



CITY OF PAPIILLION  
David P. Black, Mayor  
Mark A. Stursma, Planning Department  
122 East Third Street  
Papillion, Nebraska 68046  
Phone 402-597-2060  
Fax 402-592-2074

**PAPIILLION PLANNING COMMISSION MEETING AGENDA  
WEDNESDAY, APRIL 29, 2020 | 7:00 P.M.**

In order to comply with social distancing guidelines and following the authorization given by Executive Order No. 20-03 issued by Governor Ricketts on March 17, 2020, this meeting will be primarily held virtually. Instructions for virtual attendance and participation via Zoom can be found at <https://www.papillion.org/CivicAlerts.aspx?AID=157>.

Join the meeting at: <https://zoom.us/j/192692152?pwd=SigyNk0wV1NHSjd2S0R4UkU0WkpFQT09>  
or Dial in at +1 312 626 6799  
Meeting ID: 192 692 152  
Password: 156531

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 PAPIILLION TIMES ON APRIL 15, 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 FEBRUARY 26, 2020](#)

C. FINAL PLATS

C.1. Final Plat - Ashbury Hills Replat 1

A Final Plat for the property legally described as a tract of land being the replat of Lots 48 – 57, 62 – 69, 74 – 89, and 122 – 125, Ashbury Hills, a subdivision located in part of the SE1/4 of Section 31, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located near S 120th St and Schram Rd. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills Replat 1) [FP-20-0002](#)

***This item will be considered after agenda item D.6.***

C.2. Final Plat - Willa

A Final Plat for the property legally described as a tract of land located in the SW ¼ of Section 25, T14N, R11E of the 6th P.M., Sarpy County, NE, generally located on the NE corner of HWY 50 and HWY 370. The applicant is Ryan Companies US, Inc. (Willa) [FP-20-0003](#)

***This item will be considered after agenda item D.7.b.***

D. PUBLIC HEARINGS

D.1. Special Use Permit - Sarah Schuhmacher's Home Salon

A Special Use Permit to allow a beauty or barber shop as a home-based business or home occupation for the property legally described as Lot 261, Summit Ridge, generally located at 1117 Summit Ridge Dr. The applicant is Sarah Schuhmacher. (Sarah Shuhmacher's Salon) [SUP-20-](#)

D.2. Special Use Permit - 243 N Jefferson Garage And Apartment Expansion

A Special Use Permit to allow for the construction of an accessory structure associated with an existing commercial use and the addition of a new parking facility within the Downtown Overlay District for the property legally described as the N2/3 of Lot 7 and all of Lot 8, Block 12, Papillion, generally located at 243 N Jefferson St. The applicant is Mark Jatczak. (243 N Jefferson Garage and Apartment Expansion) [SUP-20-0003](#)

D.3. Preliminary Plat - Corn's Third Addition

A Preliminary Plat for the property legally described as a tract of land located in the NE ¼ and SE ¼ of the NW ¼ of Section 35, T14N, R11E of the 6th PM, Sarpy County, NE, generally located SW of S 150th St and Shepard St. The applicant is BHI Investment Co. (Corn's Third Addition) [PP-19-0004](#)

D.4. R&R Commerce Park South

D.4.a. Preliminary Plat

A Preliminary Plat for the property legally described as a tract of land located in the W ½ of the NW ¼ of Section 2, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located on the SE corner of S 156th St and Schram Rd. The applicant is R&R Realty Group. (R&R Commerce Park South) [PP-19-0007](#)

D.4.b. Change Of Zone

A Change of Zone from AG Agricultural to LI Limited Industrial for the property legally described as a tract of land located in the W ½ of the NW ¼ of Section 2, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located on the SE corner of S 156th St and Schram Rd. The applicant is R&R Realty Group. (R&R Commerce Park South) [CZ-19-0007](#)

D.5. Rose Park

D.5.a. Preliminary Plat

A Preliminary Plat for the property legally described as a tract of land being Tax Lot 24, a tax lot located in part of the NW ¼ of the NW ¼ of Section 36, also together with part of the SW ¼ of the SW ¼ of Section 25, all located in T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the NE corner of S 72nd St and Cedardale Rd. The applicant is Rose Park, LLC. (Rose Park) [PP-20-0001](#)

D.5.b. Change Of Zone

A Change of Zone from AG Agricultural to CC Community Commercial and R-4 Multiple-Family Residential for the property legally described as a tract of land being Tax Lot 24, a tax lot located in part of the NW ¼ of the NW ¼ of Section 36, also together with part of the SW ¼ of the SW ¼ of Section 25, all located in T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the NE corner of S 72nd St and Cedardale Rd. The applicant is Rose Park, LLC. (Rose Park) [CZ-20-0001](#)

D.6. Change Of Zone - Ashbury Hills Replat 1

A Change of Zone from R-4 Multiple Family Residential to R-4/PUD-2 Multiple Family Residential with a Specific PUD Overlay for the property legally described as a tract of land being the replat of Lots 48 – 57, 62 – 69, 74 – 89, and 122 – 125, Ashbury Hills, a subdivision located in part of the SE1/4 of Section 31, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located near S 120th St and Schram Rd. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills Replat 1) [CZ-20-0003](#)

D.7. Willa

D.7.a. Preliminary Plat

A Preliminary Plat for the property legally described as a tract of land located in the SW ¼ of Section 25, T14N, R11E of the 6th P.M., Sarpy County, NE, generally located on the NE corner of HWY 50 and HWY 370. The applicant is Ryan Companies US, Inc. (Willa) [PP-20-0003](#)

D.7.b. Change Of Zone

A Change of Zone from RE Rural Residential Estates to LI/PUD-2 Limited Industrial with a Planned Unit Development (Specific PUD) Overlay for the property legally described as a tract

of land located in the SW ¼ of Section 25, T14N, R11E of the 6th P.M., Sarpy County, NE, generally located on the NE corner of HWY 50 and HWY 370. The applicant is Ryan Companies US, Inc. (Willa) [CZ-20-0005](#)

D.8. ORD. #1881 - 2020 Annexation No. 1

An ordinance to annex certain real estate to the City of Papillion, Nebraska, and to provide for an effective date thereof. The annexation area consists of Tract A, which is legally described as follows: the SW 1/4 of Section 25, T14N, R11E of the 6th P.M., Sarpy County, Nebraska, lying north of State Highway 370 and east of Highway 50 and south of Prairie Corners Road, more particularly described as follows: Beginning at the northeast corner of said SW 1/4; thence south on the east line of said SW 1/4 to the north line of State Highway 370; thence westerly on the north line of State Highway 370 to the east line of Highway 50; thence northerly on the east line of Highway 50 to the south line of Prairie Corners Road; thence easterly on the south line of Prairie Corners Road and on the north line of said SW 1/4 to the Point of Beginning. (2020 Annexation No. 1) [MISC-20-0002](#)

D.9. ORD. #1882 - Zoning Map Amendment

An ordinance to change the official Zoning Map of the City of Papillion in accordance with Section 205-32 of the Papillion Municipal Code to adopt a Zoning Map and to apply existing or future zoning regulations, property use regulations, building ordinances, electrical ordinances, plumbing ordinances, and all other regulatory ordinances of the City of Papillion pursuant to Neb. Rev. Stat. §16-901. The applicant is the City of Papillion. [MISC-20-0003](#)

D.10. ORD. #1878 - PUD Planned Unit Development Overlay District Regulations Amendment

An ordinance to amend Article XXIII (PUD Planned Unit Development Overlay District) of Chapter 205 of the Papillion Zoning Ordinance having to do with Planned Unit Development Overlay Districts. The applicant is the City of Papillion. (PUD Planned Unit Development Overlay District Regulations Amendment) [TC-20-0002](#)

E. OTHER BUSINESS

F. ADJOURNMENT