



CITY OF PAPIILLION
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PAPILLION PLANNING COMMISSION MEETING AGENDA
1046 W LINCOLN STREET, PAPIILLION, NE 68046
PAPILLION LANDING | CHRYSALIS EVENT CENTER | SUITES 1 & 2
WEDNESDAY, JUNE 30, 2021 | 7:00 P.M.

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

A. CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance
3. Affidavit of Publication in the Sarpy County Guide on June 18, 2021
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 MAY 26, 2021](#)

C. FINAL PLATS

C.1. North Shore Commercial Replat 2

A request for a Final Plat for the property legally described as Lots 1 – 6, and Outlots A – B, North Shore Commercial Replat 1, together with Outlot G, North Shore Commercial, generally located on the NW corner of S 126th St and HWY 370. The applicant is BHI Development, Inc. (North Shore Commercial Replat 2) [FP-21-0002](#)

C.2. Seventy Two Place Replat 1

A Final Plat for the property legally described as Lots 1 – 4, 6, 7, and Outlot A, Seventy Two Place, generally located on the southeast corner of S 72nd St and Schram Rd. The applicant is Papillion Schram Road Partners, LLC. (Seventy Two Place Replat 1) [FP-21-0003](#)

C.3. Ashbury Hills (Phase 2)

A request for a Final Plat 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 near S 120th St and Schram Rd. The applicant is SBS Kapital, LLC. (Ashbury Hills (Phases 2)) [FP-20-0005](#)

This request will be considered after agenda item D.1.

D. PUBLIC HEARINGS

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

A request for a Revised Preliminary Plat 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 near S 120th St and Schram Rd. The applicant is SBS Kapital, LLC. (Ashbury Hills (Phases 2 – 5)) [PP-21-0011R](#)

D.2. First Amendment To North Shore Commercial Mixed Use Development Agreement

A request to adopt the First Amendment to North Shore Commercial Mixed Use Development Agreement for the property legally described as Lots 1 – 6, and Outlots A – B, North Shore Commercial Replat 1, together with Outlot G, North Shore Commercial, generally located on the NW corner of S 126th St and HWY 370. The applicant is BHI Development, Inc. (North Shore Commercial Replat 2) [MISC-21-0007](#)

D.3. Prairie Hills Mixed Use District

A request to adopt a Mixed Use Development Agreement for the property legally described as Lot 118, Prairie Hills, generally located on the SW corner of S 114th St and HWY 370. The applicant is Redwood Apartment Neighborhoods. (Prairie Hills Mixed Use District) [MISC-21-0008](#)

D.4. Seventy Two Place Replat 1

A request for a Change of Zone from CC Community Commercial and R-4 Multiple-Family Residential to CC Community Commercial and R-4 Multiple-Family Residential for the property legally described as Lots 1 – 4, 6, 7, and Outlot A, Seventy Two Place, generally located on the southeast corner of S 72nd St and Schram Rd. The applicant is Papillion Schram Road Partners, LLC. (Seventy Two Place Replat 1) [CZ-21-0004](#)

D.5. Patio Amendment

A request to amend Section 205-11 (Definition of general terms) of Article II (Development Definitions), and Section 205-215 (Setback adjustments) of Article XXXIV (Supplemental Site Development Regulations), both of Chapter 205 Zoning of the Papillion Municipal Code having to do with patio setbacks. The applicant is the City of Papillion. (Patio Amendment) [TC-21-0003](#)

E. ELECTIONS

E.1. Chair

E.2. Vice Chair

F. OTHER BUSINESS

G. ADJOURNMENT