



CITY OF PAPIILLION
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PAPILLION PLANNING COMMISSION MEETING AGENDA
122 E THIRD STREET, PAPIILLION, NE 68046
CITY HALL | COUNCIL CHAMBERS | THIRD FLOOR
WEDNESDAY, APRIL 27, 2022 AT 7:00 P.M.

Staff Reports and other pertinent documents can be accessed by clicking the red text links in the agenda.

A. CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. [AFFIDAVIT OF PUBLICATION IN THE SARPY COUNTY GUIDE ON APRIL 15, 2022](#)
4. Public announcement that a current copy of the Open Meeting Act is posted in Council Chambers

B. AGENDA ITEMS

1. Approval of the agenda as presented
2. Approval of the [MINUTES OF MARCH 30, 2022](#)

C. FINAL PLATS

C.1. Final Plat - Steel Ridge South (Phases 2)

A Final Plat for the property legally described as a replatting of Outlot A, Steel Ridge South, together with the platting of Tax Lot 2D and Tax Lot 9 of the NW1/4 of Section 35, T14N, R11 E of the 6th P.M., Sarpy County, NE and those parts of the SW1/4, SE1/4, and NE1/4 of Section 34, T14N, R11E of the 6th P.M., Sarpy County, NE, lying south and east of Interstate 80 right-of-way except those parts taken for road right-of-way, generally located S of HWY 370 between I-80 and 156th St The applicant is Dowd Grain Co. (Steel Ridge South (Phases 2)) [FP-21-0011](#)

D. PUBLIC HEARINGS

D.1. Granite Creek East

D.1.a. Preliminary Plat

A request for a Preliminary Plat for the property legally described as a tract of land being part of the NE ¼ of the SW ¼, part of the SE ¼ of the SE ¼, part of the SW ¼ of the SE ¼, part of the NW ¼ of the SE ¼, Part of the NE ¼ of the SW ¼, and part of the SE ¼ of the SW ¼, all in Section 28, T14N, R12E of the 6th P.M.,

Sarpy County, NE, generally located on the SW corner of S 96th St & Lincoln Rd.
The applicant is BHI Development, Inc. (Granite Creek East) [PP-21-0007](#)

D.1.b. Change Of Zone

A request for a Change of Zone from AG Agricultural to R-4/PUD-2 Multiple Family Residential with a Specific Planned Unit Overlay, R-4 Multiple Family Residential, and LC Limited Commercial for the property legally described as a tract of land being part of the NE ¼ of the SW ¼, part of the SE ¼ of the SE ¼, part of the SW ¼ of the SE ¼, part of the NW ¼ of the SE ¼, Part of the NE ¼ of the SW ¼, and part of the SE ¼ of the SW ¼, all in Section 28, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the SW corner of S 96th St & Lincoln Rd.
The applicant is BHI Development, Inc. (Granite Creek East) [CZ-21-0010](#)

D.2. Granite Creek West

D.2.a. Preliminary Plat

A request for a Preliminary Plat for a tract of land being part of the E ½ of the SW ¼, Section 28, T14N, R12E of the 6th P.M., Sarpy County, NE together with Tax Lot 18, Section 33, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the NW and SW corners of S 102nd St and HWY 370. The applicant is BHI Development, Inc. (Granite Creek West) [PP-21-0006](#)

D.2.b. Change Of Zone

A request for a Change of Zone from AG Agricultural to R-4 Multiple-family residential and R-4/PUD-2 Multiple Family Residential with a Planned Unit Development Overlay (Specific) for the property legally described as a tract of land being part of the E ½ of the SW ¼, Section 28, T14N, R12E of the 6th P.M., Sarpy County, NE together with Tax Lot 18, Section 33, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the NW and SW corners of S 102nd St and HWY 370. The applicant is BHI Development, Inc. (Granite Creek West) [CZ-21-0009](#)

D.3. Special Use Permit - Walnut Creek Hills Funeral Services

A request for a Special Use Permit to allow Funeral Services as a permitted use on the property legally described as Lot 3, Walnut Creek Hills Replat Twenty, generally located on the SW corner of S 90th St and HWY 370. The applicant is WC Investments, Inc. (Walnut Creek Hills Funeral Services) [SUP-22-0002](#)

D.4. St. Columbkille Campus

D.4.a. Change Of Zone

A request for a Change of Zone from R-2 Single-Family Residential (Medium-Density) to R-4/PUD-2 Multiple-Family Residential with a Planned Unit Development (Specific) Overlay, for the property legally described as the S 77' of Lot 2, Block 33, Beadles Addition, generally located at 526 N Jefferson St. The applicant is St. Columbkille Church. (St. Columbkille Campus) [CZ-22-0002](#)

D.4.b. Special Use Permit Amendment

A request for a Special Use Permit to authorize the following actions within the Downtown Overlay District: (A) Construction of a new accessory building for the St. Columbkille Parish Campus per § 205-118(A)(2) and (B) the expansion of the St. Columbkille Catholic School parking lot per § 205-118(A)(6), for the property legally described as the S 77' of Lot 2, Block 33, Beadles Addition, generally located at 526 N Jefferson St. The applicant is St. Columbkille Church. (St. Columbkille Campus) [SUP-22-0003](#)

D.4.c. Planned Unit Development Agreement Amendment

A request for an Amendment to the St. Columbkille Planned Unit Development Agreement for the property legally described as the S 77' of Lot 2, Block 33, Beadles Addition, generally located at 526 N Jefferson St. The applicant is St. Columbkille Church. (St. Columbkille Campus) [MISC-22-0005](#)

D.5. Text Change - 2022 Subdivision Regulations Waiver Update

A request to amend Article VII (Special Provisions and Regulations), of Chapter 170 (Subdivision Regulations), of the Papillion Municipal Code having to do with waivers to the Subdivision Regulations. The applicant is the City of Papillion. (2022 Subdivision Regulations Waiver Update) [TC-22-0001](#)

E. OTHER BUSINESS

F. ADJOURNMENT