



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, SEPTEMBER 28, 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 October 28, 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 [SEPTEMBER 28, 2022](#)

C. FINAL PLATS

C.1. Granite Creek East

A request for a Final Plat for the property legally described as a tract of land being part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, and part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, all in Section 28, T14N, R12E of the 6th P.M., Sarpy County, NE, generally located on the SW corner of S 96th Street and Lincoln Road. The applicant is Granite Creek Development, LLC. (Granite Creek East) [FP-22-0006](#)

C.2. Farmstead Acres - Final Plat

A request for a Final Plat for the property legally described as a platting of Tax Lot 1B and Tax Lot 1A1C in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 22, T14N, R12E of the 6th P.M., Sarpy County, generally located at 910 W 6th Street. The applicant is Easy Living Communities. (Farmstead Acres) [FP-22-0008](#)

This item will be heard after the Farmstead Acres Change of Zone item D.4.b.

D. PUBLIC HEARINGS

D.1. Take 5 Oil Change

A request for a Special Use Permit to allow Auto Services as a permitted use for the property legally described as Lot 2, Monarch Place Replat One, generally located at 1419 Papillion Drive. The applicant is VantEdge Auto T5 Real Estate LLC. (Take 5 Oil Change at Monarch Place) [SUP-22-0007](#)

D.2. Generations (Lot 5)

A request for a Change of Zone from MU Mixed Use to CC Community Commercial for the property legally described as Lot 5, Generations, generally located on the NW corner of S 120th Street and HWY 370. The applicant is BHI Properties, Inc. (Generations – Lot 5) [CZ-22-0006](#)

D.3. Tighe Farm

D.3.a. Tighe Farm - Preliminary Plat

A request for a Preliminary Plat for the property legally described as a tract of land located in the SE ¼ of the SW ¼ of Section 36, T14N, R12E of the 6th P.M., Sarpy County, generally located NW of 66th Street and Schram Road. The applicant is Spruce Capital Group, LLC. (Tighe Farm) [PP-22-0003](#)

D.3.b. Tighe Farm - Change Of Zone

A request for a Change of Zone from AG Agricultural to CC Community Commercial and R-4/PUD-2 Multiple-Family Residential with a Specific Planned Unit Development Overlay for the property legally described as a tract of land located in the SE ¼ of the SW ¼ of Section 36, T14N, R12E of the 6th P.M., Sarpy County, generally located NW of 66th Street and Schram Road. The applicant is Spruce Capital Group, LLC. (Tighe Farm) [CZ-22-0007](#)

D.4. Farmstead Acres

D.4.a. Farmstead Acres - Preliminary Plat

A request for a Preliminary Plat for the property legally described as a platting of Tax Lot 1B and Tax Lot 1A1C in the SE ¼ of the SW ¼ of Section 22, T14N, R12E of the 6th P.M., Sarpy County, generally located at 910 W 6th Street. The applicant is Easy Living Communities. (Farmstead Acres) [PP-22-0004](#)

D.4.b. Farmstead Acres - Change Of Zone

A request for a Change of Zone from LI Limited Industrial to MH Mobile Home (Lot 1 only) for the property legally described as a platting of Tax Lot 1B and Tax Lot 1A1C in the SE ¼ of the SW ¼ of Section 22, T14N, R12E of the 6th P.M., Sarpy County, generally located at 910 W 6th Street. The applicant is Easy Living Communities. (Farmstead Acres) [CZ-22-0005](#)

D.5. Six Year Road Plan

A request to approve the Six Year Road Plan for the City of Papillion. The applicant is

the City of Papillion. [MISC-22-0019](#)

E. OTHER BUSINESS

F. ADJOURNMENT