

**CITY OF PAPILLION  
MAYOR AND CITY COUNCIL REPORT  
FEBRUARY 5, 2019 AGENDA**

<b>Subject:</b>	<b>Type:</b>	<b>Submitted By:</b>
A request for a <b>Comprehensive Plan Amendment</b> for the property legally described as a tract of land being part of the SE ¼ of Section 31, T14N, R12E of the 6 <sup>th</sup> P.M., Sarpy County, NE, generally located NW of 120 <sup>th</sup> St and Schram Rd. The applicant is Ashbury Hills Development, LLC. ( <b>Ashbury Hills</b> )	Resolution #R19-0007 (Public Hearing)	Mark A. Stursma, AICP Planning Director

**SYNOPSIS**

This is for approval of the Ashbury Hills Comprehensive Plan Amendment. The intent of the Comprehensive Plan Amendment is to address discrepancies between the Comprehensive Plan and the proposed development. The resubmittal of Ashbury Hills is in general conformance to the Park/Civic Site and Greenway recommendations of the West Papio Future Land Use Plan (WPFLUP). The Comprehensive Plan Amendment application was submitted to better identify that the proposed uses are in complete conformance with the Future Land Use Map.

The proposed Multiple-Family Residential (R-4) zoning is in conformance with the current Future Land Use designation of Low Density Residential, Medium Density Residential, Park/Civic, and Greenway identified within the WPFLUP. It is also in conformance with the proposed Future Land Use Designation of Low Density Residential, Mixed Use, Park/Civic, and Greenway identified within the Comprehensive Plan Amendment for Ashbury Hills.

The proposed Mixed Use (MU) zoning is consistent with the Future Land Use designation of Low Density Residential, Medium Density Residential, Park/Civic, and Greenway specifically identified within the WPFLUP for this parcel. It is also in conformance with the proposed Future Land Use Designation of Low Density Residential, Mixed Use, Park/Civic, and Greenway identified within the Comprehensive Plan Amendment for Ashbury Hills.

**FISCAL IMPACT**

	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>	<b>Total</b>
Total Valuation (95%):	68,326,820	\$33,850,000	\$11,650,000	\$113,826,820
Non-Reimbursable General Obligation Debt (95%):	\$2,824,460	\$1,072,161	\$1,092,511	\$4,989,132
Debt Ratio – Non-Reimbursable General Obligation Debt (95%):	4.35%	3.33%	9.87%	4.61%

*Disclaimer: The SUF asserts reimbursements from third parties that will reduce the general obligation debt for the District; however, the applicant has not provided written confirmation of such reimbursements from those third parties. Further, the SUF asserts valuation for units that cannot be platted and constructed at this time. Platting and construction of such units will be dependent on the development of adjoining property that is not controlled by this applicant.*

**RECOMMENDATION**

Approval.

On 07/25/18, the Planning Commission unanimously recommended approval of the Ashbury Hills Comprehensive Plan Amendment contingent upon resolution of staff comments. The conditions required to approve the Comprehensive Plan Amendment have been addressed.

## **BACKGROUND**

In February 2010, City Council approved the West Papio Future Land Use Plan Comprehensive Plan Amendment.

In July 2013, City Council approved the Ashbury Farm Final Plat.

In December 2015, City Council approved the Ashbury Creek Final Plat for Phase 1.

In April 2017, City Council approved the 2<sup>nd</sup> Amendment to the Interlocal Cooperation Agreement for the Baseball Stadium Outfall between the City of Papillion and Sarpy County. The amendment moved an area of land from the Baseball Stadium Outfall Service Area to a new area known as the North Shore Commercial Outfall Service Area. The North Shore Commercial Outfall Service Area is in effect functions as a sub-area of the Wood Hollow Outfall Service Area because the North Shore Commercial Outfall Sewer connects to and relies upon the capacity of the Wood Hollow Outfall Sewer. Part of Ashbury Hills falls within the North Shore Commercial Outfall Service Area.

In September 2017, City Council approved the Ashbury Creek Final Plat for Phase 2. Phase 2 is the final phase of Ashbury Creek.

In December 2017, City Council approved the Founders Ridge Preliminary Plat. Founders Ridge is proposed to be platted in phases. In May 2018, City Council approved the Founders Ridge Final Plat for Phase 1.

In February 2018, the Ashbury Hills Preliminary Plat and Change of Zone were presented at Planning Commission. The applicant requested that the Planning Commission continue the requests to allow the applicant time to address contingencies within the Planning Commission Staff Report. In March 2018, the applicant requested that the Ashbury Hills Preliminary Plat and Change of Zone be placed on the April 25, 2018 Planning Commission agenda. The applicant chose not to submit any revised or supplemental materials in response to the February 28, 2018 Planning Commission Staff Report. Accordingly, the April 25, 2018 Planning Commission Staff Report was based on the same submittal as the February 28, 2018 Planning Commission Staff Report. At the April 25, 2018 Planning Commission meeting, the motion to recommend approval of the Preliminary Plat failed resulting in a recommendation of denial. Upon request of the applicant's attorney, the Planning Commission reconsidered the motion to recommend approval and subsequently continued the Preliminary Plat request to a future meeting. Consideration of the Change of Zone request was also continued to a future meeting.

In June 2018, the applicant submitted a revised Preliminary Plat along with a Comprehensive Plan Amendment application to address discrepancies between the Comprehensive Plan and the proposed development.

In August 2018, Planning Commission recommended approval of the Ashbury Creek 2 Preliminary Plat and Change of Zone. The proposed subdivision is immediately to the east of Ashbury Hills. The Ashbury Creek 2 Preliminary Plat includes the dedication of S 120<sup>th</sup> Street. It also includes the dedication of Lake Tahoe Drive, which is proposed to intersect with S 120<sup>th</sup> Street.

**ATTACHMENTS:**

RES. #R19-0007

07/25/2018 Planning Commission Staff Report

07/25/2018 Planning Commission minutes

**RESOLUTION NO. R19-0007**

**BE IT RESOLVED** by the Mayor and City Council of the City of Papillion that the Ashbury Hills Comprehensive Plan Amendment, attached hereto as Exhibit A, 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, Nebraska, generally located northwest of S 120<sup>th</sup> Street and Schram Road.

**PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.**

**CITY OF PAPIILLION, NEBRASKA**

\_\_\_\_\_  
David P. Black, Mayor

Attest:

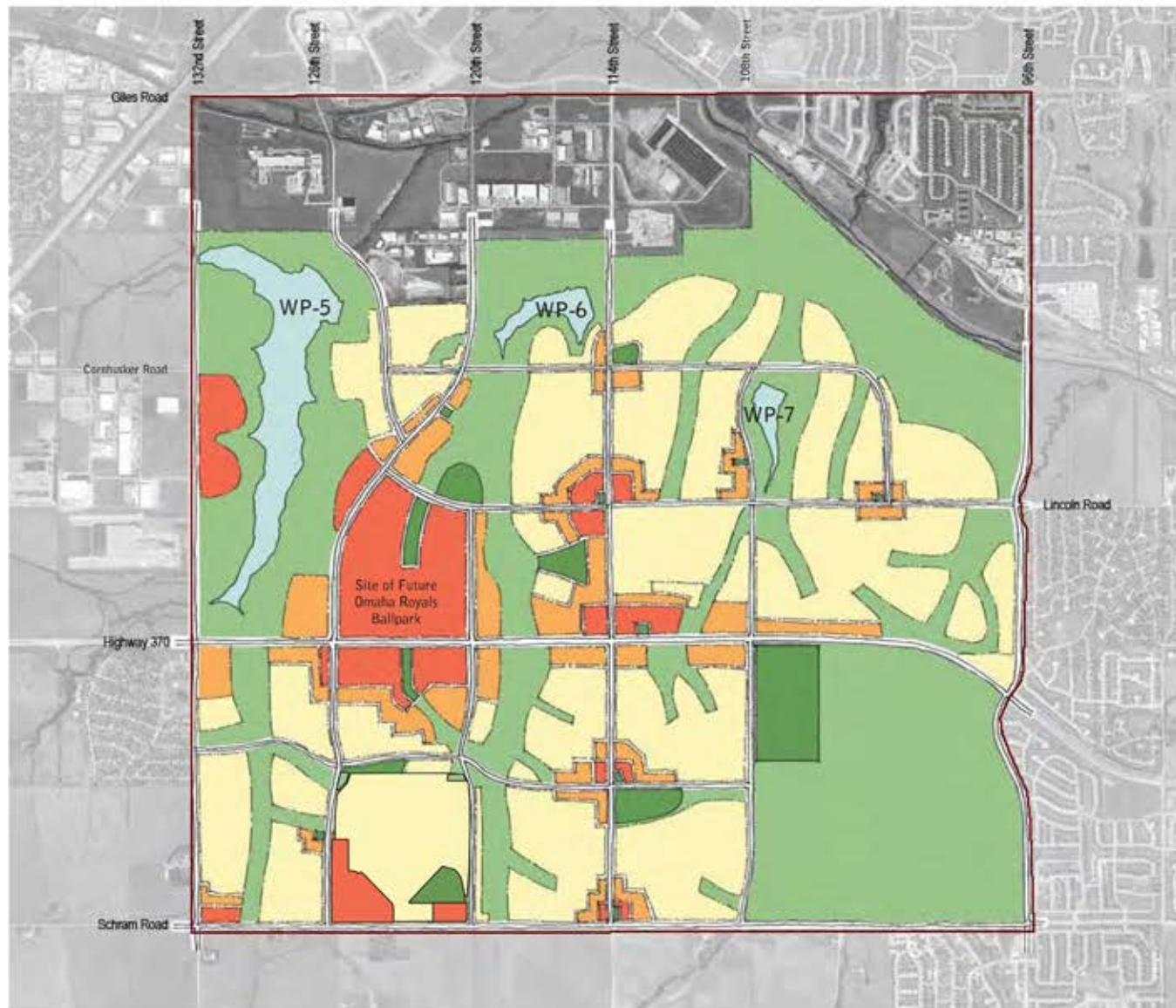
\_\_\_\_\_  
Nicole L. Brown, City Clerk

(SEAL)

## Exhibit "A" Proposed Future Land Use Plan

The West Papio Future Land Use Plan preserves natural drainage ways, creeks, and floodplains. It includes a town center that incorporates the planned Omaha Royals Ballpark. Mixed-use neighborhood centers are interspersed throughout the area and are within walking distance of most homes. These strategically located centers include retail, residential, and civic uses. Residential areas are primarily made up of traditional single family neighborhoods, with townhouses and apartments located adjacent to neighborhood centers. The entire West Papio Land Use Study Area is served by an interconnected mobility network.

-  Low Density Residential
-  Medium Density Residential
-  Mixed Use
-  Park/Civic Site
-  Greenway
-  Green Streets
-  Study Area Boundary

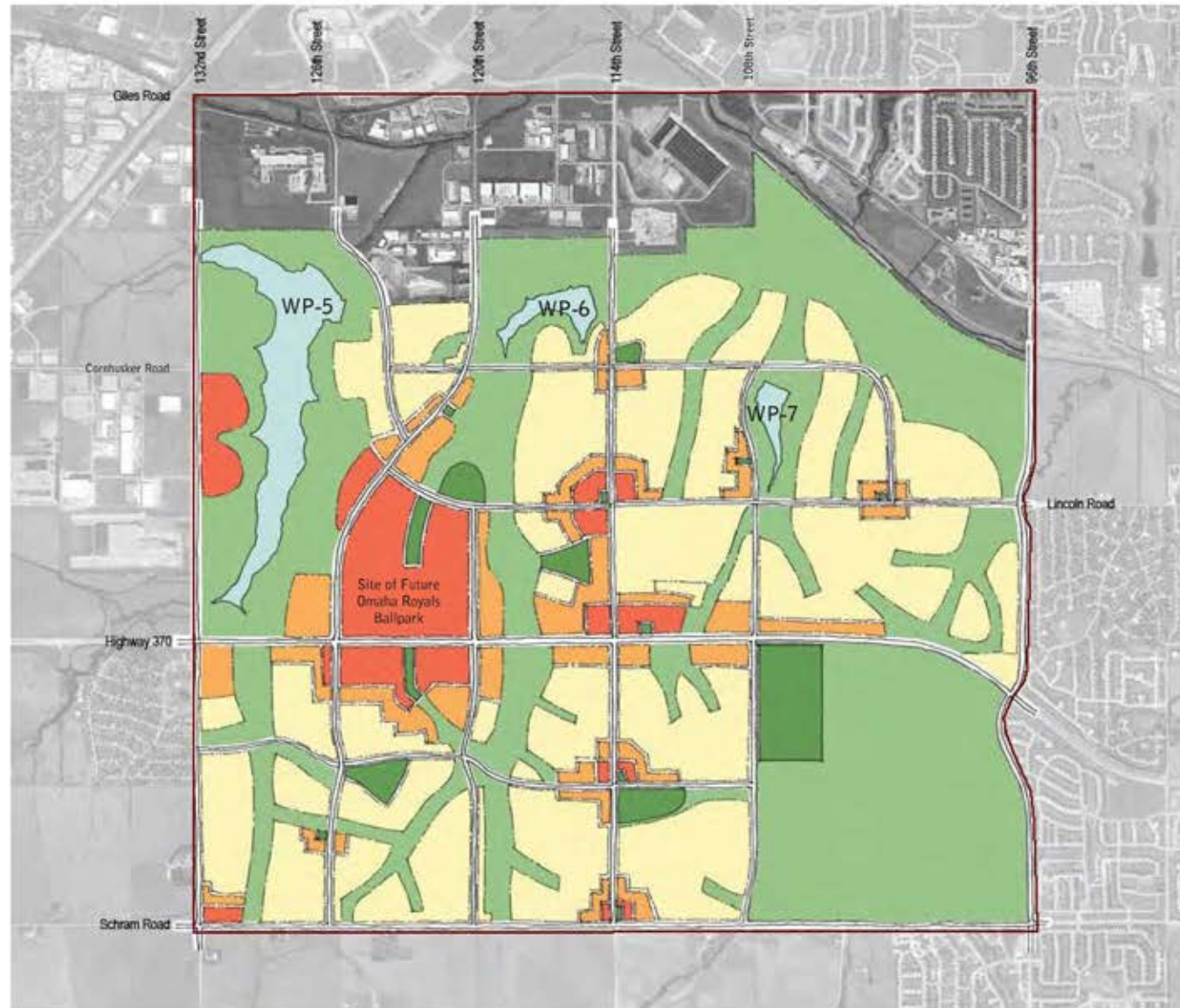


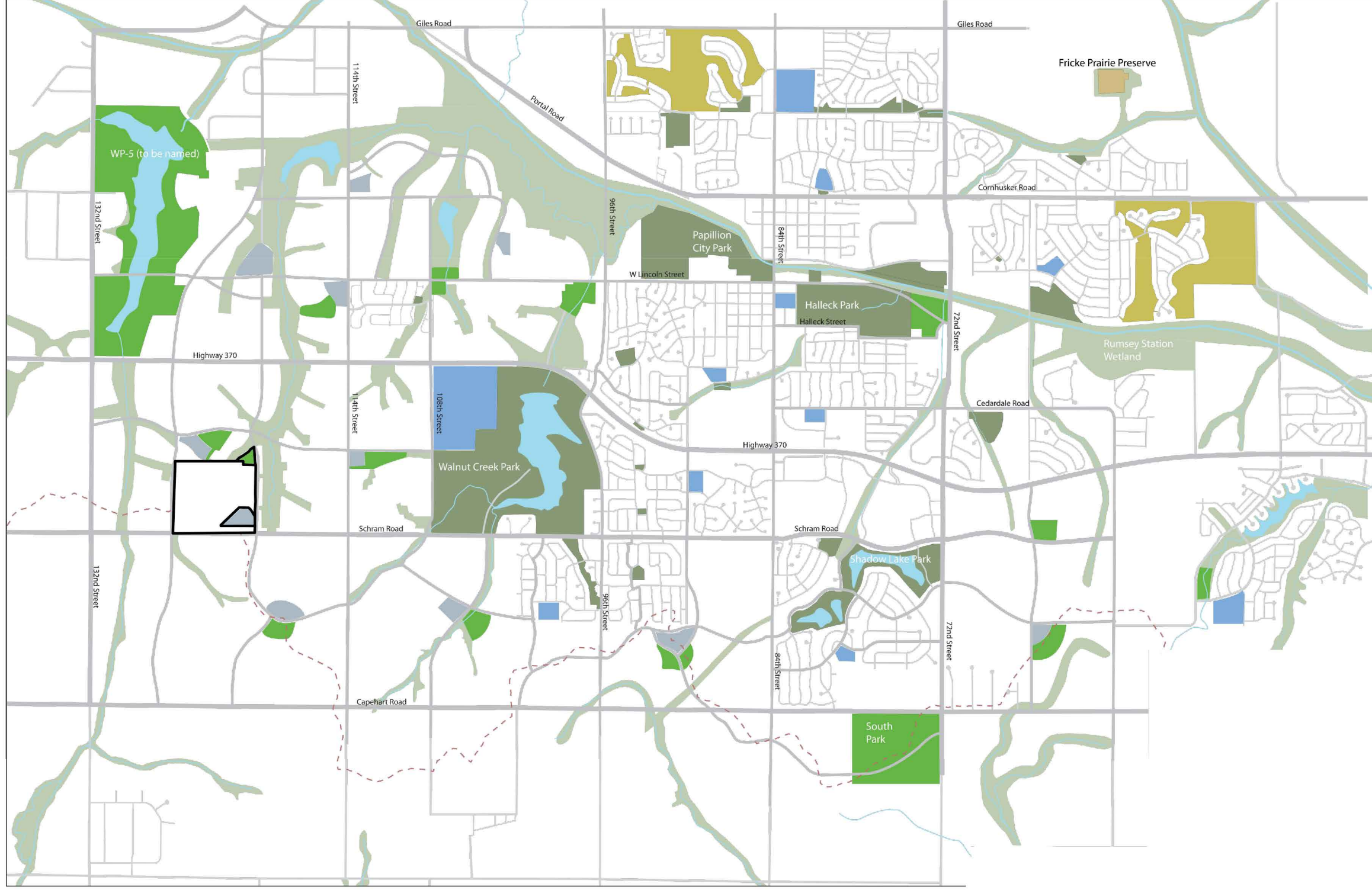


## Current Future Land Use Plan

The West Papio Future Land Use Plan preserves natural drainage ways, creeks, and floodplains. It includes a town center that incorporates the planned Omaha Royals Ballpark. Mixed-use neighborhood centers are interspersed throughout the area and are within walking distance of most homes. These strategically located centers include retail, residential, and civic uses. Residential areas are primarily made up of traditional single family neighborhoods, with townhouses and apartments located adjacent to neighborhood centers. The entire West Papio Land Use Study Area is served by an interconnected mobility network.

-  Low Density Residential
-  Medium Density Residential
-  Mixed Use
-  Park/Civic Site
-  Greenway
-  Green Streets
-  Study Area Boundary





**Proposed Schools and Parks**

- Arterial Streets
- Local Streets
- Existing Parks
- Proposed Parks
- Greenways
- Existing Schools
- Proposed Schools
- Nature Preserves
- Golf Courses
- - - Ridge Line

Proj No:	E2017258-001
Date:	06/11/2018
Designed By:	KJL
Drawn By:	NMN
Scale:	NO SCALE
Sheet:	1 of 1

Revisions	
Date	Description

**EXHIBIT "B"**  
**PROPOSED SCHOOLS AND**  
**PARKS MAP AMENDMENT**

**126TH & SCHRAM**  
**SARPY COUNTY, NEBRASKA**



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