



CITY OF PAPIILLION
David P. Black, Mayor

Travis Gibbons, Planning Department
122 East Third Street
Papillion, Nebraska 68046
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PAPIILLION PLANNING COMMISSION MEETING AGENDA
122 E THIRD STREET, PAPIILLION, NE 68046
CITY HALL | COUNCIL CHAMBERS | THIRD FLOOR
WEDNESDAY, FEBRUARY 22, 2023 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 Times on [FEBRUARY 8, 2023](#)
4. Public announcement that a current copy of the Open Meeting Act is posted in Council Chamber

B. AGENDA ITEMS

1. Approval of the agenda as presented
2. Approval of the minutes of [JANUARY 25, 2023](#)

C. FINAL PLATS

C.1. R&R Commerce Park South Phase 4 Final Plat

A request for approval of a Final Plat for the property legally described as part of Tax Lot 1 in the W1/2 of the NW 1/4 of Section 2, T13N, R11E of the 6th P.M., Sarpy County, NE., generally located at Southeast corner of S 156th Street and Sunburst Drive. The applicant is R&R Realty Group. (R&R Commerce Park South) [FP-23-0001](#)

C.2. LJI Addition Final Plat

A request for a Final Plat for the property legally described as Tax Lot 27 and Tax Lot 29, both located in the Section 21, T14N, R12E of the 6th P.M., Sarpy County, generally located at S 99th Cir and Portal Rd. The applicant is Ehrhart Griffin & Associates. (LJI Addition) [FP-23-0002](#)

This item will be heard after the LJI Addition Comprehensive Plan Amendment item D.2.c.

C.3. Shadow Creek Phase 1 Final Plat

A request for a Final Plat for the property legally described as Tax Lot 9, Tax Lot 1B, and Tax Lot 2

in Section 3, T13N, R12E of the 6th P.M., Sarpy County, generally located SW of S 84th St and Schram Rd. The applicant is Richland Homes. (Shadow Creek) [FP-23-0003](#)

This item will be heard after the Shadow Creek Change of Zone item D.3.b.

D. PUBLIC HEARINGS

D.1. 88 Tactical Change Of Zone

A request for a Change of Zone from LI Limited Industrial to LI/PUD-2 Limited Industrial with a Specific Planned Unit Development Overlay for the property legally described as Lots 1 and 2, Commerce Business Centre Replat Eight, Sarpy County, generally located at 15350 Shepard St. The applicant is 88 Tactical. (88 Tactical) [CZ-23-0001](#)

D.2. LJI Addition

D.2.a. LJI Addition Preliminary Plat

A request for a Preliminary Plat for the property legally described as Tax Lot 27 and Tax Lot 29, both located in the Section 21, T14N, R12E of the 6th P.M., Sarpy County, generally located at S 99th Cir and Portal Rd. The applicant is Ehrhart Griffin & Associates. (LJI Addition) [PP-23-0001](#)

D.2.b. LJI Addition Change Of Zone

A request for a Change of Zone from AG Agricultural to LI Limited Industrial for the property legally described as Tax Lot 27 and Tax Lot 29, both located in the Section 21, T14N, R12E of the 6th P.M., Sarpy County, generally located at S 99th Cir and Portal Rd. The applicant is Ehrhart Griffin & Associates. (LJI Addition) [CZ-23-0002](#)

D.2.c. LJI Addition Comprehensive Plan Amendment

A request for a Comprehensive Plan Amendment for the property legally described as Tax Lot 27 and Tax Lot 29, both located in the Section 21, T14N, R12E of the 6th P.M., Sarpy County, generally located at S 99th Cir and Portal Rd. The applicant is Ehrhart Griffin & Associates. (LJI Addition) [CPA-23-0001](#)

D.3. Shadow Creek

D.3.a. Shadow Creek Preliminary Plat

A request for a Revised Preliminary Plat for the property legally described as Tax Lot 9, Tax Lot 1B, and Tax Lot 2 in Section 3, T13N, R12E of the 6th P.M., Sarpy County, generally located SW of S 84th St and Schram Rd. The applicant is Richland Homes. (Shadow Creek) [PP-22-0001R](#)

D.3.b. Shadow Creek Change Of Zone

A request for a Change of Zone from AG Agricultural to R-4 Multiple-Family Residential for the property legally described as Tax Lot 9, Tax Lot 1B, and Tax Lot 2 in Section 3, T13N, R12E of the 6th P.M., Sarpy County, generally located SW of S 84th St and Schram Rd. The applicant is Richland Homes. (Shadow Creek) [CZ-22-0001](#)

D.4. 2023 Annexation

D.4.a. 2023 Annexation No. 1

Ordinance No. 1989 - 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 and B legally described as follows: Tract A: Lots 1, 2 and 3, Walnut Creek Hills Replat Twenty

and Tract B: Lot 4, Summerfield 2nd Addition. (2023 Annexation No. 1) [MISC-23-0001](#)

D.4.b. 2023 Annexation No 1 Revise Zoning Map

Ordinance No. 1990 - 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. (2023 Annexation No. 1) [MISC-23-0002](#)

E. OTHER BUSINESS

F. ADJOURNMENT