



CITY OF PAPIILLION  
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**PAPILLION PLANNING COMMISSION MEETING AGENDA**  
**122 E 3RD STREET, PAPIILLION, NE 68046**  
**THIRD FLOOR | COUNCIL CHAMBERS**  
**FEBRAURY 26, 2020 | 7:00 P.M.**

**Staff Reports and other pertinent documents can be accessed by clicking the [blue text](#) in this agenda.**

A. CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. Affidavits of Publication in the Papillion Times on February 12, 2020
4. Public announcement that a current copy of the Open Meeting Act is posted in the City Council Chambers

B. AGENDA ITEMS

1. Approval of the agenda as presented
2. Approval of the [MINUTES OF JANUARY 29, 2020](#)

C. FINAL PLATS

C.1. Final Plat - Granite Falls North (Phase 3)

A Final Plat for the property legally described as part of the NE 1/4 of the NE 1/4, and part of the NW 1/4 if the NE 1/4 of Section 29, and also along with part of the NW 1/4 of the NW 1/4, and part of the SW 1/4 of the NW 1/4 of Section 28, and also all of Outlot A, Granite Lake, a subdivision located in said NW 1/4 of Section 28, all located in T14N, R12E of the 6th P.M., Sarpy County, NE, generally located NE corner of 114th St and Lincoln Rd. The applicant is Stone Creek Plaza, LLC. (Granite Falls North (Phase 3) [FP-20-0001](#))

D. PUBLIC HEARINGS

D.1. First Amendment To 370 North Mixed Use Development Agreement

A Mixed Use Development Agreement Amendment for the property legally described as Lots 1 - 7, and Outlots A, B, and E, 370 North, Lots 1 - 2, 370 North Replat One, Lots 1 - 7, 370 North Replat Two, and Outlots A and B, 370 North Replat Three, generally located on the NW corner of HWY 50 & HWY 370. The applicant is Ted Zetzman - Noddle Companies. (First Amedment to 370 North Mixed Use Development Agreement) [MISC-19-0027](#)

D.2. Avamere

D.2.a. Change Of Zone

A Change of Zone CC Community Commercial to LC Limited Commercial for the property legally described as Lots 1 and 2, Summerfield Addition Replat 4, generally located NW of S 72nd St and Cornhusker Rd. The applicant is Point Development Company. (Avamere) [CZ-19-0008](#)

D.2.b. Special Use Permit

A Special Use Permit to allow Retirement Residential as a permitted use on the property legally described as Lots 1 & 2, Summerfield 2nd Addition Replat 4, generally located NW of S 72nd St and Cornhusker Rd. The applicant is Point Development Company. (Avamere) [SUP-19-0009](#)

D.3. St. Columbille Planned Unit Development Expansion

D.3.a. Change Of Zone

A Change of Zone from R-2 Single-Family Residential (Medium Density) to R-4/PUD-2 Multiple Family Residential - Planned Unit Development (Specific PUD) for the property legally described as Lot 3, Block 33, Beadles Addition, generally located at 524 N Jefferson St. The applicant is St. Columbille Church. (St. Columbille Parking Expansion) [CZ-20-0002](#)

D.3.b. Special Use Permit

A Special Use Permit to allow for the demolition of buildings and construction of a parking facility within the Downtown Overlay District for the property legally described as Lot 3, Block 33, Beadles Addition, generally located at 524 N Jefferson St. The applicant is St. Columbille Church. (St. Columbille Parking Expansion) [SUP-20-0001](#)

D.4. Steel Ridge South (Phase 2)

D.4.a. Preliminary Plat

A Preliminary Plat for the property legally described as Lots 1 and 2, Corn's Second Addition Replat 1, and Outlot A, Steel Ridge South, together with Tax Lot 2D and Tax Lot 9 located in the NW 1/4 of Section 35, T14N, R11E of the 6th P.M., Saryp County, NE, and those parts of the SW 1/4, the SE 1/4 and the NE 1/4 of Section 34, T14N, R11E of the 6th P.M., Saryp County, NE lying south and east of I-80 right of way, except those parts taken for road right-of-way, generally located south of HWY 370 between I-80 and S 156th St. The applicant is Dowd Grain Co, Inc. (Steel Ridge South (Phase 2)) [PP-20-0002](#)

D.4.b. Change Of Zone

A Change of Zone from LI Limited Industrial, GC General Commercial, and AG Agricultural to LI Limited Industrial and GC General Commercial for the property legally described as Lots 1 and 2, Corn's Second Addition Replat 1, and Outlot A, Steel Ridge South, together with Tax Lot 2D and Tax Lot 9 located in the NW 1/4 of Section 35, T14N, R11E of the 6th P.M., Saryp County, NE, and those parts of the SW 1/4, the SE 1/4 and the NE 1/4 of Section 34, T14N, R11E of the 6th P.M., Saryp County, NE lying south and east of I-80 right of way, except those parts taken for road right-of-way, generally located south of HWY 370 between I-80 and S 156th St. The applicant is Dowd Grain Co, Inc. (Steel Ridge South (Phase 2)) [CZ-20-0004](#)

E. OTHER BUSINESS

F. ADJOURNMENT