



CITY OF PAPIILLION  
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**PAPIILLION PLANNING COMMISSION MEETING AGENDA  
122 E 3RD STREET, PAPIILLION, NE 68046  
THIRD FLOOR | COUNCIL CHAMBERS  
WEDNESDAY, JULY 29, 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 PAPIILLION TIMES ON JULY 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 JUNE 24, 2020](#)

**C. FINAL PLATS**

**C.1. Final Plat - Ashbury Hills (Phase 2)**

A Final Plat for the property legally described as a tract of land being part of the SE 1/4 of Section 31, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located NW of 120th St and Schram Rd. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills (Phase 2)) [FP-20-0005](#)

**This item will be considered after agenda item D.1.c.**

**C.2. Final Plat - Seventy Two Place**

A Final Plat for the property legally described as a tract of land located in part of the NW 1/4 of the NW 1/4 and part of the NE 1/4 of the NW 1/4, located in Section 1, T13N, R12E of the 6th P.M., Sarpy County, NE, generally located on the SE corner of 72nd St and Schram Rd. The applicant is Papio Park, LLC. (Seventy Two Place) [FP-20-0006](#)

**C.3. Final Plat - SumTur Crossing Replat 2**

A Final Plat for the property legally described as Lots 142 – 150, and 174 – 203, SumTur Crossing, generally located SE of S 114th St and Schram Rd. The applicant is Boyer Young Equities XVIII – Sumter Crossing, LLC. (SumTur Crossing Replat 2) [FP-20-0007](#)

**This item will be considered after agenda item D.2.**

**D. PUBLIC HEARINGS**

**D.1. Ashbury Hills (Phases 2 - 5)**

**D.1.a. Revised Preliminary Plat**

A Revised Preliminary Plat (for Phases 2 – 5) for the property legally described as a tract of land being part of the SE ¼ of Section 31, T14N, R12E of the 6th P.M., Sarpy County, NE,

generally located NW of 120th St and Schram Rd. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills) [PP-17-0011R](#)

D.1.b. Change Of Zone

A Change of Zone from AG Agricultural to R-4 Multiple-Family Residential and MU Mixed Use (for Phases 2 – 5) for the property legally described as a tract of land being part of the SE ¼ of Section 31, T14N, R12E of the 6th P.M., Sary County, NE, generally located NW of 120th St and Schram Rd. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills) [CZ-20-0006](#)

D.1.c. Mixed Use Development Agreement Amendment

A Mixed Use Development Agreement Amendment for the property legally described as a tract of land being part of the SE ¼ of Section 31, T14, R12E of the 6th P.M., Sary County, NE, generally located NW of 120th St and Schram Rd. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills) [MISC-20-0010](#)

D.2. Change Of Zone - SumTur Crossing Replat 2

A Change of Zone from R-2 Single-Family Residential (Medium Density) to R-4 Multiple Family Residential for the property legally described as Lots 142 – 150, and 174 – 203, SumTur Crossing, generally located SE of S 114th St and Schram Rd. The applicant is Boyer Young Equities XVIII – Sumter Crossing, LLC. (SumTur Crossing Replat 2) [CZ-20-0008](#)

D.3. Comprehensive Plan Amendment - Southwest Sub-Area Future Land Use Map Amendment

A Comprehensive Plan Amendment to amend the Future Land Use Map for the Southwest Sub-Area. The Sub-Area has a northern boundary of Schram Rd and I-80, an eastern boundary of HWY 50, a southern boundary of Platteview Rd, and a western boundary of S 192nd St. The applicant is the City of Papillion. (Southwest Sub-Area FLU Map Amendment) [CPA-20-0001](#)

D.4. Text Change - Ordinance No. 1891 - Custom Manufacturing Amendment

An ordinance to amend Table 205-38 of Article IV (Zoning District Regulations) of Chapter 205 of the Papillion Zoning Ordinance to allow Custom Manufacturing in the LC Limited Commercial by special use permit. The applicant is the City of Papillion. (Custom Manufacturing Amendment) [TC-20-0003](#)

E. OTHER BUSINESS

F. ADJOURNMENT

**COVID-19 Disclaimer:** *This meeting is open to the public, however, attendance in the Council Chambers will be limited or staggered based on social distancing guidelines. Public comment can always be provided in writing via email or letter prior to the meeting. Such comments can be addressed to [ablevins@papillion.org](mailto:ablevins@papillion.org), or the Planning Department, 122 E 3rd St, Papillion, NE 68046.*