



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, SEPTEMBER 29, 2021 | 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 SEPTEMBER 24, 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 AUGUST 25, 2021](#)
3. [2022 PLANNING COMMISSION SCHEDULE](#)

C. FINAL PLATS

C.1. Ashbury Hills (Phase 3) - Final Plat

A Final Plat for the property legally described as a tract of land being part of the NW1/4 of the SE1/4, and also part of the SW1/4 of said SE1/4, all located in Section 31, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, generally located NW of S 120th St and Schram Rd. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills (Phase 3)) [FP-21-0007](#)

D. PUBLIC HEARINGS

D.1. Ashbury Hills (Phase 3)

D.1.a. 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 Development Overlay for the property legally described as a tract of land being part of the NW1/4 of the SE1/4, and also part of the SW1/4 of said SE1/4, all located in Section 31, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, generally located NW of S 120th St and Schram Rd. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills (Phase 3)) [CZ-21-0008](#)

- D.1.b. Second Amendment To Ashbury Hills Mixed Use Development Agreement
A request for the Second Amendment to Ashbury Hills Mixed Use Development Agreement. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills (Phase 3)) [MISC-21-0014](#)
- D.1.c. First Amendment To Ashbury Hills Planned Unit Development (PUD) Agreement
A request for the First Amendment to Ashbury Hills Planned Unit Development Agreement. The applicant is Ashbury Hills Development, LLC. (Ashbury Hills (Phase 3)) [MISC-21-0015](#)
- D.2. Simmons Body Art Services - Special Use Permit
A request for a Special Use Permit to allow Body Art Services as a permitted use on the property legally described as Tax Lot A1B1A, A1B1C & and A1B1D of Section 23, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located at 815 Tara Plz. The applicant is Jennifer Simmons. (Simmons Body Art Services) [SUP-21-0005](#)
- D.3. Steel Ridge South (Phases 2 - 3)
- D.3.a. Preliminary Plat
A request for a Preliminary Plat for the property legally described as a replatting of Lot 3, and Outlot A, Steel Ridge South, a subdivision in Sarpy County, NE, and a platting of Tax Lot 2D and Tax Lot 9 in the NW ¼ of Section 35, T14N, R11E of the 6th P.M., Sarpy County, NE and those parts of the SW 1/4, the SE ¼ and the NE ¼ 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 right-of-way, generally located on the NW corner of S 156th St and Schram Rd. The applicant is Dowd Grain Co, Inc. (Steel Ridge South (Phases 2 - 3)) [PP-20-0002](#)
- D.3.b. Change Of Zone
A request for a Change of Zone from LI Limited Industrial and AG Agricultural to LI Limited Industrial for the property legally described as a replatting of Lot 3, and Outlot A, Steel Ridge South, a subdivision in Sarpy County, NE, and a platting of Tax Lot 2D and Tax Lot 9 in the NW ¼ of Section 35, T14N, R11E of the 6th P.M., Sarpy County, NE and those parts of the SW 1/4, the SE ¼ and the NE ¼ 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 right-of-way, generally located on the NW corner of S 156th St and Schram Rd. The applicant is Dowd Grain Co, Inc. (Steel Ridge South (Phases 2 - 3)) [CZ-20-0004](#)
- D.4. Ordinance No. 1946 - 2021 Annexation No. 1
An ordinance to annex certain real estate to the City of Papillion, Nebraska, and to provide for an effective date thereof. The annexation area consists of Tracts A, B, and C, which are legally described as follows: Tract A: All of Outlot "E", North Shore 2, together with all of 120th Street Right-of-Way dedicated by Instrument # 2013-33731, hereinafter referred to as "Dedication", together with part of 120th Street Right-of-Way dedicated on the final plat of North Shore, all in Sarpy County Nebraska, all more particularly described as follows: Beginning at the northeast corner of said Outlot "E";

thence west on the north line of said Outlot "E" and on the north line of said "Dedication" to the northwest corner of said "Dedication"; thence north on the east line of said North Shore to the easterly extension of the north line of Outlot "A" said North Shore; thence west on the easterly extension of the north line of said Outlot "A" to the northeast corner thereof; thence south on the west line of 120th Street Right-of-way to a point northwest of and radial to the most southerly point of said "Dedication"; thence southeasterly on a radial line to the most southerly point of said "Dedication"; thence south on the west line of said Outlot "E" to the southwest corner thereof; thence east on the south line of said Outlot "E" To the southeast corner thereof; thence northeasterly on the east line of said Outlot "E" to the Point of Beginning. Tract B: All of Outlots "CC", "DD" and "W", Granite Falls North, a subdivision in Sarpy County, Nebraska, together with part of 108th Street Right-of-Way in the SE 1/4 of the NE 1/4 of Section 29, T14N, R12E of the 6th P.M., said Sarpy County, together with part of 108th Street Right-of-Way in the NW 1/4 Of The NW 1/4 and in the SW 1/4 of the NW 1/4 of Section 28, T14N, R12E of the 6th P.M., said Sarpy County, together with part of Lincoln Road Right-of-Way in the SE 1/4 of the NE 1/4 and in the NE 1/4 of the SE 1/4 of said Section 29, together with part of Lincoln Road Right-of-Way in the SW 1/4 of the NW 1/4 and in the NW 1/4 of the SW 1/4 Of said Section 28, together with all of Outlot "B", Granite Lake, a subdivision in said Sarpy County, together with part of 106th Street Right-of-Way in the NW 1/4 of the NW 1/4 of said Section 28, together with part of Cornhusker Road Right-of-Way in the NW 1/4 of the NW 1/4 and in the NE 1/4 of the NW 1/4 of said Section 28, together with part of Cornhusker Road Right-of-Way in the SW 1/4 of the SW 1/4 and in the SE 1/4 of the SW 1/4 Of Section 21, T14N, R12E of the 6th P.M., said Sarpy County, together with all of Tax Lots 4A and 5 in the SW 1/4 of said Section 21, all more particularly described as follows: Beginning at the northwest corner of said Outlot "CC"; thence south on the west lines of said Outlots "CC" and "W" to the southwest corner of said Outlot "DD"; thence east on the south line of said Outlot "DD" to the southeast corner thereof; thence southerly on the east line of said Granite Falls North, to the most southerly corner of Lot 390, said Granite Falls North; thence south on the east lines of Outlots "F" and "A", Granite Falls North, a subdivision in said Sarpy County, and their southerly extension to the south line of the NE 1/4 of said Section 29; thence south on a line 33.00 Feet west of and parallel with the east line of the SE 1/4 of said Section 29 to the south Right-of-Way line of Lincoln Road; Thence east on the south Right-of-Way Line of Lincoln Road to the northwest corner of Lot 23, Granite Falls, a subdivision in said Sarpy County; thence east on the north line of said Lot 23 to a point perpendicular to the southeast corner of said Outlot "B"; thence north to the southeast corner of said Outlot "B" thence northeasterly on the east line of said Outlot "B" to the northwest corner of Outlot "E", said Granite Lake; thence east on the north line of said Outlot "E" to the northeast corner thereof; thence east to the northwest corner of Outlot "F", said Granite Lake; thence north on the west line of 106th Street to the southwest corner of a tract of land described on exhibit a of "Right-of-Way Dedication" recorded as Instrument # 2019-15390; thence N42°25'51"E 12.01 Feet on the south line of said "Right-of-Way Dedication"; thence N87°28'59"E 577.92 Feet on the south line of said "Right-of-Way Dedication"; thence east on a line 50.00 Feet south of and parallel with

north line of the NW 1/4 of said Section 28 to the west line of Granite Lake, Lots 240 thru 298 and Outlots "M" thru "R", inclusive a subdivision in said Sarpy County; thence north on the west line of said Granite Lake, Lots 240 thru 298 and Outlots "M" thru "R", inclusive, to the northwest corner thereof: thence northwesterly on the north line of said Tax Lots 4A and 5 to the east line of Tax Lot 3 in the SW 1/4 of said Section 21; thence south on the east line of said Tax Lot 3 to the southeast corner thereof; thence west on the south line of said Tax Lot 3 to a point 33.00 feet east of the southwest corner of said Section 21; thence south 50.00 Feet on a line 33.00 Feet east of and parallel with the west line of the NW 1/4 of said Section 28; thence west on a line 50.00 Feet south of and parallel with the north line of said Section 28 to the northeast corner of said Outlot "CC"; thence west on the north line of said Outlot "CC" to the point of beginning. Tract C: That part of the west 17.00 Feet of the east 50.00 Feet of the SE 1/4 of the SE 1/4 of Section 19, T14N, R12E of the 6th P.M., Sarpy County, Nebraska lying south of Rock Estates, a subdivision in said Sarpy County. and the west 17.00 Feet of the 120th Street Right-of-Way dedicated on the final plat of Pink Industrial Park 2, Lots 9, 10, 11 and 12 a subdivision in Sarpy County, Nebraska. and that part of the west 17.00 Feet of the east 50.00 Feet of the NE 1/4 of the SE 1/4 of Section 19, T14N, R12E of the 6th P.M., Sarpy County, Nebraska, lying between the north line of Pink Industrial Park 2, Lots 9, 10, 11 and 12 and the south line of Pink Industrial Park Replat 1, both subdivisions in said Sarpy County. and the north 33.00 Feet of the west 12.50 Feet of the east 50.00 Feet of the NE 1/4 of the NE 1/4 Of Section 30, T14N, R12E of the 6th P.M., Sarpy County, Nebraska. (2021 Annexation No. 1) [MISC-21-0016](#)

D.5. Ordinance No. 1947 - Zoning Map Amendment For 2021 Annexation No. 1

An ordinance to change the official Zoning Map of the City of Papillion in accordance with Section 205-32 of the Papillion Municipal Code to adopt a Zoning Map and to apply existing or future zoning regulations, property use regulations, building ordinances, electrical ordinances, plumbing ordinances, and all other regulatory ordinances of the City of Papillion pursuant to Neb. Rev. Stat. §16-901. The applicant is the City of Papillion. (2021 Annexation No. 1) [MISC-21-0017](#)

D.6. Ordinance No. 1948 - 2021 Detachment

An ordinance to detach certain real estate from the City of Papillion, Nebraska, and to provide for an effective date thereof. The de-annexation area consists of Tract A, which is legally described as follows: Tract A: that part of the SE 1/4 of Section 24, T14N, R11E of the 6TH P.M., Sarpy County Nebraska, described as follows: Beginning at the southeast corner of Lot 7, I-80 Logistics Hub, a subdivision in said Sarpy County; thence S89°42'15"W 254.84 feet on the south line of said LOT 7; thence S52°29'17"W 1206.44 feet on the southeast lines of Lots 7 and 6, said I-80 Logistics Hub; thence S00°13'47"E 231.80 Feet on the east line of Outlot B, said I-80 Logistics Hub; thence northeasterly on the east line of Outlot B and on the north lines of Lot 1, said I-80 Logistics Hub on the following described three courses; thence N89°59'45"E 771.18 feet; thence N53°00'47"E 282.58 feet; thence N76°39'18"E 255.19 feet to the northeast corner of said Lot 1; thence N02°39'32"W 739.58 feet on a line 50.00 feet west of and parallel with the east line of said SE 1/4 to the point of beginning. (2021

Detachment) [MISC-21-0018](#)

D.7. Ordinance No. 1949 - Zoning Map Amendment For 2021 Detachment

An ordinance to change the official Zoning Map of the City of Papillion in accordance with Section 205-32 of the Papillion Municipal Code to adopt a Zoning Map and to apply existing or future zoning regulations, property use regulations, building ordinances, electrical ordinances, plumbing ordinances, and all other regulatory ordinances of the City of Papillion pursuant to Neb. Rev. Stat. §16-901. The applicant is the City of Papillion. (2021 Detachment) [MISC-21-0019](#)

E. OTHER BUSINESS

F. ADJOURNMENT