



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, AUGUST 31, 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 AUGUST 19, 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 JULY 27, 2022](#)

C. FINAL PLATS

C.1. Final Plat - Oak Leaf

A phase one Final Plat for the property legally described as part of Tax Lot 7, Section 12, T13N, R12E of the 6th P.M., Sarpy County, NE, generally located on the SE corner of S 72nd St and Capehart Rd. The applicant is Gene Graves. (Oak Leaf) [FP-22-0004](#)

C.2. Final Plat - Founders Ridge (Phase 2)

A request for a Final Plat for the property legally described as part of the E 1/2 of the NE 1/4 lying east of abandoned Missouri Pacific Railroad, together with Tax Lot 1A in the W 1/2 of the NE 1/4, all in Section 31, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located South of S 126th St and HWY 370. The applicant is Founders Ridge LLC. (Founders Ridge (Phase 2)) [FP-22-0005](#)

C.3. Final Plat - Seventy Two Place (Phase 2)

A request for approval of a Final Plat for the property legally described as a tract of land located in all of Outlot D, Seventy Two Place together with part of the NE ¼ of the NW ¼ located in Section 1, T13N, R12E of the 6th P.M., Sarpy County, NE, generally located SE of S 72nd St and Schram Rd. The applicant is Papio Park, LLC. (Seventy Two Place (Phase 2)) [FP-22-0006](#)

Consideration of this item will occur after the Planning Commission's consideration of the Seventy Two Place (Phase 2) Revised Preliminary Plat and Change of Zone.

D. PUBLIC HEARINGS

D.1. Seventy Two Place (Phase 2)

D.1.a. Revised Preliminary Plat

A request for approval of a revised Preliminary Plat for the property legally described as a tract of land located in all of Outlot D, Seventy Two Place together with part of the NE ¼ of the NW ¼ located in Section 1, T13N, R12E of the 6th P.M., Sarpy County, NE, generally located SE of S 72nd St and Schram Rd. The applicant is Papio Park, LLC. (Seventy Two Place (Phase 2)) [PP-19-0002R](#)

D.1.b. Change Of Zone

A request for approval of a Change of Zone from AG Agricultural and R-4 Multiple-Family Residential to R-4 Multiple-Family Residential for the property legally described as a tract of land located in all of Outlot D, Seventy Two Place together with part of the NE ¼ of the NW ¼ located in Section 1, T13N, R12E of the 6th P.M., Sarpy County, NE, generally located SE of S 72nd St and Schram Rd. The applicant is Papio Park, LLC. (Seventy Two Place (Phase 2)) [CZ-22-0004](#)

D.2. Mixed Use Development Agreement Amendment - Sarpy County Power Park East

A request to amend the Sarpy County Power Park East Mixed Use Development Agreement for the property legally described as Lot 1 and Outlot A, Sarpy County Power Park East, generally located on the NE corner of HWY 50 and Capehart Rd. The applicant is Olsson Associates (for Raven Northbrook LLC). (First Amendment to Sarpy County Power Park East Mixed Use Development Agreement) [MISC-22-0011](#)

D.3. Mixed Use Development Agreement Amendment - 370 North

A request to amend the 370 North Mixed Use Development Agreement for the property legally described as Lots 1 through 7, inclusive, Lots 10 through Lot 14, inclusive, Lots 16 and 17, and Outlots A and B, 370 North, Lots 1 and 2, 370 North Replat One, Lots 2 through 7, 370 North Replat Two, Outlots A and B, 370 North Replat Three, and Lot 1 and Outlot A, 370 North Replat Four, generally located on the NW corner of HWY 370 and HWY 50. The applicant is Noddle Companies. (Third Amendment to 370 North Mixed Use Development Agreement) [MISC-22-0014](#)

D.4. Text Change - Ordinance No. 1975

A request for approval of an ordinance to amend § 205-11 (Definition of general terms)

to add a definition for “deck” and § 205-21 (Fence Regulations) having to do with golf course fences. The applicant is the City of Papillion – Councilmember Tom Mumgaard. (Golf Course Fences Ordinance Amendment) [TC-22-0002](#)

E. OTHER BUSINESS

F. ADJOURNMENT