



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 AGENDA  
AUGUST 29, 2018 - 7:00 P.M.**

**A. CALL TO ORDER**

1. Roll Call
2. Pledge of Allegiance
3. Affidavit of Publication in the [PAPIILLION TIMES ON AUGUST 15, 2018](#)
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 JULY 25, 2018](#)

**C. FINAL PLATS**

**C.1. Final Plat - I-80 Logistics Hub**

A Final Plat for the property legally described as a tract of land located in part of the SE 1/4 of Section 24, T14N, R11E of the 6th P.M., Sarpy County, NE, generally located on the NW corner of S 132nd Street and Cornhusker Road. The applicant is Tribedo, LLC. (I-80 Logistics Hub) **FP-18-0006**

**C.2. Final Plat - R & R Commerce Park (Phase 2)**

A Final Plat for the property legally described as a tract of land located in the S 1/2 of the NE 1/4 of Section 35, T14N, R11E of the 6th P.M., Sarpy County, NE, generally located on the NW corner of HWY 50 and Gold Coast Road. The applicant is Development Services Corporation. (R & R Commerce Park (Phase 2)) **FP-18-0007**  
**(Consideration of this item will occur after item D.2.b.)**

**D. PUBLIC HEARINGS**

**D.1. Lot 1, Mosaic Addition**

**D.1.a. Change Of Zone**

A Change of Zone from Urban Family Residential (R-3) to Multiple Family Residential (R-4) for the property legally described as Lot 1, Mosaic Addition, generally located at 530 E 1st Street. The applicant is Mosaic. (Lot 1, Mosaic Addition) **CZ-18-0007**

**D.1.b. Special Use Permit**

A Special Use Permit to allow Day care services (adult) as a permitted use on the property legally described as Lot 1, Mosaic Addition, generally located at 530 E 1st Street. The applicant is Mosaic. (Lot 1, Mosaic Addition) **SUP-18-0004**

**D.2. R & R Commerce Park (Phase 2)**

**D.2.a. Revised Preliminary Plat**

A revised Preliminary Plat for the property legally described as a tract of land located in the S 1/2 of the NE 1/4 of Section 35, T14N, R11E of the 6th P.M., Sarpy County, NE, generally located on the NW corner of HWY 50 and Gold Coast Road. The applicant is Development

D.2.b. Change Of Zone

A Change of Zone from Agricultural (AG) to Limited Industrial (LI) for the property legally described as a tract of land located in the S ½ of the NE ¼ of Section 35, T14N, R11E of the 6th P.M., Sarpy County, NE, generally located on the NW corner of HWY 50 and Gold Coast Road. The applicant is Development Services Corporation. (R & R Commerce Park (Phase 2)) **CZ-18-0008**

D.3. Ashbury Creek 2

D.3.a. Preliminary Plat

A Preliminary Plat for the property legally described as Lot 1, Seibold Acres, a subdivision, as surveyed, platted and recorded in Sarpy County, NE, together with Tax Lots 3 and 4 in the S ½ of the SW ¼ of Section 32, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located NW of S 114th Street and Schram Road. The applicant is Pinecrest Homes, LLC. (Ashbury Creek 2) **PP-18-0006**

D.3.b. Change Of Zone

A Change of Zone from Agricultural (AG) to Multiple Family Residential (R-4) for the property legally described as a replatting of Lot 1, Seibold Acres, a subdivision, as surveyed, platted and recorded in Sarpy County, NE, together with Tax Lots 3 and 4 in the S ½ of the SW ¼ of Section 32, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located NW of S 114th Street and Schram Road. The applicant is Pinecrest Homes, LLC. (Ashbury Creek 2) **CZ-18-0006**

D.4. Community Redevelopment Plan: Downtown Papillion

To consider a Redevelopment Plan for the Redevelopment Area that was declared substandard and blighted by the Mayor and City Council of the City of Papillion on May 1, 2018 with Resolution No. R18-0071. The Redevelopment Area Boundary is comprised of approximately 4.5 acres and generally described as having a northern boundary of Jackson Street from 4th Street to Adams Street, having a southern boundary running parallel to 2nd Street beginning at the center of Block 17 west to the Papillion Creek corridor, having a western boundary that is the Papillion Creek corridor, having an eastern boundary of Adams Street from Jackson Street to approximately 175' south of 2nd Street, and a segment of 2nd Street extending from Adams Street to 84th Street, all of which is more precisely depicted on the map attached to Resolution R18-0071 as Exhibit A and available for public inspection at the office of the City Clerk. The applicant is the Limited Community Redevelopment Authority (LCRA) of the City of Papillion. **MISC-18-0010**

D.5. Ordinance No. 1817 - Floor Area Ratio Amendment

An ordinance to amend Section 205-11 of Article II (Development Definitions); Section 205-39 of Article IV (Zoning District Regulations); Section 205-43 of Article V (AG Agricultural District); Section 205-47 of Article VI (RE Residential Estates District); Section 205-51 of Article VII (R-1 Single-Family Residential (Low-Density)); Section 205-56 of Article VIII (R-2 Single-Family Residential (Medium Density)); Section 205-61 of Article IX (R-3 Urban Family Residential); Section 205-66 of Article X (R-4 Multiple Family Residential); Section 205-71 of Article XI (MH Mobile Home Residential District); Section 205-78 of Article XII (O Office District); Section 205-83 of Article XIII (LC Limited Commercial District); Section 205-89 of Article XIV (CC Community Commercial District); Section 205-94 of Article XV (GC General Commercial District); Section 205-98 of Article XVI (CBD Central Business District); Section 205-103 of Article XVII (LI Limited Industrial District); Section 205-107 of Article XVIII (GI General Industrial District); Section 205-123 (B)(3)(b) of Article XXII (MU Mixed Use District); Section 205-132(F)(2) and Section 134(K)(3) of Article XXIII (PUD Planned Unit Development Overlay District); and Section 205-301 of Article XL (Administration and Procedures), all of Chapter 205 of the Papillion Municipal Code, to remove all references to Floor Area Ratio. The applicant is the City of Papillion. (Floor Area Ratio Ordinance Amendment) **TC-18-0002**

E. OTHER BUSINESS

F. ADJOURNMENT

