

**BELLEVUE PLANNING COMMISSION \*\*\*AMENDED AGENDA\*\*\***

Thursday, November 21, 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 October 24, 2019 Regular Meeting.

e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

**2. CONSENT AGENDA/PUBLIC HEARINGS:**

**3. PUBLIC HEARINGS:**

a. Request to 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

b. Request to approve the fiscal Year 2020-2025 Capital Improvement Plan. Applicant: City of Bellevue.

c. Request to amend Sections 5.22, 5.23, and 5.24, City of Bellevue Zoning Ordinance, regarding permitted uses in the BG, BGM, and BGH zoning districts. Applicant: City of Bellevue.

**4. CURRENT BUSINESS**

a. Approve the 2020 Uniform Review Schedule

**5. ADJOURNMENT**

# MINUTE RECORD

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

The Bellevue Planning Commission held a regular meeting on Thursday, October 24, 2019 at 7:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Casey, Cain, Aerni, Ackley, Hankins, Cutsforth and Ritz. Absent were Commissioners Jacobson and Perrin. Also present was Tammi Palm, Land Use Planner.

Notice of this meeting was given in advance thereof by publication in the Bellevue Leader and posting in two public places, and was also given to the Chairperson and members prior to the meeting. These minutes were written and are available for public inspection within ten days of the meeting.

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

Motion was made by Ackley, seconded by Cutsforth, to approve the minutes of the September 26, 2019 regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

Palm advised no additional updates were received by staff.

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.

Ritz explained the consent agenda process.

There was one item on the consent agenda:

Request to final plat Lots 94 through 170, and Outlot B, Liberty, being a replat of part of Outlot B and part of Lot 1, Daniell's Farm Addition. Applicant: Liberty Land, LLC. General Location: Daniell Road and Chennault Street. Case#: S-1910-08.

There was no one present to speak in favor of, or in opposition to this request.

MOTION was made by Ackley, seconded by Aerni, to approve the consent agenda based upon conformance with the preliminary plat, the comprehensive plan and requirements of the Bellevue zoning regulations. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to CITY COUNCIL for PUBLIC HEARING on November 05, 2019.**

Ritz explained the public hearing procedures.

PUBLIC HEARING was held on a 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

Palm advised there were no updates and as submitted in the packet provided to the commissioners, the developer has requested a continuance to the November 21, 2019 Planning Commission meeting.

Ackley asked staff if this case is being held over once again to give the developer an opportunity to find a second route out of Normandy Hills. Palm stated the developer is trying to come to a decision as to what they want to do to move forward with site plans and logistics.

MOTION was made by Ackley, seconded by Cain, to CONTINUE to the November 21, 2019 Planning Commission meeting a 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. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to PLANNING COMMISSION for PUBLIC HEARING on November 21, 2019.**

There was discussion regarding the election of officers.

MOTION was made by Ackley, seconded by Aerni, to NOMINATE Eric Ritz to serve as Planning Commission Chair and Sue Cutsforth to serve as Vice Chair. Upon roll call, all present voted yes. MOTION carried unanimously.

# MINUTE RECORD

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

Meeting adjourned at 7:17 p.m.

A handwritten signature in black ink that reads "Angela M. Curry". The script is cursive and fluid, with the first letters of each word being capitalized and prominent.

Angela M. Curry  
Planning Assistant



## City of Bellevue

Office of the Planning Department

3.a.

# MEMORANDUM

TO: Planning Commission  
FROM: Tammi Palm, Planning Manager *tp*  
DATE: November 15, 2019  
RE: Lot 2, Twin Valley Church Replat 1 Addition rezoning  
Agenda Item 3.a.

The applicant is requesting a continuance to the December 19, 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.

# MEMORANDUM

**TO:** Planning Commission Members  
**FROM:** Tammi Palm, Planning Manager  
**DATE:** November 20, 2019  
**SUBJECT:** Proposed FY 2020-2025 City of Bellevue Capital Improvement Plan

Attached for your review is the proposed City of Bellevue Capital Improvement Plan for Fiscal Years 2020 through 2025.

This year, the CIP is being done in conjunction with the amended budget. The city is amending the budget as a result of the annexations which were done earlier this year. The CIP contains requests which are the result of these annexations, such as additional equipment for the public works department.

As with past CIPs, the document lists projects by department for each of the years of the plan. For each project, the total cost is shown along with any outside funding sources and the amount of the funding. The source of City funding is the General Fund, unless otherwise shown. For projects beyond the upcoming annual budget, the funding sources are shown where they have been identified. The total for each department, as well as the yearly total is also included. Following the list of projects and costs is a list of the projects with a brief description.

The first year of the CIP corresponds with the proposed amended annual budget. For FY 2020, the proposed Capital Projects total \$20,948,855 with \$12,353,855 being funded by the City and \$14,339,000 being funded from outside sources. The total cost of all capital projects shown in the CIP is \$101,908,516 with \$81,957,016 being funded by the City and \$25,695,500 coming from outside sources.

The CIP includes several major projects. Major projects include a library renovation (\$9,000,000), and a new Public Works/Streets facility (\$7,500,000). Significant road improvement projects within the plan include 36th Street from Highway 370 to Platteview Road, 36th Street between Cornhusker Road and Highway 370, and 25th Street between Cornhusker and Gilmore Roads.

Funding for the upcoming fiscal year includes an allocation of \$750,000 for projects within the designated LB 840 area. This amount is carried over into each year of the plan.

## FY 2019-20 THROUGH FY 2024-2025

### EXPENDITURES BY DEPARTMENT BY YEAR

<u>DEPARTMENT</u>	<u>FY 2019-20</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>	<u>TOTAL</u>
Administrative Services		-	70,000		-	70,000
Building Maintenance	-	100,000	75,000		-	175,000
Cemetery	-	75,000		-	-	75,000
Fire	617,970	2,221,000	2,305,000	805,000	1,010,000	6,958,970
Library	-	4,500,000	4,500,000	-	-	9,000,000
Parks	1,080,000	950,000	425,000	-	-	2,455,000
Police	1,181,885	1,227,474	1,198,000	858,713	727,474	5,193,546
Public Works	242,000	200,000	200,000	200,000	200,000	1,042,000
Recreation	470,000		-	-	-	470,000
Streets	16,027,000	14,890,000	23,121,000	9,156,000	6,720,000	69,914,000
Wastewater	580,000	1,440,000	455,000	330,000		2,805,000
Non-departmental	750,000	750,000	750,000	750,000	750,000	3,750,000
<b>TOTAL</b>	<b>20,948,855</b>	<b>26,353,474</b>	<b>33,099,000</b>	<b>12,099,713</b>	<b>9,407,474</b>	<b>101,908,516</b>
<b>City funding</b>	<b>12,353,855</b>	<b>23,473,474</b>	<b>27,279,000</b>	<b>9,540,713</b>	<b>9,309,974</b>	<b>81,957,016</b>
<b>Funding from others</b>	<b>14,339,000</b>	<b>2,880,000</b>	<b>5,820,000</b>	<b>2,559,000</b>	<b>97,500</b>	<b>25,695,500</b>

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN  
FY 2020 THROUGH FY 2025  
PROJECTS BY YEAR**

**FISCAL YEAR 2020**

DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
<b>Administrative Services</b>				
No capital projects this fiscal year.				
<b>Building Maintenance</b>				
No capital projects this fiscal year				
<b>Cemetery</b>				
No capital projects this fiscal year.				
<b>Fire</b>				
FI 20(1) Replace Medic 42	250,000	250,000	-	
FI 20(2) Replace Brush 3	75,000	75,000	-	
FI 20(3) Fire tower upgrade	172,970	172,970		
FI 20(4) Purchase ATV	10,000	10,000		
FI 20(5) Parking lot replacement at Fire Training Center (Section 2)	110,000	110,000		
Total	617,970	617,970	-	
<b>Library</b>				
No capital projects this year			-	
Total	-	-	-	
<b>Parks</b>				
PK 20(1) ADA playground equipment updates	100,000	100,000	-	
PK 20(2) Ballfield updates	75,000	75,000	-	Baldwin
PK20 (3) Splashpad and Restroom (Phase 1)	400,000	400,000		
PK 20 (4) Tennis Court Lights	250,000		250,000	Stonecroft (grant)
PK 20 (5) American Heroes Park Improvements	150,000	150,000		
PK (6) Slope Mower	30,000	30,000		
PK20 (7) Amphitheater Design for American Heroes Park	75,000	75,000		
Total	1,080,000	830,000	250,000	

Police
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PO 17 (7) Cyber Crimes FREDC software	130,000	130,000	
PO 19 (3) LRMS software (carry-over)	168,885	168,885	
PO 20 (1) New Recording system and dictation eq	350,000	350,000	-
PO 20 (2) Replacement of Totaled Vehicles	33,000	33,000	-
PO 20 (3) Cruiser Replacement	500,000	500,000	-
			-
Total	<u>1,181,885</u>	<u>1,181,885</u>	<u>-</u>

Public Works
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PW 20 (1) SID projects that were ongoing at time of annexations	242,000	242,000	
Total	<u>242,000</u>	<u>242,000</u>	

Recreation
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RE 20 (1) Field Lighting and Building Improvements	470,000		470,000
Total	<u>470,000</u>		<u>470,000</u>

Streets
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ST20 (1) Right-of-way Acquisition 36th Street	244,000	244,000		
ST 20 (2) So 36th St; Hwy 370 to Sheridan Rd - PH 1 CONSTRUCTION, YEAR 1	1,480,000	1,480,000	5,224,000	City 20% funding (Total Cost does not include other agency cost of 5,224,000)
ST 20 (3) S 36th St; Sheridan to Platteview - YR 1 DESIGN/ENG., ROW				City 20% funding (Total Cost does not include other agency cost of 520,000)
	130,000	130,000	520,000	
ST 20 (4) South 25th St bridge (south of Capehart)	1,500,000	1,500,000		
ST 20 (5) S. 36th Street North Design	750,000	375,000	375,000	
ST 20(6) City-wide, various locations - concrete rehab	230,000	230,000	-	
ST 20 (7) Capehart Rd, Kennedy Frwy to Dow St	155,000	155,000		
ST 20(8) Giles Rd, 36th to 42nd St - RESURFACING	165,000	165,000	-	
ST 20 (9) 25th St, Cornhusker Rd to Gilmore Rd - reconstruction design/engineering	375,000	375,000	-	
ST 20 (10) 15th Street, Cornhusker to Thurston	155,000	155,000		
ST 20 (11) Betz Road, Martinview to Lloyd	375,000	375,000		
ST 20 (12) 36th St, Landings Dr to Cornhusker Rd resurfacing	280,000	280,000		
ST 20 (13) 25th St, Ponderosa Dr to Hwy 370 resurfacing	380,000	380,000		
ST 20 (14) Avery Road, Galvin to Fort Crook	185,000	185,000	-	
ST 20 (15) Vehicles and Equipment	2,123,000	2,123,000	-	

ST 20 (16) Street Dept./PW Facility	7,500,000		7,500,000	FEMA/NEMA/insurance
Total	16,027,000	8,152,000	13,619,000	
<b>Wastewater</b>				
WW 20(1) CIPP Pipeline Rehabilitation	230,000	230,000	-	Wastewater fund
WW 20(2) Sewer Jet	250,000	250,000	-	Wastewater fund
WW 20(3) SCADA Upgrades, Phase 3-4	100,000	100,000	-	Wastewater fund
Total	580,000	580,000	-	
<b>Non-department</b>				
ND 20(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment
Total	750,000	750,000	-	
<b>CAPITAL TOTAL ALL DEPARTMENTS</b>	<b>20,948,855</b>	<b>12,353,855</b>	<b>14,339,000</b>	

#### PROJECT DESCRIPTIONS

FI 20(1) Replace Medic 42--A 2002 International.  
 FI 20(2) Replace Brush 3--A 1994 Chevy 3500 pick-up with water tank and pump  
 FI 20(3) Fire tower upgrade to replace 20 year old system  
 FI 20(4) Purchase a new ATV  
 FI 20 (5) Parking lot replacement for Section 2 of the Fire Training Center  
  
 PK 20(1) ADA playground equipment updates--Replace aging equipment to meet current ADA standards in Washington Park  
 PK 20(2) Ballfield updates--Update various ballfields as necessary  
 PK 20(3) New southwest Bellevue splash pad and restroom at Lookingglass Park - Phase 1  
 PK 20(4) New tennis court lights at Stonecroft courts  
 PK 20 (5) American Heroes Park Improvements  
 PK (6) Slope Mower  
 PK20 (7) Amphitheater Design for American Heroes Park  
  
 PO 17(7) FREDC Cyber Crimes Software  
 PO 19(3) LRMS software (carry-over)  
 PO 20(1) New recording system and dictation equipment - replacement for Road Patrol; equipment over 10 years old  
 PO 20(2) Replacement of Totaled Vehicles  
 PO 20(3) Cruiser replacement - 20 vehicles - including cruisers, vehicles for detectives, and Code Enforcement vehicles  
  
 PW 20(1) Approved SID projects that were ongoing at time of the annexations  
  
 RE 20(1) Field Lighting and Building Improvements  
  
 ST 20(1) Right-of-Way acquisition for 36th Street

ST 20(2) South 36th Street; Hwy 370 to Sheridan Rd - Phase 1 construction, Year 1

ST 20(3) S 36th St; Sheridan to Platteview - YR 1 DESIGN/ENG., ROW

ST 20(4) Replacement of S. 25th Street bridge - south of Capehart

ST 20(5) South 36th Street North Design Hwy 370 to Cornhusker

ST 20(6) City-wide, various locations - concrete rehab

ST 20(7) Capehart Rd, Kennedy Frwy to Dow Street resurfacing

ST 20(8) Giles Road, 36th to 42nd St, resurfacing

ST 20(9) 25th Street, Cornhusker Rd to Gilmore Rd resurfacing

ST 20(10) 15th Street, Cornhusker to Thurston resurfacing

ST 20(11) Betz Road, Martinview to Lloyd resurfacing

ST 20(12) 36th Street, Landings Drive to Cornhusker Rd resurfacing

ST 20(13) 25th Street, Ponderosa Drive to Hwy 370 resurfacing

ST 20(14) Avery Rd, Galvin to Fort Crook culvert replacement

ST 20(15) Vehicles and Equipment

ST 20(16) New Street Department/Public Works Facility

WW 20(1) Pipeline Rehab, city-wide

WW 20(2) The sewer jet in service is over 20 years old, the other sewer jet's cost of repair exceeds its value

WW 20(3) SCADA Upgrades, Phase 3-4; automated communication system for sanitary lift station networks

ND 20(1) Infrastructure--Funding for LB 840 program, possible projects to be determined

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN**  
**FY 2020 THROUGH FY 2025**  
**PROJECTS BY YEAR**

**FISCAL YEAR 2021**

DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
<b>Administrative Services</b>				
No capital projects this fiscal year.				
<b>Building Maintenance</b>				
BM 21(1) New equipment and vehicles	100,000	100,000	-	
Total	100,000	100,000	-	
<b>Cemetery</b>				
CE 21(1) New equipment and vehicle	75,000	75,000	-	
Total	75,000	75,000	-	
<b>Fire</b>				
FI 21(1) Replace Brush 23	90,000	90,000	-	
FI 21(2) Replace Pumper 15	675,000	675,000	-	
FI 21(3) Replace Fire Car 7	50,000	50,000	-	
FI 21(4) Replace Medic 31	260,000	260,000	-	
FI 21(5) Replace Fire Care 3	50,000	50,000	-	
FI 21 (6) Replace Truck 31	1,000,000	1,000,000	-	
FI 20 (7) Two support vehicles and emergency equipment	96,000	96,000	-	
Total	2,221,000	2,221,000	-	
<b>Library</b>				
LI 21(1) Library renovation project, phase 1	4,500,000	4,500,000		Private funding

Total	<u>4,500,000</u>	<u>4,500,000</u>	<u>-</u>
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#### Parks

PK 21(1) ADA playground equipment updates	100,000	100,000	-
PK 21(2) Ballfield updates	75,000	75,000	-
PK 21(3) Highway 75 trail	75,000	75,000	-
PK 21 (4) Southwest Bellevue Splashpad and Restroom (Phase 2)	700,000	700,000	
Total	<u>950,000</u>	<u>950,000</u>	<u>-</u>

#### Police

PO 21(1) Cruiser purchase	500,000	500,000	-
PO 21(2) Tablets for patrol/investigations	500,000	500,000	-
PO 21 (3) Replace all Radar Units	200,000	200,000	-
PO 21 (4) Pro-Phoenix LRMS maintenance	27,474	27,474	
Total	<u>1,227,474</u>	<u>1,227,474</u>	<u>-</u>

#### Public Works

PW 21(1) Citywide sidewalk installation	100,000	100,000	-
PW 21(2) Project Engineering	100,000	100,000	-
Total	<u>200,000</u>	<u>200,000</u>	<u>-</u>

#### Recreation

No capital projects this fiscal year.

#### Streets

ST 21(1) So 36th St; Hwy 370 to Sheridan Rd - PH 1 CONSTRUCTION, YEAR 2	3,270,000	654,000	2,616,000	NDOT 80% cost share
ST 21(2) Betz Ditch, south of Lloyd St - DRAINAGE IMPROVEMENTS PHASE 1	1,150,000	1,150,000	-	
ST 21(3) Jewell Rd; Harvell Dr to Bellevue Blvd S	85,000	85,000	-	
ST 21(4) Childs Rd E; Camp Gifford to Bellevue Blvd N	320,000	320,000	-	
ST 21(5) Golden Hills Addition; Golden Blvd, Blaine Ave	280,000	280,000	-	
ST 21(6) 43rd St; Harrison to Margo St	150,000	150,000	-	
ST 21(7) Kasper St; City limits to Ft Crook Frontage Rd	155,000	155,000	-	
ST 21(8) Twin Ridge II Addition; Bryan and Victoria	635,000	635,000	-	

ST 21(9) 25th & Chandler Rd	286,000	286,000	-	
ST 21(10) 25th Street, Harrison to Mose Ave	80,000	80,000	-	
ST 21(11) 42nd St; Harrison St to Giles Rd	270,000	270,000	-	
ST 21(12) Kayleen Dr; Gregg Rd E to Harvell Dr	355,000	355,000	-	
ST 21(13) Marian Ave; Bellevue Blvd S to Lincoln Rd	315,000	315,000	-	
ST 21(14) Chandler Rd W; 39th St, High Meadows Lane	310,000	310,000	-	
ST 21(15) E 35th Ave, E 34th Ave, Hancock St (west of Harlan Lewis Rd)	140,000	140,000	-	
ST 21(16) Avery Rd.; Bellevue Blvd N to Ft Crook Rd	110,000	110,000	-	
ST 21(17) Area Sarpy Ave to 30th St, Harrison St to Chandler Rd	530,000	530,000	-	
ST 21(18) Area 19th to 18th, north of Chandler Rd	314,000	314,000	-	
ST 21(19) Fontenelle Hills, near 502 Edgewood Ct	50,000	50,000	-	
ST 21(20) S 36th St; Sheridan to Platteview - YR 2 DESIGN/ENG., ROW	330,000	66,000	264,000	NDOT 80% cost share
ST 21(21) Area s/ W 29th Ave to W 33rd Ave, Calhoun St to Wallace Ave	335,000	335,000	-	
ST 21(22) Haworth Park; Payne Dr, River Dr	175,000	175,000	-	
ST 21(23) 25th St, Cornhusker Rd to Gilmore Rd	3,250,000	3,250,000	-	
ST 21(24) City-wide, various locations - CONCRETE PAVEMENT REHAB	460,000	460,000	-	
ST 21(25) Lincoln Rd., Ludwig Dr to Mission Ave	540,000	540,000	-	
ST 21(26) Lincoln Rd., Lorraine Ave to Lorraine Dr	575,000	575,000	-	
ST 21(27) S 25th St; Hwy 370 to Ponderosa Dr	420,000	420,000	-	
ST 21(28) Vehicles and Equipment	-	-	-	Amount to be determined

Total	<u>14,890,000</u>	<u>12,010,000</u>	<u>2,880,000</u>	
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#### Wastewater

WW 21(1) CIPP Pipeline Rehabilitation	130,000	130,000	-	Wastewater fund
WW 21(2) Sewer System Modeling	50,000	50,000	-	Wastewater fund
WW 21(3) Sewer Master Plan	60,000	60,000	-	Wastewater fund
WW 21(4) Quail Creek	1,200,000	1,200,000	-	Wastewater fund

Total	<u>1,440,000</u>	<u>1,440,000</u>	<u>-</u>	
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#### Non-department

ND 21(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment
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Total	<u>750,000</u>	<u>750,000</u>	<u>-</u>	
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<b>CAPITAL TOTAL ALL DEPARTMENTS</b>	<b>26,353,474</b>	<b>23,473,474</b>	<b>2,880,000</b>	
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## PROJECT DESCRIPTIONS

BM 21(1) New equipment and vehicles--Replace various department vehicles and equipment

CE 21(1) New equipment and vehicle--Replace various department vehicles and equipment

FI 21(1) Replace Brush 23--A 1998 Chevy 3500 pick-up with water tank and pump

FI 21(2) Replace Pumper 15--1994 Seagrave

FI 21(3) Replace Fire Car 7--2008 Ford Expedition

FI 21(4) Replace Medic 31--2006 International

FI 21(5) Replace Fire Car 3--1999 Chevy 2500

FI 21(6) Replace Truck 31 which was taken out of service 3 years ago

FI 20 (7) Two Expeditions with emergency equipment to add vehicles for additional staff needs

LI 21(1) Library renovation project, phase 1

PK 21(1) ADA playground equipment updates--Replace aging equipment to meet current ADA standards

PK 21(2) Ballfield updates--Update city ballfields as needed, locations to be determined

PK 21(3) City participation in Highway 75 trail system over Platte River

PK 21(4) Southwest Bellevue splashpad and restroom in Lookingglass Park - Phase 2

PO 21(1) Cruiser purchase--On-going program to replace cruisers - 15 cruisers to be replaced

PO 21(2) Tablets for patrol/investigations--Tablets to replace outdated computers

PO 21(3) Replace all radar units

PO 21(4) Pro-Phoenix LRMS software maintenance

PW 21(1) Citywide sidewalk installation--Continuation of city-wide program

PW 21(2) Project Engineering--Outsourced engineering for various projects

ST 21(1) So 36th St; Hwy 370 to Sheridan Rd - PH 1 CONSTRUCTION, YEAR 2

ST 21(2) Betz Ditch, south of Lloyd St - DRAINAGE IMPROVEMENTS PHASE 1

ST 21(3) Jewell Rd; Harvell Dr to Bellevue Blvd S - REHAB ADVANCE CONCRETE REPAIRS

ST 21(4) Childs Rd E; Camp Gifford Rd to Bellevue Blvd N - RESURFACING

ST 21(5) Golden Hills Addition; Golden Blvd, Blaine Ave - REHAB ADVANCE CONCRETE REPAIRS

ST 21(6) 43rd St; Harrison to Margo St - RESURFACING

ST 21(7) Kasper St; City limits to Ft Crook Frontage Rd - RESURFACING

ST 21(8) Twin Ridge II Addition; Bryan Ave, Victoria Ave - RESURFACING

ST 21(9) 25th & Chandler Rd - SIGNAL REPLACEMENT

ST 21(10) 25th Street, Harrison to Mose Ave REHAB ADVANCE CONCRETE REPAIRS

ST 21(11) 42nd St; Harrison St to Giles Rd - REHAB ADVANCE CONCRETE REPAIRS

ST 21(12) Kayleen Dr; Gregg Rd E to Harvell Dr - RESURFACING

ST 21(13) Marian Ave.; Bellevue Blvd S to Lincoln Rd - RESURFACING

ST 21(14) Chandler Rd W; 39th St, High Meadows Lane - RESURFACING

ST 21(15) E 35th Ave, E 34th Ave, Hancock St (west of Harlan Lewis Rd) - RESURFACING

ST 21(16) Avery Rd.; Bellevue Blvd N to Ft Crook Rd - REHAB ADVANCE CONCRETE REPAIRS  
ST 21(17) Area Sarpy Ave to 30th St, Harrison St to Chandler Rd - RESURFACING  
ST 21(18) Area 19th to 18th, north of Chandler Rd - DRAINAGE STRUCTURES  
ST 21(19) Fontenelle Hills Addition near 502 Edgewood Ct - STORM SEWER REPAIRS AND DRAINAGE IMPROVEMENT  
ST 21(20) S 36th St; Sheridan to Platteview - YR 2 DESIGN/ENG., ROW  
ST 21(21) Area s/ W 29th Ave to W 33rd Ave, Calhoun St to Wallace Ave -RESURFACING  
ST 21(22) Haworth Park; Payne Dr, River Dr - RESURFACING  
ST 21(23) 25th St, Cornhusker Rd to Gilmore Rd reconstruction  
ST 21(24) City-wide, various locations - CONCRETE PAVEMENT REHAB  
ST 21(25) Lincoln Rd., Ludwig Dr to Mission Ave - DESIGN.ENG., WALL, SIDEWALK INSTALLATION, DRAINAGE STRUCTURES  
ST 21(26) Lincoln Rd., Lorraine Ave to Lorraine Dr - DESIGN.ENG., WALL, SIDEWALK INSTALLATION  
ST 21(27) S 25th St; Hwy 370 to Ponderosa Dr - RESURFACING  
ST 21(28) Vehicles and Equipment to be determined

WW 21(1) Continued rehab of pipeline beyond it's useful life - city-wide  
WW 21(2) Capture remaining basins and develop capacity model  
WW 21(3) Updated plan  
WW 21(4) Continue installation of sanitary for new development in basin

ND 21(1) Infrastructure--Funding for LB 840 program, possible projects to be determined

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN  
FY 2020 THROUGH FY 2025  
PROJECTS BY YEAR**

**FISCAL YEAR 2022**

DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
Administrative Services				
AS 22(1) Mini-bus replacement	70,000	18,000	52,000	Grant awarded by MAPA
Total	70,000	18,000	52,000	
Building Maintenance				
BM 22(1) New equipment and vehicles	75,000	75,000	-	
Total	75,000	75,000	-	
Cemetery				
No capital projects this fiscal year.				
Fire				
FI 22(1) Replace Brush 43	90,000	90,000	-	
FI 22(2) Replace Engine/Tanker 44	775,000	775,000	-	
FI 22(3) Replace Fire Car 1	65,000	65,000	-	
FI 22(4) Hazmat/Utility replacement	700,000	700,000	-	
FI 22(5) Replace Engine 21	675,000	675,000	-	
Total	2,305,000	2,305,000	-	

Library
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LI 22(1) Library renovation project, phase 2	4,500,000	4,500,000		Private funding
Total	<u>4,500,000</u>	<u>4,500,000</u>	<u>-</u>	

Parks
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PK 22(1) Ballfield lights	250,000	250,000	-
PK 22(2) ADA playground updates	75,000	75,000	-
PK 22(3) Vehicle and equipment replacement	100,000	100,000	-
Total	<u>425,000</u>	<u>425,000</u>	<u>-</u>

Police
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PO 22(1) Tasers and cartridges	300,000	300,000	-
PO 22(2) Cruiser purchase	198,000	198,000	-
PO 22(3) Body Cameras/Cruiser Cameras	700,000	700,000	-
Total	<u>1,198,000</u>	<u>1,198,000</u>	<u>-</u>

Public Works
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PW 22(1) Citywide sidewalk installation	100,000	100,000	-
PW 22(2) Project Engineering	100,000	100,000	-
Total	<u>200,000</u>	<u>200,000</u>	<u>-</u>

Recreation
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No capital projects this year.

Streets
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ST 22(1) Jewell Rd; Harvell Dr to Bellevue Blvd S	125,000	125,000	-	
ST 22(2) Golden Hills Addition; Golden Blvd, Bline Ave	525,000	525,000	-	
ST 22(3) 25th St; Harrison St to Mose Ave	280,000	280,000	-	
ST 22(4) 42nd St; Harrison St to Giles Rd	300,000	300,000	-	
ST 22(5) Avery Rd.; Bellevue Blvd N to Ft Crook Rd	225,000	225,000	-	
ST 22(6) Southern Valley Addition; 45th-48th St, Suburban Dr to Greene Ave	217,000	217,000	-	
ST 22(7) Southern Park Addition; Robin Dr, Giles Rd, 48th Ave, Virginia St	430,000	430,000	-	
ST 22(8) Bellaire Heights Addition; Crestridge Dr, Hillside Dr, Valleyview Dr	280,000	280,000	-	
ST 22(9) Quail Creek; Outlot 2 Twin Creek Plaza	1,250,000	250,000	1,000,000	
ST 22(10) Department Vehicles and Equipment	-	-	-	Amount to be determined
ST 22(11) Willow Springs	95,000	95,000	-	
ST 22(12) Fontenelle Hills Addition; Ridgewood Ct, Bayberry Dr, Laurel Dr, Laurel Cir	2,385,000	2,385,000	-	
ST 22(13) Forest Hills Addition; Shagbark Ct, Redbud Ln, Forestview Cir	510,000	510,000	-	
ST 22(14) 36th St, Cornhusker Rd to Highway 370	10,000,000	10,000,000	-	
ST 22(15) So 36th St - Sheridan Rd to Platteview Rd - PH 2 CONSTRUCTION, YR 1	5,960,000	1,192,000	4,768,000	NDOT 80% cost share
ST 22(16) College Heights; Lot 177B	200,000	200,000	-	
ST 22(17) S 28th Ave; Capehart Rd to Leawood Dr	114,000	114,000	-	
ST 22(18) S 29th Ave; Capehart Rd to Southdale Plaza	58,000	58,000	-	
ST 22(19) Bernadette Ave, Margo St; 42nd to 48th	167,000	167,000	-	
Total	<u>23,121,000</u>	<u>17,353,000</u>	<u>5,768,000</u>	

#### Wastewater

WW 22(1) CIPP Pipeline Rehabilitation	130,000	130,000	-	Wastewater fund
WW 22(2) Utility Vehicle	75,000	75,000	-	Wastewater fund
WW 22(3) CCTV Unit	250,000	250,000	-	Wastewater fund
Total	<u>455,000</u>	<u>455,000</u>	<u>-</u>	

Non-department
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ND 22(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment
Total	<u>750,000</u>	<u>750,000</u>	<u>-</u>	
<b>CAPITAL TOTAL ALL DEPARTMENTS</b>	<b>33,099,000</b>	<b>27,279,000</b>	<b>5,820,000</b>	

#### PROJECT DESCRIPTIONS

AS 22(1) Mini-bus replacement--Replacement bus for Specialized Transportation Service

BM 22(1) New equipment and vehicles-Replacement of various department vehicles and equipment

FI 22(1) Replace Brush 43--A 2000 Chevy 3500 pick-up with water tank and pump

FI 22(2) Replace Engine/Tanker 44--A 2000 Seagrave

FI 22(3) Replace Fire Car 1 2011 Tahoe

FI 22(4) Hazmat/Utility replacement--1991 Penfab hazmat and a 1997 Pierce utility/air truck. We will combine them into one unit.

FI 22(5) Replace Engine 21--1994 Seagrave

LI 22(1) Library renovation, phase 2

PK 22(1) Ballfield lights--Replace current lights and light poles at city ballfields

PK 22(2) ADA playground updates--Replace aging equipment to meet current ADA standards

PK 22(3) Vehicle and equipment replacement--Replace various department vehicles and equipment

PO 22(1) Tasers and cartridges--Replace all outdated tasers and cartridges

PO 22(2) Cruiser purchase--On-going program to replace 15 cruisers

PO 22(3) Body cameras/Criuser Cameras

PW 22(1) Citywide sidewalk installation--Continuation of city-wide program

PW 22(2) Project Engineering--Outsourced engineering for various projects

ST 22(1) Jewell Rd; Harvell Dr to Bellevue Blvd S - RESURFACING

ST 22(2) Golden Hills Addition; Golden Blvd, Bline Ave - RESURFACING

ST 22(3) 25th St; Harrison St to Mose Ave - RESURFACING

ST 22(4) 42nd St; Harrison St to Giles Rd - RESURFACING  
ST 22(5) Avery Rd.; Bellevue Blvd N to Ft Crook Rd - RESURFACING  
ST 22(6) Southern Valley Addition; 45th-48th St, Suburban Dr to Greene Ave - RESURFACING  
ST 22(7) Southern Park Addition; Robin Dr, Giles Rd, 48th Ave, Virginia St - RESURFACING  
ST 22(8) Bellaire Heights Addition; Crestridge Dr, Hillside Dr, Valleyview Dr - RESURFACING  
ST 22(9) Quail Creek; Outlot 2 Twin Creek Plaza, Parcel ID #011317434 - DRAINAGE IMPROVEMENTS  
ST 22(10) Department Vehicles and Equipment--Replacement of various department vehicles and equipment, to be determined  
ST 22(11) Willow Springs - drainage improvements  
ST 22(12) Fontenelle Hills Addition; Ridgewood Ct, Bayberry Dr, Laurel Dr, Laurel Cir - RECONSTRUCTION  
ST 22(13) Forest Hills Addition; Shagbark Ct, Redbud Ln, Forestview Cir , - RECONSTRUCT ASPHALT STREETS  
ST 22(14) 36th St, Cornhusker Rd to Highway 370 - RECONSTRUCTION  
ST 22(15) So 36th St - Sheridan Rd to Platteview Rd - PH 2 CONSTRUCTION, YR 1  
ST 22(16) College Heights; Lot 177B - DRAINAGE AREA IMPROVEMENT  
ST 22(17) S 28th Ave; Capehart Rd to Leawood Dr - REHAB ADVANCE CONCRETE REPAIRS  
ST 22(18) S 29th Ave; Capehart Rd to Southdale Plaza - REHAB ADVANCE CONCRETE REPAIRS  
ST 22(19) Bernadette Ave, Margo St; 42nd to 48th - REHAB ADVANCE CONCRETE REPAIRS

WW 22(1) Continue rehab, city-wide  
WW 22(2) Our utility vehicle is used in our emergency response to events, it is 30 years old and needs to be replaced  
WW 22(3) Our CCTV Unit is over 15 years old and should be scheduled for replacement

ND 22(1) Infrastructure--Funding for LB 840 program, possible projects to be determined

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN  
FY 2020 THROUGH FY 2025  
PROJECTS BY YEAR**

**FISCAL YEAR 2023**

DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
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**Administrative Services**

No capital projects this fiscal year.

**Building Maintenance**

No capital projects this fiscal year.

**Cemetery**

No capital projects this fiscal year.

**Fire**

FI 23(1) Replace Engine 41	675,000	675,000	-	
FI 23(2) Replace Fire Car 2	65,000	65,000	-	
FI 23(3) Replace Fire Car 9	65,000	65,000	-	
Total	805,000	805,000	-	

**Library**

No capital projects this fiscal year.

## Parks

No capital projects this fiscal year.

## Police

PO 23(1) Cruiser purchase	500,000	500,000	-
PO 23(2) Tablets for Vehicles with wifi	331,239	331,239	-
PO 23(3) Pro-Phoenix LRMS	27,474	27,474	-
Total	<u>858,713</u>	<u>858,713</u>	<u>-</u>

## Public Works

PW 23(1) Citywide sidewalk installation	100,000	100,000	-
PW 23(2) Project Engineering	100,000	100,000	-
Total	<u>200,000</u>	<u>200,000</u>	<u>-</u>

## Recreation

No capital projects this fiscal year.

## Streets

ST 23(1) Hancock St.; E Mission Ave to E 29th Ave	600,000	600,000	-
ST 23(2) Giles Rd; 42nd to 48th St	120,000	120,000	-
ST 23(3) E/25th St, Lynnwood Dr to Blackhawk Dr	400,000	400,000	-
ST 23(4) S 21st St s/Cornhusker Rd; Pratt Ave, 21st to 23rd St reet	255,000	255,000	-
ST 23(5) Capehart Rd; Kennedy Freeway to Dow St	135,000	135,000	-
ST 23(6) NE Corner of Harvell Dr & Lincoln, NE for 0.16 Mi toward Lila Ave	160,000	160,000	-
ST 23(7) Department Vehicles and Equipment	-	-	-
			Amount to be determined

ST 23(8) So 36th St - Sheridan Rd to Platteview Rd - PH 2 CONSTRUCTION, YR 2	2,980,000	596,000	2,384,000	NDOT 80% cost sharing
ST 23(9) Gilmore Lake Rd e/25th St	350,000	175,000	175,000	
ST 23(10) Area w/ Harlan Lewis Rd, Industrial Dr to Paradise Park	496,000	496,000	-	
ST 23(11) 36th & Chandler intersection	880,000	880,000	-	
ST 23(12) College Heights; Lot 177B	110,000	110,000	-	
ST 23(13) S 28th Ave; Capehart Rd to Leawood Dr	100,000	100,000	-	
ST 23(14) S 29th Ave; Capehart Rd to Southdale Plaza	60,000	60,000	-	
ST 23(15) Bernadette Ave, Margo St; 42nd to 48th	220,000	220,000	-	
ST 23(16) Fontenelle Hills Addition; Martin Dr, Ridgewood Ct	380,000	380,000	-	
ST 23(17) Freeman Dr/Jackson St; Harvell Dr to Mission Ave	190,000	190,000	-	
ST 23(18) Cascio Addition; Kings Dr, Cascio Dr	210,000	210,000	-	
ST 23(19) Chandler Rd; Bellevue Blvd N to 25th St	1,020,000	1,020,000	-	
ST 23(20) Mission Ave; Main St to Lincoln Rd	345,000	345,000	-	
ST 23(21) High Meadows Ln, 39th St, Valleyview	145,000	145,000	-	
Total	<u>9,156,000</u>	<u>6,597,000</u>	<u>2,559,000</u>	

#### Wastewater

WW 23(1) CIPP Pipeline Rehabilitation	130,000	130,000	-	Wastewater fund
WW 23(2) Bluff St Force Main replacement	200,000	200,000	-	Wastewater fund
Total	<u>330,000</u>	<u>330,000</u>	<u>-</u>	

#### Non-department

ND 23(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment
Total	<u>750,000</u>	<u>750,000</u>	<u>-</u>	

<b>CAPITAL TOTAL ALL DEPARTMENTS</b>	<b>12,099,713</b>	<b>9,540,713</b>	<b>2,559,000</b>	
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## PROJECT DESCRIPTIONS

FI 23(1) Replace Pumper 41--1997 Seagrave  
FI 23(2) Replace Fire Car 2--Replace 2011 Tahoe  
FI 23(3) Replace Fire Car 9--Replace 2010 Tahoe

PO 23(1) Cruiser purchase (on-going)  
PO 23(2) Tablet for vehicles with wifi  
PO 23(3) Pro-Phoenix LRMS software

PW 23(1) Citywide sidewalk installation--Continuation of city-wide program  
PW 23(2) Project Engineering--Outsourced engineering for various projects

ST 23(1) Hancock St.; E Mission Ave to E 29th Ave - REHAB ADVANCE CONCRETE REPAIRS  
ST 23(2) Giles Rd; 42nd to 48th St - REHAB ADVANCE CONCRETE REPAIRS  
ST 23(3) E/25th St, Lynnwood Dr to Blackhawk Dr - DITCH REHAB; TREE CLEARING, BANK STABILIZATION, EROSION MITIGATION - YR 1  
ST 23(4) S 21st St s/Cornhusker Rd; Pratt Ave, 21st to 23rd St - RESURFACING  
ST 23(5) Capehart Rd; Kennedy Freeway to Dow St - REHAB ADVANCE CONCRETE REPAIRS  
ST 23(6) NE Corner of Harvell Dr & Lincoln, NE for 0.16 Mi toward Lila Ave - GROUT, SLIP-LINE CONCRETE DRAINAGE PIPE  
ST 23(7) Department Vehicles and Equipment--Replace various department vehicles and equipment  
ST 23(8) So 36th St - Sheridan Rd to Platteview Rd - PH 2 CONSTRUCTION, YR 2  
ST 23(9) Gilmore Lake Rd e/25th St - DRAINAGE, RECONSTRUCTION  
ST 23(10) Area w/ Harlan Lewis Rd, Industrial Dr to Paradise Park - DRAINAGE IMPROVEMENTS  
ST 23(11) 36th & Chandler intersection - DRAINAGE STRUCTURES, SIDEWALKS, PAVING  
ST 23(12) College Heights; Lot 177B - DRAINAGE AREA IMPROVEMENT  
ST 23(13) S 28th Ave; Capehart Rd to Leawood Dr - RESURFACING  
ST 23(14) S 29th Ave; Capehart Rd to Southdale Plaza - RESURFACING  
ST 23(15) Bernadette Ave, Margo St; 42nd to 48th - RESURFACING  
ST 23(16) Fontenelle Hills Addition; Martin Dr, Ridgewood Ct - REHAB ADVANCE CONCRETE REPAIRS  
ST 23(17) Freeman Dr/Jackson St; Harvell Dr to Mission Ave - REHAB ADVANCE CONCRETE REPAIRS  
ST 23(18) Cascio Addition; Kings Dr, Cascio Dr - REHAB ADVANCE CONCRETE REPAIRS  
ST 23(19) Chandler Rd; Bellevue Blvd N to 25th St - REHAB ADVANCE CONCRETE REPAIRS, MEDIAN  
ST 23(20) Mission Ave; Main St to Lincoln Rd - REHAB ADVANCE CONCRETE REPAIRS  
ST 23(21) High Meadows Ln, 39th St, Valleyview - REHAB ADVANCE CONCRETE REPAIRS

WW 23(1) CIPP Pipeline Rehabilitation  
WW 23(2) Bluff St Force Main replacement

ND 23(1) Infrastructure--Funding for LB 840 program, possible projects to be determined

**CITY OF BELLEVUE CAPITAL IMPROVEMENT PLAN  
FY 2020 THROUGH FY 2025  
PROJECTS BY YEAR**

**FISCAL YEAR 2024**

DEPARTMENT/PROJECT	TOTAL COST	CITY COST	OTHER AGENCY COST	NOTES
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**Administrative Services**

No capital projects this fiscal year.

**Building Maintenance**

No capital projects this fiscal year.

**Cemetery**

No capital projects this fiscal year.

**Fire**

FI 24(1) Replace Engine/Tanker 4	850,000	850,000	-
FI 24(2) Replace Utility 1	65,000	65,000	-
FI 24(3) Replace Brush 33	95,000	95,000	-
Total	1,010,000	1,010,000	-

**Library**

No capital projects this fiscal year.

## Parks

No capital projects this fiscal year.

## Police

PO 24(1) Cruiser purchase	500,000	500,000	-
PO 24(2) Pro Phoenix LRMS	27,474	27,474	-
PO 24(3) Servers	200,000	200,000	-
Total	<u>727,474</u>	<u>727,474</u>	<u>-</u>

## Public Works

PW 24(1) Citywide sidewalk installation	100,000	100,000	-
PW 24(2) Project Engineering	100,000	100,000	-
Total	<u>200,000</u>	<u>200,000</u>	<u>-</u>

## Recreation

No capital projects this fiscal year.

## Streets

ST 24(1) Hancock St.; E Mission Ave to E 29th Ave	250,000	250,000	-
ST 24(2) Giles Rd; 42nd to 48th St	210,000	210,000	-
ST 24(3) E/25th St, Lynnwood Dr to Blackhawk Dr	400,000	400,000	-
ST 24(4) Capehart Rd; Kennedy Freeway to Dow St	480,000	480,000	-
ST 24(5) Fontenelle Hills Addition; Martin Dr, Ridgewood Ct	710,000	710,000	-
ST 24(6) Freeman Dr/Jackson St; Harvell Dr to Mission Ave	385,000	385,000	-
ST 24(7) Cascio Addition; Kings Dr, Cascio Dr	360,000	360,000	-
ST 24(8) Chandler Rd; Bellevue Blvd N to 25th St	925,000	925,000	-
ST 24(9) Mission Ave; Main St to Lincoln Rd	855,000	855,000	-

ST 24(10) High Meadows Ln, 39th St, Valleyview	275,000	275,000	-	
ST 24(11) Ft Crook Rd; Cornhusker Rd to Capehart Rd	315,000	315,000	-	
ST 24(12) Willow Springs Addition; Lewis and Clark	220,000	220,000	-	
ST 24(13) Harrison St; Sarpy Ave to 48th St (Yr 1 - 36th to 48th)	195,000	97,500	97,500	City of Omaha 50% cost share
ST 24(14) Blue Ridge Add; Oak Ridge Dr to 36th, Sherwood to Cornhusker	315,000	315,000	-	
ST 24(15) Bellevue Blvd N; Prairie Ave to Gregg Rd	340,000	340,000	-	
ST 24(16) Bellevue Blvd S, Lord Blvd; Lincoln Rd to Franklin Street	265,000	265,000	-	
ST 24(17) Area, Harrison to Borman, 45th to 48th St	130,000	130,000	-	
ST 24(18) Birchcrest Rd/Lloyd St; Harvell Dr to Betz Rd	90,000	90,000	-	
ST 24(19) Department Vehicles and Equipment	-	-	-	Amount to be determined
Total	<u>6,720,000</u>	<u>6,622,500</u>	<u>97,500</u>	

#### Wastewater

No capital projects this fiscal year.

#### Non-department

ND 24(1) LB 840 Infrastructure improvements	750,000	750,000	-	Community Betterment
Total	<u>750,000</u>	<u>750,000</u>	<u>-</u>	
<b>CAPITAL TOTAL ALL DEPARTMENTS</b>	<b>9,407,474</b>	<b>9,309,974</b>	<b>97,500</b>	

#### PROJECT DESCRIPTIONS

FI 24(1) Replace Engine/Tanker 4 --A 2000 Seagrave  
FI 24(2) Replace Utility 1--A 2004 F 250 dual wheel pickup  
FI 24(3) Replace Brush 33--A 2002 Chevy 3500 pick-up with water tank and pump

PO 24 (1) Cruiser purchase ongoing  
PO 24 (2) Pro-Phoenix LRMS software  
PO 24 (3) Servers

PW 24(1) Citywide sidewalk installation--Continuation of city-wide program  
PW 24(2) Project Engineering--Outsourced engineering for various projects

ST 23(1) Hancock St.; E Mission Ave to E 29th Ave - RESURFACING  
ST 23(2) Giles Rd; 42nd to 48th St - RESURFACING  
ST 23(3) E/25th St, Lynnwood Dr to Blackhawk Dr - DITCH REHAB; TREE CLEARING, BANK STABILIZATION, EROSION MITIGATION - YR 2  
ST 24(4) Capehart Rd; Kennedy Freeway to Dow St - RESURFACING  
ST 24(5) Fontenelle Hills Addition; Martin Dr, Ridgewood Ct - RESURFACING  
ST 24(6) Freeman Dr/Jackson St; Harvell Dr to Mission Ave - RESURFACING  
ST 24(7) Cascio Addition; Kings Dr, Cascio Dr - RESURFACING  
ST 24(8) Chandler Rd; Bellevue Blvd N to 25th St - RESURFACING  
ST 24(9) Mission Ave; Main St to Lincoln Rd - RESURFACING  
ST 24(10) High Meadows Ln, 39th St, Valleyview - RESURFACING  
ST 24(11) Ft Crook Rd; Cornhusker Rd to Capehart Rd - REHAB ADVANCE CONCRETE REPAIRS  
ST 24(12) Willow Springs Addition; Lewis and Clark - REHAB ADVANCE CONCRETE REPAIRS  
ST 24(13) Harrison St; Sarpy Ave to 48th St ( Yr 1 - 36th to 48th) - REHAB ADVANCE CONCRETE REPAIRS  
ST 24(14) Blue Ridge Add; Oak Ridge Dr to 36th, Sherwood to Cornhusker- REHAB ADVANCE CONCRETE  
ST 24(15) Bellevue Blvd N; Prairie Ave to Gregg Rd - REHAB ADVANCE CONCRETE REPAIRS  
ST 24(16) Bellevue Blvd S, Lord Blvd; Lincoln Rd to Franklin St - REHAB ADVANCE CONCRETE REPAIRS  
ST 24(17) Area, Harrison to Borman, 45th to 48th St - REHAB ADVANCE CONCRETE REPAIRS  
ST 24(18) Birchcrest Rd/Lloyd St; Harvell Dr to Betz Rd - REHAB ADVANCE CONCRETE REPAIRS  
ST 24(19) Department Vehicles and Equipment to be determined

ND 24(1) Infrastructure--Funding for LB 840 program, possible projects to be determined



## City of Bellevue

Office of the Planning Department

### Agenda Item 3.c.

**To:** Planning Commission  
**From:** Tammi Palm, Planning Manager *tlp*  
**Date:** November 15, 2019  
**Subject:** Amendment to Sections 5.22, 5.23 and 5.24 regarding permitted uses

The BG, BGM, and BGH zoning districts allow for retail and service stores and offices. The intent of the BG and BGH zones is to provide for a wide range of commercial uses. The intent of the BGM zoning district is provide for a general business zone which takes into account the characteristics of the Olde Towne area.

These zoning districts have language which allows “general office buildings of one or more professional persons engaged in activities which generate a limited amount of contact with the general public, including offices for lawyers, accountants, architects, planners, engineers, and similar professions.” This same language used to be listed as a permitted use in the BN and BNH zoning districts, which are more restrictive than the BG, BGM, and BGH zoning districts. In November 2018, the City Council approved a text amendment for the BN and BNH zoning districts to state “General Office Uses.” As a result, staff is recommending the BG, BGM, and BGH zoning districts be amended to reflect that same change so as to provide consistency in the Zoning Ordinance.

Also, in looking at the permitted uses of the BG and BGH zoning districts, there is a use dealing with printing operations. The current language allows for “printing job, when mechanical operation is not visible from a street and employing not over 4 persons.” In the BG and BGH zoning districts where the widest range of commercial uses are allowed, staff would recommend the current language be amended to allow for no more than 15 people be employed in an operation such as this, as well as point out the use may be incidental to other permitted uses. The BGM zoning district also has the language allowing printing operations with no more than 4 people employed; however, staff would not recommend changing this language due to the character of the Olde Towne neighborhood.

As such, staff is recommending the following amendment to Sections 5.22, 5.23, and 5.24:

#### **Section 5.22 BG General Business District**

**5.22.01 Intent.** To provide for a wide range of retail and service establishments.

#### **5.22.02 Permitted Uses:**

1. Retail and service stores and offices of the following types ranging from small stores to small box retail, provided all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open and further

provided that all waste material be kept within a sight obscuring enclosure:

- A. Animal hospital.
- B. Animal specialty services.
- C. Antique Store.
- D. Apparel store, tailor shops, dressmaker.
- E. Art gallery.
- F. Automatic vending structures when located on that portion of a lot on which a principal building is permitted.
- G. Automobile parts and supply store.
- H. Automobile rental store.
- I. Automotive (light) repair services.
- J. Bakery, custom, selling all production at retail on the premises or as retail custom orders for delivery.
- K. Bank, Savings and Loan Association.
- L. Barber, beauty shops.
- M. Bicycle sales and repair shops, but not including sales and repair of motor driven vehicles.
- N. Book store.
- O. Bowling alley, trampoline or rebound equipment center miniature golf, pool hall, dance hall, kiddy parks, skating rinks.
- P. Candy, ice cream store including manufacture, if all production is sold at retail on the premises or as retail custom orders for delivery.
- Q. Car wash.
- R. Child care center.
- S. Commercial parking lots.
- T. Community Center (*Ord No. 3802, March 9, 2015*)
- U. Convenient Store with limited fuel sales.
- V. Dairy products sales.
- W. Dancing studios and schools including group instruction, not including those classified under sexually oriented business.
- X. Dental clinic.
- Y. Drug or drug-variety store.
- Z. Drive-in uses for permitted businesses shall be allowed, provided that any such establishment shall provide adequate off-street storage space for all cars of patrons; that there be a sturdy, close woven or solid fence on all but the front side; that no music or loud speaker system shall be installed that may be heard at neighboring residential properties and that no lighting shall shine on neighboring properties used for residential purposes.
- AA. Dry cleaning and laundry establishments using only non-flammable solvents and not over 1,200 square feet in floor area. The scale of such operations is intended to serve the local residents and capacity shall be limited to the service of walk-in trade and a two delivery vehicle outside operation.
- BB. Dry cleaning (self-service automatic) establishments of not more than 10 cleaning units.
- CC. Dry cleaning pick-up station with custom pressing and repair, but not including cleaning and laundering on the premises, unless self-service laundry or dry cleaning as permitted herein.
- DD. Dry goods store.
- EE. Exercise, Fitness, and Tanning Spa. (*Ord. No. 3911, September 10, 2018*)
- FF. Feed and seed store.
- GG. Florist shop.

- HH. Frame shop.
- II. Frozen food lockers for individual or family trade, but no slaughtering, killing, eviscerating, skinning, plucking or smoking on the premises.
- JJ. Furniture and antique homes and stores including used furniture store.
- KK. Furniture (specialty) shops.
- LL. Garages for the storage of automobiles, but not including major repair, body and fender work or painting.
- MM. Garden supply, commercial greenhouses, nursery stock sales yards.
- NN. Gasoline stations.
- OO. General office uses
- PP. Gift and card shop.
- QQ. Grocery, supermarket.
- RR. Gunsmith.
- SS. Hardware and appliance store and small tool rental when incidental to a hardware or other business.
- TT. Hobby and craft store.
- UU. Interior design firm.
- VV. Jewelry store.
- WW. Laundry (self-service automatic) of not more than 30 washing units.
- XX. Laundry (self-service automatic) of not more than 50 washing units, provided two loading and unloading spaces are provided. (*Ord. No. 3899, February 12, 2018*)
- YY. Liquor stores.
- ZZ. Loan office.
- AAA. Locksmith.
- BBB. Machine sales and service (stationery and office).
- CCC. Manufacturing and repair (extremely light, professional type) of such items as eyeglasses, custom jewelry, prosthetic devices and other similar services and manufacture.
- DDD. Marine sales and services, but excluding the storage or salvage of boats.
- EEE. Meat market, retail, but no killing, eviscerating, skinning, plucking or smoking of food products on the premises.
- FFF. Medical clinics.
- GGG. Micro breweries and brew pubs.
- HHH. Music store, music studio.
- III. News and tobacco store.
- JJJ. Outlet retail store.
- KKK. Paint, wallpaper, drapery and floor covering store.
- LLL. Pawn shops.
- MMM. Pet shop, provided that all facilities are fully enclosed.
- NNN. Photographer, artist, photo finishing, and camera store.
- OOO. Printing job, when mechanical operation is not visible from a street and employing not over 15 persons engaged in operating digital printing equipment, and may be incidental to other uses permitted hereunder.
- PPP. Real estate sales office.
- QQQ. Restaurant (Drive-in or fast food).
- RRR. Restaurant (Entertainment).
- SSS. Restaurant (General).
- TTT. Restaurant (Limited).
- UUU. Second hand stores.
- VVV. Shoe repair shop.

- WWW. Shoe store.
  - XXX. Social club and fraternal organizations, not including uses defined under sexually oriented business.
  - YYY. Tavern, cocktail lounge, club operated as a tavern or cocktail lounge.
  - ZZZ. Telephone answering service.
  - AAAA. Telephone exchange.
  - BBBB. Television, radio and small appliance repair.
  - CCCC. Toy and sporting goods store.
  - DDDD. Upholstery shops.
  - EEEE. Variety store.
  - 2. Call center.
  - 3. Educational Institutions, Business, and Commercial Schools (post secondary) provided they meet the following conditions:
    - A. Lot Standards: All space limits as specified in the BG zone shall be met.
    - B. Site Plan: Each application shall provide a detailed site plan as required by the Planning Director.
  - 4. Governmental Services – administrative Facilities.
  - 5. Logistical center.
  - 6. Mortuaries, funeral homes and funeral chapels.
  - 7. Motel, Hotel.
  - 8. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
  - 9. Radio and television stations, except transmission towers over 35 feet high.
  - 10. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair or administrative facilities.
  - 11. Recreational Facilities (Indoor and Outdoor), with the exception of golf courses.
  - 12. Sexually Oriented Businesses, as established by the regulations set forth in Chapter 2.5, Sections 2.5-1 through 2.5-20 of the Bellevue Municipal Code.
  - 13. Theater other than drive-in.
- (Ord. No. 3716, April 22, 2013)*

#### **5.22.03 Conditional Uses:**

- 1. Automobile sales (new and used automobiles).
- 2. Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature when located in a business building or on the same lot as a business building.
- 3. Communication Towers meeting the requirements as set forth in Section 8.05.
- 4. Governmental Services – Maintenance and Service Facilities.
- 5. Indoor Firing Range *(Ord. No. 3698, Feb. 11, 2013)*

#### **5.22.04 Permitted Accessory Uses:**

- 1. Accessory uses for commercial development shall include those normally appurtenant to such development, except as further specified herein.
- 2. Residential and small wind energy systems, subject to Section 8.09.

#### **5.22.05 Space Limits:**

- 1. Minimum lot area for business: None.
- 2. Minimum width of lot: None for business.
- 3. Maximum height of building: 75 feet, when abutting a commercial zone. 35 feet, when abutting a residential zone.
- 4. Minimum front yard: None for business.

5. Minimum rear yard: 10 feet
6. Minimum side yard: 5 feet when abutting any zone requiring a side yard.
7. Minimum side yard on street side of corner: None.
8. Maximum gross floor area ratio: 2.0.
9. Maximum ground coverage including accessory buildings, loading docks, incinerators and vending devices: 95 percent.

**5.22.06 Miscellaneous Provisions:**

1. Off-street parking and loading shall be provided for all uses established in this zone.
2. All parking and storage of vehicles, boats, campers and trailers shall be in conformance with Sections 8.01-8.03.
3. All signage shall be in conformance with Article 7.
4. All buildings shall conform to building design regulations in Section 8.11.
5. All landscaping shall conform with Article 9.

**Section 5.23 BGM Metropolitan General Business District**

**5.23.01 Intent.** This zone is designed to provide a general business zone which will take into account the special characteristics of the Central Commercial Area.

**5.23.02 Permitted Uses:**

1. Retail and service stores and offices of the following types ranging from small stores to small box retail, provided all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open and further provided that all waste material be kept within a sight obscuring enclosure:
  - A. Animal hospital.
  - B. Animal specialty services.
  - C. Antique Store.
  - D. Apparel store, tailor shops, dressmaker.
  - E. Art gallery.
  - F. Automatic vending structures when located on that portion of a lot on which a principal building is permitted.
  - G. Automobile parts and supply store.
  - H. Automobile rental store.
  - I. Automotive (light) repair services.
  - J. Bakery, custom, selling all production at retail on the premises or as retail custom orders for delivery.
  - J. Bank, Savings and Loan Association.
  - K. Barber, beauty shops.
  - L. Bicycle sales and repair shops, but not including sales and repair of motor driven vehicles.
  - M. Book store.
  - N. Bowling alley, trampoline or rebound equipment center miniature golf, pool hall, dance hall, kiddy parks, skating rinks.
  - O. Candy, ice cream store including manufacture, if all production is sold at retail on the premises or as retail custom orders for delivery.
  - P. Car wash.
  - Q. Child care center.
  - R. Commercial parking lots.
  - S. Community Center (*Ord. 3802, March 9, 2015*)

- T. Convenient store with limited fuel sales.
- U. Dairy products sales.
- V. Dancing studios and schools including group instruction, not including those classified under sexually oriented business.
- W. Dental clinic.
- X. Drug or drug-variety store.
- Y. Drive-in uses for permitted businesses shall be allowed, provided that any such establishment shall provide adequate off-street storage space for all cars of patrons; that there be a sturdy, close woven or solid fence on all but the front side; that no music or loud speaker system shall be installed that may be heard at neighboring residential properties and that no lighting shall shine on neighboring properties used for residential purposes.
- Z. Dry cleaning and laundry establishments using only non-flammable solvents and not over 1,200 square feet in floor area. The scale of such operations is intended to serve the local residents and capacity shall be limited to the service of walk-in trade and a two delivery vehicle outside operation.
- AA. Dry cleaning (self-service automatic) establishments of not more than 10 cleaning units.
- BB. Dry cleaning pick-up station with custom pressing and repair, but not including cleaning and laundering on the premises, unless self-service laundry or dry cleaning as permitted herein.
- CC. Dry goods store.
- DD. Exercise, Fitness, and Tanning Spa. (*Ord. No. 3911, September 10, 2018*)
- EE. Feed and seed store.
- FF. Florist shop.
- GG. Frame shop.
- HH. Frozen food lockers for individual or family trade, but no slaughtering, killing, eviscerating, skinning, plucking or smoking on the premises.
- II. Furniture and antique homes and stores including used furniture store.
- JJ. Furniture (specialty) shops.
- KK. Garages for the storage of automobiles, but not including major repair, body and fender work or painting.
- LL. Garden supply, commercial greenhouses, nursery stock sales yards.
- MM. Gasoline stations.
- NN. General office uses.
- OO. Gift and card shop.
- PP. Grocery, supermarket.
- QQ. Gunsmith.
- RR. Hardware and appliance store and small tool rental when incidental to a hardware or other business.
- SS. Hobby and craft store.
- TT. Interior design firm.
- UU. Jewelry store.
- VV. Laundry (self-service automatic) of not more than 30 washing units.
- WW. Laundry (self-service automatic) of not more than 50 washing units, provided two loading and unloading spaces are provided. (*Ord. No. 3899, February 12, 2018*)
- XX. Liquor stores.
- YY. Loan office.
- ZZ. Locksmith.
- AAA. Machine sales and service (stationery and office)

- BBB. Manufacturing and repair (extremely light, professional type) of such items as eyeglasses, custom jewelry, prosthetic devices and other similar services and manufacture.
  - CCC. Meat market, retail, but no killing, eviscerating, skinning, plucking or smoking of food products on the premises.
  - DDD. Medical clinics.
  - EEE. Micro breweries and brew pubs.
  - FFF. Music store, music studio.
  - GGG. News and tobacco store.
  - HHH. Outlet retail store.
  - III. Paint, wallpaper, drapery and floor covering store.
  - JJJ. Pawn shops.
  - KKK. Pet shop, provided that all facilities are fully enclosed.
  - LLL. Photographer, artist, photo finishing, and camera store.
  - MMM. Printing job, when mechanical operation is not visible from a street and employing not over 4 persons.
  - NNN. Real estate sales office.
  - OOO. Restaurant (Drive-in or fast food).
  - PPP. Restaurant (Entertainment).
  - QQQ. Restaurant (General).
  - RRR. Restaurant (Limited).
  - SSS. Second hand stores.
  - TTT. Shoe repair shop.
  - UUU. Shoe store.
  - VVV. Social club and fraternal organizations, not including uses defined under sexually oriented business.
  - WWW. Tavern, cocktail lounge, club operated as a tavern or cocktail lounge.
  - XXX. Telephone answering service.
  - YYY. Telephone exchange.
  - ZZZ. Television, radio and small appliance repair.
  - AAAA. Toy and sporting goods store.
  - BBBB. Upholstery shops.
  - CCCC. Variety store.
2. Call center.
  3. Educational Institutions, Business, and Commercial Schools (post secondary) provided they meet the following conditions:
    - A. Lot Standards: All space limits as specified in the BG zone shall be met.
    - B. Site Plan: Each application shall provide a detailed site plan as required by the Planning Director.
  4. Governmental Services – administrative Facilities.
  5. Logistical center.
  6. Mortuaries, funeral homes and funeral chapels.
  7. Motel, Hotel.
  8. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
  9. Radio and television stations, except transmission towers over 35 feet high.
  10. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair or administrative facilities.
  11. Recreational Facilities (Indoor and Outdoor), with the exception of golf courses.
  12. Residential - Apartment houses, apartment hotels and mixed business and apartment

- buildings constructed to standards of the RG 8 Zone.
13. Residential - Single family residences, when not in a business building or on the same zoning lot as a business building, and when in conformity with the space limits of the RG 50 Zone.
  14. Theater other than drive-in.
- (Ord. No. 3716, April 22, 2013)*

**5.23.03 Conditional Uses:**

1. Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature when located in a business building or on the same lot as a business building.
2. Communication Towers meeting the requirements as set forth in Section 8.05.

**5.23.04 Permitted Accessory Uses:**

1. Accessory uses for residential development shall include those listed under the RG 8 or RG 50 Zone depending upon principle use and shall be established and conducted in accordance with the regulations of that zone.
2. Accessory uses for commercial development shall include those normally appurtenant to such development, except as further specified herein.
3. Residential and small wind energy systems, subject to Section 8.09.

**5.23.05 Space Limits:**

1. Minimum lot area for business: None.
2. Minimum width of lot: None.
3. Maximum height of building: No restriction except by gross floor area ratio.
4. Minimum front yard: None.
5. Minimum rear yard: None.
6. Minimum side yard: None.
7. Minimum side yard on street side of corner: None.
8. Maximum gross floor area ratio: 12.0
9. Maximum ground coverage: 100 percent.

**5.23.06 Miscellaneous Provisions:**

1. Off-street loading shall be provided for all new buildings. Off-street parking may be provided by governmental or group action. It is not desired that each building supply parking space to meet its full demands on or adjacent to its site in that such an arrangement would tend to spread the BGM district over too large an area to make pedestrian communication and interchange convenient.
2. All signage shall be in conformance with Article 7.
3. All buildings shall conform to building design regulations in Section 8.11.
4. All landscaping shall conform with Article 9.
5. Only one building for living purposes shall be permitted on one zoning lot except as otherwise provided herein.

**Section 5.24 BGH Heavy General Business District**

**5.24.01 Intent.** This zone is designed to provide for the widest range of retail and service establishments short of actual industrial operations.

**5.24.02 Permitted Uses:**

1. Retail and service stores and offices of the following types ranging from small stores to

large box retail, provided all activities and display goods are carried on within an enclosed building except that green plants and shrubs may be displayed in the open and further provided that all waste material be kept within a sight obscuring enclosure:

- A. Animal hospital.
- B. Animal specialty services.
- C. Antique Store.
- D. Apparel store, tailor shops, dressmaker.
- E. Art gallery.
- F. Automatic vending structures when located on that portion of a lot on which a principal building is permitted.
- G. Automobile parts and supply store.
- H. Automobile rental store.
- I. Automotive (light) repair services.
- J. Bakery, custom, selling all production at retail on the premises or as retail custom orders for delivery.
- K. Bank, Savings and Loan Association.
- L. Barber, beauty shops.
- M. Bicycle sales and repair shops, but not including sales and repair of motor driven vehicles.
- N. Book store.
- O. Bowling alley, trampoline or rebound equipment center miniature golf, pool hall, dance hall, kiddy parks, skating rinks.
- P. Candy, ice cream store including manufacture, if all production is sold at retail on the premises or as retail custom orders for delivery.
- Q. Car wash.
- R. Child care center.
- S. Commercial parking lots.
- T. Convenient store with limited fuel sales.
- U. Dairy products sales.
- V. Dancing studios and schools including group instruction, not including those classified under sexually oriented business.
- W. Dental clinic.
- X. Drug or drug-variety store.
- Y. Drive-in uses for permitted businesses shall be allowed, provided that any such establishment shall provide adequate off-street storage space for all cars of patrons; that there be a sturdy, close woven or solid fence on all but the front side; that no music or loud speaker system shall be installed that may be heard at neighboring residential properties and that no lighting shall shine on neighboring properties used for residential purposes.
- Z. Dry cleaning and laundry establishments using only non-flammable solvents and not over 1,200 square feet in floor area. The scale of such operations is intended to serve the local residents and capacity shall be limited to the service of walk-in trade and a two delivery vehicle outside operation.
- AA. Dry cleaning (self-service automatic) establishments of not more than 10 cleaning units.
- BB. Dry cleaning pick-up station with custom pressing and repair, but not including cleaning and laundering on the premises, unless self-service laundry or dry cleaning as permitted herein.
- CC. Dry goods store.
- DD. Exercise, Fitness, and Tanning Spa. (*Ord. No. 3911, September 10, 2018*)
- EE. Feed and seed store.

FF. Florist shop.  
 GG. Frame shop.  
 HH. Frozen food lockers for individual or family trade, but no slaughtering, killing, eviscerating, skinning, plucking or smoking on the premises.  
 II. Furniture and antique homes and stores including used furniture store.  
 JJ. Furniture (specialty) shops.  
 KK. Garages for the storage of automobiles, but not including major repair, body and fender work or painting.  
 LL. Garden supply, commercial greenhouses, nursery stock sales yards.  
 MM. Gasoline stations.  
 NN. General office uses.  
 OO. Gift and card shop.  
 PP. Grocery, supermarket.  
 QQ. Gunsmith.  
 RR. Hardware and appliance store and small tool rental when incidental to a hardware or other business.  
 SS. Hobby and craft store.  
 TT. Interior design firm.  
 UU. Jewelry store.  
 VV. Laundry (self-service automatic) of not more than 30 washing units.  
 WW. Laundry (self-service automatic) of not more than 50 washing units, provided two loading and unloading spaces are provided. (*Ord. No. 3899, February 12, 2018*)  
 XX. Liquor stores.  
 YY. Loan office.  
 ZZ. Locksmith.  
 AAA. Machine sales and service (stationery and office)  
 BBB. Manufacturing and repair (extremely light, professional type) of such items as eyeglasses, custom jewelry, prosthetic devices and other similar services and manufacture.  
 CCC. Meat market, retail, but no killing, eviscerating, skinning, plucking or smoking of food products on the premises.  
 DDD. Medical clinics.  
 EEE. Micro breweries and brew pubs.  
 FFF. Music store, music studio.  
 GGG. News and tobacco store.  
 HHH. Outlet retail store.  
 III. Paint, wallpaper, drapery and floor covering store.  
 JJJ. Pawn shops.  
 KKK. Pet shop, provided that all facilities are fully enclosed.  
 LLL. Photographer, artist, photo finishing, and camera store.  
 MMM. Printing job, when mechanical operation is not visible from a street and employing not over 15 persons engaged in operating digital printing equipment, and may be incidental to other uses permitted hereunder.  
 NNN. Real estate sales office.  
 OOO. Restaurant (Drive-in or fast food).  
 PPP. Restaurant (Entertainment).  
 QQQ. Restaurant (General).  
 RRR. Restaurant (Limited).  
 SSS. Second hand stores.  
 TTT. Shoe repair shop.

UUU. Shoe store.  
 VVV. Social club and fraternal organizations, not including uses defined under sexually oriented business.  
 WWW. Tavern, cocktail lounge, club operated as a tavern or cocktail lounge.  
 XXX. Telephone answering service.  
 YYY. Telephone exchange.  
 ZZZ. Television, radio and small appliance repair.  
 AAAA. Toy and sporting goods store.  
 BBBB. Upholstery shops.  
 CCCC. Variety store.

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

2. Automobile sales – New and used automobile, truck, tractor, construction equipment, boat, trailer and farm machinery sales rooms and lots, but excluding the storage of vehicles, boats, trailers, or machinery not in operable condition or in the process of salvage, or the major parts thereof.
3. Call center.
4. Educational Institutions, Business, and Commercial Schools (post secondary) provided they meet the following conditions:
  - A. Lot Standards: All space limits as specified in the BG zone shall be met.
  - B. Site Plan: Each application shall provide a detailed site plan as required by the Planning Director.
5. Governmental Services – Administrative Facilities.
6. Governmental Services – Maintenance and Service Facilities.
7. Logistical center.
8. Mixed commercial – Combination display store, office, warehouse, and fabrication shop for electrical, plumbing, heating and refrigeration contractors, and automobile supply house with minor overhaul and machining of parts.
9. Mortuaries, funeral homes and funeral chapels.
10. Motel, Hotel.
11. Public utility main transmission lines including substations, distribution centers, regulator stations, pumping stations, treatment facilities, storage, equipment buildings, garages, towers, or similar public service uses.
12. Radio and television stations, except transmission towers over 35 feet high.
13. Railroad through and spur tracks, but no sidings or other terminal type facilities and no service, repair or administrative facilities.
14. Recreational Facilities (Indoor and Outdoor), with the exception of golf courses.
15. Theater other than drive-in.
16. Wholesale stores, but not establishments operated primarily as a warehouse. A wholesale store shall be distinguished from a warehouse if there is one square foot of office, sales and display space for each square foot of warehousing space, and the building is so arranged as to encourage walk-in trade.

**5.24.03 Conditional Uses:**

1. Churches, synagogues, chapels, and similar places of religious worship and instruction of a quiet nature when located in a business building or on the same lot as a business building.
2. Communication Towers meeting the requirements as set forth in Section 8.05.
3. Self-storage facilities, provided they meet the following restrictions:
  - A. Lot Standards: All space limits as specified in the BGH Zone shall be followed, however, the maximum height for any structure within the facility shall be twenty (20) feet.

- B. Limitation of Activities: No activity other than the rental of storage space and the administration of the facility shall be permitted.
- C. Access to Buildings: No storage building may be open into required side or rear yards, if the site directly abuts a residential zoning district. Individual storage bays shall not be interconnected by interior doors or other interior means which would provide fire access from one storage bay to another.
- D. Storage Restrictions: all storage on the site must be within enclosed buildings, with the exception of automobiles, boats, and recreational vehicles in operable condition. The storage of hazardous materials on the site is prohibited.
- E. Parking/Loading: Parking: Two parking spaces shall be provided at the rental office or 1.5 parking spaces per employee whichever is greater.  
Loading: Loading docks shall be prohibited, all loading areas shall be at the same elevation as the floor elevation of the individual storage bay.
- F. Drive Lanes: Minimum drive lane width shall be twenty four (24) feet.
- G. Landscaping/Fencing: Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director. All fencing shall be located on the interior side of the required bufferyards.
- H. Site Plan: Each application for a self-storage facility shall provide a detailed site plan as required by the Planning Director. *(Ord. No. 3888, Dec. 11, 2017)*
- 4. Indoor Firing Range *(Ord. No. 3698, Feb. 11, 2013)*
- 5. Outdoor storage of automobiles, boats, and recreational vehicles in operable condition, provided the following conditions are met:
  - A. Landscaping/Fencing: Landscaping shall be provided in accordance with the City of Bellevue's Landscape Ordinance. In addition, the perimeter of each facility shall be fully enclosed by fencing or screening walls, as approved by the Planning Director. All fencing shall be located on the interior side of the required bufferyards.

#### **5.24.04 Permitted Accessory Uses:**

- 1. Accessory uses for commercial development shall include those normally appurtenant to such development, except as further specified herein.
- 2. Residential and small wind energy systems, subject to Section 8.09.

#### **5.24.05 Space Limits:**

- 1. Minimum lot area for business: None.
- 2. Minimum width of lot: None for business.
- 3. Maximum height of building: 55 feet.
- 4. Minimum front yard: None for business.
- 5. Minimum rear yard: None for business.
- 6. Minimum side yard: None for business.
- 7. Minimum side yard on street side of corner: None for business.
- 8. Maximum gross floor area ratio: 6.0.
- 9. Maximum ground coverage: 100 percent for business or mixed business.

#### **5.24.06 Miscellaneous Provisions:**

- 1. Off-street parking and loading shall be provided for all uses established in this zone.
- 2. All parking and storage of vehicles, boats, campers and trailers shall be in conformance with Sections 8.01-8.03.
- 3. All signage shall be in conformance with Article 7.

4. All buildings shall conform to building design regulations in Section 8.11.
5. All landscaping shall conform with Article 9.

**PLANNING DEPARTMENT RECOMMENDATION:**

APPROVAL of the proposed amendment as presented.

**PLANNING COMMISSION RECOMMENDATION:**

Under Review

# PLANNING COMMISSION

## Uniform Review Schedule – 2020

SUBMITTAL <sup>1,2</sup> DEADLINE FOR ALL APPLICATIONS	FINAL REVISIONS DEADLINE	PLANNING COMMISSION PUBLIC HEARING	SMALL SUBDIVISION OR FINAL PLAT APPLICATIONS NOT REQUIRING ZONING ACTION	CITY COUNCIL <sup>3</sup> ZONING/ PRELIMINARY PLAT APPLICATIONS
December 20, 2019	January 14, 2020	January 23, 2020	February 04, 2020	February 18, 2020
January 24, 2020	February 18, 2020	February 27, 2020	March 3, 2020	March 17, 2020
February 21, 2020	March 17, 2020	March 26, 2020	April 7, 2020	April 21, 2020
March 20, 2020	April 14, 2020	April 23, 2020	May 5, 2020	May 19, 2020
April 24, 2020	May 19, 2020	May 28, 2020	June 2, 2020	June 16, 2020
May 22, 2020	June 16, 2020	June 25, 2020	July 7, 2020	July 21, 2020
June 19, 2020	July 14, 2020	July 23, 2020	August 4, 2020	August 18, 2020
July 24, 2020	August 18, 2020	August 27, 2020	September 1, 2020	September 15, 2020
August 21, 2020	September 15, 2020	September 24, 2020	October 6, 2020	October 20, 2020
September 18, 2020	October 13, 2020	October 22, 2020	November 3, 2020	November 17, 2020
October 16, 2020	November 10, 2020	*November 19, 2020	December 1, 2020	December 15, 2020
November 13, 2020	December 8, 2020	*December 17, 2020	January 19, 2021	January 19, 2021
December 23, 2020	January 19, 2021	January 28, 2021	February 2, 2021	February 16, 2021

Approved by the Bellevue Planning Commission

Chairman

Date

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

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

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

<sup>3</sup> Dates shown for City Council hearings are shown as a guide for planning purposes only.