



CITY OF PAPIILLION  
David P. Black, Mayor

Travis Gibbons, Planning Department  
122 East Third Street  
Papillion, Nebraska 68046  
Phone: (402) 597-2060

---

---

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

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

**A. CALL TO ORDER**

1. Roll Call
2. Pledge of Allegiance
3. [AFFIDAVIT OF PUBLICATION IN THE SARPY COUNTY GUIDE ON JULY 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 JUNE 29, 2022](#)

**C. FINAL PLATS**

**C.1. Final Plat - Sarpy West Industrial**

A Final Plat for the property legally described as Part of the NE ¼ of Section 3, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located on the SW corner of S156th St & Schram Rd. The applicant is HRC Industrial West, LLC. (Sarpy West Industrial (Phase 1)) [FP-22-0002](#)

**C.2. Final Plat - Papillion Landing**

A Final Plat for the property legally described as a replatting of the following described properties: Tax Lot 6A1B3, Tax Lots 8A AND 8B, Tax Lot 7A, Tax Lot 14B1A, Tax Lot 34A and Tax Lot 38, in the N 1/2 of Section 27, T14N, R12E of the 6th P.M., Sarpy County, NE, Tax Lot 7B in the SE 1/4 of the NE 1/4 of Section 28, T14N, R12E said Sarpy County, Lots 1, 2 and 3, Chapman's and Horn's Addition, Lot 2, Dlouhy Addition Replat 1, and Lots 1 and 2, Dlouhy Addition Replat 2, generally located on the NW

corner of S Washington Street and Lincoln Street. The applicant is the City of Papillion. (Papillion Landing) [FP-22-0003](#)

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

#### D. PUBLIC HEARINGS

D.1. Large Project Special Use Permit - Rotella's Italian Bakery At Steel Ridge South  
A Large Project Special Use Permit for the property legally described as a portion of the SE1/4 and Tax Lot 8 of Section 34, T14N, R11E of the 6th P.M., Sarpy County, NE to be platted as Lot 8, Steel Ridge South, generally located on the NW corner of Schram Rd and S 156th St. The applicant is Rotella's Italian Bakery, Inc. (Rotella's Italian Bakery at Steel Ridge South) [SUP-22-0005](#)

#### D.2. Papillion Landing

##### D.2.a. Preliminary Plat

A Preliminary Plat for the property legally described as a replatting of the following described properties: Tax Lot 6A1B3, Tax Lots 8A AND 8B, Tax Lot 7A, Tax Lot 14B1A, Tax Lot 34A and Tax Lot 38, in the N 1/2 of Section 27, T14N, R12E of the 6th P.M., Sarpy County, NE, Tax Lot 7B in the SE 1/4 of the NE 1/4 of Section 28, T14N, R12E said Sarpy County, Lots 1, 2 and 3, Chapman's and Horn's Addition, Lot 2, Dlouhy Addition Replat 1, and Lots 1 and 2, Dlouhy Addition Replat 2, generally located on the NW corner of S Washington Street and Lincoln Street.  
The applicant is the City of Papillion. (Papillion Landing) [PP-22-0002](#)

##### D.2.b. Change Of Zone

A Change of Zone from AG Agricultural, R-2 Single-Family Residential, R-4 Multiple Family Residential, and GC General Commercial to R-4 Multiple Family Residential for the property legally described as a replatting of the following described properties: Tax Lot 6A1B3, Tax Lots 8A AND 8B, Tax Lot 7A, Tax Lot 14B1A, Tax Lot 34A and Tax Lot 38, in the N 1/2 of Section 27, T14N, R12E of the 6th P.M., Sarpy County, NE, Tax Lot 7B in the SE 1/4 of the NE 1/4 of Section 28, T14N, R12E said Sarpy County, Lots 1, 2 and 3, Chapman's and Horn's Addition, Lot 2, Dlouhy Addition Replat 1, and Lots 1 and 2, Dlouhy Addition Replat 2, generally located on the NW corner of S Washington Street and Lincoln Street.  
The applicant is the City of Papillion. (Papillion Landing) [CZ-22-0003](#)

#### E. OTHER BUSINESS

#### F. ADJOURNMENT