

MINUTE RECORD

PAPILLION PLANNING COMMISSION MEETING JANUARY 26, 2022

The Papillion Planning Commission met in open session at the Chrysalis Event Center in Papillion Landing on Wednesday, January 26, 2022 at 7:00 PM. Chairwoman Rebecca Hoch called the meeting to order. Planning Assistant Andrea Blevins called the roll. Planning Commission members present were Howard Carson, Judy Emswiler, Leanne Sotak, Herb Thompson, and Wayne Wilson. Jim Hrabik, Raymond Keller Jr., Jim Masters, and John E. Robinson III were absent. Planning Director Mark Stursma, Assistant Planning Director Travis Gibbons, Staff Engineer Derek Goff, and Assistant City Attorney Carla Heathershaw-Risko were also present.

Chairwoman Hoch led those present in the Pledge of Allegiance.

Notice of the meeting was given in advance by publication in the Sarpy County Guide on January 14, 2022 and the Omaha World Herald on January 13, 2022. A copy of proof of publication is on file at the office of the City Clerk.

Chairwoman Hoch announced that a copy of the Open Meetings Act is posted in Council Chambers.

Approval of Agenda

Motion was made by Mr. Carson, seconded by Ms. Emswiler, to approve the agenda as presented. Roll call: Six yeas, no nays. Motion carried.

Approval of the Planning Commission Minutes

Motion was made by Mr. Carson, seconded by Mr. Thompson, to approve the December 15, 2021 minutes. Roll Call: Six yeas, no nays. Motion carried.

FINAL PLATS

Final Plat – A request for a Final Plat for the property legally described as a tract of land located in the W1/2 of the NW1/4 of Section 2, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located on the southeast of S 156th Street and Schram Road. The applicant is R&R Realty Group. (R & R Commerce Park South (Phases 2 - 3)) **FP-21-0012**

Consideration of this item occurred after the Motion and Vote for the R & R Commerce Park South (Phases 1 – 6) Large Project Special Use Permit.

Upon completion of the Motion and Vote for the R & R Commerce Park South (Phases 1 – 6) Large Project Special Use Permit, Chairwoman Hoch called for consideration of the R&R Commerce Park South (Phases 2 – 3) Final Plat.

Patrick Sullivan, 1246 Golden Gate Drive, stepped forward to represent the applicant. He stated that when the applicant originally vetted this project, they only committed to contribute to one lane of Schram Road improvements; however, due to surrounding development that contribution is

now for one and one-half lanes. He stated that the improvements will need to be publically bid if the developer is to pay this contribution.

Chairwoman Hoch called for discussion amongst the Commission.

Mr. Stursma and Ms. Heathershaw Risko stated that staff will continue to work with the applicant to address his concerns regarding the cost share for Schram Road improvements.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Wilson, recommend approval of the R & R Commerce Park South (Phases 2 – 3) Final Plat (FP-21-0012) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with Zoning and Subdivision Regulations, contingent upon the resolution of staff comments. Roll Call: Six yeas, no nays. Motion carried.

PUBLIC HEARINGS

Preliminary Plat – A request for a Preliminary Plat for the property legally described as Tax Lot 7, excluding any road right-of-ways, located in Section 12, T13N, R12E of the 6th P.M., Sarpy County, NE, and except that part deeded to Sarpy County, NE at Instrument No. 2015-16645, generally located on the southeast corner of S 72nd Street and Capehart Road. The applicant is Gene Graves. (Oak Leaf) **PP-20-0006**

Chairwoman Hoch opened the public hearing.

Larry Jobeun, 11440 W Center Road (Omaha), stepped forward to represent the applicant. He stated that Oak Leaf proposes a mix of uses over 447.8 acres of land, and is likely one of the larger developments Papillion has reviewed. He explained that a Planned Unit Development (PUD-2) concept is being proposed on the northeast corner of the property that would include 91 villa lots. The developer is requesting five foot interior side yard setbacks for this portion and will offer the amenity of a clubhouse with swimming pool and outdoor maintenance. He added that another PUD-2 concept is being requested in the middle of the development that proposes 130 lots meant to accommodate middle income housing. He noted that staff has requested that the developer consider making this concept more dense in exchange for the allowance of five foot interior side yard setbacks. This concept proposes a clubhouse and pool that would be available to all Oak Leaf residents.

Mr. Jobeun continued explaining that there is one small commercial lot proposed on the southeast corner of S 68th Avenue and Capehart Road. A 20 acre MU Mixed Use lot is proposed on the northwest corner of the property for which a conceptual site plan and permitted uses list has been provided. He stated that 599 R-4 Multiple-Family Residential lots are proposed throughout the development and are anticipated to develop as single-family residential. He explained that two AG Agricultural outlots and two RE Rural Residential Estates lots are proposed on the western side of the development and are being reserved for private residences of the current land owner.

Mr. Jobeun explained that Lot 373 is proposed to develop as the Springfield Platteview Elementary School. He described that Outlot Q and Lots 433 – 437 will be combined to make a

3.32 acre park that could potentially be expanded once the property to the east develops. He summarized that the development conserves nearly 71 acres of greenspace and wetlands.

Mr. Jobeun asked staff to display the phasing plan, and briefly explained the proposed phasing. He noted that the proposed Comprehensive Plan Amendment is consistent with the pending future land use map. He explained that access to the development would be provided at the quarter and half mile marks on both S 72nd Street and Capehart Road. Mr. Jobeun stated that the developer is working with the Sarpy County and Cities Wastewater Agency to ensure the development has sanitary sewer, but noted that contributions from development to the Agency makes the sewer project more feasible.

Finally, Mr. Jobeun acknowledged that there are many contingencies outlined in the Planning Commission Staff Report, and suggested that he anticipated a long list due to the size of the development. He stated that none of the contingencies are insurmountable.

Chairwoman Hoch called for proponents and opponents.

Kirk Kuszak, 12710 S 70th Street, asked why two access point were being permitted onto Capehart Road, as the Lienemann subdivision to the north was only permitted one access. He expressed concerns regarding runoff and traffic control.

Matt Davis, 6403 Capehart Road, noted that his lot abuts the northeast corner of the property. He questioned what type of housing was being proposed adjacent to his property, and noted that he does not agree with the five foot interior side yard setbacks being proposed. He expressed concerns regarding runoff and coordination with the Army Corps of Engineers. He asked for locations of sewer and water connections. Mr. Davis also expressed concerns as to whether adjacency to the SID would affect his property taxes, as well as who's taxes would pay for the proposed elementary school.

Seeing no further input, Chairwoman Hoch closed the public hearing and called for Commission Discussion or Motion.

Mr. Jobeun stepped forward to address opponent concerns. He noted that properties that pay taxes to the Springfield Platteview school district would ultimately pay for the school. In regards to runoff, he stated that water runs north to south on the property and that the development could not negatively impact the jurisdictional waterways that flow through the property. He added that detention basins are proposed throughout the development to mitigate stormwater runoff.

Mr. Jobeun noted that the developer will be required to install any infrastructure deemed necessary by the Traffic Impact Study to mitigate traffic concerns. He added that the proposed access is consistent with the Comprehensive Plan.

Mr. Jobeun explained that the Sanitary and Improvement District (SID) can only impose taxes within the corporate limits of such SID.

Mr. Wilson noted that the development will require a new water tower be constructed to permanently provide water service to Oak Leaf, and asked that the developer explain the plans.

He also asked that the developer explain why they are requesting a five foot setback in the zones with a PUD-2 overlay. Mr. Jobeun suggested that the requested five foot interior side yard setback helps the developer reduce the price of the homes by creating more density in hopes of creating some middle income housing within the development. He suggested that new homes are currently selling for \$325,000 or more, and current regulations make it impossible to build houses under that price point.

Ms. Emswiler asked Mr. Jobeun to clarify whether the reduced setback helps the developer bring the price down to the \$325,000 price point. Mr. Jobeun answered in the affirmative, adding that the five foot interior side yard setback is common in Omaha.

Mr. Wilson asked how many more lots are created with the five foot interior side yard setback. Mr. Jobeun stated that the setback reduction results in ten to fifteen percent more lots.

Brett Shald, 14503 Grover Street (Omaha), stepped forward to represent the applicant. He explained that the development is designed to maintain fire flows for water until the City can build the water infrastructure needed.

Mr. Carson stated that he was not ready to support this project due to the high number of contingencies. He added that the development still has significant issues to work through. He added that the developer would ideally provide a buffer between the homes that fall into different price ranges. Mr. Jobeun stated that the comments speak to the overall development, and at this time, the developer is focused on Phase 1. He suggested that the largest hurdles for this development are the inclusion of a park, and the design of the middle income PUD. Mr. Jobeun stated that Wastewater Agency appreciates the early application because this is the first development that will pay wastewater fees to the agency, who needs funds to start the infrastructure. He suggested that moving forward on these applications is necessary to allow progress.

Mr. Carson thanked Mr. Jobeun for his explanation, but reiterated that he was not ready to support the project. Mr. Jobeun stated that the Planning Commission is a recommending body, adding that the proposal is consistent with the pending Comprehensive Plan. He added that the development team has been working on the project for over two years, and it needs to move forward to provide a starting point.

Ms. Emswiler asked staff whether Papillion has seen a residential development of this size, and whether staff has concerns regarding the contingencies. Mr. Stursma explained that most residential developments have been 80 to 160 acres in size, and this is the largest during his tenure as Planning Director. He added that the most complicating factor for this development is that it is the first to apply within the Wastewater Agency's jurisdiction.

Mr. Jobeun stated that the developer is requesting that they be able to defer "urbanizing" (adding curb and gutter to) S 72nd Street and Capehart Road until full buildout to reduce costs.

Ms. Emswiler asked Mr. Carson to explain why he is concerned with the proposed five foot interior side yard setback. Mr. Carson noted that Shadow Lake 2 and Lienemann's Subdivision to the

north have larger setbacks and homes, and he believes that there should be some sort of buffer between these homes and the smaller PUD concepts.

Ms. Hoch asked staff to give a brief overview of PUD overlays. Mr. Stursma stated that PUD-2 is an overlay to underlying zoning districts. PUD's require that the developer provide some type of amenity in exchange for reduced setbacks. He noted that the PUD proposed adjacent to the Davis family will be targeted to seniors with a clubhouse, pool, and inclusive outdoor maintenance. He explained that the PUD in the middle of the development proposed a different housing type, but the amenities offered are not specific to that PUD. He noted that staff has asked the developer to increase density to get the price point within this PUD to be affordable to middle income residents. Mr. Jobeun explained that the PUD in the northeast corner of the site would likely sell for \$450,000 or more.

Ms. Hoch thanked the developer for providing elevations and building materials. She asked about pricing on the R-4 Multiple-Family Residential lots. Gene Graves, 3808 N 153rd Street (Omaha), stepped forward as the developer. He explained that workforce housing is largely unavailable, but in great demand. He stated that it is not possible to build workforce housing without some exceptions that allow for greater density. He stated that the price point for the northeastern PUD targeted toward retirees is \$450,000 to \$500,000. He added that the traditional single-family residential lots will range in price from \$500,000 to \$700,000. He stated that he will convert the workforce PUD into traditional lots if the City cannot accommodate the requested exceptions.

Ms. Hoch noted that the proposed park is quite small (3.32 acres) in comparison to the overall size of the development. She asked whether the greenspace areas throughout the development are walkable. Mr. Jobeun noted that the subdivision would be connected to the local trail system. He stated that there would be sidewalk close to many of the greenspaces; however, trail throughout would be too costly. He noted that the location of the on the eastern edge of the property is intentional to allow for possible expansion when the development to the east develops.

Ms. Hoch asked whether the developer anticipates any problem in addressing the comment in Section III(C)(8) of the Planning Commission Staff Report regarding the eventual consolidation of Outlots F and W. Mr. Jobeun stated that the developer was not concerned about addressing this contingency.

Ms. Hoch asked what the Traffic Impact Study states about traffic loads. Mr. Goff stated that the City's consultant has not had an opportunity to review the latest draft. Mr. Jobeun reiterated that the developer will have to install warranted infrastructure. Ms. Hoch asked whether the request to delay urbanization of S 72nd Street and Capehart Road would hinder traffic flows for the residential and elementary school. Mr. Jobeun stated that turning lanes and deceleration lanes would be installed, and that the only infrastructure that would wait is curb and gutter.

Ms. Hoch asked whether the Army Corps of Engineers was in agreement with the proposed development. Mr. Jobeun stated that coordination with the Army Corps of Engineers is in progress.

Ms. Hoch asked the developer to define his plans regarding the water main loop outlined in Section III(G)(4) of the Planning Commission Staff Report. Mr. Shald stated that the developer will provide the water main loop, as Phases 1 and 2 would be graded at the same time.

Ms. Hoch noted that the Prototypical Development Node exhibit attached to the Planning Commission Staff Report (page 96) shows a home concept with alley loaded garages. She asked whether there is room for this type of development in the middle income PUD. Mr. Jobeun stated that the developer is open to other designs. Mr. Graves stated that he does not feel that he had this type of flexibility in design due to the constraints of the Zoning Regulations. He added that the alley loaded concept eliminates private backyards which he deems essential for families.

Ms. Hoch asked staff whether front yard setbacks could be reduced, and if so, how much. She asked whether this type of concept could potentially create more density. Mr. Stursma stated that there is a potential opportunity here for alley loaded homes. He briefly explained other designs that could increase density while being appealing in design. He noted that the central PUD is likely to change, and the developer may come in with a revised Preliminary Plat when he is ready to develop that phase.

Ms. Sotak offered support to the project. She stated that Papillion is experiencing growing pains, and that this concept incorporates offerings that the Planning Commission wants to see such as a park, elementary school, recreational amenities, and homes at a variety of price points. She noted that a \$500,000 sale price for a home is not unusual for the area. She added that homes within a mix of price ranges exist all over the jurisdiction without a buffer in between the homes at different price points.

Mr. Thompson noted that some members of the public in attendance are passionately opposed to the project. He asked whether the developer had engaged with the surrounding property owners, and if not, was he willing to do so to address their concerns. Mr. Jobeun stated that the developer could meet with the neighboring landowners, but he did not believe it would change the overall layout of the development.

Noting the public upset in chambers, Ms. Hoch briefly explained the role of the Planning Commission and the public process.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Ms. Sotak, to recommend approval of Oak Leaf Preliminary Plat (PP-20-0006) because it is generally consistency with the Comprehensive Plan if the Comprehensive Plan Amendment is approved by City Council and a publicly dedicated park is provided; compatibility with adjacent uses, compliance with the Subdivision Regulations if the applicable waivers are approved by City Council; and compliance with the Zoning Regulations, contingent upon the resolution of staff comments. Roll Call: Five yeas, one nay by Mr. Carson. Motion carried.

Change of Zone – A request for a Change of Zone from AG Agriculture to AG Agricultural, R-4 Multiple-family Residential, R-4/PUD-2 Multiple-family Residential with a Specific PUD Overlay, MU Mixed Use, CC Community Commercial, and RE Residential Estates, for the property legally described as Tax Lot 7, excluding any road right-of-ways, located in Section 12, T13N, R12E of

the 6th P.M., Sarpy County, NE, and except that part deeded to Sarpy County, NE at Instrument No. 2015-16645, generally located on the southeast corner of S 72nd Street and Capehart Road. The applicant is Gene Graves. (Oak Leaf) **CZ-20-0011**

Chairwoman Hoch opened the public hearing.

Larry Jobeun, 11440 W Center Road (Omaha), stepped forward to represent the applicant. He asked that the Preliminary Plat testimony be carried over to this item.

Chairwoman Hoch called for proponents and opponents.

Roger Leaders, 13002 S 60th Street, he noted that he owns the property to the east of the development that stretched from Capehart Road to Fairview Road. He stated that he does not care for the density of the development, and would prefer something similar to that in Shadow Lake. He asked who takes on the financial burden for the new elementary school. He noted that change is inevitable, and asked the Planning Commission, staff, and the developer to create something good for the community.

Lance Dixon, 12710 S 68th Avenue, asked where the access points on Capehart Road would align. He inquired as to the possible uses for the CC Community Commercial lot proposed. He expressed concerns about traffic loads, stating that Capehart Road is already very busy.

Matt Davis, 6403 Capehart Road, reiterated his concerns about traffic stating that it recently took him seven minutes to be able to turn left onto Capehart from his property. He added that he does not find it acceptable the developer does not have a more definitive answer from the Army Corps of Engineers regarding runoff prior to moving forward with the development. He expressed concerns that the price points of housing being presented do not address diversity, equity, and inclusion.

Seeing no further input, Chairwoman Hoch closed the public hearing and called for Commission Discussion or Motion.

Ms. Hoch asked staff to address Mr. Dixon's question regarding access alignment on Capehart Road. Mr. Stursma stated that the westerly access is aligned with S 68th Avenue to the north. He added that the easterly alignment is meant to match up with S 66th Street once it continues through with the pending developments to the north.

Ms. Hoch asked staff to address Mr. Dixon's question regarding the use of the proposed CC Community Commercial lot. Mr. Stursma stated that we do not know the end user for the commercial lot; however, an example of uses permitted in the CC District include typical retail uses. He added that the MU Mixed Use lot proposed on the northwest side of the development has a conceptual Permitted Uses List; however, the Mixed Use Development Agreement that governs uses and design for this lot is anticipated to be delayed to a later phase. He stated that the pending Comprehensive Plan has templates for Mixed Use nodes along Capehart Road. Mr. Stursma asked Mr. Gibbons whether high-traffic generators would be permitted on the CC Community Commercial lot. Mr. Gibbons noted that fast food uses would be permitted by right;

however, a convenience store use would require a Special Use Permit, and thus a public process to vet the appropriateness of use.

Mr. Wilson asked Ms. Sotak what the average sales price of homes is in the area. Ms. Sotak stated that \$300,000 to \$325,000 is typical.

Mr. Carson asked whether additional traffic lights will be required along Capehart Road. Mr. Goff stated that the existing wire span signal at S 72nd Street and Capehart Road may need improvement, noting that this may be a Phase 1 improvement. He added that he will know more once review of the traffic study is complete.

Noting the growing public upset in the chambers, Ms. Hoch explained that the parameters that the Planning Commission is allowed to consider per state law. She added that the Planning Commission tries to encourage diversity in costs and ingenuity in design, but ultimately must decide whether a development is consistent with the Comprehensive Plan, compliant with adjacent uses, and compliant with the Zoning and Subdivision Regulations. She added that the City Council has more discretion.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Ms. Emswiler, to recommend approval of Oak Leaf Change of Zone (CZ-20-0011) because it is generally consistency with the Comprehensive Plan if the Comprehensive Plan Amendment is approved by City Council and a publicly dedicated park is provided; compatibility with adjacent uses, compliance with the Subdivision Regulations if the applicable waivers are approved by City Council; and compliance with the Zoning Regulations, contingent upon the resolution of staff comments. Roll Call: Five yeas, one nay by Mr. Carson. Motion carried.

Comprehensive Plan Amendment – A request for a Comprehensive Plan Amendment for the property legally described as Tax Lot 7, excluding any road right-of-ways, located in Section 12, T13N, R12E of the 6th P.M., Sarpy County, NE, and except that part deeded to Sarpy County, NE at Instrument No. 2015-16645, generally located on the southeast corner of S 72nd Street and Capehart Road. The applicant is Gene Graves. (Oak Leaf) **CPA-21-0002**

Chairwoman Hoch opened the public hearing.

Larry Jobeun, 11440 W Center Road (Omaha), stepped forward to represent the applicant. He asked that the previous testimony be carried over to this item.

Chairwoman Hoch called for proponents and opponents. Seeing no further input, Chairwoman Hoch closed the public hearing and called for Commission Discussion or Motion.

With no further discussion, **Motion** was made by Mr. Carson, seconded by Mr. Wilson, to recommend approval of Oak Leaf Comprehensive Plan Amendment (CPA-21-0002) because it is generally consistency with the Comprehensive Plan if the Comprehensive Plan Amendment is approved by City Council and a publicly dedicated park is provided; compatibility with adjacent uses, compliance with the Subdivision Regulations if the applicable waivers are approved by City Council; and compliance with the Zoning Regulations, contingent upon the resolution of staff comments. Roll Call: Five yeas, one nay by Mr. Carson. Motion carried.

Change of Zone – A request for a Change of Zone from AG Agricultural to LI Limited Industrial and GI General Industrial for the property legally described as a tract of land located in the W1/2 of the NW1/4 of Section 2, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located on the southeast of S 156th Street and Schram Road. The applicant is R&R Realty Group. (R & R Commerce Park South (Phases 1 - 6)) **CZ-21-0013**

Chairwoman Hoch opened the public hearing.

Patrick Sullivan, 1246 Golden Gate Drive, stepped forward to represent the applicant. He noted that this property will be developed with a similar product to that in the R & R Commerce Park subdivision northeast of the property, and offered to answer any questions.

Chairwoman Hoch called for proponents and opponents. Seeing no further input, Chairwoman Hoch closed the public hearing and called for Commission Discussion or Motion.

Mr. Carson asked the applicant to confirm whether grading has commenced on the site. Mr. Sullivan answered in the affirmative adding that some of the pending facilities have been leased.

Mr. Carson noted that he likes the facilities at R & R Commerce Park and offered his support to the proposal. He inquired as to the typical tenants at that location. Mike Homa, 18881 W Dodge Road, stepped forward to represent the applicant. He explained that the four buildings at R & R Commerce Park have been leased by a wide range of users. He stated that most of the interest is from distribution operations; however, tenants also include local businesses and new to market businesses. He stated that approximately 100 to 200 jobs have been created per building.

Mr. Carson noted that the intersection of S 150th Street and Highway 370 is in great need of improvement, and asked those in attendance to put pressure on the state to get this done.

With no further discussion, **Motion** was made by Mr. Wilson, seconded by Ms. Sotak, to recommend approval of the R&R Commerce Park South (Phases 1 – 6) Change of Zone (CZ-21-0013) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with Zoning and Subdivision Regulations, contingent upon the resolution of staff comments. Roll Call: Six yeas, no nays. Motion carried.

Large Project Special Use Permit – A request for a Large Project Special Use Permit for the property legally described as a tract of land located in the W1/2 of the NW1/4 of Section 2, T13N, R11E of the 6th P.M., Sarpy County, NE, generally located on the southeast of S 156th Street and Schram Road. The applicant is R&R Realty Group. (R & R Commerce Park South (Phases 1 - 6)) **SUP-21-0008**

Chairwoman Hoch opened the public hearing.

Patrick Sullivan, 1246 Golden Gate Drive, stepped forward to represent the applicant.

Chairwoman Hoch called for proponents and opponents. Seeing no further input, Chairwoman Hoch closed the public hearing and called for Commission Discussion or Motion.

With no further discussion, **Motion** was made by Mr. Wilson, seconded by Ms. Sotak, to recommend approval of the R&R Commerce Park South (Phases 1 – 6) Large Project Special Use Permit (SUP-21-0008) because it is generally consistent with the Comprehensive Plan, compatible with adjacent uses, and compliant with Zoning and Subdivision Regulations, contingent upon the resolution of staff comments. Roll Call: Six yeas, no nays. Motion carried.

Comprehensive Plan Amendment – A request for a Comprehensive Plan Amendment to adopt an amended Future Land Use Map that applies to the City of Papillion’s zoning jurisdiction and future growth areas. The applicant is the City of Papillion. (Future Land Use Map Amendment) **CPA-22-0001**

Chairwoman Hoch opened the public hearing.

Mark Stursma, 122 E 3rd Street, stepped forward to represent the applicant. He explained that the Future Land Use Map (FLUM) is a critical part of the Comprehensive Plan. Mr. Stursma explained that the Planning Department is still working on the narrative for the pending Comprehensive Plan update in house, but wishes to adopt the FLUM to avoid further Comprehensive Plan Amendment applications from developers. He noted that the land use designations on the proposed FLUM were converted to be consistent with the existing Comprehensive Plan, which made it necessary to change those areas with a future land use of Business Park be converted to Mixed Use to allow the office uses intended. He explained that the current Comprehensive Plan describes business parks as more industrial uses.

Mr. Stursma explained that the pending Comprehensive Plan and the proposed FLUM went through an extensive public vetting process. He noted that the major advantages of the proposed FLUM include that it covers the City’s entire growth area, establishes a conceptual street system that includes a ridgeline boulevard and parkways along major drainage ways.

Chairwoman Hoch called for proponents and opponents. Seeing no further input, Chairwoman Hoch closed the public hearing and called for Commission Discussion or Motion.

Mr. Carson asked whether the dotted green line on the FLUM signifies the proposed ridgeline boulevard. Mr. Stursma answered in the affirmative and explained that the purpose of the ridgeline boulevard is to provide a continuous street through residential neighborhoods that provides the best sightlines at the high point of each development. He added that the ridgeline boulevard would be constructed with specific design guidelines and would serve as a collector street.

Mr. Carson asked staff when the pending Comprehensive Plan might come before the Planning Commission for consideration. Mr. Stursma estimated that it would be ready in Spring or early Summer of this year.

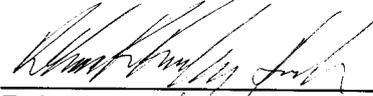
With no further discussion, **Motion** was made by Mr. Carson, seconded by Ms. Sotak, to recommend approval of the Comprehensive Plan Amendment to amend the Future Land Use Map (CPA-22-0001) because it is compliant with Nebraska State Statute; consistency with the current Future Land Use Map, as previously amended; and consistent with the goals of the current Comprehensive Plan. Roll Call: Six yeas, no nays. Motion carried.

OTHER BUSINESS

Mr. Stursma gave an update on the City Hall renovation.

With no further business to come before the Commission, **Motion** was made by Mr. Wilson, seconded by Ms. Sotak, to adjourn. The meeting adjourned by unanimous consent at 9:30 P.M.

CITY OF PAPILLION



Rebecca Hoch, Chairwoman