

**BELLEVUE PLANNING COMMISSION**

Thursday, June 26, 2025 6:00 PM

Bellevue City Hall

1500 Wall Street

Bellevue, NE 68005

**1. CALL TO ORDER:**

a. Pledge of Allegiance

b. Roll Call

c. The Open Meetings Act location

d. Approve Minutes of May 22, 2025, Regular Meeting

e. Accept into the record all staff reports, attachments, memos, and handouts regarding each application.

**2. CONSENT AGENDA/PUBLIC HEARINGS:**

**3. PUBLIC HEARINGS:**

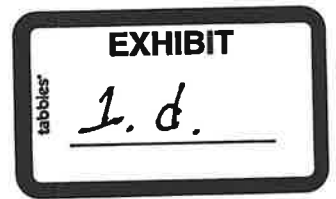
a. Request to rezone Lots 1 through 7, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of the Northeast ¼ of the Southwest ¼, north of the road, all located in the Southwest ¼ of Section 32, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG and RE to BG and RG-20-PS for the purpose of commercial and multi-family residential development; and preliminary plat Lots 1 through 7, and Outlots A and B, Quail Crossing. Applicant: Quail Crossing, LLC. General Location: 42nd Street and Hwy 370. Case #'s: Z-2504-05, S-2504-10.

b. Request to approve the Redevelopment Plan for Lot 6, Tiller's 4<sup>th</sup> Addition. Applicant: Great Lakes Capital. General location: 1724 Wilshire Drive . Case #: ECD-65.

**4. CURRENT BUSINESS**

a. Housing Resiliency Plan update

**5. ADJOURNMENT**



# MINUTE RECORD

Bellevue Planning Commission Meeting, May 22, 2025, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, May 22, 2025, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Sims, Hankins, Yoder, Ackley, and Perrin. Absent were Commissioners Aerni, Bennett, Lasenburg, and Taylor-Jones. Also present were Tammi Palm, Planning Director and Angela Curry, Assistant Planning Manager.

Notice of this meeting was given in advance thereof by publication in the Sarpy County Times and posting in two public places and was also given to the Chairperson and members prior to the meeting. These minutes were written and available for public inspection within ten days of the meeting.

Hankins announced a copy of the Open Meetings Act was posted in the entry to the City Council Chambers.

Motion was made by Perrin, seconded by Yoder, to approve the minutes of the April 24, 2025, regular meeting as presented. Upon roll call, Sims, Hankins, Yoder, and Perrin voted yes, Ackley abstained. Motion carried.

Hankins asked if there were any updates or additions to staff reports. Palm advised there were no updates.

Motion was made by Ackley, seconded by Sims, to accept into the record all staff reports, attachments, memos, and handouts regarding each application. Upon roll call, all present voted yes. Motion carried unanimously.

Hankins explained the public hearing procedures.

PUBLIC HEARING was held on a request to rezone Lots 1 through 4, Campagna Estates, being a replat of Lots 1 through 4, Campagna's 2nd Addition, from RE and RS-72 to RE and RS-72 for the purpose of lot line adjustments; Small Subdivision Plat Lots 1 through 4, Campagna Estates; and waiver of Section 6-7 (7), Subdivision Regulations, regarding excessive depth in relation to width. Applicant: Dorothy Campagna. General location: 12114 S 36th St. Case #'s: Z-2503-03, S-2503-05.

Hankins asked staff for updates. Palm stated the applicant is requesting this item be continued indefinitely to work through some issues with the platting. She said staff supports the request. Palm stated when it is placed back on the agenda it will be re-advertised and notification letters will be sent to the adjacent property owners.

There was no one present to speak in favor of, or opposition to this request. Subsequently, Hankins closed the public hearing.

MOTION was made by Yoder, seconded by Ackley, APPROVAL OF a request for indefinite continuance to rezone Lots 1 through 4, Campagna Estates, being a replat of Lots 1 through 4, Campagna's 2nd Addition, from RE and RS-72 to RE and RS-72 for the purpose of lot line adjustments; Small Subdivision Plat Lots 1 through 4, Campagna Estates; and waiver of Section 6-7 (7), Subdivision Regulations, regarding excessive depth in relation to width. Applicant: Dorothy Campagna. General location: 12114 S 36th St. Case #'s: Z-2503-03, S-2503-05. Upon roll call, all present voted yes. MOTION carried unanimously.

PUBLIC HEARING was held on a request to approve the Master Plan for the Bellevue Entertainment District area. Applicant: City of Bellevue. Case #: 186.

Hankins asked staff for updates. Palm advised there were no updates, but as the applicant, gave a summary of the request. Palm stated the city has been working on a Master Plan and has contracted with Olsson Engineering for the planning and engineering on the project. She said the waterpark will be constructed on the east side of Hwy 75 and Hidden Valley drive which is the new Platteview Road corridor to the south. Palm stated the major concept of the plan is it would be high-density with mixed-use development. She said the east side would be entertainment uses and options with hotels and the waterpark. Palm stated as you move west there will be mixed-use development with the possibility of first floor commercial and upper-level multi-family residential. She said the far west side of the development would be high density residential. Palm stated the key element would be connectivity and walkable throughout the development. She said there will be trails, sidewalks, and lots of pedestrian movement from one area to the next which is a stay and play concept. Palm stated there is also a fair number of green spaces to give people gathering spaces outdoors and businesses an opportunity for outdoor spaces. She said with the platting, the area was rezoned to MU (Mixed-Use) and with that zoning, any development will have to be approved through a Mixed-Use Agreement which will give the

# MINUTE RECORD

Bellevue Planning Commission Meeting, May 22, 2025, Page 2

City Council control over what types of uses will be developed in the entertainment district area.

John Iske, 15402 S 5<sup>th</sup> Street, Bellevue, NE, stated he owns property neighboring the development across Hwy 75. He questioned if studies have been done on water retention and traffic. Iske stated if there is a four-inch rain, it floods the area and there have been numerous accidents on Hwy 34. Palm stated the city has contracted with Olsson Engineering to do engineering on phase one of the development. She said phase one is bounded by 10<sup>th</sup> Street and is where the water park will be constructed. Palm said the city does have a plan in place as development gets underway for water detention and where it will be held in phase one, but as development is approved in the other areas of development there will be water retention plans in place. Palm stated the city has contracted with FHU (Felsburg, Holt & Ullevig) Engineering for a traffic study from 10<sup>th</sup> street to 5<sup>th</sup> Street. She said there will be necessary requirements for the area such as traffic lights, and additional turn lanes. Palm said ongoing conversations have been had with Sarpy County and NDOT (Nebraska Department of Transportation). Iske said the State Patrol has been in the area trying to prevent travelers from making U-turns at Hidden Valley Road and creating problems. Palm stated there will be a number of major improvements required along that corridor. Discussion ensued regarding the drainage in the area.

There was no one else present to speak in favor of, or opposition to this request. Subsequently, Hankins closed the public hearing.

Hankins questioned how the public can be updated about the progress of this development and studies that have been done. Palm stated the public can do a records request through the City Attorney's Office.

Yoder stated each development will have a retention plan but is the overall plan for those water features to capture some of the water. Palm stated the water features are dual purpose and positioned specifically in the area to act as additional detention. Discussion ensued regarding the location of Mr. Iske's property.

Ackley questioned with the traffic study can we expect a traffic signal at both exits of north and south Hwy 75 and also on tenth street. Palm stated that is correct in addition to turn lanes. Ackley stated Mr. Iske would probably not see any relief from the water issue because ultimately, his property is at the peak of the hill which will continue to get water from Highways 75 and 34.

Sims questioned if water from the park would be recycled or re-used. Palm stated there are very specific requirements for the pool and the park will not use storm water or detention water, but it will recycle water in-house.

MOTION was made by Ackley, seconded by Sims, to recommend APPROVAL of a request to approve the Master Plan for the Bellevue Entertainment District area. Applicant: City of Bellevue. Case#: 186. APPROVAL of the Entertainment District Master Plan as presented. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING on June 17, 2025.**

Meeting adjourned at 6:26 p.m.



Dianna Van Horn  
Planning Secretary

**CITY OF BELLEVUE  
PLANNING DEPARTMENT**

**RECOMMENDATION REPORT # 1**

**CASE NUMBERS:** Z-2504-05  
S-2504-10

**FOR HEARING OF:**  
**REPORT #1:** June 26, 2025

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Quail Crossing, LLC  
6860 S 118<sup>th</sup> Street  
Omaha, NE 68137

**B. PROPERTY OWNERS:**

Austin Alff and Scott Alff  
c/o Austin Alff  
16602 Longbow Loop  
Omaha, NE 68136

**C. GENERAL LOCATION:**

South 42<sup>nd</sup> Street and Hwy 370

**D. LEGAL DESCRIPTION:**

Lots 1 through 7, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of Northeast ¼ of the Southwest ¼, north of the road, located in the Southwest ¼ of Section 32, T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

**E. REQUESTED ACTIONS:**

1. Rezone Lots 1 through 7, and Outlots A and B, Quail Crossing from AG and RE to BG and RG-20-PS.
2. Preliminary plat Lots 1 through 7, and Outlots A and B, Quail Crossing.

**F. EXISTING ZONING AND LAND USE:**

AG and RE, Single Family Residential and Vacant

**G. PURPOSE OF REQUEST:**

The purpose of this request is to obtain approval of a rezoning and preliminary plat to enable commercial and multi-family residential development.

**H. SIZE OF SITE:**

The site is approximately 16 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

The site is developed with a single-family residential building and a 3,750-square-foot pole barn.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

- 1. **North:** Highway 370 right-of-way
- 2. **East:** Commercial (across South 42<sup>nd</sup> Street), BG and BGH-PCO
- 3. **South:** Vacant (across Maass Road), AG
- 4. **West:** Commercial (across South 45<sup>th</sup> Street), BG-PCO

**C. RELEVANT CASE HISTORY:**

On January 23, 2025, the Planning Commission recommended approval of a request to rezone Lots 1 through 6, and Outlots A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition, and Part of Northeast ¼ of the Southwest ¼, north of the road, located in the Southwest ¼ of Section 32, T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska. City Council approved the aforementioned request on March 4, 2025.

**D. APPLICABLE REGULATIONS:**

- 1. Section 5.14, Zoning Ordinance, regarding RG-20 uses and requirements.
- 2. Section 5.17, Zoning Ordinance, regarding Planned Subdivision District uses and requirements.
- 3. Section 5.22, Zoning Ordinance, regarding BG uses and requirements.
- 4. Chapter 3, Subdivision Regulations, regarding Preliminary Plats.

5. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

The Future Land Use Map of the Comprehensive Plan designates this area as mixed use.

**B. OTHER PLANS:**

None

**C. TRAFFIC AND ACCESS:**

1. The 2022 MAPA traffic data indicates 31,000 vehicles per day along Highway 370 near the intersection of South 42<sup>nd</sup> Street.

2. Shannon Drive will be the east-west street through the proposed plat, with access from South 42<sup>nd</sup> Street and South 45<sup>th</sup> Street.

**D. UTILITIES:**

All utilities are available or will be constructed to serve this development.

**E. ANALYSIS:**

1. Jeff Stoll, on behalf of Quail Crossing, LLC, has submitted a request to preliminary plat Lots 1 through 7, and Outlots A and B, Quail Crossing, for the purpose of commercial and multi-family residential development.

2. The applicant is also requesting a change of zone from RE and AG to BG and RG-20-PS for the purpose of commercial and multi-family residential development.

Proposed Lots 1 through 6 would be zoned BG and constructed with commercial/retail space.

The intent of the BG district is to provide for a wide range of retail and service establishments.

The applicant is proposing multi-family residential for Proposed Lot 7.

The RG-20 (General Residential) zoning districts are intended to permit moderately high-density development and uses that are typical and compatible in the operation

of apartment houses.

The -PS zoning overlay allows for the construction of multiple buildings on one lot, in addition to encouraging the creative design of new living areas. Site plan approval is not being requested at this time. The applicant will need site plan approval prior to any construction on this property.

3. A similar preliminary plat and rezoning was approved by the City Council on March 4, 2025 (see attached). Prior to a final plat application, the developer decided to amend the street/lot configuration, which prompted the amended preliminary plat.

4. Any construction on this property will need to comply with Section 8.12, Zoning Ordinance, for design standards. Compliance with these regulations will be reviewed as part of the building permit process.

5. A draft Development Agreement has been submitted and is under review by the City Attorney.

6. This application was sent out to the following departments for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Public Works, Metropolitan Utilities District, Cox Cable, Black Hills Energy, CenturyLink, Sarpy County GIS/911, OPPD, MAPA, Papio-Missouri River NRD, and the Papillion LaVista Public School District. The cover letter indicated a deadline to send comments back to the Planning Department and also stated if the requested department did not have comments pertaining to the application, no response was needed.

No comments were received on this case.

7. A traffic study was required by Public Works and submitted with this application. City Staff reviewed the traffic study conducted by E&A Consulting Group, Inc. and concurred with its findings.

As part of this development, a northbound left-turn lane and left-turn signal would be included at the intersection of Highway 370 and South 42<sup>nd</sup> Street. This intersection will need to be signalized. Other improvements would include a northbound left-turn lane at Shannon Drive and South 42<sup>nd</sup> Street, a sidewalk and ADA curb ramp will be added along the north side of Maass Road from South 44<sup>th</sup> Street to South 42<sup>nd</sup> Street and along the east side of South 45<sup>th</sup> Street to the cul-de-sac.

8. Based on the number of acres, this development will require a contribution to the Park Fund in the amount of \$15,653.30. This fee must be paid prior to the filing of the final plat.

9. Staff believes this development is compatible with the surrounding area.

**F. TECHNICAL DEFICIENCIES:**

None

**IV. DEPARTMENT RECOMMENDATION**

APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, and the Comprehensive Plan, as well as lack of perceived negative impact upon the surrounding area.

**V. PLANNING COMMISSION RECOMMENDATION**

Under Review

**VI. ATTACHMENTS TO REPORT**

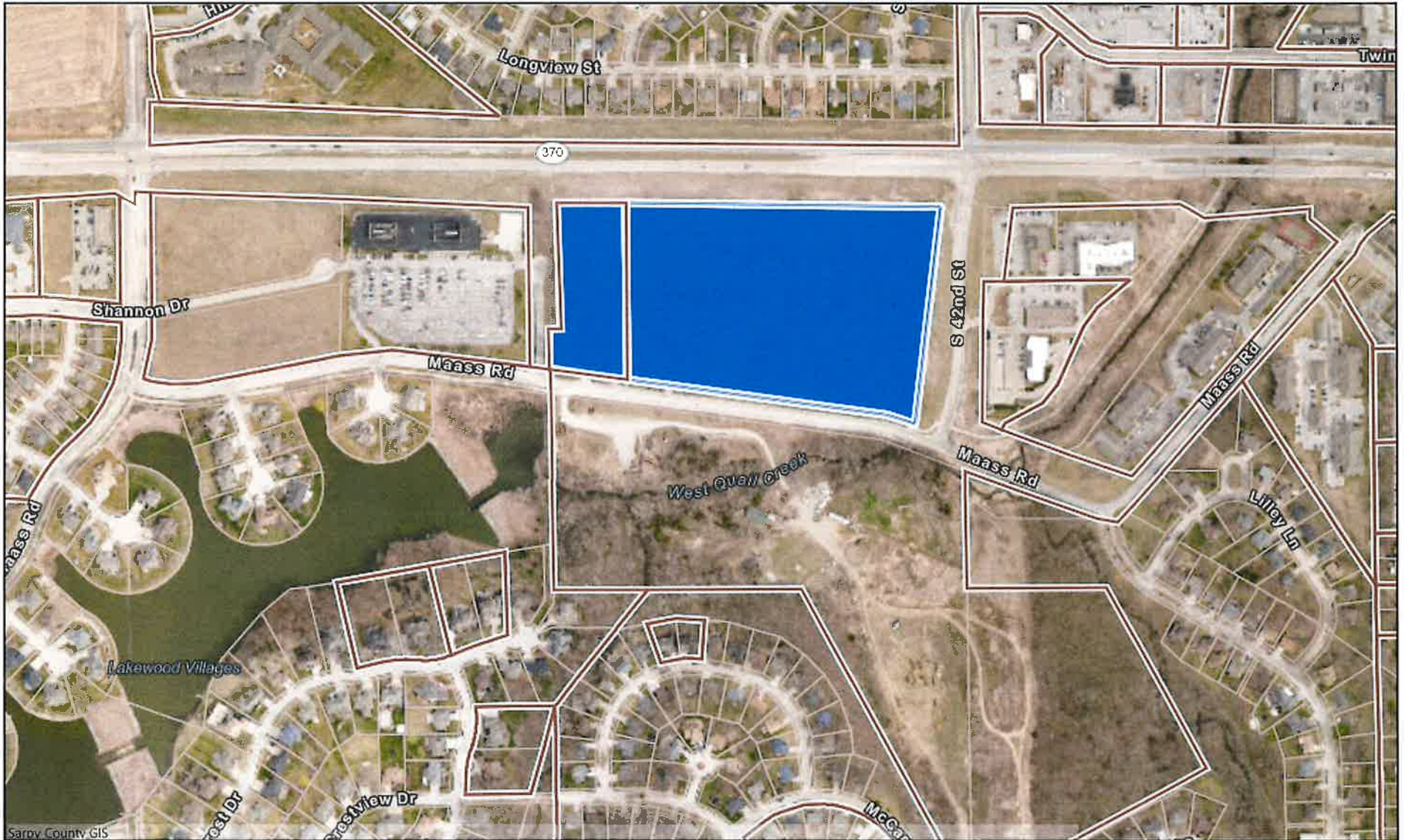
1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Zoning justification letter received April 21, 2025
4. Preliminary plat received May 28, 2025
5. Change of zone exhibit received May 28, 2025
6. Prior approved preliminary plat

**VII. COPIES OF REPORT TO:**

1. Quail Crossing, LLC. (Attn: Austin Alff)
2. E & A Consulting Group, Inc. (Attn: Jeff Stoll)
3. Scott Alff
4. Public Upon Request

  
Assistant Planning Manager

  
Planning Director 06/20/2025  
Date of Report



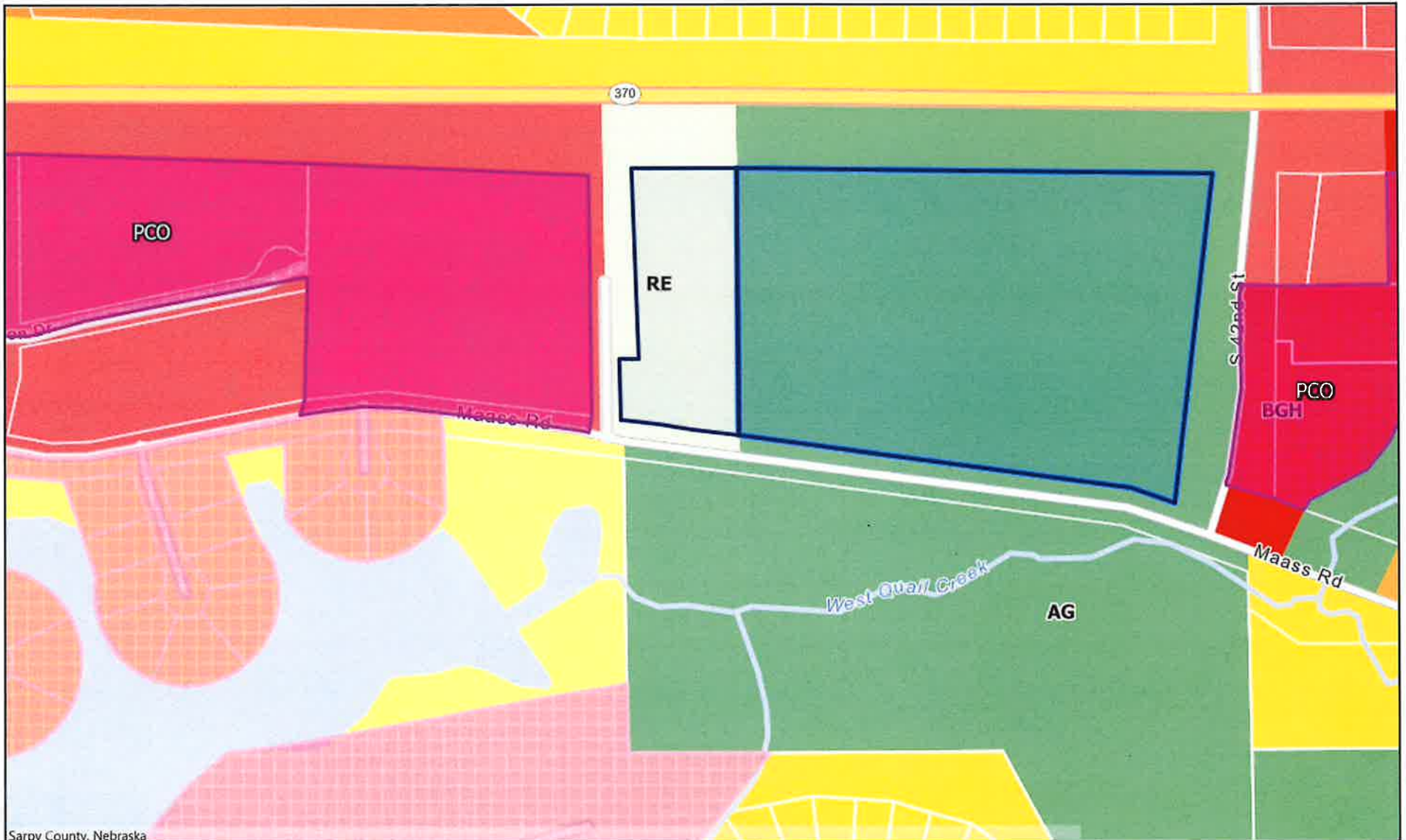
Map Scale 1: 6819

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Notes



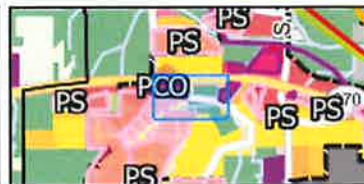


Sarpy County, Nebraska



Map Scale 1: 4514

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Notes





E & A CONSULTING GROUP, INC.

*Engineering Answers*

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950

P 402.895.4700 • F 402.895.3599

www.eacg.com

April 18, 2025

Tammi Palm, Manager  
City of Bellevue Planning Department  
1510 Wall Street  
Bellevue, NE 68005

RE: Quail Crossing - Planned Subdivision District Zoning Justification Letter  
E&A File: P2023.157.001

Dear Tammi,

On behalf of our client, Quail Crossing, LLC, please allow this letter serve as the Planned Subdivision District justification letter per Section 5.17 of the City of Bellevue's Zoning Ordinance.

5.17.03(1): The proposed modification of the primary district regulations as to platting of lots and space limits will be in the public interest and in harmony with the purpose of this ordinance, and will not adversely affect nearby properties.

*Response: The proposed development plan fits within the mixed use designation of the City's Future Land Use. The proposed site will have a mix of commercial and residential uses. Due to the location of the site, most traffic movement will be directed towards Highway 370.*

5.17.03 (2): The configuration, topography, vegetation, drainage, or other natural feature of the parcel is such that the normal lot arrangement would not be appropriate, and the natural state of the parcel can best be preserved by application of the Planned Subdivision District classification.

*Response: The designation of the Planned Subdivision for the residential use of the property would allow for the future user to better fit the topography and space limitations on the proposed lot. Due to the existing natural gas line located through the middle of the property, it creates a narrow buildable area. The gas line will limit the amount of fill area over the existing easement area and limit where any proposed structure can be placed.*

5.17.03 (3): The owner will utilize new and innovation planning methods to develop a subdivision of sound character and in the public interest, and the planned subdivision will be superior to a conventional subdivision.

*Response: The future user will create a unique site plan that will utilize the existing natural gas easement to their advance.*

5.17.03 (4): The request for PS, Planned Subdivision District classification is not solely for purposes of convenience, profit, or caprice.

*Response: The intent of the Planned Subdivision District request is not for the purpose of convenience, profit or caprice. The intent is to create a unique development that fits within the future land use designation and is aimed at developing a workable product within the physical restraints of the site.*

RECEIVED

APR 21 2025

PLANNING DEPT.

If you have any questions regarding this justification letter, please contact me at 402-895-4700 or by email at [jstoll@eacg.com](mailto:jstoll@eacg.com).

Sincerely,  
E & A Consulting Group, Inc.

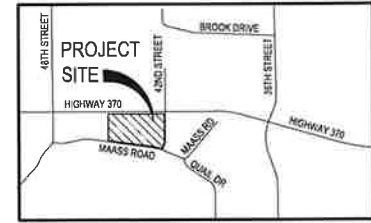


Jeff Stoll  
Platting Services Assistant Manager

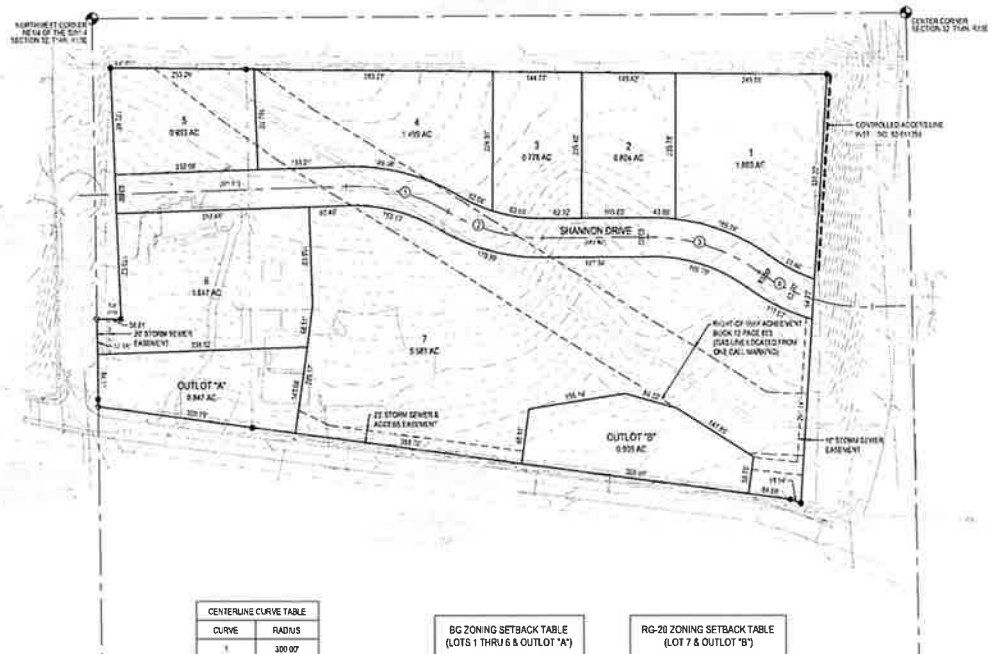
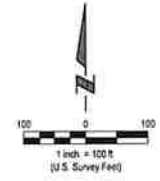
# QUAIL CROSSING

LOTS 1 THRU 7 INCLUSIVE & OUTLOTS "A" AND "B"

A TRACT OF LAND BEING ALL OF LOT 1, KATHERINE ADDITION, A SUBDIVISION LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 32, AND ALSO TOGETHER WITH PART OF SAID NE 1/4 OF THE SW 1/4 OF SECTION 32, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA



VICINITY MAP



- LEGEND**
- MONUMENTS FOUND (5/8" REBAR UNLESS NOTED)
  - MONUMENTS SET (5/8" REBAR W/ CAP 15x15)
  - BOUNDARY LINE
  - RIGHT OF WAY LINE
  - LOT LINE
  - EASEMENTS
  - EXIST SECTION CORNER
  - EXIST SECTION LINES
  - EXIST PROPERTY LINES
  - (PTP) FINCHED TOP PIPE
  - ▭ BUILDING
  - P POWER RISER
  - POWER POLE
  - GUY WIRE
  - ⊙ LIGHT POLE
  - T TELEPHONE RISER
  - TV CABLE TV RISER
  - ⊙ FIRE HYDRANT
  - ⊙ UTILITY VALVE (WATER)
  - ⊙ MANHOLE
  - ⊙ CURB INLET
  - ⊙ UTILITY VALVE (GAS)
  - SIGN
  - X - X - FENCE LINE
  - O - O - GAS LINE
  - W - W - WATER LINE
  - OHP - OHP - POWER LINE (OVERHEAD)
  - UGP - UGP - POWER LINE (UNDER GROUND)
  - LCC - LCC - COMMUNICATION LINE (UNDER GROUND)
  - SS - SS - SANITARY SEWER LINE
  - ST - ST - STORM SEWER LINE
  - FO - FO - FIBER OPTICS LINE

**LEGAL DESCRIPTION**  
 A TRACT OF LAND BEING ALL OF LOT 1, KATHERINE ADDITION, A SUBDIVISION LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 32, AND ALSO TOGETHER WITH PART OF SAID NE 1/4 OF THE SW 1/4 OF SECTION 32, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA.  
 SAID TRACT OF LAND CONTAINS AN AREA OF 732,907 SQUARE FEET OF 16.138 ACRES, MORE OR LESS.

**DEVELOPER:** QUAIL CROSSING LLC  
**OWNER:** SCOTT ALBY  
 680 S 116TH STREET  
 OMAHA, NE 68137

**ZONING:**

EXISTING	AG, RE	OWNER
BG, LOTS 1 THRU 6 AND OUTLOT "A"	7.871 AC	14602 LONGBOW LOOP OMAHA, NE 68136
RG-20-PS, LOT 7 AND OUTLOT "B"	8.499 AC	
RIGHT-OF-WAY	1.845 AC	
TOTAL	18.198 AC	

- NOTES:**
1. OBJECT VEHICULAR ACCESS WILL NOT BE ALLOWED TO STATE HIGHWAY NO. 370, S 41ST STREET AND S 42ND STREET FROM ANY LOTS ABUTTING SAID STREETS
  2. CHAMBERS FOR SIDEWALKS ON CORNER LOTS ARE SET AT TWELVE AND HALF FEET (12 1/2) RADI FROM THE INTERSECTION OF RIGHT-OF-WAY LINES
  3. ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE
  4. TYPICAL UTILITY EASEMENTS WILL BE DEDICATED WITH THE FINAL PLAN
  5. A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A" AND "B"

**CENTERLINE CURVE TABLE**

CURVE	RADIUS
1	300.00'
2	300.00'
3	300.00'
4	300.00'

**BG ZONING SETBACK TABLE (LOTS 1 THRU 6 & OUTLOT "A")**

FRONT YARD	NONE
INTERIOR SIDE YARD	5'
STREET SIDE YARD	NONE
REAR YARD	10'

**RG-20 ZONING SETBACK TABLE (LOT 7 & OUTLOT "B")**

FRONT YARD	NONE
INTERIOR SIDE YARD	5'
STREET SIDE YARD	10'
REAR YARD	10'

RECEIVED  
 MAY 28 2025  
 PLANNING DEPT.

**E & A CONSULTING GROUP, INC.**  
 Engineering • Planning • Environmental & Field Services  
 10000 144th Street, Suite 100 • Omaha, NE 68154  
 Phone: (402) 426-1233  
 Fax: (402) 426-1234  
 www.eagroup.com  
 State of NE, Certificate of Authorization: CA0008



**QUAIL CROSSING**  
 LOTS 1 THRU 7 INCLUSIVE & OUTLOTS "A" AND "B"  
 BELLEVUE, NEBRASKA

**PRELIMINARY PLAN**

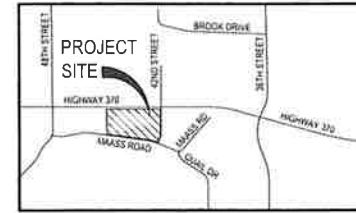
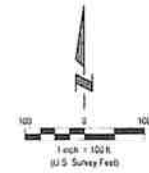
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		CM	



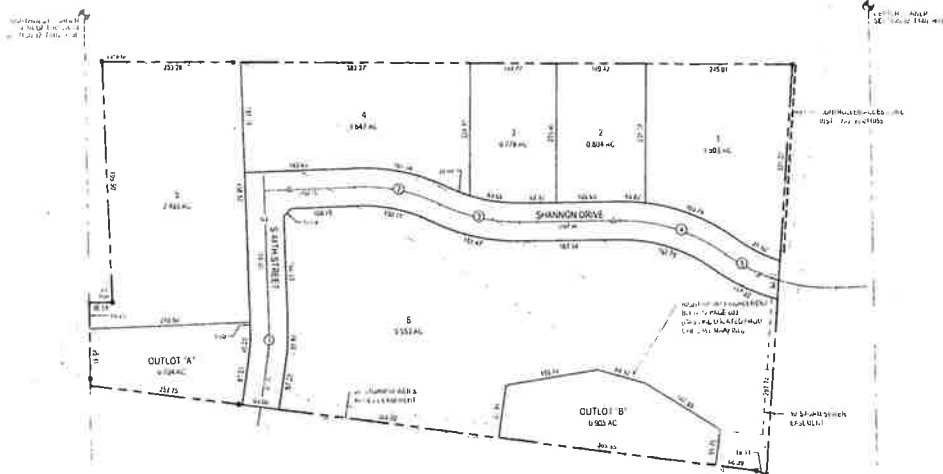
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VICINITY MAP



CURVE	RADIUS
1	300.00
2	200.00
3	100.00
4	50.00
5	25.00

FRONT YARD	REAR
5	5
STREET SIDE YARD	NONE
REAR YARD	10

FRONT YARD	REAR
25	5
STREET SIDE YARD	5
STREET SIDE YARD	10
REAR YARD	10

### LEGEND

- MONUMENTS FOUND (3" REBAR UNLESS NOTED)
- MONUMENTS SET (3" REBAR) CAPS IN S/S
- BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENTS
- ⊙ EXIST SECTION CORNER
- EXIST SECTION LINES
- EXIST PROPERTY LINES
- (PTM) PITCHED TOP PIPE
- ▭ BUILDING
- ⊥ POWER RISER
- ⊥ POWER POLE
- GUY WIRE
- ⊙ LIGHT POLE
- [T] TELEPHONE RISER
- [TV] CABLE TV RISER
- ⊙ FIRE HYDRANT
- ⊙ UTILITY VALVE (WATER)
- ⊙ MANHOLE
- ⊙ CURB INLET
- ⊙ UTILITY VALVE (GAS)
- ⊙ SIGN
- A — A FENCE LINE
- G — G GAS LINE
- W — W WATER LINE
- ⊙-⊙ POWER LINE (OVERHEAD)
- ⊙-⊙ POWER LINE (UNDER GROUND)
- ⊙-⊙ COMMUNICATION LINE (UNDER GROUND)
- SS-SS SANITARY SEWER LINE
- ST-ST STORM SEWER LINE
- FD-FO FIBER OPTICS LINE

### LEGAL DESCRIPTION

A TRACT OF LAND BEING ALL OF LOT 1, KATHERINE ADDITION, A SUBDIVISION LOCATED IN THE NE 1/4 OF THE SW 1/4 OF SECTION 32 AND ALSO TOGETHER WITH PART OF SAID NE 1/4 OF THE SW 1/4 OF SECTION 32, ALL LOCATED IN TOWNSHIP 14 NORTH, RANGE 13 EAST OF THE 6TH P.M., CITY OF BELLEVUE, SARPY COUNTY, NEBRASKA

SAID TRACT OF LAND CONTAINS AN AREA OF 722,367 SQUARE FEET OF 16.138 ACRES, MORE OR LESS

### DEVELOPER

QUAIL CROSSING, LLC  
1800 S. 17TH STREET  
OMAHA, NE 68131

OWNER  
SCOTT ALFF  
1602 LONGGOWN LOOP  
OMAHA, NE 68138

### ZONING

EXISTING	PROPOSED	ACRE
BG	HG LOTS 1 THRU 5 AND OUTLOT "A"	7.859 AC
BG	HG 20 PS LOT 6 AND OUTLOT "B"	8.456 AC
UNZONED	OUTLOT "A"	1.313 AC
UNZONED	OUTLOT "B"	16.138 AC

### NOTES

- DIRECT VEHICULAR ACCESS SHALL NOT BE ALLOWED TO STATE HIGHWAY NO. 370, MASS ROAD, S 28TH STREET AND S 42ND STREET FROM ANY LOTS ABUTTING SAID STREETS
- CONTRIBUTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING CURB AND GUTTERS FROM THE INTERSECTION OF RIGHT OF WAY LINES
- ALL DIMENSIONS SHOWN WITH PARENTHESES ARE FOR THE LOCATION OF CENTERLINE
- TYPICAL UTILITY EASEMENTS SHALL BE DESIGNED WITH THE FINAL PLAN
- A STORM SEWER AND DRAINAGE EASEMENT IS GRANTED OVER ALL OF OUTLOTS "A" AND "B"

**E & A CONSULTING GROUP, INC.**  
Engineering • Planning • Environmental & Field Services  
10000 144th Street, Suite 100 • Omaha, NE 68134  
Phone: 402.978.0200 • Fax: 402.978.2995  
www.eandac.com



QUAIL CROSSING  
LOTS 1 THRU 6 AND OUTLOTS "A" AND "B"  
CITY OF BELLEVUE, NEBRASKA

PRELIMINARY PLAN

Project No.	2024010101
Client	QUAIL CROSSING
Design No.	1001
Drawn By	EA
Scale	AS SHOWN
Date	1/13/25

RECEIVED  
JAN 13 2025  
PLANNING DEPT.



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Planning Department  
1510 Wall St. • Bellevue, Nebraska • 68005 • 402-293-3026

### 3.b.

**To:** Planning Commission  
**From:** Angela Curry, Assistant Planning Manager  
**Date:** June 20, 2025  
**Subject:** Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Attached for your review and recommendation is the Redevelopment Plan for The Wilshire. This plan proposes the redevelopment of the vacant lot located at Lot 6, Tiller's 4<sup>th</sup> Addition. This area was previously designated as blighted and substandard by Resolution 2007-09, which was approved by the City Council on March 12, 2007. Approval of the Redevelopment Plan is the next step in the redevelopment process.

The site is approximately 1.51 acres in size and consists of one lot located on the northwest corner of Wilshire Drive and Wall Street. The lot is undeveloped with concrete along the north side of the property along Wall Street and along the east side abutting Wilshire Drive. The property lacks improvements and has been vacant for many years.

The applicant is proposing redevelopment of the property by rezoning the existing lot to be developed into a five-level multi-family affordable housing apartment complex. The development will consist of 22 one-bed units, 45 two-bed units, 19 three-bed units, and 10 four-bed units for a total of 96 units. The applicant will provide an underground parking garage, an outdoor play area, community rooms, bike storage, and a storm shelter.

The applicant is estimating the property's valuation to be \$11,784,422 upon completion.

The Redevelopment Plan states there is approximately \$2,355,000 of Tax Increment Financing (TIF) eligible redevelopment costs associated with the project. The applicant is proposing the use of TIF to fund \$1,500,000 of the expenses. The breakdown of costs and data supporting the payback of TIF expenditures is attached to the Redevelopment Plan for your review.

The Planning Department believes this project will be a benefit to the city through the improvement of a blighted and substandard area that has remained vacant and underutilized.

The Redevelopment Plan meets the requirements of Section 18-2111 of Nebraska State Statutes concerning required plan contents. As required by Nebraska State Statutes, the Planning Department advertised the public hearing on this application twice in local publications and sent notification to the governing bodies of Sarpy County, the Papio-Missouri River NRD, Metropolitan Community College, ESU #3, and the Bellevue Public School District

**PLANNING DEPARTMENT RECOMMENDATION:**

The Planning Department recommends approval of the Redevelopment Plan based on the elimination of a blighted and substandard area, conformance with the requirements of the State Statutes, and the opportunity for infill redevelopment.

THE WILSHIRE  
REDEVELOPMENT PROJECT PLAN

BELLEVUE, NEBRASKA

May 27, 2025

Submitted by:

Applicant:

Great Lakes Capital  
7410 Aspect Dr, Suite 100  
Granger, IN 46530

Attorneys for Applicant:

Brent W. Beller  
Fullenkamp Jobeun Johnson & Beller LLP  
11440 West Center Road, Suite C  
Omaha, Nebraska 68144

**RECEIVED**

**JUN 13 2025**

**PLANNING DEPT.**

## **Introduction:**

The attached redevelopment plan proposes to develop a 1.49-acre site, generally located at 1724 Wilshire Drive, Bellevue, Nebraska 68005, into a 96-unit low-income multi-family residential apartment building. The plan encompasses all of Lot 6 Tiller's 4<sup>th</sup> Addition. The redevelopment project site includes all of the abutting and adjacent rights-of-way which will receive improvement as may be required by the City of Bellevue, Nebraska, which plan will include the installation of a more pedestrian oriented streetscape with accompanying landscaping.

## **Site History:**

The proposed redevelopment site is land currently owned by Ewing Bellevue Associates, LLC, and has remained vacant and undeveloped for many years. The site is bounded by Wilshire Drive on the East. The site is bounded on the North by Wall Street. An existing senior care/living facility is located to the West of the site. A commercial use (Bellevue Vision Clinic) is located to the South of the site, located in an originally constructed residential home. The site has remained undeveloped for many years, as the market has indicated that the site is not well positioned for commercial uses, rather the site's highest and best use is more akin to the use taking place on the lot located West of the Site. residential use.

As depicted on the attached Site Plan attached as Exhibit B (the "Site Plan"), the Applicant proposes to construct a 5-level low-income apartment building (basement level will be underground parking), which will encompass 96-units: 22 one-bed units, 45 two-bed units, 19 three-bed units, and 10 four-bed units. In addition to the living space within the project, the Applicant will construct an underground parking garage, an outdoor playing area for residents, storm shelter, community meeting rooms, and bike storage. The total hard costs for the project will be \$18,496,502. The approximate costs for the public improvements that will ultimately serve and will be required to be installed by the Applicant are approximately \$520,000. The total project costs will be approximately \$28,525,200. Accordingly, the tax increment financing ("TIF") eligible costs are in the amount of \$2,355,000; provided, that, the Applicant will only be requesting \$1,500,000.00 in TIF. The itemized breakdown of TIF eligible costs is attached hereto as Exhibit A. The approval of the redevelopment plan will facilitate the construction of much needed low-incoming housing units for the City of Bellevue by creating the opportunity for TIF to be used as a financing mechanism to cover some of the TIF eligible costs. The site has current base value of \$197,289.00 for purposes of calculating TIF Incremental value. The proposed valuation upon full build-out of the site is expected to be approximately \$11,784,422.00. Per Neb Rev Stat 18-2111(a)-(c), Exhibit B and Exhibit E reference the Site Plan for the proposed redevelopment area shows the proposed use of the site, along with a current depiction of the redevelopment area, which reflect the boundaries of the site and the current zoning and use of the site. The redevelopment area is currently an undeveloped site, with no current residential or commercial uses taking place thereon. Upon completion of the redevelopment project, the project will consist of 22 1-bedroom units, 45 2-bedroom units, 19 3-bedroom units, and 10 4-bedroom units. The Applicant anticipates that upwards of 43 children could live in the project, and that the Bellevue School District should be able to accommodate that amount of elementary aged children.

In its present condition, the site would remain as an economic liability to this area and a detriment to the redevelopment of this area within the City. The market has spoken that commercial uses on the site are not feasible. The City of Bellevue, like most cities currently, has a need to provide much desired low-income housing options for both existing and new residents that wish to live within the City, which is precisely what this project will provide. Low-income apartment developments have the same costs as

market-rate projects, but can only be built with the assistance of federal and state low-income housing tax credits, low interest loans or grants, and incentives like tax increment financing. Without these incentives it is impossible to construct and provide true low-income rent restricted apartment units. Through the utilization of TIF for a project of this nature, the Applicant in partnership with the City of Bellevue can continue to provide new and efficient housing to residents who's income would otherwise not allow them to live in a community like Bellevue.

**Substandard and Blighted:**

The property is located within a community redevelopment area, which has been determined by the City of Bellevue, Nebraska, to be blighted and substandard in accordance with Neb. Rev. Stat. §18-2103.

**Land Use/Zoning/Site Redevelopment:**

The site is currently zoned Metropolitan General Business (BGM). The Applicant will work with the City Planning Department regarding any and all land use approvals that may be required for the proposed redevelopment. Notwithstanding that the project plans to enhance the streetscape of the public rights-of-ways, the proposed redevelopment will not result in any material modification to the street layout, street levels or grades, or building codes and ordinances of the site. Exhibit E references the project's current land use and plans & specifications.

**Utilities/Infrastructure:**

Currently, utility services are located in public rights-of-way adjacent to the site and which may be required to be moved in connection with the redevelopment of the site and as required by the City. Additional utility services and public facilities will be added as may be necessary or required by the redevelopment of the site and as required by the City. The Applicant will work with the City regarding any site enhancements which may affect any public rights-of-ways, alleys or sidewalk areas.

The redevelopment provides the mechanism to fund the public improvement costs through the use of TIF. The costs of the redevelopment and public infrastructure improvements are estimated to be \$2,355,000.00 (See Exhibit A).

**TIF Compliance:**

The request meets the necessary requirements for consideration under the Nebraska Community Development Law. The project will provide new housing and potentially employment opportunities in the City. It is anticipated that 2 new jobs will be created in connection with the project, and upwards of 50 construction jobs will be created in connection with the project development. The TIF proceeds will be used to cover all public improvement costs with the remaining balance of the TIF to be used for site specific TIF eligible costs. The project will have a positive economic growth to the City of Bellevue. Further, as set forth on Exhibit C attached hereto, the up-front costs associated with the acquisition and rehabilitation of the proposed site would be prohibitively high without TIF. As such, the Applicant requests TIF to help offset these costs such that the proposed redevelopment is feasible.

**Financing:**

The estimated assessed value of the project upon full build-out is estimated to be \$11,784,422.00 (lower value is based on the lower rents that are generated from the project). Accordingly, the project will support the TIF request in the principal amount of \$1,500,000, plus interest at the rate of seven percent

(7.00%) percent per annum. The amortization schedule is attached hereto as Exhibit D. The remaining project costs will be paid through low income tax credits, equity and traditional debt financing.

**TIF Cost Benefit Analysis:**

The project provides redevelopment in an area of the City that is ripe for additional multi-family housing and in-fill housing, with the material bonus of providing true low-income housing. Accordingly, it is necessary to implement innovative financing approaches to be used to encourage redevelopment and to support the potential growth that will occur because of this and other improvements that are likely to follow within the surrounding area. The following benefits will result from the redevelopment of this area through the use of TIF:

(1) The use of TIF will not result in tax shifts. By using the base value of \$197,289, the various public authorities will gain some level of new property tax valuation, and only the increased value of revenues resulting from the improvements will be applied to the cost of the improvements through the use of TIF.

(2) No community public service needs will be generated as a result of this project. The proposed TIF will be used, in part, to offset public infrastructure costs that are eligible for TIF.

(3) The development of this site will allow for the continued growth of low-income housing in the area and in particular housing which will serve the growing needs of employers in the area. Additionally, the revitalization of the site will have a positive impact on the employers and employees in the immediate area surrounding the site. Specifically, the redevelopment will continue to add viability to the surrounding area, and will make the site more aesthetically pleasing, which will result in a positive impact on the foot traffic of any surrounding businesses.

(4) The development of this site will be an impetus for further growth and a catalyst to providing the additional goods necessary to serve this part of the City.

(5) The long-term benefits resulting from the elimination of the substandard and blight conditions and the increase in the tax base resulting from the development are other valid justifications for the use of TIF for this project.

The project site meets the requirements of the City's Comprehensive Development Plan and City Ordinances as well as the Nebraska Community Redevelopment Law that establishes the process and requirements for the approval of this Redevelopment Plan.

Based upon the forgoing, the applicant respectfully requests the principal amount of TIF equal to \$1,500,000.00.

Respectfully Submitted

By: 

Brent W. Beller on behalf of the Applicant  
Fullenkamp, Jobeun, Johnson, & Beller LLP  
11440 West Center Road  
Omaha, Nebraska 68144  
(402) 334-0700

**Exhibit A**

TIF ELIGIBLE COSTS

Site Preparation/Demo	\$600,000.00
Purchase	\$495,000.00
Sidewalks/Streetscape	\$200,000.00
Engineering	\$125,000
Grading & Landscaping	\$70,000.00
Sewer & Water	\$250,000.00
Architect	\$615,000.00
<b>Net Costs</b>	<b>\$2,355,000.00</b>



The Redevelopment Area



**Exhibit C  
PROFORMA**

<b>Uses</b>		<b>Sources</b>		
Demo	\$600,000.00	1 <sup>st</sup> Mortgage	\$13,600,000	40 yr @ 6%
Purchase	\$495,000.00	National Housing Trust Fund	\$1,000,000	
Sidewalks etc.	\$200,000.00	Deferred Developer Fee	\$2,008,000	
Engineering	\$125,000.00	LIHTC Equity	\$10,973,000	
Grading & Landscaping	\$70,000.00	TIF Loan	\$1,500,000	
Sewer & Water	\$250,000.00			
Architect	\$615,000.00			
Total Eligible Costs	\$2,355,000.00			
Construction	\$17,000,000.00			
Contingency	\$900,000.00			
Predevelopment Due Diligence	\$200,000.00			
		<b>ROI Analysis</b>		
Tax Credit Costs	\$250,000	Without TIF	With TIF	
Bond & Loan Costs	\$1,100,000	0%	8%	Annually
Construction Interest	\$1,550,000			
Operating Reserves	\$1,050,000			
Marketing	\$50,000			
Developer Fee	\$4,070,000			
Total	\$28,525,000			

Exhibit D

AMORTIZATION SCHEDULE

DATE	Total Taxable Valuation	Leas Pre-Development Base	TIF Taxable Valuation	Tax Levy	Tax Revenues	Treasurer's 1% Collection Fee	Revenues Available For TIF Loan	Debt Service Payments			Loan Balance	Capitalized Interest	Interest at 7.00%
								Principal	Interest at 7.00%	Total			
0											\$1,500,000		
0.5	\$ -	0	\$ -	2.13346	\$ -	\$ -	\$ -	\$ 50	\$ 50	\$ 50	\$1,552,500	\$2,500	\$2,500
1	\$ -	0	\$ -	2.13346	\$ -	\$ -	\$ -	\$ 50	\$ 50	\$ 50	\$1,606,838	\$4,338	\$4,338
1.5	\$ -	0	\$ -	2.13346	\$ -	\$ -	\$ -	\$ 50	\$ 50	\$ 50	\$1,663,077	\$6,239	\$6,239
2	\$ -	0	\$ -	2.13346	\$ -	\$ -	\$ -	\$ 50	\$ 50	\$ 50	\$1,721,285	\$8,208	\$8,208
2.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$62,122	\$60,245	\$122,367	\$1,659,163	0	\$60,245
3	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$64,296	\$58,071	\$122,367	\$1,594,867	0	\$58,071
3.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$66,547	\$55,820	\$122,367	\$1,528,320	0	\$55,820
4	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$68,876	\$53,491	\$122,367	\$1,459,444	0	\$53,491
4.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$71,286	\$51,081	\$122,367	\$1,388,158	0	\$51,081
5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$73,781	\$48,586	\$122,367	\$1,314,377	0	\$48,586
5.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$76,364	\$46,003	\$122,367	\$1,238,013	0	\$46,003
6	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$79,037	\$43,330	\$122,367	\$1,158,976	0	\$43,330
6.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$81,803	\$40,564	\$122,367	\$1,077,173	0	\$40,564
7	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$84,666	\$37,701	\$122,367	\$992,507	0	\$37,701
7.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$87,629	\$34,738	\$122,367	\$904,878	0	\$34,738
8	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$90,696	\$31,671	\$122,367	\$814,182	0	\$31,671
8.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$93,871	\$28,496	\$122,367	\$720,311	0	\$28,496
9	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$97,156	\$25,211	\$122,367	\$623,155	0	\$25,211
9.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$100,557	\$21,810	\$122,367	\$522,598	0	\$21,810
10	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$104,076	\$18,291	\$122,367	\$418,522	0	\$18,291
10.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$107,719	\$14,648	\$122,367	\$310,803	0	\$14,648
11	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$111,489	\$10,878	\$122,367	\$199,314	0	\$10,878
11.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$115,391	\$6,976	\$122,367	\$83,923	0	\$6,976
12	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$119,430	\$2,937	\$122,367	\$0	0	\$2,937
12.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$0	\$0	\$0	\$0	0	\$0
13	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$0	\$0	\$0	\$0	0	\$0
13.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$0	\$0	\$0	\$0	0	\$0
14	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$0	\$0	\$0	\$0	0	\$0
14.5	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$0	\$0	\$0	\$0	0	\$0
15	11,784,422	197,289	\$11,587,133	2.13346	\$123,603	\$1,236	\$122,367	\$0	\$0	\$0	\$0	0	\$0
					\$3,213,678	\$32,136	\$3,181,542	\$1,756,792	\$690,548	\$2,447,340		\$221,285	

Original Loan Amount  
Capitalized Interest  
Loan Balance Remaining

\$1,500,000  
\$221,285  
\$0

**\$1,721,285 MAX POTENTIAL**

ASSUMPTIONS:

- 1. Pre-Development Base 197,289
- 2. Loan Amount (90% of rebates): \$1,500,000
- 3. Interest Rate: 7.00%
- 4. Est. Total Project Cost \$27,813,512
- 5. Est. Final Valuation \$ 9,208,481
- 6. Incremental Base Value \$197,289

(F9 = calculate)

