



CITY OF PAPIILLION  
David P. Black, Mayor  
Mark A. Stursma, Planning Department  
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Papillion, Nebraska 68046  
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**PAPILLION PLANNING COMMISSION MEETING AGENDA**  
**122 E 3RD STREET, PAPIILLION, NE 68046**  
**THIRD FLOOR | COUNCIL CHAMBERS**  
**MAY 29, 2019 | 7:00 P.M.**

A. CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. [AFFIDAVITS OF PUBLICATION](#) in the Papillion Times on May 15, 2019
4. Public announcement that a current copy of the Open Meeting Act is posted in the City Council Chambers
5. Oath of Office - Jim Hrabik

B. AGENDA ITEMS

1. Approval of the agenda as presented
2. Approval of the [MINUTES OF APRIL 24, 2019](#)

C. FINAL PLATS

C.1. SumTur Crossing Replat One - Final Plat

A Final Plat for the property legally described as Lot 34 and Outlot "E", SumTur Crossing, a subdivision located in part of Tax Lots 7 and 8, tax lots located in part of the NE 1/4 of the NE 1/4, part of the SW 1/4 of the NE 1/4, part of the NW 1/4 of the NE 1/4, all located in Section 5, T13N, R12E of the 6th P.M., NE, generally located on the SE corner of S 114th St and Schram Rd. The applicant is Boyer Young Equities XVIII - Sumter Crossing, LLC. (SumTur Crossing Replat One) [FP-19-0009](#)

C.2. SumTur Crossing (Phase 2) - Final Plat

A Final Plat for the property legally described as part of Tax Lots 7 and 8, tax lots located in the NE 1/4 of Section 5, T13N, R12E of the 6th P.M., Sarpy County, NE, generally located on the SE corner of S 114th St and Schram Rd. The applicant is Boyer Young Equities XVIII - Sumter Crossing, LLC. (SumTur Crossig (Phase 2) [FP-19-0010](#)

D. PUBLIC HEARINGS

D.1. Generations - Preliminary Plat

A Preliminary Plat for the property legally described as Lots 1 and 2, Schewe Farms Replat 2 and Outlot D, Schewe Farms, generally located at S 123rd St and Ballpark Way. The applicant is BHI Development, Inc. (Generations) [PP-19-0005](#)

D.2. Granite Falls Mixed Use District

D.2.a. Change Of Zone

A Change of Zone from R-2 Single-Family Residential (Medium Density) to MU Mixed Use for the property legally described as Outlot A, Granite Falls, generally located NE of HWY 370 and S 108th St. The applicant is BHI Development, Inc. (Granite Falls Mixed Use District) [CZ-19-0004](#)

D.2.b. Mixed Use Development Agreement

A request for the adoption of a Mixed Use Development Agreement for the property legally described as Lot 24 and Outlot A, Granite Falls, generally located on the NE corner of HWY

D.3. Ordinance No. 1841 - 2019 Annexation No. 2

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 Tracts A – F, which are legally described as follows: **Tract A: (generally the Eagle Hills and Eagle Ridge subdivisions)** Lots 1, 2, 3, 4, 5A, 5B, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B, 14A, 14B, 15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 19A, 19B, 20A, 20B, 21 through 72, 75 through 306, 309 through 364, 367 through 395 and Outlot 1, Eagle Hills, a subdivision in Sarpy County, NE, and all streets, avenues, roads, drives, lanes, circles, and plazas lying within said Eagle Hills, together with Lot 1 Eagle Hills Replat 1, a subdivision in said Sarpy County, together with LOT 1, Eagle Hills Replat 2, a subdivision in said Sarpy County, together with Lots 3 through 33 and Outlot A, Eagle Ridge Village, a subdivision in said Sarpy County and all avenues lying within said Eagle Ridge Village, together with Lots 1, 2, 3, 4 and 5, Eagle Ridge Village Replat 1, a subdivision in said Sarpy County, together with Lots 1 through 258, 261 through 382, 384 through 592, and outlot 1, Eagle Ridge, a subdivision in said Sarpy County and all streets, avenues, roads, drives, lanes, circles and ways in said Eagle Ridge, together with that part of Tax Lot 1 lying between Old 48th Street Right of Way and New 48th Street Right of Way in the SE 1/4 of the NE 1/4 of Section 30, T14N, R13E of the 6TH P.M., said Sarpy County, together with that part of Tax Lot 14A lying between Old 48th Street Right of Way and New 48th Street Right of Way in the NE 1/4 of the SE 1/4 of said Section 30, together with all of Old 48th Street Right of Way lying in the SE 1/4 of the NE 1/4 and in the NE 1/4 of the SE 1/4 of said Section 30, together with all of 48th Street Right of Way in the E 1/2 of the NE 1/4 of said Section 30, together with that part of 48th Street (sometimes known as New 48th Street) Right of Way lying north of the south Right of Way Line of Old 48th Street in the NE 1/4 of the SE 1/4 of said Section 30, together with all of Cornhusker Road Right of Way lying west of the northerly extension of the east Right of Way line of 48th Street in the N 1/2 of the NE 1/4 of said Section 30, together with all of Cornhusker Road Right of Way in the North 1/2 of the NW 1/4 of said Section 30, together with all of Cornhusker Road Right of Way in the N 1/2 of the NE 1/4 of Section 25, T14N, R12E of the 6th P.M., said Sarpy County, lying east of the East Right of Way line of 66th Street, together with all of Cornhusker Road Right of Way in the S 1/2 of the SE 1/4 of Section 24, T14N, R12E of the 6th P.M., said Sarpy County, lying east of the East Right of Way line of 66th Street, together with all of Cornhusker Road Right of Way in the S 1/2 of the SW 1/4 of Section 19, T14N, R13E of the 6th P.M., said Sarpy County, together with all of Cornhusker Road Right of Way in the S 1/2 of the SE 1/4 of said Section 19 lying west of the northerly extension of the East Right of Way Line of 48th Street, together with that part of 66th Street Right of Way in the NW 1/4 of the SE 1/4, the NE 1/4 of the SW 1/4, the SE 1/4 of the NW 1/4 and in the SW 1/4 of the NE 1/4 of said Section 25, lying between the westerly extension of the south line of Lot 278, said Eagle Ridge and the easterly extension of the south line of Cotton-Wood, a Subdivision in said Sarpy County; **Tract B: (generally the Eagle Crest subdivision)** Lots 1 through 201, and Outlots 1 and 2, Eagle Crest, a subdivision in Sarpy County, NE, and all circles, drives, plazas and roads lying within said eagle crest together with all of Fall Creek Road Right of Way and part of Aberdeen Drive Right of Way lying within Eagle View, a subdivision in said Sarpy County, together with all of 66th Street Right of Way lying in the SW 1/4 of the SE 1/4 of Section 24, T14N, R12E, of the 6th P.M., said Sarpy County, together with all of 66th Street Right of Way lying in the SE 1/4 of the SW 1/4 of Section 24, T14N, R12E, of the 6th P.M., said Sarpy County; **Tract C: (generally the Riverchase subdivision)** Lots 1 through 19, 44, 45 and 46 and Outlot A, Riverchase, a subdivision in Sarpy County, Nebraska, and all streets and circles lying within said Riverchase, together with Lots 1 through 12, Riverchase Replat One a subdivision in said Sarpy County; **Tract D: (generally the Walnut Creek Estates subdivision)** that part of Lot 2, Walnut Creek Estates, a subdivision in Sarpy County, NE, that is not included in Walnut Creek Estates Replat Two, a subdivision in said Sarpy County, together with Lots 3, 4, 5, 6, 7, 8 and 11 and Outlot A, said Walnut Creek Estates, and all circles lying within said Walnut Creek Estates, together with Lots 1 and 2, Walnut Creek Estates Replat One, a subdivision in said Sarpy County, together with Lots 1 and 2, said Walnut Creek Estates Replat Two, together with that part of Schram Road Right of Way in the SE 1/4 of the SW 1/4 of Section 33, T14N, R12E, of the 6th P.M., said Sarpy County, lying east of the southerly extension of the west line of said Lot 11, together with that part of Schram Road Right of Way in the NE 1/4 of the NW 1/4 of Section 4, T13N, R12E, of the 6th P.M., said Sarpy County, lying east of the southerly extension of the west line of said Lot 11, together with that part of Schram Road Right of Way in the SW 1/4 of the SE 1/4 of said Section 33, lying west of the southerly extension of the east line of Lot 2, said Walnut Creek Estates Replat Two, together with that part of Schram Road Right of Way in the NW 1/4 of the NE 1/4 of said Section 4, lying west

of the southerly extension of the east line of Lot 2, said Walnut Creek Estates Replat Two; **Tract E: (generally the Schram & HWY 50 subdivision)** Lots 1 and 2 and Gold Coast Road Right of Way, Schram & HWY 50, a subdivision in Sarpy County, Nebraska, except that part of Lot 1 described in Decree Doc Ci01 #1733 recorded as Instrument Number 2012-38145 of the Sarpy County Records, hereinafter referred to as "Tract A", together with all Gold Coast Road Right of Way described in "Dedication For Street Right Of Way Purposes" recorded as Instrument Number 2018-06042 of the Sarpy County Records, together with all Gold Coast Road Right of Way in R&R Commerce Park, a subdivision in said Sarpy County, together with all Gold Coast Road Right of Way in R&R Commerce Park Replat One, a subdivision in said Sarpy County, together with all Schram Road Right of Way in the SW 1/4 of Section 35, T14N, R11E of the 6th P.M., Said Sarpy County, lying west of the northerly extension of the west line of Lot 1, Oxbow Way Replat 1, a subdivision in Said Sarpy County, together with all 156th Street Right of Way in the SW 1/4 of said Section 35 lying south of Krambeck Industrial Park, a subdivision in said Sarpy County, together with all 156th Street Right of Way in the SE 1/4 of Section 34, T14N, R11E of the 6th P.M., said Sarpy County, lying south of the westerly extension of the south line of said Krambeck Industrial Park, together with the West 33.00 Feet of the North 50.00 Feet of Schram Road Right of Way in the NE 1/4 of the NE 1/4 of Section 3, T13N, R11E of the 6th P.M., said Sarpy County, together with all Schram Road Right of Way in the NW 1/4 of Section 2, T13N, R11E of the 6th P.M., said Sarpy County, lying west of the northerly extension of the west line of Lot 1, said Oxbow Way Replat 1; and **Tract F: (Lot 2, Oxbow Way)** Lot 2, Oxbow Way, a Subdivision in Sarpy County, Nebraska, except that part formerly known as Lot 2, Oxbow Way Replat 1, a subdivision in Sarpy County, Nebraska. (2019 Annexation No. 2) [MISC-19-0013](#)

D.4. Ordinance No. 1842 - 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-19-0014](#)

E. OTHER BUSINESS

F. ADJOURNMENT