, the applicant is also requesting a change of zone with site plan approval for Lots 1 through 72, and Outlots A through C, Belle Lago Replat 1, from RG-50-PS and RG-28-PS to RG-8-PS, for the purpose of multi-family townhome residential development.

The setbacks in the RG-8-PS zone would be as follows:

Front Yard	15 feet
Rear Yard	10 feet
Side Yard	3 feet
Street Side Yard	5 feet

This is a reduction from the typical RG-8 front yard zoning setback; the standard RG-8 lot has a 25 foot front yard setback.

3. The applicant is proposing four-plex townhome units, with each unit on its own lot. Proposed elevations have been provided by the applicant and are attached to this report.

4. This property was previously approved for a 120 unit apartment complex with RG-28-PS zoning. The current application is a reduction in density from the previously approved site plan.

5. The private streets and common areas will be maintained by a Home Owner's Association and will not be the responsibility of the city. There is a note on the site plan stating such. This will also be laid out in an amendment to the Subdivision Agreement, which will be reviewed by the City Attorney and City Council.

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

The Public Works Department requested technical revisions to the preliminary plat, paving exhibit and profiles, grading exhibit, storm sewer, and sanitary sewer. The applicant's engineer has since satisfied these comments.

No other comments were received on this case.

7. The access for this development will be from two newly created private street connections off of Lawnwood Drive. This development will have no direct access to South 48th Street or Capehart Road.

8. A landscape plan has been submitted and is in conformance with the Zoning Ordinance regulations.

9. Staff believes this development is compatible with the surrounding neighborhood.

F. TECHNICAL DEFICIENCIES:

1. List the private street names on the plats and site plan as recommended by Sarpy County GIS/911.

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and lack of perceived negative impact to the surrounding area; contingent upon satisfaction of the technical deficiency.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

1. Zoning Map
2. 2018 GIS aerial photo of the property
3. Preliminary plat received September 13, 2018

4. Final plat received September 13, 2019
5. Site plan received September 13, 2019
6. Landscape plan received September 13, 2019
7. Elevations received July 22, 2019

VII. COPIES OF REPORT TO:

1. HRC Belle Lago, LLC (Dave Vogtman)
2. E & A Consulting Group, Inc. (Mark Westergard)
3. Fullenkamp, Doyle, and Jobeun (Larry Jobeun)
4. Public Upon Request

_____

Prepared by: Date of Report

NAMES AND ADDRESSES PERTAINING TO CASE #'s: Z-1809-07
S-1809-08

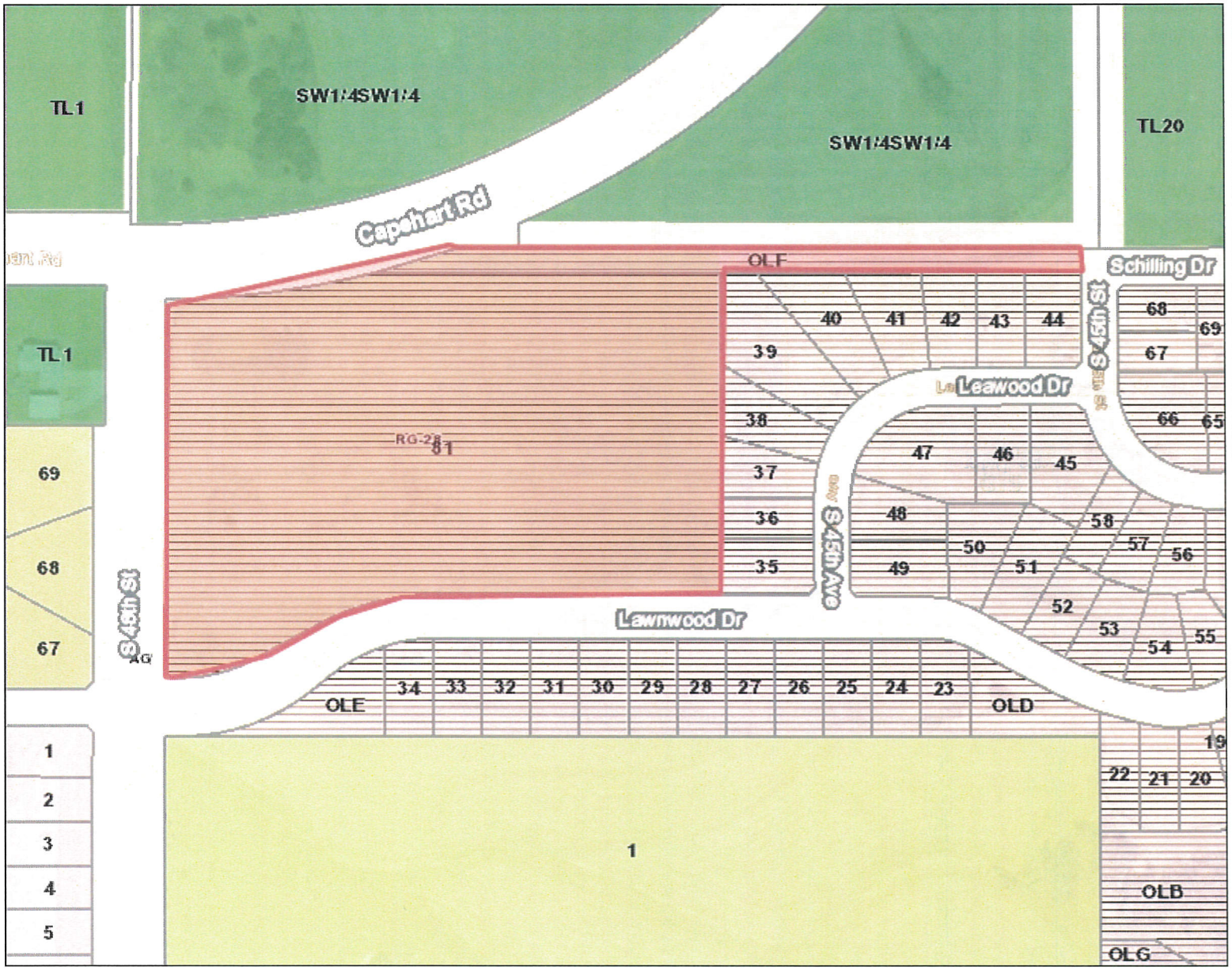
1. Boyer-Young Development Company
   Attn: Dave Vogtman
   9719 Giles Road
   LaVista, NE 68128

2. E & A Consulting Group, Inc.
   Attn: Mark Westergard
   10909 Mill Valley Road
   Suite 100
   Omaha, NE 68154

3. Fullenkamp, Doyle, & Jobeun
   Attn: Larry Jobeun
   11440 West Center Road
   Omaha, NE 68144

4. File (2)

Belle Lago Replat 1 Zoning Map



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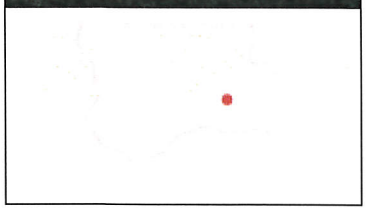


Legend

Road Centerlines

2018 Aerial Photo

- Red: Band_1
- Green: Band_2
- Blue: Band_3

N

1: 2,400

0 100 200 400

Feet

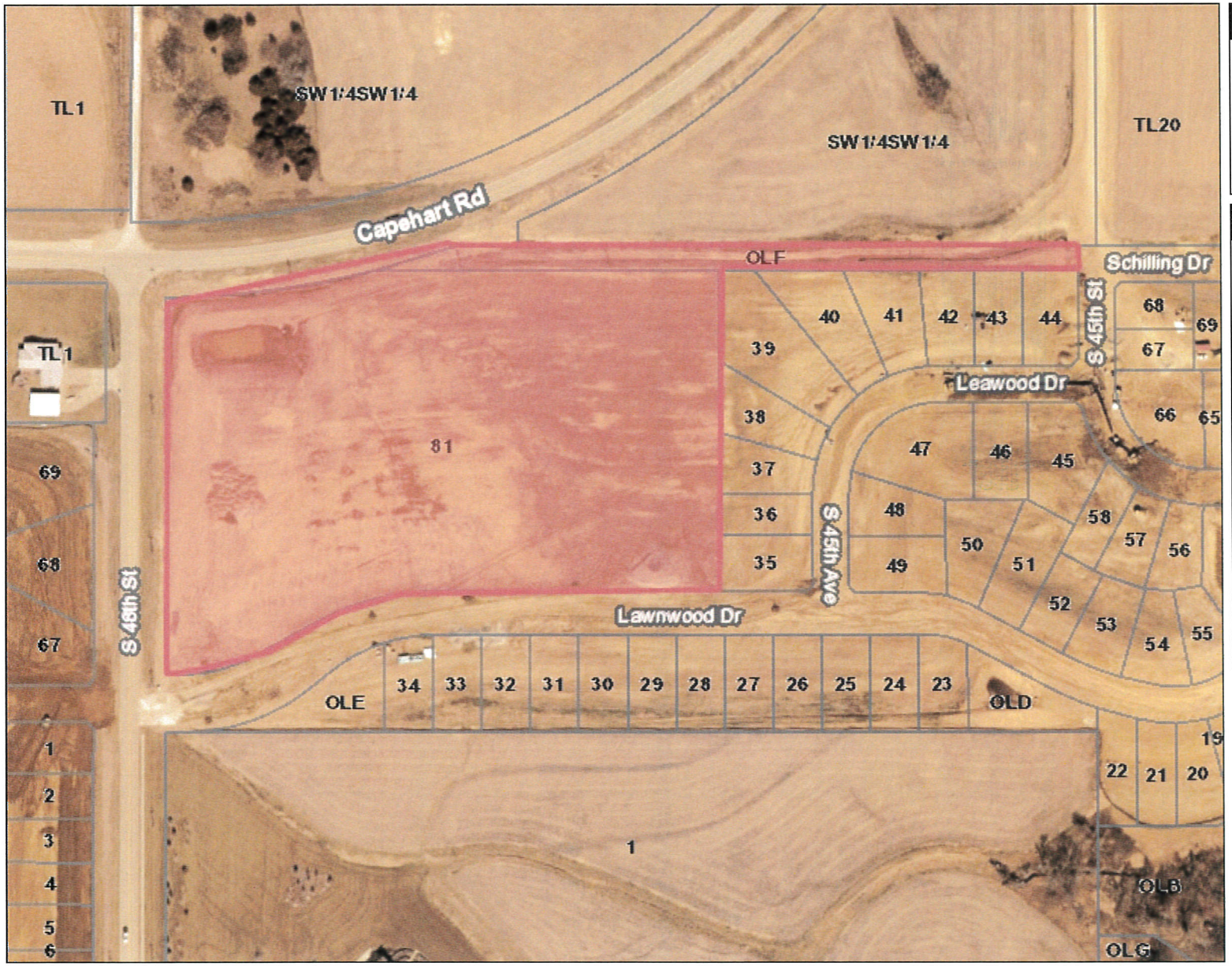
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.

Sarpy County GIS

sarpy county GIS

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

Belle Lago Replat 1



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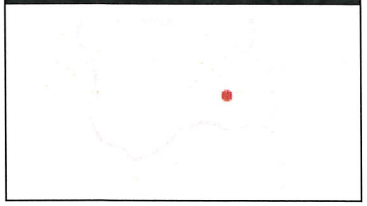

Legend

Road Centerlines

2018 Aerial Photo

- Red: Band_1
- Green: Band_2
- Blue: Band_3

N

1: 2,400

0 100 200 400

Feet

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Sarpy County GIS

sarpy county GIS

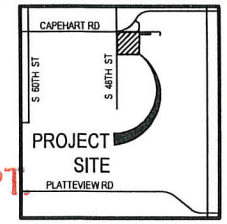
1210 Golden Gate Dr.
Suite 1130
Papillion, NE 68046
maps.sarpy.com

BELLE LAGO REPLAT 1

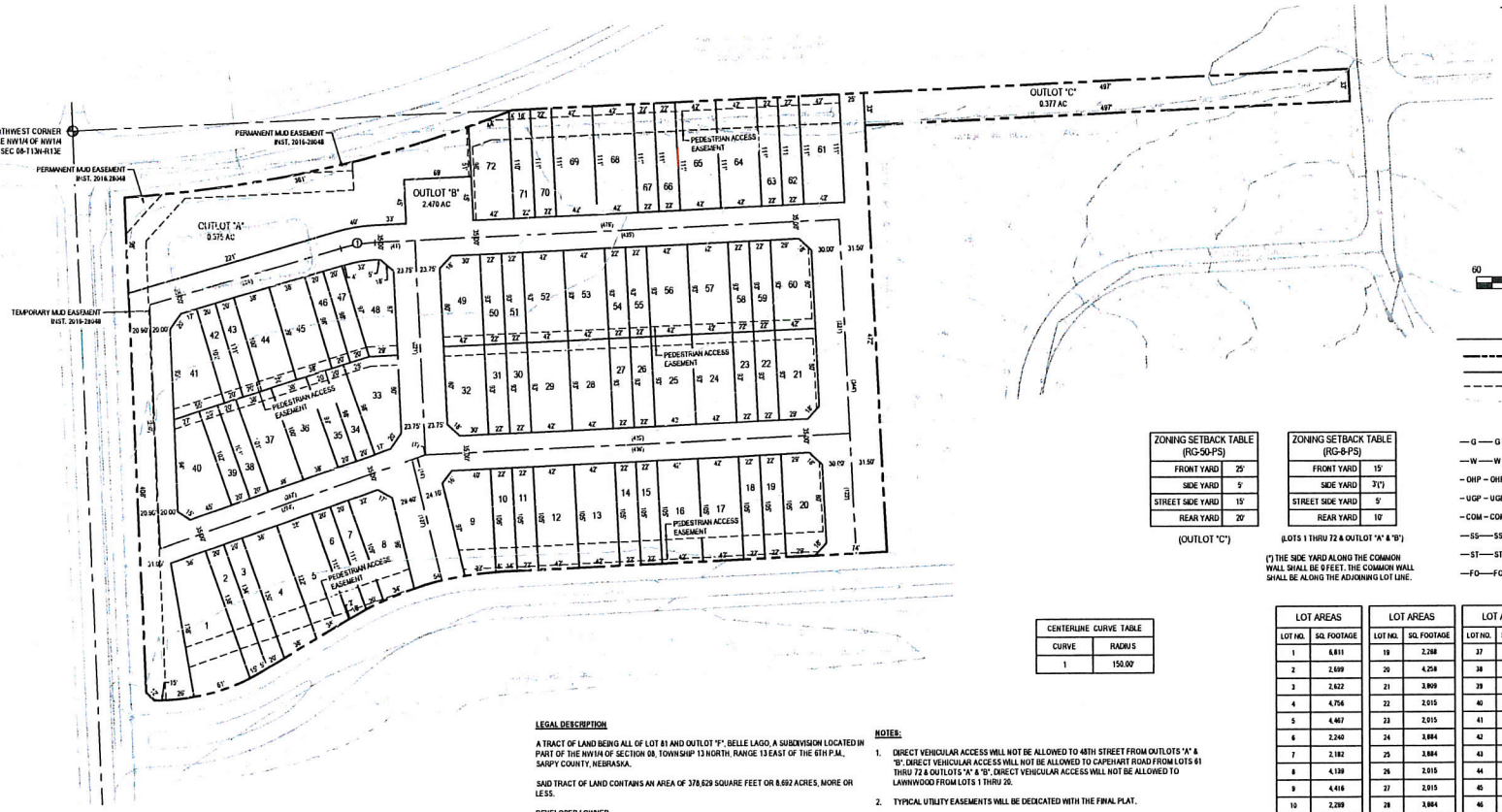
LOTS 1 THRU 72 INCLUSIVE & OUTLOTS "A" THRU "C"

BEING A REPLATTING OF ALL OF LOT 81 AND OUTLOT "F", BELLE LAGO, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 08, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

RECEIVED
SEP 13 2019
PLANNING DEPT



VICINITY MAP



60 0 60
1 inch = 60 ft.

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENTS
- EXIST. MAJOR CONTOURS
- EXIST. MINOR CONTOURS
- —G—G— GAS LINE
- —W—W— WATER LINE
- —OHP—OHP— POWER LINE (OVERHEAD)
- —UGP—UGP— POWER LINE (UNDER GROUND)
- —COM—COM— COMMUNICATION LINE (TELEPHONE, TV)
- —SS—SS— SANITARY SEWER LINE
- —ST—ST— STORM SEWER LINE
- —FO—FO— FIBER OPTICS LINE

ZONING SETBACK TABLE (RG-50-PS)	
FRONT YARD	25'
SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	20'

(OUTLOT "C")

ZONING SETBACK TABLE (RG-8-PS)	
FRONT YARD	15'
SIDE YARD	3'(*)
STREET SIDE YARD	5'
REAR YARD	10'

(LOTS 1 THRU 72 & OUTLOT "A" & "B")

(*) THE SIDE YARD ALONG THE COMMON WALL SHALL BE 0 FEET. THE COMMON WALL SHALL BE ALONG THE ADJOINING LOT LINE.

CENTERLINE CURVE TABLE	
CURVE	RADIUS
1	150.00'

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	6,811	19	2,268	37	2,779	55	2,014
2	2,699	20	4,258	38	2,005	56	3,882
3	2,622	21	3,809	39	2,014	57	3,882
4	4,756	22	2,015	40	4,255	58	2,014
5	4,467	23	2,015	41	4,166	59	2,014
6	2,240	24	3,884	42	2,001	60	3,808
7	2,182	25	3,884	43	1,992	61	4,624
8	4,139	26	2,015	44	2,754	62	2,400
9	4,416	27	2,015	45	3,719	63	2,401
10	2,289	28	3,884	46	1,944	64	4,628
11	2,288	29	3,884	47	1,935	65	4,630
12	4,410	30	2,015	48	3,979	66	2,403
13	4,410	31	2,015	49	3,822	67	2,404
14	2,288	32	3,823	50	2,014	68	4,633
15	2,288	33	4,075	51	2,014	69	4,635
16	4,410	34	1,948	52	3,882	70	2,406
17	4,410	35	1,957	53	3,882	71	2,404
18	2,288	36	3,743	54	2,014	72	4,301

LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 81 AND OUTLOT "F", BELLE LAGO, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 08, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 378,629 SQUARE FEET OR 8.692 ACRES, MORE OR LESS.

DEVELOPER / OWNER
HRC BELLE LAGO, LLC
6900 WESTOWN PKWY
WEST DES MOINES, IA 50266

ZONING:

EXISTING RG-50-PS (OUTLOT F), RG-28-PS (LOT 81)

PROPOSED:	RG-50-PS	OUTLOT "C"	0.377 ACRES
	RG-8-PS	LOTS 1 THRU 72	5.270 ACRES
		OUTLOTS "A" & "B"	3.045 ACRES

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 48TH STREET FROM OUTLOTS "A" & "B". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO CAPEHART ROAD FROM LOTS 61 THRU 72 & OUTLOTS "A" & "B". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO LAWNWOOD FROM LOTS 1 THRU 26.
2. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
3. OUTLOT "B" SHALL BE DESIGNATED AS A PRIVATE STREET. OUTLOT "B" SHALL GRANT VEHICULAR AND PEDESTRIAN ACCESS TO LOTS 1 THRU 72 AND OUTLOTS "A" & "C". OUTLOT "B" SHALL BE MAINTAINED BY THE TOWNHOME ASSOCIATION.
4. THE FRONT YARD SETBACK OF LOTS 1 THRU 72 IS BASED ON THE GARAGE DOOR LOCATION. THE GARAGE DOORS SHALL FACE OUTLOT "B", BELLE LAGO REPLAT 1.

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E & A CONSULTING GROUP, INC. Engineering Answers

BELLE LAGO REPLAT 1
LOTS 1 THRU 72 INCLUSIVE & OUTLOTS "A" THRU "C"
BELLEVUE, NEBRASKA

PRELIMINARY PLAT

Revisions		
	Date	Description
1	09/13/19	REVISED PER CITY COMMENTS

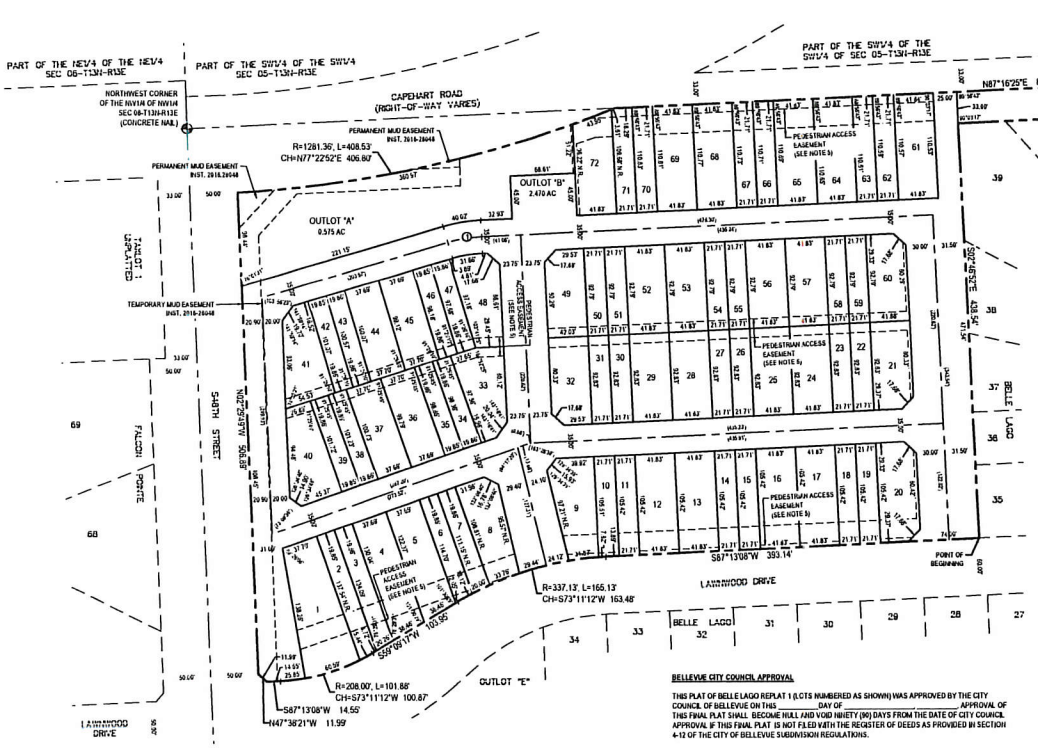
Proj No:	P2016.541.001
Date:	07-11-2016
Designed By:	JKS
Drawn By:	RP
Scale:	1" = 60'
Sheet:	1 of 1

BELLE LAGO REPLAT 1

LOTS 1 THRU 72 INCLUSIVE & OUTLOTS "A" THRU "C"

BEING A REPLATTING OF ALL OF LOT 81 AND OUTLOT "F", BELLE LAGO, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 08, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

RECEIVED
SEP 13 2019
PLANNING DEPT.



ZONING SETBACK TABLE (RG-50-PS)	
FRONT YARD	25'
SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	20'

(OUTLOT "C")

ZONING SETBACK TABLE (RG-8-PS)	
FRONT YARD	15'
SIDE YARD	3(*)
STREET SIDE YARD	5'
REAR YARD	10'

(LOTS 1 THRU 72 & OUTLOT "A" & "B")

(*) THE SIDE YARD ALONG THE COMMON WALL SHALL BE 0 FEET. THE COMMON WALL SHALL BE ALONG THE ADJOINING LOT LINE.

60 0 60
1 inch = 60 ft.

LEGEND

- BOUNDARY LINE
- LOT LINE
- EASEMENTS
- EXIST. SECTION CORNER
- EXIST. SECTION LINES
- EXIST. PROPERTY LINES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, HRC DEVELOPMENT, LLC, AN IOWA LIMITED LIABILITY, ITS SOLE MEMBER OF HRC BELLE LAGO, LLC, AN IOWA LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY DESCRIBED IN THE SURVEYORS CERTIFICATION AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE NUMBERED AND NAMED AS SHOWN, SAID SUBDIVISION TO BE HEREAFTER KNOWN AS BELLE LAGO REPLAT 1 (LOTS TO BE NUMBERED AS SHOWN), AND WE DO HEREBY RATIFY AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT, AND WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE THE STREETS, AVENUES AND CIRCLES AND WE DO HEREBY GRANT EASEMENTS AS SHOWN ON THIS PLAT, WE DO FURTHER GRANT A PERPETUAL EASEMENT TO THE OMAHA PUBLIC POWER DISTRICT (OPPD), COX COMMUNICATIONS, AND CENTURYLINK ACROSS FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES; AN EIGHT (8) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL INTERIOR LOTS, AND A SIXTEEN (16) FOOT WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL EXTERIOR LOTS. THE TERM EXTERIOR LOT IS IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE SIXTEEN (16) FOOT WIDE EASEMENT MAY BE REDUCED TO EIGHT (8) FEET WIDE WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. THE SUBDIVIDER SHALL GRANT PERPETUAL EASEMENTS TO METROPOLITAN UTILITIES DISTRICT AND/OR BLACK HILLS ENERGY, THEIR SUCCESSORS AND ASSIGNS TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS AND OTHER RELATED FACILITIES AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS A FIVE (5) FOOT WIDE STRIP OF LAND ABUTTING ALL CUL-DE-SAC STREETS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID OR RIGHTS HEREIN GRANTED.

HRC BELLE LAGO, LLC, AN IOWA LIMITED LIABILITY COMPANY
BY: HRC DEVELOPMENT, LLC, AN IOWA LIMITED LIABILITY, ITS SOLE MEMBER

_____
DAVID VOGTMAN, DATE
ASSISTANT VICE PRESIDENT AND ASSISTANT SECRETARY

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF SARPY)

ON THIS _____ DAY OF _____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME DAVID VOGTMAN, ASSISTANT VICE PRESIDENT AND ASSISTANT SECRETARY OF HRC DEVELOPMENT, LLC, AN IOWA LIMITED LIABILITY, ITS SOLE MEMBER OF HRC BELLE LAGO, LLC, AN IOWA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THE DEDICATION ON THIS PLAT AND ACKNOWLEDGED THE SAME TO BE HIS VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

_____
NOTARY PUBLIC

COUNTY TREASURER'S CERTIFICATE

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

_____
COUNTY TREASURER DATE

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT I HAVE MADE A GROUND SURVEY OF THE SUBDIVISION DESCRIBED HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED ON THE BOUNDARY OF THE WITHIN PLAT AND STAKES AT ALL CORNERS OF ALL LOTS, STREETS AND ANGLE POINTS IN BELLE LAGO REPLAT 1 (THE LOTS NUMBERED AS SHOWN). A TRACT OF LAND BEING ALL OF LOT 81 AND OUTLOT "F", BELLE LAGO, A SUBDIVISION LOCATED IN PART OF THE NW1/4 OF SECTION 08, TOWNSHIP 13 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 81, BELLE LAGO, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 35, SAID BELLE LAGO, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAWNWOOD DRIVE; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 81, BELLE LAGO, SAID LINE ALSO BEING SAID NORTHERLY RIGHT-OF-WAY LINE OF LAWNWOOD DRIVE ON THE FOLLOWING SIX (6) DESCRIBED COURSES: (1) THENCE S87°13'08"W (ASSUMED BEARING), A DISTANCE OF 393.14 FEET, (2) THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 337.13 FEET, A DISTANCE OF 165.13 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S73°11'12"W, A DISTANCE OF 163.48 FEET; (3) THENCE S59°09'17"W, A DISTANCE OF 103.95 FEET, (4) THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 208.00 FEET, A DISTANCE OF 101.88 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS S73°11'12"W, A DISTANCE OF 100.87 FEET; (5) THENCE S87°13'08"W, A DISTANCE OF 14.55 FEET; (6) THENCE N47°38'21"W, A DISTANCE OF 11.99 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 81, BELLE LAGO, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF LAWNWOOD DRIVE AND THE EASTERLY RIGHT-OF-WAY LINE OF S 48TH STREET, THENCE N02°29'49"W ALONG THE WEST LINE OF SAID LOT 81, BELLE LAGO, SAID LINE ALSO BEING SAID EASTERLY RIGHT-OF-WAY LINE OF S 48TH STREET, A DISTANCE OF 504.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 81, BELLE LAGO, SAID POINT ALSO BEING THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF S 48TH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CAPEHART ROAD, THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 81, BELLE LAGO, SAID LINE ALSO BEING THE WESTERLY LINE OF OUTLOT "F", BELLE LAGO, SAID LINE ALSO BEING SAID SOUTHERLY RIGHT-OF-WAY LINE OF CAPEHART ROAD ON A CURVE TO THE LEFT WITH A RADIUS OF 1281.36 FEET, A DISTANCE OF 408.53 FEET, SAID CURVE HAVING A LONG CHORD WHICH BEARS N77°22'52"E, A DISTANCE OF 406.80 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "F", BELLE LAGO, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF SAID NW1/4 OF SECTION 08; THENCE N87°16'25"E ALONG SAID NORTH LINE OF OUTLOT "F", BELLE LAGO, SAID LINE ALSO BEING SAID NORTH LINE OF SAID NW1/4 OF SECTION 08, A DISTANCE OF 858.06 FEET TO THE NORTHEAST CORNER OF SAID OUTLOT "F", BELLE LAGO, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF S 48TH STREET; THENCE S02°31'39"E ALONG THE EAST LINE OF SAID OUTLOT "F", BELLE LAGO, SAID LINE ALSO BEING SAID WESTERLY RIGHT-OF-WAY LINE OF S 48TH STREET, A DISTANCE OF 33.00 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "F", BELLE LAGO, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 44, SAID BELLE LAGO, THENCE S87°16'25"W ALONG THE SOUTH LINE OF SAID OUTLOT "F", BELLE LAGO, SAID LINE ALSO BEING THE NORTH LINE OF LOTS 39 THRU 44, SAID BELLE LAGO, A DISTANCE OF 496.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 81, BELLE LAGO, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 39, BELLE LAGO; THENCE S02°46'52"E ALONG SAID EAST LINE OF SAID LOT 81, BELLE LAGO, SAID LINE ALSO BEING THE WEST LINE OF LOTS 35 THRU 39, SAID BELLE LAGO, A DISTANCE OF 438.54 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS AN AREA OF 378629 SQUARE FEET OR 8.692 ACRES, MORE OR LESS.

_____ _____
ERIC A. SCHABEN LS-660 DATE

APPROVAL OF BELLEVUE CITY PLANNING COMMISSION

THIS PLAT OF BELLE LAGO REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE BELLEVUE CITY PLANNING COMMISSION.

_____
CHAIRMAN OF CITY PLANNING COMMISSION DATE

REVIEW BY SARPY COUNTY PUBLIC WORKS

THIS PLAT OF BELLE LAGO REPLAT 1 WAS REVIEWED BY THE THE SARPY COUNTY SURVEYOR'S OFFICE THIS _____ DAY OF _____ 20_____.

_____
COUNTY SURVEYOR / ENGINEER

LOT AREAS		LOT AREAS		LOT AREAS		LOT AREAS	
LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE	LOT NO.	SQ. FOOTAGE
1	6.011	19	2.288	37	3.778	55	2.014
2	2.849	20	4.258	38	2.005	56	3.882
3	2.822	21	3.968	39	2.014	57	3.882
4	4.756	22	2.015	40	4.255	58	2.014
5	4.467	23	2.015	41	4.166	59	2.014
6	2.240	24	3.884	42	2.001	60	3.868
7	2.182	25	3.884	43	1.992	61	4.624
8	4.139	26	2.015	44	3.754	62	2.400
9	4.418	27	2.015	45	3.718	63	2.401
10	2.289	28	3.884	46	1.944	64	4.628
11	2.288	29	3.884	47	1.935	65	4.630
12	4.410	30	2.015	48	3.978	66	2.403
13	4.410	31	2.015	49	2.022	67	2.404
14	2.288	32	3.823	50	2.014	68	4.632
15	2.288	33	4.074	51	2.014	69	4.635
16	4.410	34	1.948	52	3.882	70	2.405
17	4.410	35	1.957	53	3.882	71	2.404
18	2.288	36	3.743	54	2.014	72	4.301

CENTERLINE CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
1	150.00'	35.84'	18.01'	13°41'25"

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 48TH STREET FROM OUTLOTS "A" & "B". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO CAPEHART ROAD FROM LOTS 61 THRU 72 & OUTLOTS "A" & "B". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO LAWNWOOD FROM LOTS 1 THRU 20.
2. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
3. ALL LOT LINES ARE RADIAL TO CURVED STREETS UNLESS SHOWN AS NONRADIAL (N.R.).
4. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE.
5. ALL EASEMENTS THAT ARE NOT LABELED WITH ANY RECORDING INFORMATION WILL BE RECORDED BY A SEPARATE DOCUMENT.
6. OUTLOT "B" SHALL BE DESIGNATED AS A PRIVATE STREET. OUTLOT "B" SHALL GRANT VEHICULAR AND PEDESTRIAN ACCESS TO LOTS 1 THRU 72 AND OUTLOTS "A" & "C". OUTLOT "B" SHALL BE MAINTAINED BY THE TOWNHOME ASSOCIATION.
7. THE FRONT YARD SETBACK OF LOTS 1 THRU 72 IS BASED ON THE GARAGE DOOR LOCATION. THE GARAGE DOORS SHALL FACE OUTLOT "B". BELLE LAGO REPLAT 1.

BELLEVUE CITY COUNCIL APPROVAL

THIS PLAT OF BELLE LAGO REPLAT 1 (LOTS NUMBERED AS SHOWN) WAS APPROVED BY THE CITY COUNCIL OF BELLEVUE ON THIS _____ DAY OF _____, _____. APPROVAL OF THIS FINAL PLAT SHALL BECOME NULL AND VOID NINETY (90) DAYS FROM THE DATE OF CITY COUNCIL APPROVAL IF THIS FINAL PLAT IS NOT FILED WITH THE REGISTER OF DEEDS AS PROVIDED IN SECTION 4-12 OF THE CITY OF BELLEVUE SUBDIVISION REGULATIONS.

_____
MAYOR

ATTEST_____

E & A CONSULTING GROUP, INC.
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Phone: 402.895.4700 • Fax: 402.895.3599
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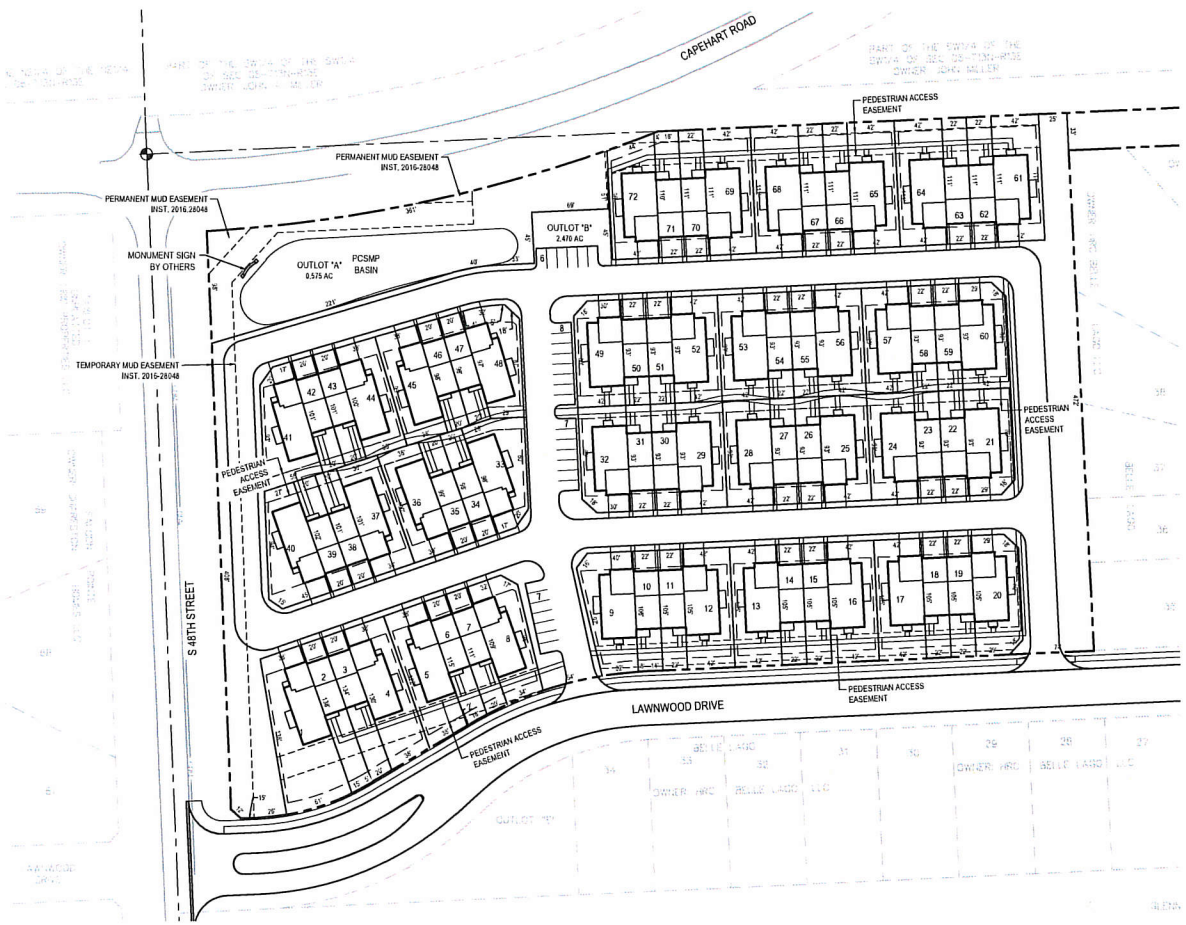
E & A CONSULTING GROUP, INC.
Engineering Answers

BELLE LAGO REPLAT 1
LOTS 1 THRU 72 INCLUSIVE & OUTLOTS "A" THRU "C"
BELLEVUE, NEBRASKA

FINAL PLAT

Proj No:	P2015.541.001			Revisions	
Date:	07/16/2019	1	09/13/19	REVISED PER CITY COMMENTS	
Designed By:	MAW				
Drawn By:	TRH				
Scale:	1" = 60'				
Sheet:	1 of 1				



50 0 50

1 inch = 50 ft.

LEGEND

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

ZONING REGULATIONS TABLE (RG-8-PS)	
FRONT YARD	15'
SIDE YARD	3'(*)
STREET SIDE YARD	5'
REAR YARD	10'
LOT WIDTH	19' MIN.
LOT AREA	1,900 S.F. MIN.

(LOTS 1 THRU 72 & OUTLOT "A" & "B")

(*) THE SIDE YARD ALONG THE COMMON WALL SHALL BE 0 FEET. THE COMMON WALL SHALL BE ALONG THE ADJOINING LOT LINE.

ZONING:

EXISTING RG-50-PS (OUTLOT F), RG-28-PS (LOT 81)

PROPOSED: RG-8-PS LOTS 1 THRU 72 5.270 ACRES
OUTLOTS "A" & "B" 3.045 ACRES

NOTES:

1. DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO 48TH STREET FROM OUTLOTS "A" & "B". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO CAPEHART ROAD FROM LOTS 61 THRU 72 & OUTLOTS "A" & "B". DIRECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO LAWNWOOD FROM LOTS 1 THRU 20.
2. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAT.
3. OUTLOT "B" SHALL BE DESIGNATED AS A PRIVATE STREET. OUTLOT "B" SHALL GRANT VEHICULAR AND PEDESTRIAN ACCESS TO LOTS 1 THRU 72 AND OUTLOT "A". OUTLOT "B" SHALL BE MAINTAINED BY THE TOWNHOME ASSOCIATION.
4. THE FRONT YARD SETBACK OF LOTS 1 THRU 72 IS BASED ON THE GARAGE DOOR LOCATION. THE GARAGE DOORS SHALL FACE OUTLOT "B". BELLE LAGO REPLAT 1.

RECEIVED
SEP 13 2019
PLANNING DEPT.

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www.eacg.com

E & A CONSULTING GROUP, INC.
Engineering Answers

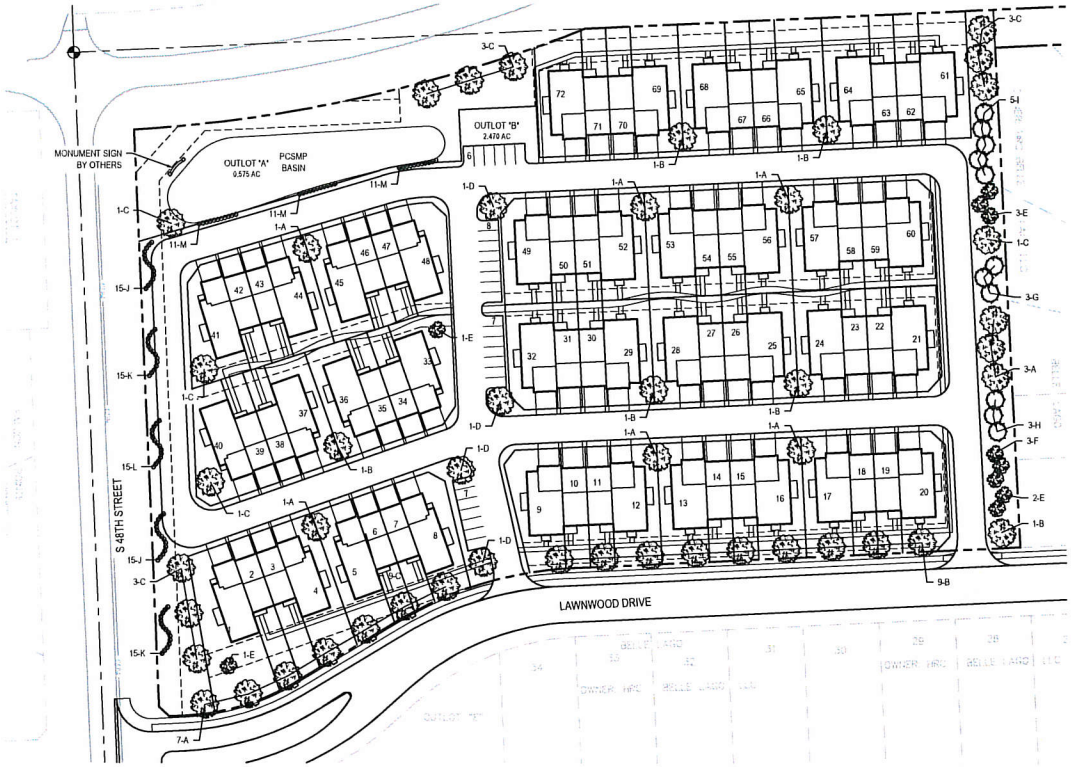
BELLE LAGO
BELLEVUE, NEBRASKA

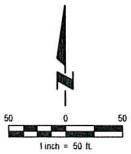
PLANNED SUBDIVISION
SITE PLAN

Proj No:	P2016.541.001
Date:	08/13/2019
Designed By:	MMM
Drawn By:	NMN
Scale:	AS SHOWN
Sheet:	1 of 2

No.	Date	Revisions	Description
1			

Name Name date 8/13/2019 5:19 AM H:\Drawings\2016\541\dwg\Plans\P2016-541-Plat.dwg





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PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
A	16	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	2"	B&B
B	15	Acer freemanii 'Jeffersred'	Autumn Blaze Maple	2"	B&B
C	13	Quercus rubrum	Red Oak	2"	B&B
D	4	Celtis occidetalis	Hackberry	2"	B&B
E	7	Malus 'Spring Snow'	Spring Snow Crabapple	2"	B&B
F	3	Malus x 'Prairifire'	Prairifire Crabapple	2"	B&B
G	3	Pinus flexilis 'Vanderwolf Pyramid'	Vanderwolf Pine	7'-8'	B&B
H	3	Picea pungens 'Glauca'	Colorado Blue Spruce	7'-8'	B&B
I	5	Picea abies	Norway Spruce	7'-8'	B&B
J	30	Juniperus cheninsis 'Sea Green'	Sea Green Juniper	3 Gal.	Cont.
K	30	Viburnum lantana 'Mohican'	Mohican Viburnum	3 Gal.	Cont.
L	15	Euonymus alatus compactus	Dwarf Burning Bush	3 Gal.	Cont.
M	33	Aronia melanocarpa	Black Chokeberry	3 Gal.	Cont.

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SEP 13 2019
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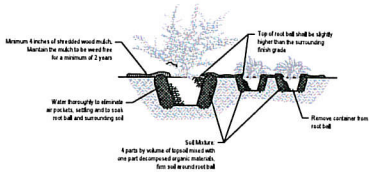
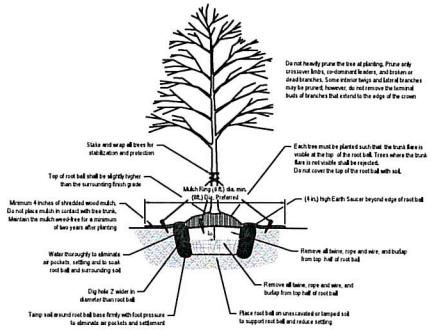


SHRUB & PERENNIAL PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL - B & B TREE
NOT TO SCALE

LANDSCAPE NOTES:

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

IRRIGATION NOTES:

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

SEEDING NOTES:

1. Seeding shall be Supertuff II no rye (sod grower) lateral spread tall fescue kentucky bluegrass mixture from United Seeds, Inc. Planting method and seeding rate shall be 10 lbs per 1,000 sq.ft. Seeding dates: March-June, dormant seeding: December-March.
2. Matting shall be installed over all seeding areas (S75 - NAG Single Net Straw Matting OR EQUIVALENT).

SODDING NOTES:

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

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services
10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.9393 • Fax: 402.895.3895
www.eacg.com
E & A CONSULTING GROUP, INC. Engineering Answers

BELLE LAGO
BELLEVUE, NEBRASKA

PLANNED SUBDIVISION
LANDSCAPE PLAN

Revisions		
	Date	Description
1		

Proj. No:	P2016.541.001
Date:	08/13/2019
Designed By:	MMM
Drawn By:	NMH
Scale:	AS SHOWN
Sheet:	2 of 2

Name: N:\Projects\2016 Projects\Belle Lago\P2016.541.001 Belle Lago Preliminary Plat\P2016.541.001 Belle Lago Preliminary Plat.dwg
Date/Time: 09/13/2019 9:14 AM

Revision Schedule		
Revision Date	Revision Description	Revision Number

UNIT A	UNIT B	UNIT C	UNIT D
1323 SE WILLIAMS CT	1327 SE WILLIAMS CT	1333 SE WILLIAMS CT	1337 SE WILLIAMS CT
1.41	1.42	1.43	1.44

Bradford-Radcliffe (1242/1982) (1490) (1490) (1242/1982) - 3BR 2C FD

Area Schedule (Flatwork)	
Area	Name
1147 SF	Unit A Basement
412 SF	Unit A Garage
97 SF	Unit A Patio
29 SF	Unit A Porch
478 SF	Unit B Basement
407 SF	Unit B Garage
46 SF	Unit B Porch
478 SF	Unit C Basement
407 SF	Unit C Garage
46 SF	Unit C Porch
1147 SF	Unit D Basement
412 SF	Unit D Garage
97 SF	Unit D Patio
29 SF	Unit D Porch

Area Schedule (Gross Building)	
Area	Name
120 SF	LAMINATE
58 SF	LAMINATE
178 SF	
1274 SF	Unit A Main Level
1284 SF	Unit A Finished Lower Level
2558 SF	
437 SF	Unit A Garage
Not Placed	Unit A Unfinished Lower Level
437 SF	
960 SF	Unit B Second Level
530 SF	Unit B Main Level
1490 SF	
430 SF	Unit B Garage
530 SF	Unit B Unfinished Lower Level
960 SF	
960 SF	Unit C Second Level
530 SF	Unit C Main Level
1490 SF	
430 SF	Unit C Garage
530 SF	Unit C Unfinished Lower Level
960 SF	
434 SF	Unit D Garage
494 SF	Unit D Unfinished Lower Level
929 SF	
1242 SF	Unit D Main Level
740 SF	Unit D Finished Lower Level

NOTE:
ALL SQUARE FOOTAGES CALCULATED ACCORDING TO HUBBELL METHODOLOGY

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Client: _____ Date: _____

Drawn By: _____

Preliminary Set

Prairie Trail

SHEET DESCRIPTION
Bradford - Radcliffe
COVER PAGE

A0.0

Revision Schedule		
Revision Date	Revision Description	Revision Number

Index	
NO.	NAME
A0.0	Cover Page
A1.0	General Notes
A2.0	Site Plan
A2.1	Site Plan
A3.0	Elevations
A3.1	Elevations
A3.2	Roof Plan
A4.0	Lower Level Floor Plan
A4.1	Main Level Floor Plan
A4.2	Second Level Floor Plan
A4.3	Enlarged Lower Level Plan
A4.4	Enlarged Main Level Floor Plan
A4.5	Enlarged Second Level Floor Plan
A5.0	Kitchen Plans & Elevations
A5.1	Enlarged Plans & Elevations
A8.1	Main Level Finish Plan
A8.2	Second Level Finish Plan
E1.1	Lower Level Electrical Plan
E1.2	Main Level Electrical Plan
E1.3	Second Level Electrical Plan
S1.0	Foundation Plan
S3.0	Stair Section & Framing Details
S3.1	Common Wall Details

Unit A
1161 S. 91st St

Unit B
1159 S. 91st St

Unit C
1155 S. 91st St

Unit D
1151 S. 91st St

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Randalia 4-Plex 1658/1635/1635/1658 3BR FD 2C

Area Schedule (Flatwork)	
Area	Name
572 SF	A - Basement Slab
139 SF	A - Porch Slab
399 SF	A- Garage Slab
579 SF	B - Basement Slab
494 SF	B - Garage Slab
97 SF	B - Porch Slab
579 SF	C - Basement Slab
494 SF	C - Garage Slab
97 SF	C - Porch Slab
572 SF	D - Basement Slab
399 SF	D - Garage Slab
139 SF	D - Porch Slab

Area Schedule (Gross Building) - Area	
Name	Area
A Garage	430 SF
A Main Floor	627 SF
A Porch	139 SF
A Unfinished Basement	631 SF
A Upper Floor	1031 SF
B Garage	429 SF

Area Schedule (Gross Building) - Area	
Name	Area
B Main Floor	625 SF
B Porch	97 SF
B Unfinished Basement	631 SF
B Upper Floor	1010 SF
C Garage	429 SF
C Main Floor	625 SF

Area Schedule (Gross Building) - Area	
Name	Area
C Porch	97 SF
C Unfinished Basement	631 SF
C Upper Floor	1010 SF
D Garage	430 SF
D Main Floor	627 SF
D Porch	139 SF

Area Schedule (Gross Building) - Area	
Name	Area
D Unfinished Basement	631 SF
D Upper Floor	1031 SF

NOTE: MAIN FLOOR SQUARE FOOTAGE IS TO OUTSIDE MATERIAL PER ANSI Z765-2013

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Client: _____ Date: _____

Drawn By: DDB

Construction Set

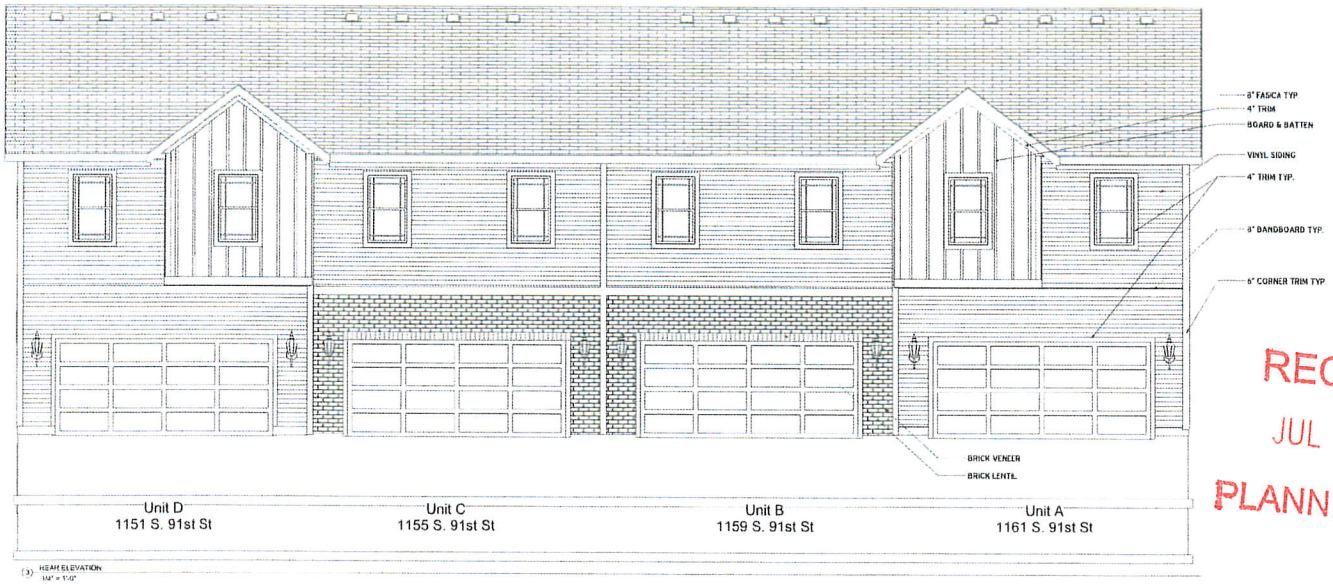
SHEET DESCRIPTION
RANDALIA 4 PLEX
Cover Page
Construction Set 3-21-18

Plat 2 Lots 32, 33, 34, 35
1151, 1155, 1159, 1161
S 91st St
West Des Moines, IA
Mill Ridge TH

A0.0

Revision Schedule		
Revision Date	Revision Description	Revision Number

1 FRONT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"

RECEIVED
JUL 22 2019
PLANNING DEPT.

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11x17 Prints NOT TO SCALE

Client: _____ Date: _____

Drawn By: ODB

Construction Set

Plat 2 Lots 32, 33, 34, 35
1151, 1155, 1159, 1161
S 91st St
West Des Moines, IA
Mill Ridge TH

SHEET DESCRIPTION
RANDALIA 4 PLEX
Elevations
Construction Set 3-21-18

A3.0

PLANNING DEPARTMENT

RECOMMENDATION REPORT # 3

CASE NUMBERS: Z-1906-04
S-1906-02
CUP-1906-02

FOR HEARING OF:
REPORT #1: July 25, 2019
REPORT #2: August 22, 2019
REPORT #3: September 26, 2019

I. GENERAL INFORMATION

A. APPLICANT:

Kenneth Hahn Architects
1343 South 75th Street
Omaha, NE 68135

B. PROPERTY OWNER:

Douglas County School District 00001
3215 Cumming Street
Omaha, NE 68131

C. GENERAL LOCATION:

Fort Crook Road and Childs Road West

D. LEGAL DESCRIPTION:

Lot 1, South Woods Replat 3, being a replat of Lot 2, Pendleton, and Lots 7 and 8 South Woods, located in the Southwest ¼ of Section 14, and the Southeast ¼ of Section 15, all located in T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lot 1, South Woods Replat 3, from MH, BGH, and RG-8 to RG-8

2. Small Subdivision Plat Lot 1, South Woods Replat 3

3. Conditional Use Permit for Lot 1, South Woods Replat 3

F. EXISTING ZONING AND LAND USE:

MH, BGH, RG-8, Vacant/Industrial

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a rezoning, small subdivision plat, and conditional use permit to allow for the construction of an elementary school.

H. SIZE OF SITE:

The site is approximately 14.48 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

A portion of the site contains a building once housed by Pendleton Mills. The remainder of the site is vacant and presently covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Vacant/Industrial, RG-8 and MH
2. **East:** Fort Crook Road right-of-way/Industrial, MH
3. **South:** Single Family Residential, RS-84 and RD-60 (across Childs Road West)
4. **West:** Vacant, RG-8 (across Nebraska Drive)

C. REVELANT CASE HISTORY:

On July 25, 2019, the Planning Commission continued a request to rezone Lot 1, South Woods Replat 3, being a replat of Lot 2, Pendleton, and Lots 7 and 8, South Woods, from MH, BGH, and RG-8 to RG-8 for the purpose of an elementary school; conditional use permit for Lot 1, South Woods Replat 3, and small subdivision plat Lot 1, South Woods Replat 3. Continuation for the purpose of Omaha Public Schools working with the city on a safe route to school.

D. APPLICABLE REGULATIONS:

1. Section 5.15, Zoning Ordinance, regarding RG-8 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 most recent MAPA traffic data estimates approximately 18,800 vehicles per day along the north leg of the intersection of Fort Crook Road and Childs Road West, approximately 1,400 vehicles per day along the east leg, approximately 19,300 vehicles per day along the south leg, and approximately 2,800 vehicles per day along the west leg of this intersection.

2. The property will have two access points: one from Nebraska Drive, and one from Childs Road West.

D. UTILITES:

All utilities are available to service this development.

E. ANALYSIS:

1. Kenneth Hahn, on behalf of Kenneth Hahn Architects, is requesting approval of a rezoning, small subdivision plat, and conditional use permit for Lot 1, South Woods Replat 3, for the purpose of a new Omaha Public Schools elementary school.

2. A portion of the site contains a building once housed by Pendleton Mills, which will be demolished under this plan. The remainder of the site is vacant.

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, and Sarpy County Public Works. 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.

Public Works Engineering Manager Dean Dunn requested a copy of the Traffic Impact Study, which was provided.

Captain Dave Stukenholz, Bellevue Police Department, expressed concerns for the safety of students crossing Fort Crook Road on foot. These concerns were passed along to the applicant, as well as their engineer and architect.

No other comments were received on this case.

4. The site plan shows an elementary school building with room for potential future portables, two playgrounds, a basketball court, as well as two outdoor learning areas.

5. The Zoning Ordinance requires one parking space per employee, and one space per 100 square feet of seating space in the auditorium or multi-purpose room (whichever is greater). The site plan shows 130 parking stalls, which is the number required by the ordinance.

6. The proposed landscape plan has been reviewed by staff and meets the requirements of the zoning ordinance.

7. A copy of the current and proposed Omaha Public Schools elementary school boundaries are attached. The applicant has indicated the proposed boundaries are subject to change, and are currently being reviewed with the community.

8. The proposed OPS elementary school boundaries have raised the question concerning the transportation of children to and from this school; specifically in regards to crossing Fort Crook Road.

Staff met with OPS and their construction team on August 14, 2019 in order to discuss this issue. OPS is proposing to bus the students who live on the ***east*** side of Fort Crook Road who attend this school, regardless of their proximity to the school building. School staff is proposing this as a solution to students walking to school and having to cross Fort Crook Road and the railroad tracks on foot. Please see the attached letter from OPS Chief Operations Officer Lisa Sterba regarding this matter.

Staff (including Public Works Director Jeff Roberts and Engineering Manager Dean Dunn) met with OPS and their construction team again on August 29, 2019 to discuss transportation issues. Although a crosswalk along Fort Crook Road was discussed, staff is not recommending this be done. The railroad tracks pose an issue as far as safety and connectivity. Additionally, the Public Works Department has indicated a crosswalk could encourage children to cross Fort Crook Road, and provide a false sense of security in doing so. As a result, staff is not recommending a crosswalk along Fort Crook Road or a sidewalk connection to the railroad tracks. OPS has agreed to have buses transport students to the school via Chandler Road East to Nebraska Drive in order to avoid buses stacking across the railroad tracks adjacent to school property. Language has been added to the conditional use permit agreement to reflect this. Additionally, language has been added regarding bus driver training.

9. 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.

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. Justification Letter from Kenneth Hahn received June 21, 2019
4. Small Subdivision plat received June 21, 2019
5. Site Plan received July 16, 2019
6. Landscape Plan received August 14, 2019
7. Current and Proposed OPS Elementary and Middle School boundaries received July 16, 2019
8. Letter from Lisa Sterba received September 11, 2019
9. Conditional Use Permit Agreement

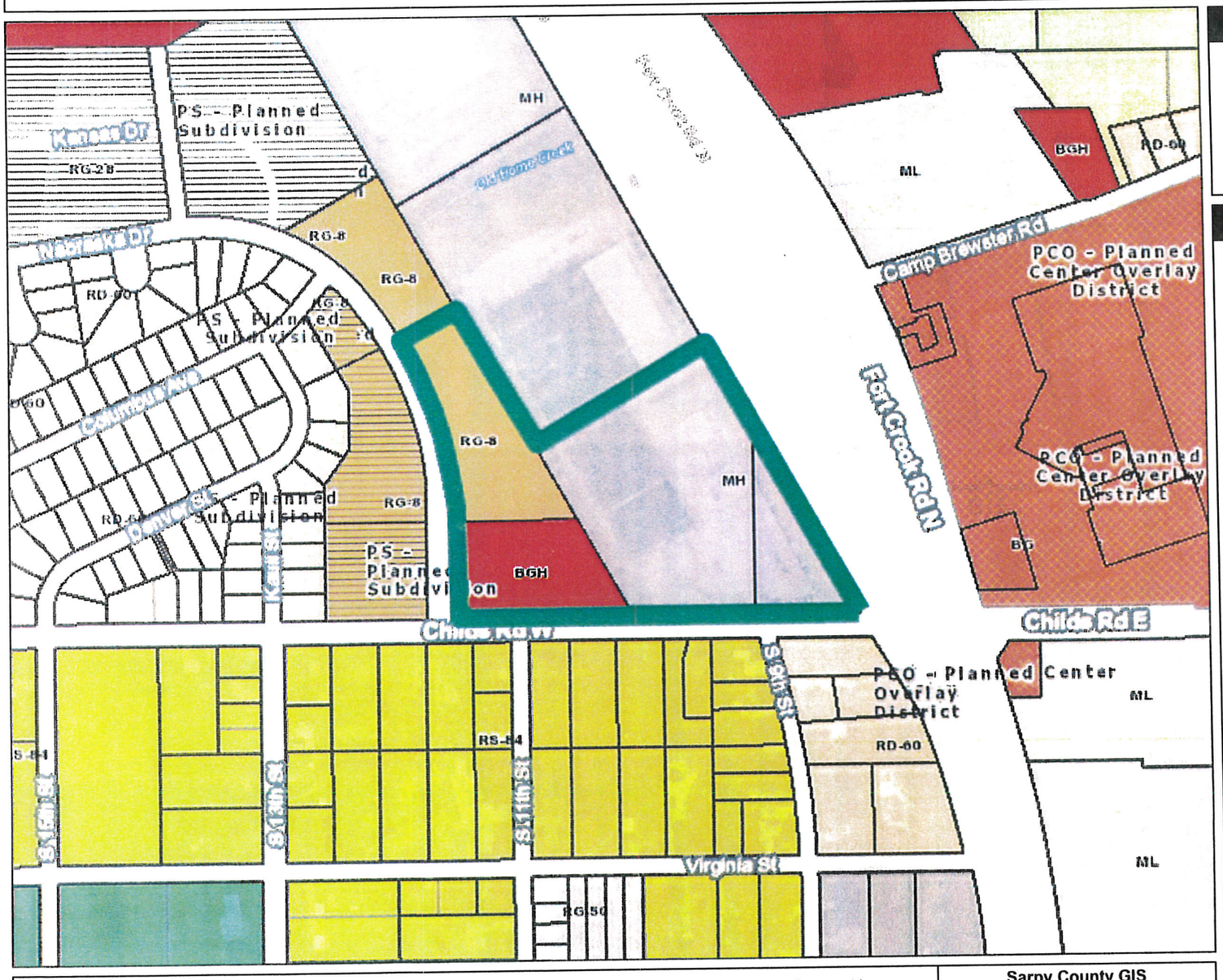
VII. COPIES OF REPORT TO:

1. Kenneth Hahn Architects
2. Omaha Public Schools
3. RW Engineering and Surveying
4. Public Upon Request

Jammi Palm 09/19/19

Prepared by:

OPS Elementary School Site



Location

Legend

Road Centerlines

2018 Aerial Photo

Red: Band_1

Green: Band_2

Blue: Band_3

N

1:4,800

0 200 400 800

Feet

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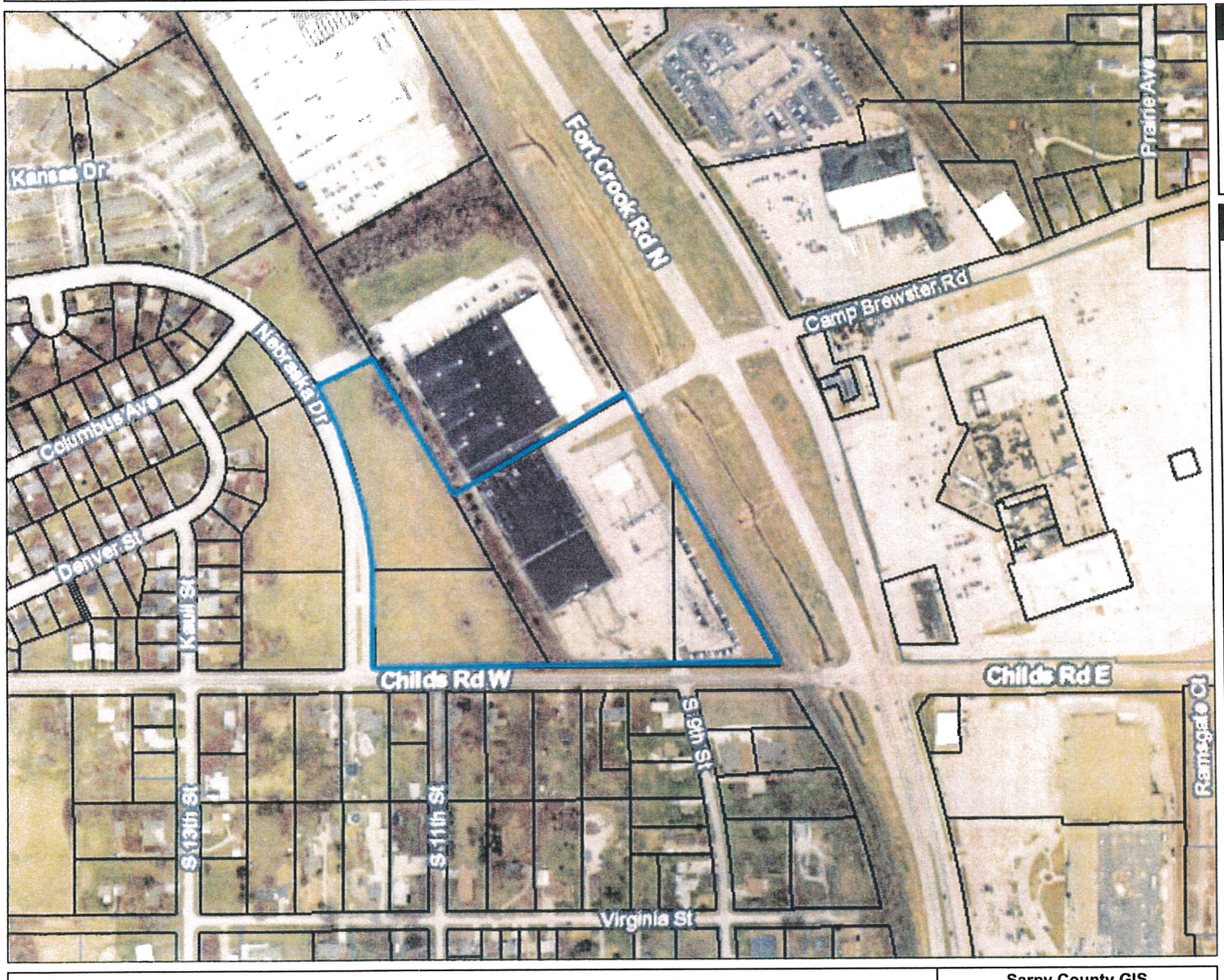
Sarpy County GIS

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

OPS Elementary School Site



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Sarpy County GIS

sarpy county GIS

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

Kenneth Hahn
Architects

1313 South 75th Street
Omaha, NE 68124-1610
402-391-2111
FAX 391-2605

20 June 2019

Planning Department
City of Bellevue Nebraska
1510 Wall Street
Bellevue, NE 68005

Dear Planning Commission,

On behalf of the Owner, Douglas County School District 00001 (Omaha Public Schools), we request a change of zone from MH to RG-8 for the purpose of constructing an elementary school in conjunction with the replat of the property. The current zone MH does not allow schools. The proposed RG-8 zone was recommended to us by the City of Bellevue Planning Department.

Thank you for your consideration.

Regards,

Kenneth J. Hahn, AIA

Kenneth J. Hahn, AIA

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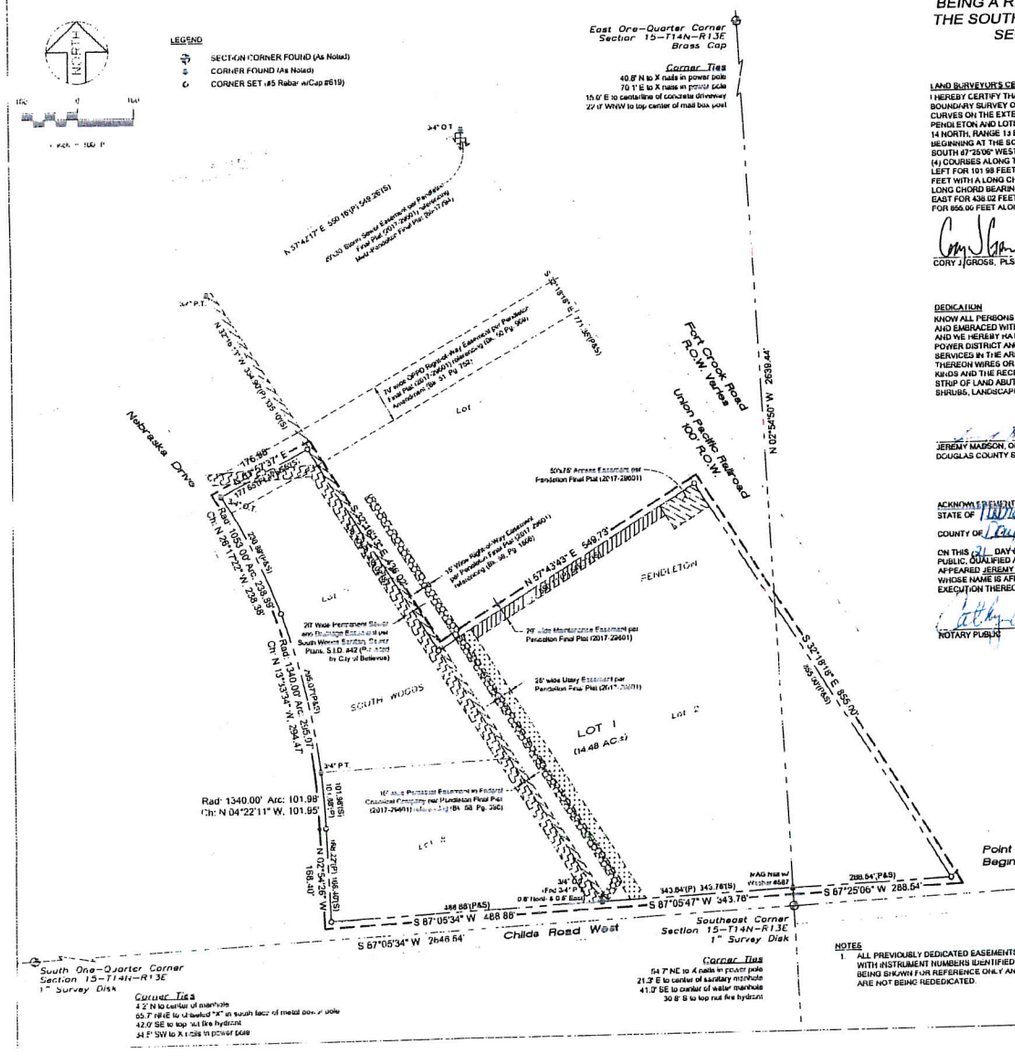
SOUTH WOODS REPLAT 3

LOT 1

BEING A REPLAT OF LOT 2, PENDLETON AND LOTS 7 AND 8, SOUTH WOODS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 14 AND THE SOUTHEAST ONE-QUARTER OF SECTION 15, ALL IN 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 SOUTH WOODS REPLAT 3, BEING A REPLAT OF LOT 2, PENDLETON AND LOTS 7 AND 8, SOUTH WOODS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 14 AND THE SOUTHEAST ONE-QUARTER OF SECTION 15, ALL IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, PENDLETON, THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTH LINE OF SAID LOT 2 AND SAID LOT 8: (1) SOUTH 87°25'06" WEST (ASSUMED BEARING) FOR 288.54 FEET (2) SOUTH 87°05'47" WEST FOR 343.78 FEET (3) SOUTH 87°05'34" WEST FOR 488.88 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE WEST LINE OF SAID LOT 7 AND SAID LOT 8, (1) NORTH 02°54'50" WEST FOR 168.40 FEET (2) NORTHWESTERLY ALONG A 1340.00 FOOT RADIUS CURVE TO THE LEFT FOR 101.98 FEET WITH A LONG CHORD BEARING NORTH 04°22'11" WEST FOR 101.95 FEET (3) NORTHWESTERLY ALONG A 1340.00 FOOT RADIUS CURVE TO THE LEFT FOR 236.09 FEET WITH A LONG CHORD BEARING NORTH 13°33'34" WEST FOR 294.47 FEET (4) NORTHWESTERLY ALONG A 1053.00 FOOT RADIUS CURVE TO THE LEFT FOR 239.89 FEET WITH A LONG CHORD BEARING NORTH 25°17'22" WEST FOR 238.38 FEET; THENCE NORTH 81°57'37" EAST FOR 176.98 FEET ALONG THE NORTH LINE OF SAID LOT 2; THENCE NORTH 57°43'43" EAST FOR 549.73 FEET ALONG THE EAST LINE OF SAID LOT 7; THENCE NORTH 57°43'43" EAST FOR 549.73 FEET ALONG THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 32°18'18" EAST FOR 436.02 FEET ALONG THE EAST LINE OF SAID LOT 7; THENCE NORTH 57°43'43" EAST FOR 549.73 FEET ALONG THE NORTH LINE OF SAID LOT 2; THENCE SOUTH 32°18'18" EAST FOR 855.00 FEET ALONG THE EAST LINE OF SAID LOT 2 TO THE POINT OF BEGINNING. ABOVE DESCRIBED TRACT CONTAINS 14.48 ACRES, MORE OR LESS.

CORY J. GROSS, PLS #619 — NEBRASKA REGISTERED LAND SURVEYOR LS-619 CORY J. GROSS — DATE

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, DOUGLAS COUNTY SCHOOL DISTRICT 0001 BEING THE OWNER OF THE LAND DESCRIBED WITHIN THE SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID PROPERTY TO BE SUBDIVIDED AS SHOWN HEREON. SAID SUBDIVISION TO BE HEREAFTER KNOWN AS "SOUTH WOODS REPLAT 3". AND WE HEREBY HAVE AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT AND WE 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.

JEREMY MADSON, ON BEHALF OF DOUGLAS COUNTY SCHOOL DISTRICT 0001 — DATE 6/21/19

ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA)
COUNTY OF Douglas)

ON THIS 21 DAY OF June, 2019 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, QUALIFIED AND COMMISSIONED IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JEREMY MADSON, 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 — GENERAL NOTARY - State of Nebraska Cathy A. Bautista My Comm. Exp. Sept. 17, 2019

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 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 SOUTH WOODS REPLAT 3 WAS REVIEWED BY THE SARPY COUNTY SURVEYOR'S OFFICE.

SARPY COUNTY SURVEYOR/ ENGINEER

DATE

APPROVAL OF THE BELLEVUE CITY COUNCIL

THIS FINAL PLAT OF SOUTH WOODS REPLAT 3 WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF BELLEVUE, NEBRASKA ON THIS _____ DAY OF _____, 20___.

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 SOUTH WOODS REPLAT 3 WAS APPROVED BY THE BELLEVUE PLANNING COMMISSION.

CHAIRPERSON, PLANNING COMMISSION

DATE

ACCEPTANCE OF SARPY COUNTY REGISTER OF DEEDS

THIS FINAL PLAT OF SOUTH WOODS REPLAT 3 WAS RECORDED AT THE SARPY COUNTY REGISTER OF DEEDS OFFICE

SARPY COUNTY REGISTER OF DEEDS

DATE

NOTES

1. ALL PREVIOUSLY DEDICATED EASEMENTS WITH INSTRUMENT NUMBERS IDENTIFIED ARE BEING SHOWN FOR REFERENCE ONLY AND ARE NOT BEING REDEDICATED.

RECEIVED
JUN 21 2019
PLANNING DEPT.

Consultant

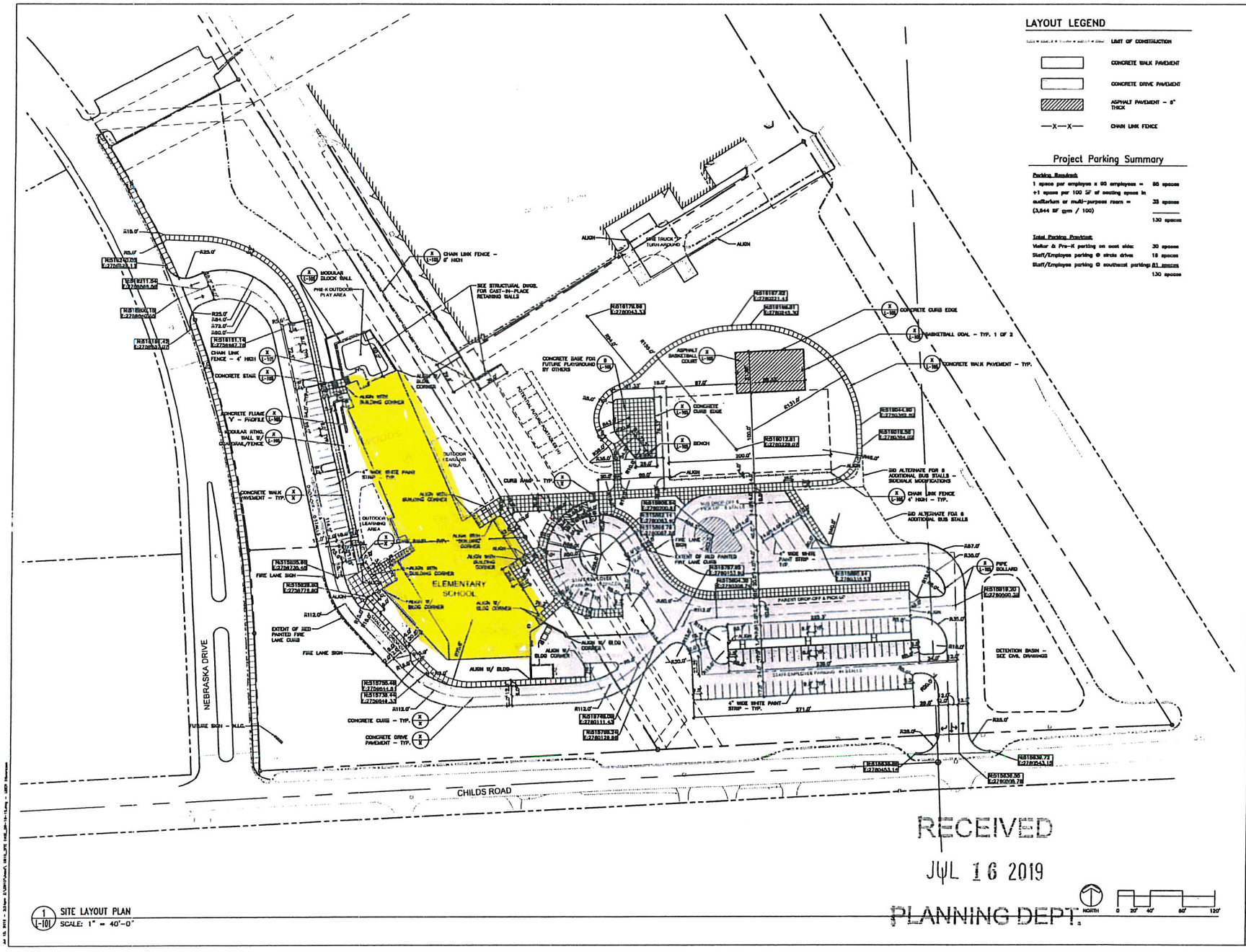
Owner

RW ENGINEERING & SURVEYING
RW Engineering & Surveying, Inc.
6520 North 90th Circle | Omaha, Nebraska 68134
Ph: 402.572.3200 www.rwengineering.com

SOUTH WOODS REPLAT 3
SARPY COUNTY, NEBRASKA

FINAL PLAT

PROJECT NO 18-1347
DATE 06.18.2019
DESIGNED BY
DRAWN BY CJG
CHECKED BY RWS



1 SITE LAYOUT PLAN
L-101 SCALE: 1" = 40'-0"

RECEIVED
JUL 16 2019
PLANNING DEPT.

NORTH 0 20' 40' 80' 120'

KIVA
Kenneth Hahn Architects
1343 South 75th Street
Omaha, NE 68124-1610

BIG MUDDY Workshop

CONDITIONAL USE PERMIT SUBMITTAL

No.	Date	Description

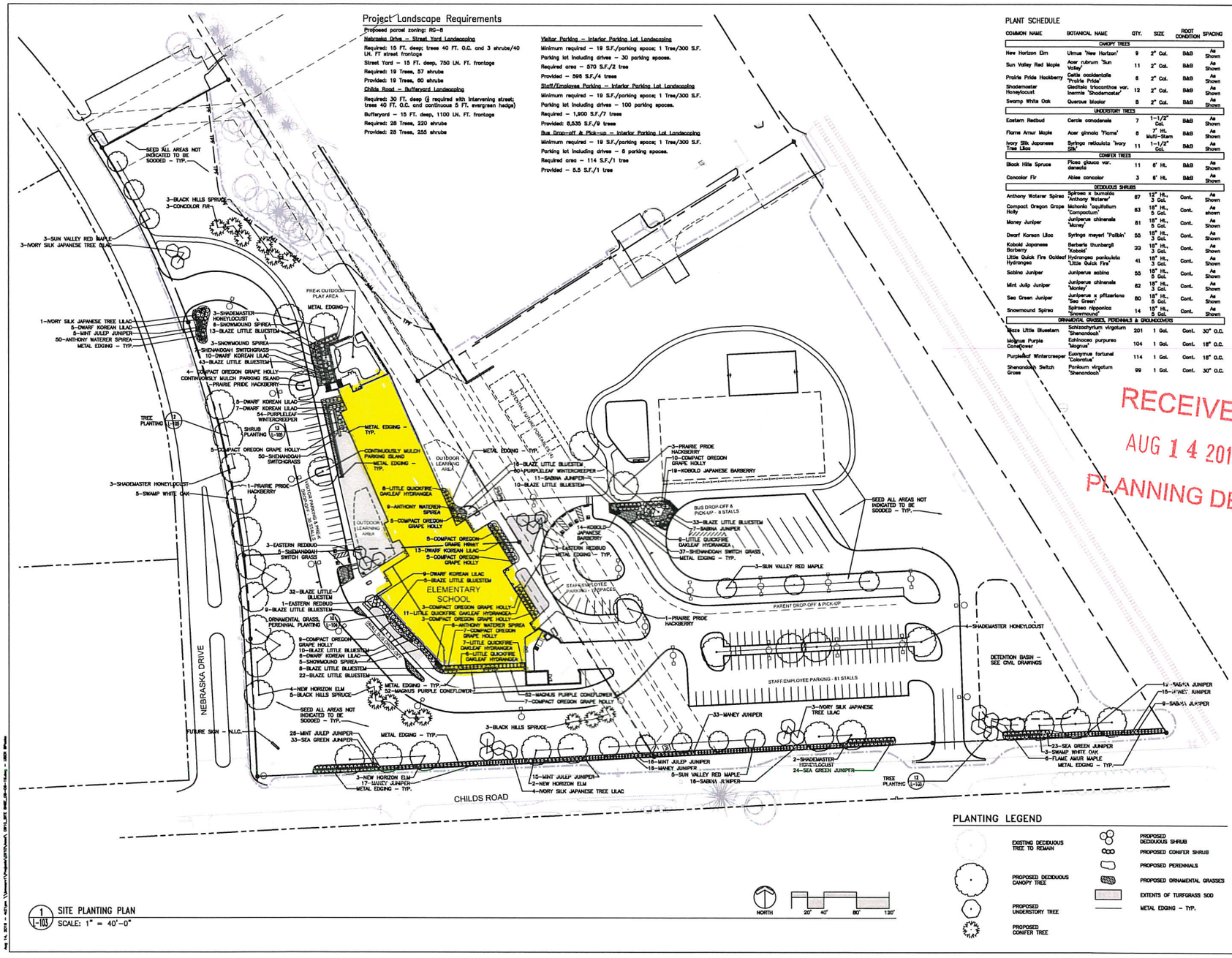
Project number 109-015
Date 16 JULY 2019
Drawn by BJS
Checked by RP

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

OMAHA PUBLIC SCHOOLS
FORT CROOK ROAD ELEMENTARY SCHOOL

SITE LAYOUT PLAN

SHEET NO.
L-101



Project Landscape Requirements

Proposed parcel zoning: RG-8

Nebraska Drive – Street Yard Landscaping

Required: 15 FT. deep; trees 40 FT. O.C. and 3 shrubs/40 LN. FT street frontage

Street Yard – 15 FT. deep, 750 LN. FT. frontage

Required: 19 Trees, 57 shrubs

Provided: 19 Trees, 60 shrubs

Childs Road – Bufferyard Landscaping

Required: 30 FT. deep (1 required with intervening street; trees 40 FT. O.C. and continuous 5 FT. evergreen hedge)

Bufferyard – 15 FT. deep, 1100 LN. FT. frontage

Required: 28 Trees, 220 shrubs

Provided: 28 Trees, 255 shrubs

Visitor Parking – Interior Parking Lot Landscaping

Minimum required – 19 S.F./parking space; 1 Tree/300 S.F.

Parking lot including drives – 30 parking spaces.

Required area – 570 S.F./2 tree

Provided – 595 S.F./4 trees

Staff/Employee Parking – Interior Parking Lot Landscaping

Minimum required – 19 S.F./parking space; 1 Tree/300 S.F.

Parking lot including drives – 100 parking spaces.

Required – 1,900 S.F./7 trees

Provided: 8,535 S.F./9 trees

Bus Drop-off & Pick-up – Interior Parking Lot Landscaping

Minimum required – 19 S.F./parking space; 1 Tree/300 S.F.

Parking lot including drives – 8 parking spaces.

Required area – 114 S.F./1 tree

Provided – 5.5 S.F./1 tree

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	QTY.	SIZE	ROOT CONDITION	SPACING
CANOPY TREES					
New Horizon Elm	Ulmus 'New Horizon'	9	2" Col.	B&B	As Shown
Sun Valley Red Maple	Acer rubrum 'Sun Valley'	11	2" Col.	B&B	As Shown
Prairie Pride Hackberry	Celtis occidentalis 'Prairie Pride'	6	2" Col.	B&B	As Shown
Shademaster Honeylocust	Gleditsia triacanthos var. inermis 'Shademaster'	12	2" Col.	B&B	As Shown
Swamp White Oak	Quercus bicolor	8	2" Col.	B&B	As Shown
UNDERSTORY TREES					
Eastern Redbud	Cercis canadensis	7	1-1/2" Col.	B&B	As Shown
Flame Amur Maple	Acer ginnala 'Flame'	6	7' Ht. Multi-Stem	B&B	As Shown
Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	11	1-1/2" Col.	B&B	As Shown
CONIFER TREES					
Black Hills Spruce	Picea glauca var. densata	11	6' Ht.	B&B	As Shown
Concolor Fir	Abies concolor	3	6' Ht.	B&B	As Shown
DECIDUOUS SHRUBS					
Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	87	12" Ht., 3 Gal.	Cont.	As Shown
Compact Oregon Grape Holly	Mahonia 'aquifolium 'Compactum'	63	18" Ht., 5 Gal.	Cont.	As shown
Mooney Juniper	Juniperus chinensis 'Mooney'	81	18" Ht., 5 Gal.	Cont.	As Shown
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	55	18" Ht., 3 Gal.	Cont.	As Shown
Kobold Japanese Barberry	Berberis thunbergii 'Kobold'	33	18" Ht., 3 Gal.	Cont.	As Shown
Little Quick Fire Oakleaf Hydrangea	Hydrangea paniculata 'Little Quick Fire'	41	18" Ht., 3 Gal.	Cont.	As Shown
Sabina Juniper	Juniperus sabina	55	18" Ht., 5 Gal.	Cont.	As Shown
Mint Julip Juniper	Juniperus chinensis 'Mooney'	82	18" Ht., 3 Gal.	Cont.	As Shown
Sea Green Juniper	Juniperus x pfitzeriana 'Sea Green'	80	18" Ht., 5 Gal.	Cont.	As Shown
Snowmound Spirea	Spiraea nipponica 'Snowmound'	14	18" Ht., 5 Gal.	Cont.	As Shown
ORNAMENTAL GRASSES, PERENNIALS & GROUNDCOVERS					
Blaze Little Bluestem	Schizachyrium virgatum 'Shenandoah'	201	1 Gal.	Cont.	30" O.C.
Magnus Purple Coneflower	Echinacea purpurea 'Magnus'	104	1 Gal.	Cont.	18" O.C.
Purpleleaf Wintercreeper	Euonymus fortunei 'Coloratus'	114	1 Gal.	Cont.	18" O.C.
Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	99	1 Gal.	Cont.	30" O.C.

PLANTING LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- PROPOSED DECIDUOUS CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED CONIFER TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED CONIFER SHRUB
- PROPOSED PERENNIALS
- PROPOSED ORNAMENTAL GRASSES
- EXTENTS OF TURFGRASS SOD
- METAL EDGING – TYP.

1 L-103 SITE PLANTING PLAN
SCALE: 1" = 40'-0"

KHA
Kenneth Hahn Architects
1343 South 75th Street
Omaha, NE 68124-1610

BIG MUDDY Workshop
ENGINEERING
Landscape Architecture · Project Planning
Bellevue Office
1023 Fairview Road
Bellevue, NE 68137
402.291.8111
402.291.8112
www.bigmuddyworkshop.com

RECEIVED
AUG 14 2019
PLANNING DEPT.

CONDITIONAL USE PERMIT SUBMITTAL

Date	Description	Rev.

Project number	109-015
Date	14 AUG 2019
Drawn by	BJS
Checked by	BP

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

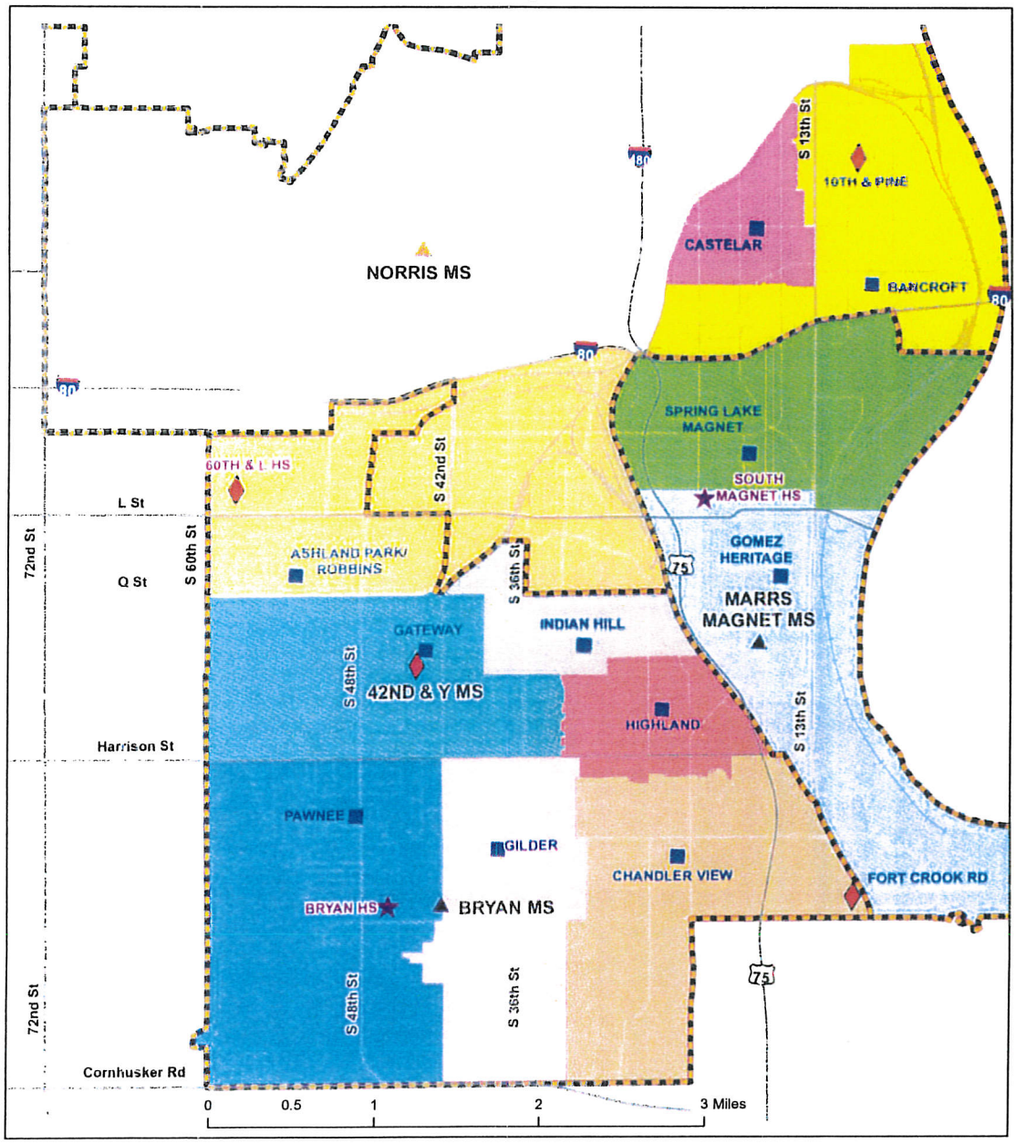
OMAHA PUBLIC SCHOOLS
FORT CROOK ROAD ELEMENTARY SCHOOL

SITE PLANTING PLAN

SHEET NO.
L-103

RECEIVED
JUL 16 2019
PLANNING DEPT.

Current South Omaha Elementary and Middle School Boundaries



Current Boundary Overview

- The map and tables below show the student counts, utilization, and demographics of OPS students living in the current elementary and middle school boundaries in South Omaha.
- All numbers shown are based on a change to a K-5, 6-8 grade configuration, allowing for a more consistent pathway for students.
- All building capacity numbers do not include PK rooms or portables, and account for any planned renovations.
- The Current MS Feeder % table shows where, and at what percentage, each elementary school feeds to the middle school level. Currently 1 elementary school splits at the middle school level.

School	After Bond Capacity (PK Rooms Removed - No Portables)	Proposed Grade Config.	Current K-5 Live-In	Current K-5 Live-In Utilization
Ashland Park/Robbins	817	K-5	684	83.7%
Bancroft	646	K-5	757	117.2%
Castelar	494	K-5	650	131.6%
Chandler View	551	K-5	384	69.7%
Gateway	722	K-5	752	104.2%
Gilder	456	K-5	224	49.1%
Gomez Heritage	741	K-5	971	131.0%
Highland	494	K-5	429	86.8%
Indian Hill	760	K-5	683	89.9%
New ES #1 (Fort Crook Rd)	551	K-5		
New ES #2 (10th & Pine)	551	K-5		
Pawnee	323	K-5	292	90.4%
Spring Lake Magnet	779	K-5	785	100.8%
Total	7,885		6,611	83.8%

Middle School	After Bond Capacity (No Portables)	Proposed Grade Config.	Current Live-In	Current Live-In Utilization
Bryan	720	6-8	1,383	192.1%
Marrs	1,152	6-8	841	73.0%
Norris	1,260	6-8/7-8	1,596	126.7%
New Middle School	954	6-8		
Total	4,086		3,820	93.5%

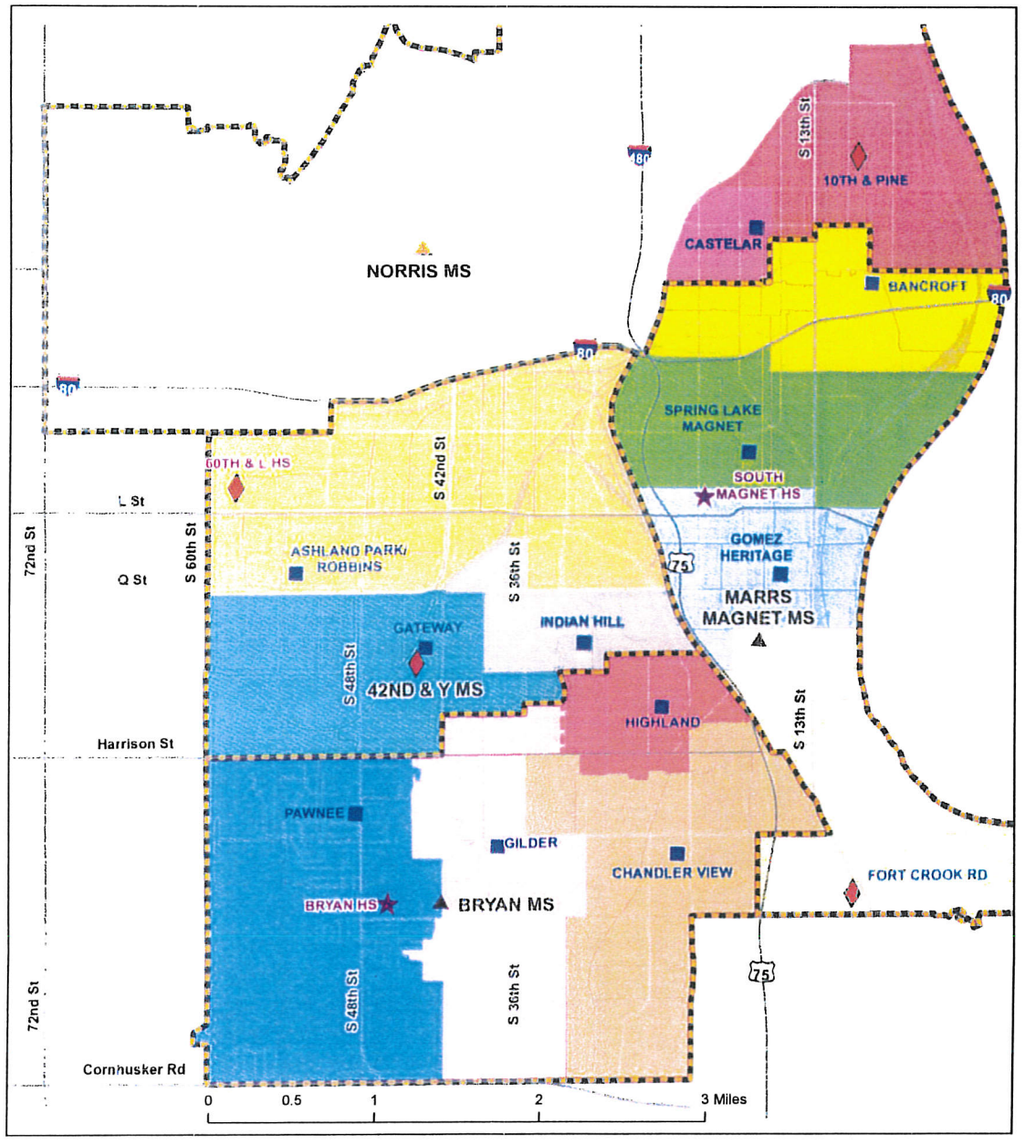
Current MS Feeder %

	Bryan	Marrs	Norris	New MS
Ashland Park/Robbins	32%	0%	68%	0%
Bancroft	0%	0%	100%	0%
Castelar	0%	0%	100%	0%
Chandler View	100%	0%	0%	0%
Gateway	100%	0%	0%	0%
Gilder	100%	0%	0%	0%
Gomez Heritage	0%	100%	0%	0%
Highland	100%	0%	0%	0%
Indian Hill	100%	0%	0%	0%
Pawnee	100%	0%	0%	0%
Spring Lake Magnet	0%	100%	0%	0%

Schools
- New School
- ES
- MS
- HS
- Railroad
- Current MS Boundaries

Current ES Boundaries
- Ashland Park-Robbins
- Bancroft Elementary
- Castelar Elementary
- Chandler View Elementary
- Gateway Elementary
- Gilder Elementary
- Edward Babe Gomez Heritage Elem
- Highland Elementary
- Indian Hill Elementary
- Pawnee Elementary
- Spring Lake Magnet Center

Option 1 - South Omaha Elementary and Middle School Boundaries



Option 1 Overview

- All elementary schools feed 100% to one middle school
- All schools below 90% live-in utilization except for Spring Lake Magnet
- Middle school live-in utilization ranges from a low of 87.3% to a high of 98.7%
- 1,350 K-5 students change home attendance area
- 1,234 6-8 students change home attendance area

School	After Bond Capacity (PK Rooms Removed - No Portables)	Proposed Grade Config.	Current K-5 Live-In	Current K-5 Live-In Utilization	Proposed Live-In K-5	Proposed Live-In Utilization
Ashland Park/Robbins	817	K-5	684	83.7%	684	83.7%
Bancroft	646	K-5	757	117.2%	560	86.7%
Castelar	494	K-5	650	131.6%	408	82.6%
Chandler View	551	K-5	384	69.7%	374	67.9%
Gateway	722	K-5	752	104.2%	583	80.7%
Gilder	456	K-5	224	49.1%	341	74.8%
Gomez Heritage	741	K-5	971	131.0%	619	83.5%
Highland	494	K-5	429	86.8%	380	76.9%
Indian Hill	760	K-5	683	89.9%	683	89.9%
New ES #1 (Fort Crook Rd)	551	K-5			473	85.8%
New ES #2 (10th & Pine)	551	K-5			474	86.0%
Pawnee	323	K-5	292	90.4%	282	87.3%
Spring Lake Magnet	779	K-5	785	100.8%	750	96.3%
Total	7,885		6,611	83.8%	6,611	83.8%

Middle School	After Bond Capacity (No Portables)	Proposed Grade Config.	Current Live-In	Current Live-In Utilization	Proposed Live-In	Proposed Live-In Utilization
Bryan	720	6-8	1,383	192.1%	645	89.6%
Marrs	1,152	6-8	841	73.0%	1,133	98.4%
Norris	1,260	6-8/7-8	1,596	126.7%	1,100	87.3%
New Middle School	954	6-8			942	98.7%
Total	4,086		3,820	93.5%	3,820	93.5%

Proposed MS Feeder %				
	Bryan	Marrs	Norris	New MS
Ashland Park/Robbins	0%	0%	0%	100%
Bancroft	0%	100%	0%	0%
Castelar	0%	0%	100%	0%
Chandler View	100%	0%	0%	0%
Gateway	0%	0%	0%	100%
Gilder	100%	0%	0%	0%
Gomez Heritage	0%	100%	0%	0%
Highland	100%	0%	0%	0%
Indian Hill	0%	0%	0%	100%
New ES #1 (Fort Crook Rd)	0%	100%	0%	0%
New ES #2 (10th & Pine)	0%	0%	100%	0%
Pawnee	100%	0%	0%	0%
Spring Lake Magnet	0%	100%	0%	0%

Schools

- New School
- ES
- MS
- HS
- Railroad
- Proposed MS Boundaries

Proposed ES Boundaries

- Ashland Park-Robbins
- Bancroft Elementary
- Castelar Elementary
- Chandler View Elementary
- Edward Babe Gomez Heritage Elem
- Gateway Elementary
- Gilder Elementary
- Highland Elementary
- Indian Hill Elementary
- New ES (10th & Pine)
- New ES (Fort Crook Rd.)
- Pawnee Elementary
- Spring Lake Magnet Center

OMAHA Public Schools

DISTRICT OPERATIONAL SERVICES
3215 Cuming St. Omaha, NE 68131
(531) 299-9842 Fax 531-299-0412

Chris Shewchuk, Planning Director
City of Bellevue: Planning Department
1510 Wall Strret
Bellevue, NE 68005

RE: OPS Fort Crook Road Elementary School

Mr. Shewchuk,

To help facilitate concerns of students crossing Fort Crook Road, the Omaha Public Schools will provide transportation to students living within the one mile walk zone on the east side of Fort Crook Road. Students outside of the one mile walk zone are provided transportation through our Student Assignment Plan. Buses will transport students to the school via Chandler Road east to Nebraska Drive to drop them off at the main entrance of the school.

Respectfully,

Dr Lisa Sterba

Dr. Lisa Sterba
Chief Operations Officer

RECEIVED
SEP 11 2019
PLANNING DEPT.

Record & Return To:
City of Bellevue Planning Department
1510 Wall Street
Bellevue, NE 68005

CITY OF BELLEVUE
CONDITIONAL USE PERMIT
LOT 3, SOUTH WOODS REPLAT 3,
LOCATED IN THE SOUTHWEST ¼ OF SECTION 14, AND THE SOUTHEAST ¼ OF SECTION 15,
T14N, R13E OF THE 6TH P.M., SARPY COUNTY, NEBRASKA

Conditional Use Permit for Douglas County School District 00001

This Conditional Use Permit issued this _____ day of _____, 2019 by the City of Bellevue, a municipal corporation in the County of Sarpy County, Nebraska ("City") to Douglas County School District 00001, ("Applicant"), pursuant to the Bellevue Zoning Ordinance.

WHEREAS, Douglas County School District 00001, is the legal owner of Lot 1, South Woods Replat 3, located in the Southwest ¼ of Section 14 and the Southeast ¼ of Section 15, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska, consisting of approximately 14.48 acres, more or less ("Property"). Applicant desires to use the Property for the purpose of an elementary school; 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 24 months after the date of the approval of this Permit otherwise such Permit shall become void.

c. Applicant may maintain an elementary school facility on the Property.

d. Applicant shall provide transportation to all students living on the east side of Fort Crook Road.

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.

h. Applicant shall ensure that its transportation practices avoid stacking busses across the railroad tracks adjacent to the Property by primarily utilizing Nebraska Drive to Chandler Road for its bus routing. Applicant shall also require appropriate training of its bus drivers and its contractor's bus drivers regarding such stacking practices.

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:

Douglas County School District 00001
3215 Cuming Street
Omaha, NE 68131

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:

_____
Susan Kluthe, 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 Susan Kluthe, 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

_____
Dr. Cheryl Logan, Superintendent
Douglas County School District 00001

STATE OF NEBRASKA)
)SS:
COUNTY OF _____)

The undersigned, a notary public qualified in and for said county, does hereby certify that Mark Warneke 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

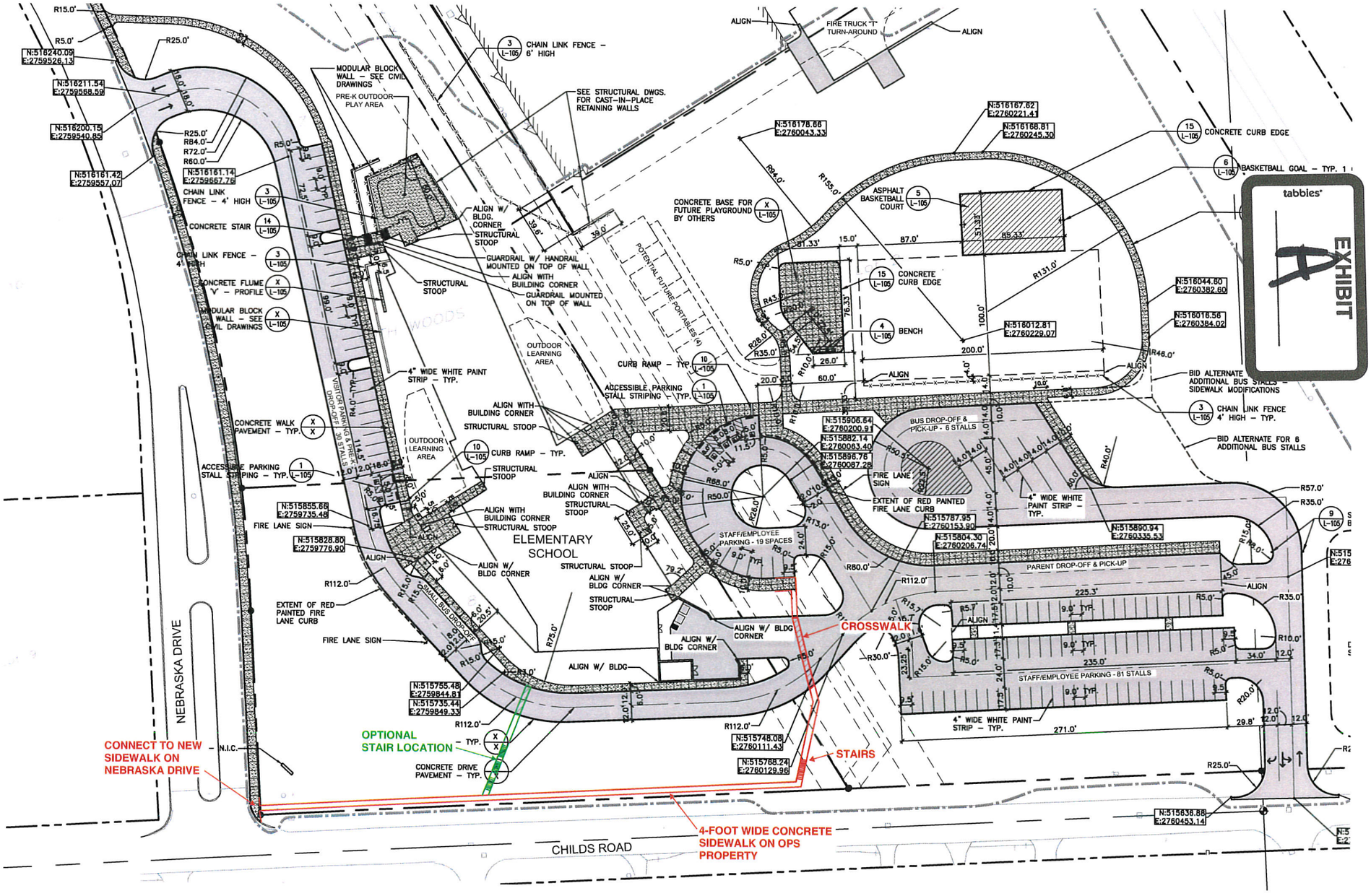


EXHIBIT
A
tabbies
ELEMENTARY SCHOOL
NEBRASKA DRIVE
CHILDS ROAD
CONNECT TO NEW SIDEWALK ON NEBRASKA DRIVE
OPTIONAL STAIR LOCATION
CROSSWALK
STAIRS
4-FOOT WIDE CONCRETE SIDEWALK ON OPS PROPERTY
PARENT DROP-OFF & PICK-UP
STAFF/EMPLOYEE PARKING - 81 STALLS
STAFF/EMPLOYEE PARKING - 19 SPACES
BUS DROP-OFF & PICK-UP - 6 STALLS
VISITOR PARKING & PRE-K DROP-OFF - 30 STALLS
SMALL BUS DROP-OFF
OUTDOOR LEARNING AREA
PRE-K OUTDOOR PLAY AREA
POTENTIAL FUTURE PORTABLES (4)
FIRE TRUCK "T" TURN-AROUND
CHAIN LINK FENCE - 6' HIGH
MODULAR BLOCK WALL - SEE CIVIL DRAWINGS
SEE STRUCTURAL DWGS. FOR CAST-IN-PLACE RETAINING WALLS
CONCRETE CURB EDGE
BASKETBALL GOAL - TYP.
ASPHALT BASKETBALL COURT
CONCRETE BASE FOR FUTURE PLAYGROUND BY OTHERS
BENCH
CHAIN LINK FENCE - 4' HIGH
CONCRETE STAIR
CONCRETE FLUME "V" - PROFILE
CONCRETE WALK PAVEMENT - TYP.
CONCRETE DRIVE PAVEMENT - TYP.
ACCESSIBLE PARKING STALL STRIPING - TYP.
CURB RAMP - TYP.
4" WIDE WHITE PAINT STRIP - TYP.
FIRE LANE SIGN
EXTENT OF RED PAINTED FIRE LANE CURB
STRUCTURAL STOOP
GUARDRAIL W/ HANDRAIL MOUNTED ON TOP OF WALL
GUARDRAIL MOUNTED ON TOP OF WALL
ALIGN WITH BUILDING CORNER
ALIGN W/ BLDG. CORNER
ALIGN W/ BLDG CORNER
ALIGN W/ BLDG
BID ALTERNATE ADDITIONAL BUS STALLS - SIDEWALK MODIFICATIONS
BID ALTERNATE FOR 6 ADDITIONAL BUS STALLS
N:516240.09 E:2759526.13
N:516211.54 E:2759588.59
N:516200.15 E:2759540.85
N:516161.42 E:2759557.07
N:516161.14 E:2759567.76
N:516178.66 E:2760043.33
N:516167.82 E:2760221.41
N:516168.81 E:2760245.30
N:516044.80 E:2760382.60
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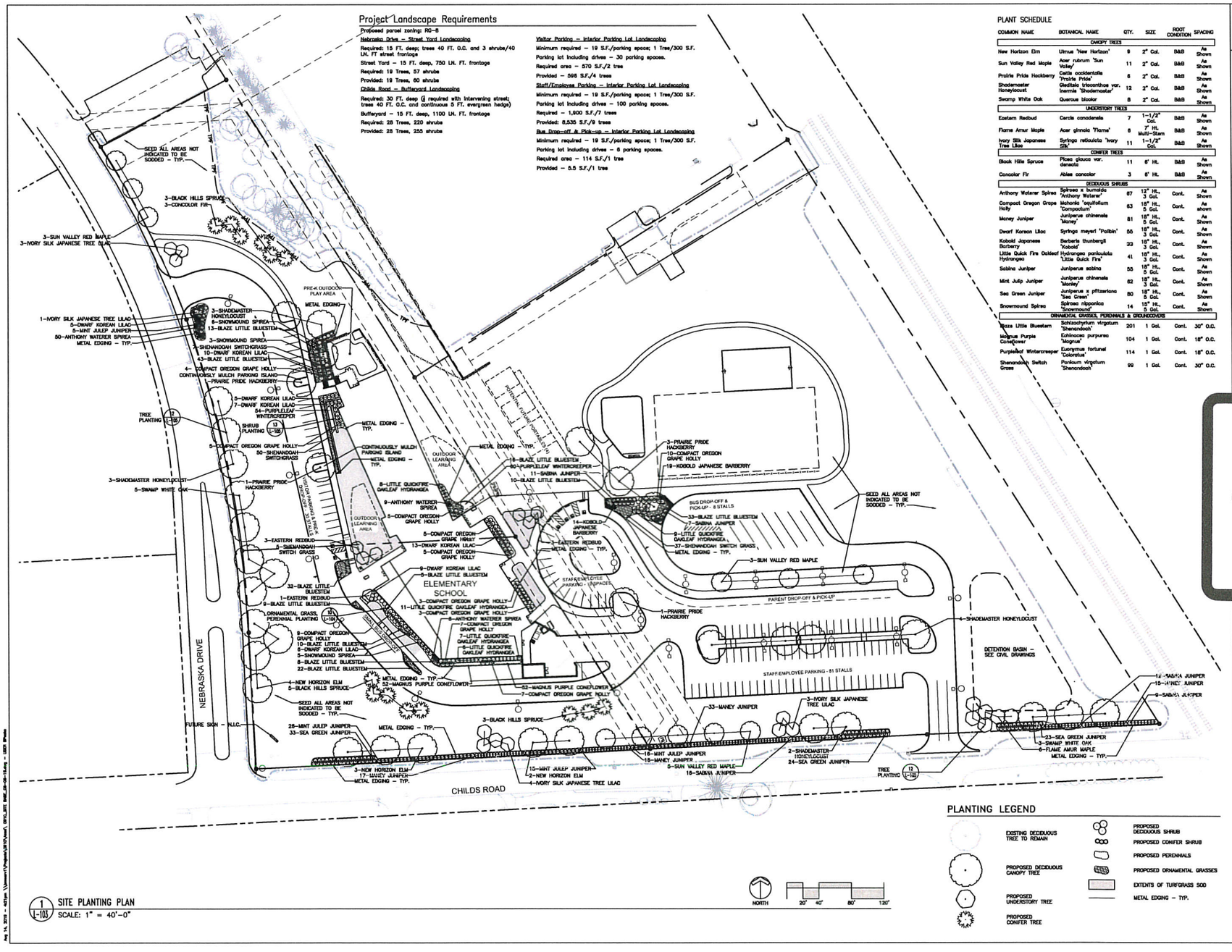

1 L-101 SITE PLANTING PLAN
SCALE: 1" = 40'-0"

Project Landscape Requirements

Proposed parcel zoning: RG-5

Nebraska Drive – Street Yard Landscaping

Required: 15 FT. deep; trees 40 FT. O.C. and 3 shrubs/40 LN. FT street frontage

Street Yard – 15 FT. deep, 750 LN. FT. frontage

Required: 19 Trees, 57 shrubs

Provided: 19 Trees, 60 shrubs

Childs Road – Buffeyard Landscaping

Required: 30 FT. deep (1 required with intervening street; trees 40 FT. O.C. and continuous 5 FT. evergreen hedge)

Buffeyard – 15 FT. deep, 1100 LN. FT. frontage

Required: 28 Trees, 220 shrubs

Provided: 28 Trees, 255 shrubs

Visitor Parking – Interior Parking Lot Landscaping

Minimum required – 19 S.F./parking space; 1 Tree/300 S.F.

Parking lot including drives – 30 parking spaces.

Required area – 570 S.F./2 tree

Provided – 598 S.F./4 trees

Staff/Employee Parking – Interior Parking Lot Landscaping

Minimum required – 19 S.F./parking space; 1 Tree/300 S.F.

Parking lot including drives – 100 parking spaces.

Required – 1,900 S.F./7 trees

Provided: 8,835 S.F./9 trees

Bus Dropoff & Pick-up – Interior Parking Lot Landscaping

Minimum required – 19 S.F./parking space; 1 Tree/300 S.F.

Parking lot including drives – 8 parking spaces.

Required area – 114 S.F./1 tree

Provided – 5.5 S.F./1 tree

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	QTY.	SIZE	ROOT CONDITION	SPACING
CANOPY TREES					
New Horizon Elm	Ulmus 'New Horizon'	9	2" Cal.	B&B	As Shown
Sun Valley Red Maple	Acer rubrum 'Sun Valley'	11	2" Cal.	B&B	As Shown
Prairie Pride Hackberry	Celtis occidentalis 'Prairie Pride'	6	2" Cal.	B&B	As Shown
Shademaster Honeylocust	Gleditsia triacanthos var. inermis 'Shademaster'	12	2" Cal.	B&B	As Shown
Swamp White Oak	Quercus bicolor	8	2" Cal.	B&B	As Shown
UNDERSTORY TREES					
Eastern Redbud	Cercis canadensis	7	1-1/2" Cal.	B&B	As Shown
Flame Amur Maple	Acer ginnala 'Flame'	6	7' Ht. Multi-Stem	B&B	As Shown
Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	11	1-1/2" Cal.	B&B	As Shown
CONIFER TREES					
Black Hills Spruce	Picea glauca var. densata	11	6' Ht.	B&B	As Shown
Concolor Fir	Abies concolor	3	6' Ht.	B&B	As Shown
DECIDUOUS SHRUBS					
Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	67	12" Ht., 3 Gal.	Cont.	As Shown
Compact Oregon Grape Holly	Mahonia 'aquifolium 'Compactum'	63	18" Ht., 5 Gal.	Cont.	As shown
Maney Juniper	Juniperus chinensis 'Maney'	81	18" Ht., 5 Gal.	Cont.	As Shown
Dwarf Korean Lilac	Syringa meyeri 'Palibin'	55	18" Ht., 3 Gal.	Cont.	As Shown
Kobold Japanese Barberry	Berberis thunbergii 'Kobold'	33	18" Ht., 3 Gal.	Cont.	As Shown
Little Quick Fire Oakleaf Hydrangea	Hydrangea paniculata 'Little Quick Fire'	41	18" Ht., 3 Gal.	Cont.	As Shown
Sabina Juniper	Juniperus sabina	55	18" Ht., 5 Gal.	Cont.	As Shown
Mint Julip Juniper	Juniperus chinensis 'Mondey'	62	18" Ht., 3 Gal.	Cont.	As Shown
Sea Green Juniper	Juniperus x pfitzeriana 'Sea Green'	80	18" Ht., 5 Gal.	Cont.	As Shown
Snowmound Spirea	Spiraea nipponica 'Snowmound'	14	18" Ht., 5 Gal.	Cont.	As Shown
ORNAMENTAL GRASSES, PERENNIALS & GROUNDCOVERS					
Blaze Little Bluestem	Schizachyrium virgatum 'Shenandoah'	201	1 Gal.	Cont.	30" O.C.
Magnus Purple Coneflower	Echinacea purpurea 'Magnus'	104	1 Gal.	Cont.	18" O.C.
Purpleleaf Wintercreeper	Euonymus fortunei 'Coloratus'	114	1 Gal.	Cont.	18" O.C.
Shenandoah Switch Grass	Panicum virgatum 'Shenandoah'	99	1 Gal.	Cont.	30" O.C.

PLANTING LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- PROPOSED DECIDUOUS CANOPY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED CONIFER TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED CONIFER SHRUB
- PROPOSED PERENNIALS
- PROPOSED ORNAMENTAL GRASSES
- EXTENTS OF TURFGRASS SOD
- METAL EDGING – TYP.

KHA
Kenneth Hahn Architects
1343 South 75th Street
Omaha, NE 68124-1610

BIG MUDDY Workshop
INCORPORATED
landscape architecture · urban planning

IT SUBMITTAL

EXHIBIT B

tabbies

No.	Description

Project number	109-015
Date	14 AUG 2019
Drawn by	BJS
Checked by	BP

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

OMAHA PUBLIC SCHOOLS
FORT CROOK ROAD ELEMENTARY SCHOOL

SITE PLANTING PLAN

SHEET NO.
L-103

City of Bellevue
Office of the Planning Department

3.c.

MEMORANDUM

TO: Planning Commission
FROM: Tammi Palm, Land Use Planner TLP
DATE: September 19, 2019
RE: Lot 2, Twin Valley Church Replat 1 Addition rezoning
Agenda Item 3.c.

The applicant is requesting a continuance to the October 24, 2019 Planning Commission meeting for the purpose of allowing more time to work with staff and potentially revise the proposed layout of the development. Staff supports this request for a continuance.