

BELLEVUE PLANNING COMMISSION

Thursday, September 25, 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 August 28, 2025, Regular Meeting

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

2. CONSENT AGENDA/PUBLIC HEARINGS:

a. Request to final plat Lots 1 through 7, and Outlots A and B, Quail Crossing being a replat of Lot 1, Katherine Addition. Applicant: Quail Crossing, LLC. General Location: Southwest Corner of S 48th Street and Highway 370. Case #: S-2508-17.

3. PUBLIC HEARINGS:

a. Request to rezone Lot 1 and Outlot A, Mora Acres, being a platting of part of Tax Lots 12 and 13, located in the Southwest ¼ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG to RA, and RG-8 for the purpose of residential development; and small subdivision plat Lot 1 and Outlot A, Mora Acres. Applicant: Orchard Valley, Inc. General Location: 1902 Lola Ave. Case #'s: Z-2507-07, S-2507-13.

b. Request to rezone Lot 6, Tiller's 4th Addition, from BG to RG-8-PS for the purpose of multi-family residential development, with site plan approval. Applicant: Ehrhart Griffin & Associates. General Location: 1724 Wilshire Dr. Case #: Z-2506-06.

4. CURRENT BUSINESS

5. ADJOURNMENT

MINUTE RECORD

Bellevue Planning Commission Meeting, August 28, 2025, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, August 28, 2025, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Bennett, Sims, Hankins, Yoder, Ackley, and Perrin. Absent were Commissioners Aerni, Taylor-Jones, and Lasenburg. Also present was 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 on the rear wall on the outside of the City Council Chambers.

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

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

Motion was made by Yoder, seconded by Sims, to accept into the record all staff reports, attachments, memos, and handouts regarding each application and including those received after the agenda was presented. Upon roll call, all present voted yes. Motion carried unanimously.

The following item was on consent agenda:

Item 2.a. Request to rezone Lots 1 through 3, Michalek Estates, being a platting of Tax Lots 3B1, 3B2, and 3B3A, all located in the Northwest 1/4 of Section 3, T13N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG to AG, RA, and RE for the purpose of lot line adjustments; small subdivision plat Lots 1 through 3, Michalek Estates; and waiver of Section 6-7 (7) regarding excessive depth in relation to width of lots over three to one. Applicants: Mark and Janice Michalek. Location: 12009 S. 25th St. Case #'s: Z-2507-08 and S-2507-15.

There was no one present to speak in favor of, or in opposition to this request.

MOTION was made by Ackley, seconded by Yoder, to recommend APPROVAL of the consent agenda item. Approval based on agenda item 2a based upon lack of perceived negative impact to the surrounding neighborhood and conformance with the Zoning Ordinance. Upon roll call, all present voted yes. Motion carried unanimously.

Item 2a will proceed to CITY COUNCIL for PUBLIC HEARING on October 07, 2025

Hankins explained the public hearing procedures.

PUBLIC HEARING was held on a request to rezone Lot 6, Tiller's 4th Addition, from BG to RG-8-PS for the purpose of multi-family residential development. Applicant: Ehrhart Griffin & Associates. General Location: 1724 Wilshire Drive. Case #: Z-2506-6.

Hankins asked staff for updates. Palm stated there were no updates and gave a brief summary of the request. She said the applicant has requested a thirty-day continuance to the September 25th Planning Commission meeting. Palm stated staff is supportive of the request.

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 Bennett, seconded by Ackley, to CONTINUE to the September 25, 2025, Planning Commission meeting, a request to rezone Lot 6, Tiller's 4th Addition, from BG to RG-8-PS, with site plan approval, for the purpose of multi-family residential development. Applicant: Ehrhart Griffin & Associates. General Location: 1724 Wilshire Drive. Case #: Z-2506-6. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will be CONTINUED to Planning Commission for Public Hearing on September 25, 2025.

PUBLIC HEARING was held on a request to rezone Lot 1 and Outlot A, Mora Acres, being a platting

MINUTE RECORD

Bellevue Planning Commission Meeting, August 28, 2025, Page 2

of part of Tax Lots 12 and 13, all located in the Southwest 1/4 of Section 22, T14N, R13E, of the 6th P.M., Sarpy County, Nebraska, from AG to RA and RG-8 for the purpose of residential development; and small subdivision plat Lot 1 and Outlot A, Mora Acres. Applicant: Orchard Valley, Inc. Location: 1902 Lola Avenue. Case #'s: Z-2507-07 and S-2507-13.

Hankins asked staff for updates. Palm stated the applicant has requested a thirty-day continuance to the September 25, 2025, Planning Commission meeting to provide to staff requested revisions to the small subdivision plat. Palm stated staff is supportive of the request.

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 Bennett, seconded by Yoder, to CONTINUE to the September 25, 2025 Planning Commission meeting, a request to rezone Lot 1 and Outlot A, Mora Acres, being a platting of part of Tax Lots 12 and 13, all located in the Southwest 1/4 of Section 22, T14N, R13E, of the 6th P.M., Sarpy County, Nebraska, from AG to RA and RG-8 for the purpose of residential development; and small subdivision plat Lot 1 and Outlot A, Mora Acres. Applicant: Orchard Valley, Inc. Location: 1902 Lola Avenue. Case #'s: Z-2507-07 and S-2507-13. Upon roll call, all present voted yes. MOTION carried unanimously.

This item will be CONTINUED to Planning Commission for Public Hearing on September 25, 2025.

PUBLIC HEARING was held on a request for a conditional use permit for Lot 3D, Twin Ridge II, for the purpose of parking oversized vehicles and trailers. Applicant: Shane Hoeft. Location: 1010 Fort Crook Rd S. Case #: CUP-2507-02.

Hankins asked staff for updates, and Palm provided a summary. Palm explained that oversized vehicles, defined as those exceeding 8 feet in width or 20 feet in length, may be considered under a Conditional Use Permit (CUP) in Heavy General Business District (BGH) zoning. Staff recommended denial, citing long-term parking and appearance concerns, direct conflict with the Fort Crook Road 2040 Plan, which prohibits parking lots in front of buildings and discourages continuation of strip development, and the property's proximity to single-family residential, which would prevent compliance with Section 6.06 of the City of Bellevue Zoning Ordinance.

Pat Courigan, 13671 W St, Omaha, NE, stated the intent was to park three tow trucks on the north side out of sight, rent smaller U-Hauls and passenger trailers on the southwest side, and reserve the east side for customer parking. He noted city planning staff had suggested lot flow improvements, and that the property has been kept clean and presentable. Palm clarified that the CUP would stay with the land. Ackley commented that proposals not consistent with the Fort Crook Road Plan are typically recommended for denial. Courigan asked if approval would be possible with changes to layout or landscaping, but Palm advised staff would still recommend denial due to the Fort Crook Road Plan's strong language. Courigan also asked about code enforcement options to allow storage containers, though Palm noted enforcement could become difficult. Courigan stated the business had clearance to tow and has been compliant. Yoder confirmed with Palm that the issue was the size of the vehicles, and Palm explained that under the zoning district, all vehicles must be operable and within size limits set in Section 6.06.

MOTION was made by Ackley, seconded by Perrin, to recommend DENIAL of a request for a conditional use permit for Lot 3D, Twin Ridge II, for the purpose of parking oversized vehicles and trailers. Applicant: Shane Hoeft. Location: 1010 Fort Crook Rd S. Case #: CUP-2507-02. DENIAL based upon Section 6.06, City of Bellevue Zoning Ordinance, lack of conformance with the Fort Crook Road 2040 Plan, and perceived negative impact upon the surrounding neighborhood. Upon roll call, all present voted yes. MOTION carried unanimously.

Item 3c will proceed to CITY COUNCIL for PUBLIC HEARING on September 16, 2025

Meeting adjourned at 6:27 p.m.



Jenna Lance
Planning/Permits Technician

2.a.

**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 1

CASE NUMBER: S-2508-17

FOR HEARING OF:

REPORT #1: September 25, 2025

I. GENERAL INFORMATION

A. APPLICANT:

Quail Crossing, LLC
Attn: Austin Alff
6860 S 118th Street
Omaha, NE 68137

B. PROPERTY OWNERS:

Austin Alff and Scott Alff
c/o Austin Alff
16602 Longbow Loop
Omaha, NE 68137

C. GENERAL LOCATION:

South 42nd Street and Hwy 370

D. LEGAL DESCRIPTION:

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

E. REQUESTED ACTIONS:

1. Final plat lots 1 through 7, and Outlots A & B, inclusive, 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 a final plat approval for the purpose of residential and commercial development.

H. SIZE OF SITE:

The site is approximately 16.71 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 42nd Street), BG and BGH-PCO
- 3. **South:** Vacant (across Maass Road), AG
- 4. **West:** Commercial (across South 45th Street), BG-PCO

C. RELEVANT CASE HISTORY:

- 1. 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 6th P.M., Sarpy County, Nebraska. City Council approved the aforementioned request on March 4, 2025.
- 2. On June 26, 2025, the Planning Commission recommended approval of a request to rezone Lots 1 through 6, and Outlot A and B, Quail Crossing, being a replat of Lot 1, Katherine Addition and Part of Northeast ¼ of 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. City Council approved the aforementioned request on August 19, 2024.

D. APPLICABLE REGULATIONS:

- 1. Chapter 4, Subdivision Regulations, regarding Final Plats.
- 2. Chapter 7, Subdivision Regulations, regarding Capital Improvements.

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

D. UTILITIES:

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

E. ANALYSIS:

1. Scott Alff, on behalf of Quail Crossing, LLC, has submitted a request to final plat Lots 1 thru 7, and Outlots A & B, inclusive, Quail Crossing being a replat of Lot 1, Katherine Addition, for the purpose of commercial and multi-family residential development.
2. BG and RG-20-PS were requested for the zoning and will take effect upon filing of the final plat.
3. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Offutt Air Force Base, Sarpy County Public Works, and Papillion LaVista School District. The cover letter indicated a deadline to send comments back to the Planning Department and also stated that if the requested department did not have comments pertaining to the application, no response was needed.

Bellevue Public Works Engineer Matt Knight and Sarpy County Surveyor Mike Sharp requested technical revisions to the plat. All comments have since been satisfied by the applicant's engineer.

No other comments were received on this case.

4. The final plat is in general conformance with the approved preliminary plat.

5. The developer owes \$15,653.30 in park development fees, which will need to be paid before filing the final plat.
6. The final draft of the Subdivision Agreement has been received and is currently being reviewed by the City Attorney.

F. TECHNICAL DEFICIENCIES:

None.

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon conformance with the preliminary plat.

V. PLANNING COMMISSION RECOMMENDATION

Under Review.

VI. ATTACHMENTS TO REPORT

1. Vicinity map/Zoning Map
2. GIS aerial photo of the property
3. Final plat received September 12, 2025

VII. COPIES OF REPORT TO:

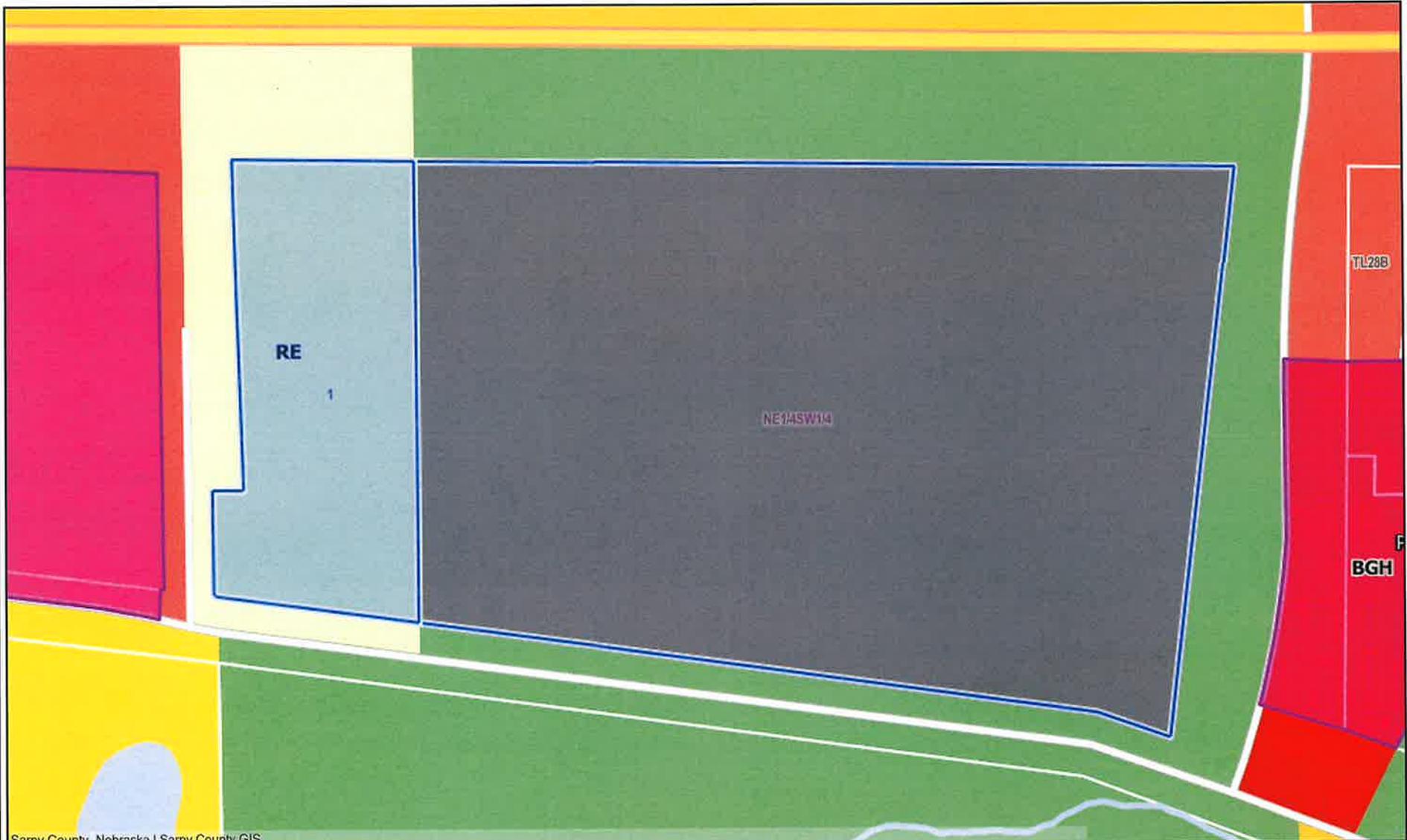
1. Quail Crossing, LLC. (Attn: Austin Alff)
2. E & A Consulting Group, Inc. (Attn: Jeff Stoll)
3. Scott Alff
4. Public Upon Request


Assistant Planning Manager


Planning Director Date of Report



Quail Crossing Final Plat Zoning Map

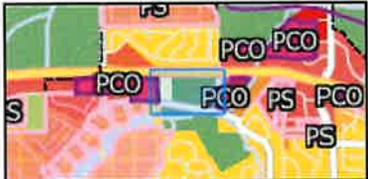


Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 2620

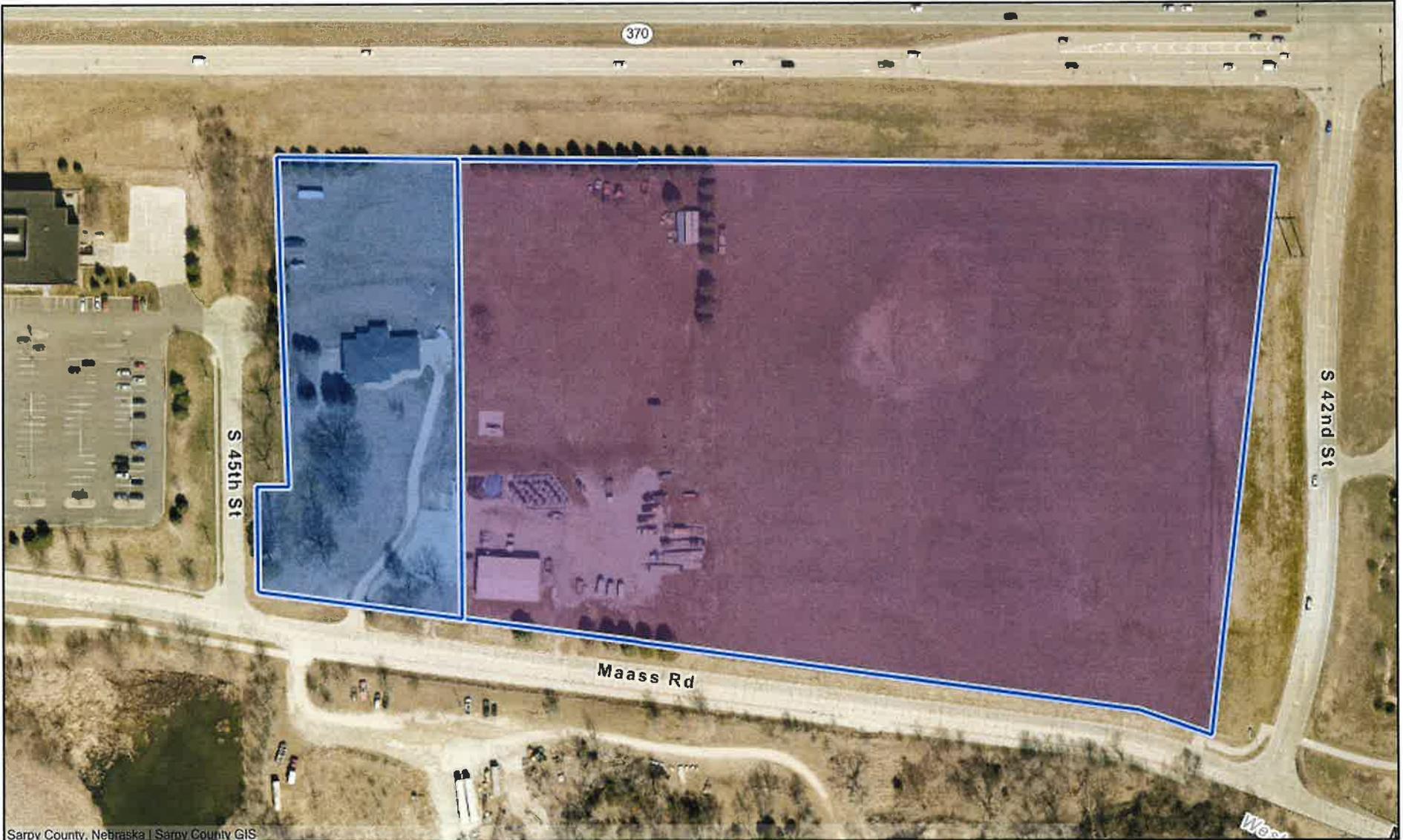
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



Quail Crossing Final Plat



Map Scale 1: 2620

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



**CITY OF BELLEVUE
PLANNING DEPARTMENT**

RECOMMENDATION REPORT # 2

CASE NUMBERS: Z-2507-07
S-2507-13

FOR HEARING OF:
REPORT #1: August 28, 2025
REPORT #1: September 25, 2025

I. GENERAL INFORMATION

A. APPLICANT:

Orchard Valley, Inc.
Melvin Sudbeck
16255 Woodland Drive
Omaha, NE 68136

B. PROPERTY OWNER:

Lionel Mora
1902 Lola Avenue
Bellevue, NE 68147

C. GENERAL LOCATION:

1902 Lola Avenue

D. LEGAL DESCRIPTION:

Lot 1 and Outlot A, Mora Acres, being a platting of part of Tax Lots 12 and 13, all located in the Southwest ¼ of Section 22, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lot 1 and Outlot A, Mora Acres, from AG to RA and RG-8 for the purpose of residential development.
2. Small Subdivision Plat Lot 1 and Outlot A, Mora Acres.

F. EXISTING ZONING AND LAND USE:

AG, Single Family Residential and Agricultural

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain approval of a rezoning and small subdivision plat for the purpose of future residential development.

H. SIZE OF SITE:

The entire site is 11.54 acres, with the proposed lots as follows: Lot 1 – 10.11 acres and Outlot A – 1.43 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

The site is presently developed with a single family residence and largely covered in vegetation.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

1. **North:** Single Family Residential, RS-72
2. **East:** Highway 75 right-of-way
3. **South:** Vacant/AG
4. **West:** Single Family Residential, RS-72-PS

C. REVELANT CASE HISTORY:

1. On August 28, 2025, the request to rezone Lot 1 and Outlot A, Mora Acres, from AG to RA and RG-8; Small Subdivision Plat Lot 1 and Outlot A, Mora Acres, was continued to the September 25, 2025, Planning Commission meeting.

D. APPLICABLE REGULATIONS:

1. Section 5.06, Zoning Ordinance, regarding RA uses and requirements.
2. Section 5.15, Zoning Ordinance, regarding RG-8 uses and requirements.
3. Chapter 5, Subdivision Regulations, regarding Small Subdivisions.
4. 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 single family residential.

B. OTHER PLANS:

The applicant intends to pursue a de-annexation of Outlot A to facilitate future residential development. The de-annexation is necessary for the developer to utilize a Sanitary and Improvement District (SID).

C. TRAFFIC AND ACCESS:

1. There is no MAPA traffic data information available for this area.
2. The property has access from a private driveway off Lola Avenue.

D. UTILITIES:

All utilities are available to this location.

E. ANALYSIS:

1. Melvin Sudbeck, on behalf of Orchard Valley, Inc., is requesting approval of a rezoning and small subdivision plat for Lot 1 and Outlot A, Mora Acres, for the purpose of residential development.

2. This property consists of two tax lots which have nonconforming AG zoning designations. This platting and rezoning will bring the properties into conformance.

Lot 1 will consist of approximately 10 acres and have an RA zoning, while Outlot A is 1.43 acres with an RG-8 zoning.

All lots meet the minimum requirements for their perspective zoning districts.

3. By definition, outlots are not buildable lots. The developer intends to de-annex Outlot A and use it as part of a future residential development in a Sanitary and Improvement District. The outlot will be replatted once de-annexed.

4. This application was sent out to the following departments/individuals for review: Public Works, Permits and Inspections, Chief of Police, Offutt Air Force Base, Fire Inspector, Sarpy County Planning Director, Sarpy County Public Works Department, and the Bellevue Public School District. The cover letter

indicated a deadline to send comments back to the Planning Department, and stated if the requested department did not have comments pertaining to the application, no response was needed.

Matt Knight, Public Works Engineer, and Mike Sharp, Sarpy County Public Works, had technical comments regarding the small subdivision plat.

Staff requested revisions/information from the applicant before the August 28, 2025, Planning Commission meeting, and as of the date of this report, the applicant has not made contact with staff.

5. The Future Land Use Map of the Comprehensive Plan shows this area as residential.

6. The small subdivision plat and rezoning would bring the properties into conformance and aid in future development.

7. This request was continued at the August 28, 2025, Planning Commission meeting to allow the applicant time to submit revisions to the Planning Department. As of the date of this report, no revisions have been received.

F. TECHNICAL DEFICIENCIES:

Several technical deficiencies have been noted on the plat by both the Bellevue and Sarpy Public Works Department.

IV. DEPARTMENT RECOMMENDATION

CONTINUE indefinitely. At such time the Planning Department receives and processes the requested revisions, the request will be brought back before the Planning Commission.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

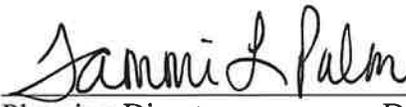
VI. ATTACHMENTS TO REPORT

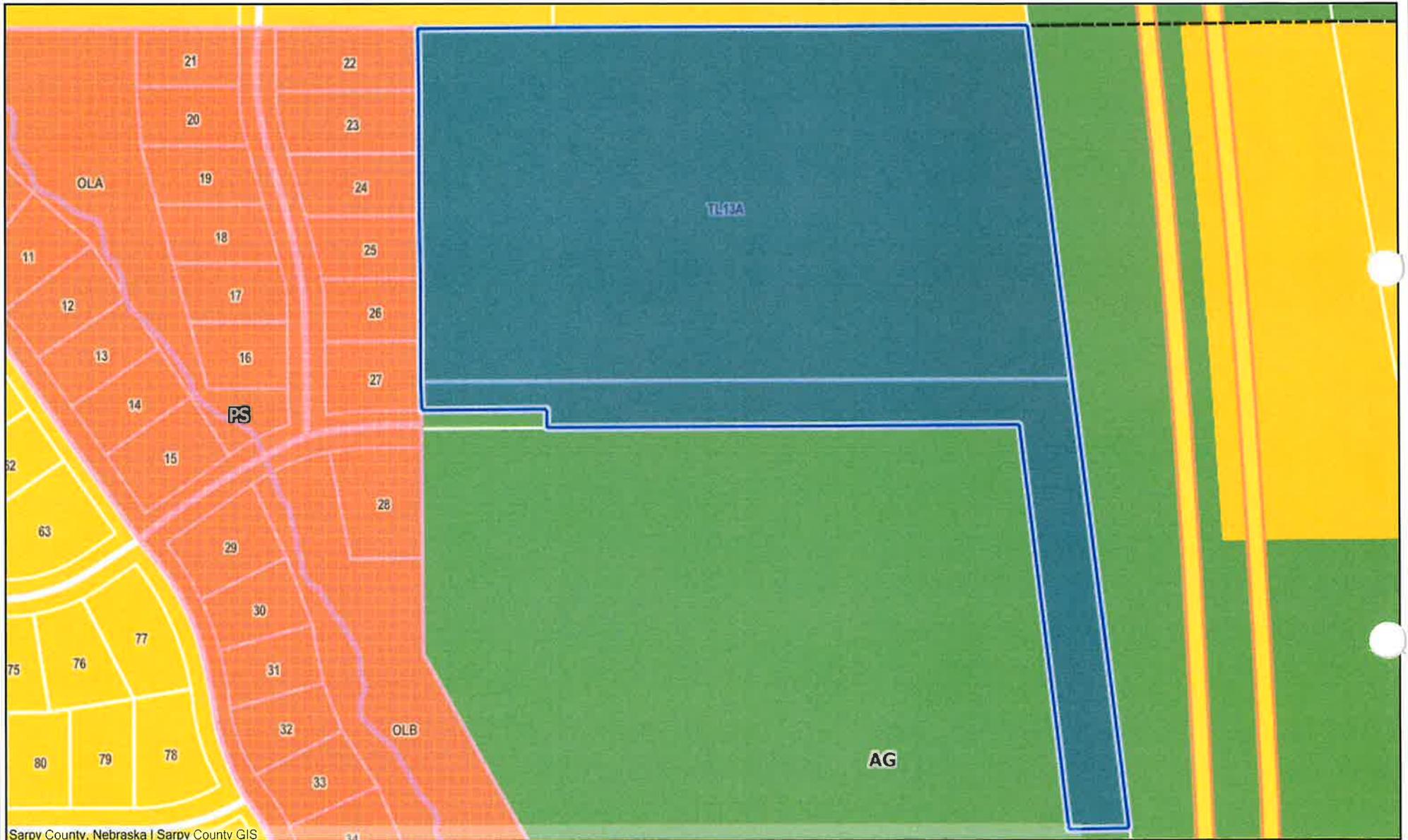
1. Vicinity map/Zoning Map
2. 2024 GIS aerial photo of the property
3. Small Subdivision Plat received July 18, 2025
4. Letter from the applicant received July 21, 2025

VII. COPIES OF REPORT TO:

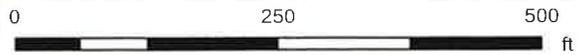
1. Applicant
2. FoleyShald
3. Public Upon Request


Assistant Planning Manager

 09/17/25
Planning Director Date of Report

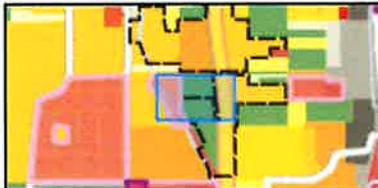


Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 2900

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes





Sarpy County GIS | Sarpy County, Nebraska



Map Scale 1: 2900

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



July 21, 2025

MORA ACRES – REZONING JUSTIFICATION

The proposed Mora Acres subdivision plat is proposed to divide the existing acreage, which includes two separate tax lots, into one large lot with a single-family home and another smaller parcel which is to be sold. Per the City of Bellevue, the existing tax lots are legal, non-conforming tax lots, so a rezoning is required. The existing zoning is Agricultural District (AG). Proposed zoning for the larger proposed lot is Residential Agricultural District (RA). The smaller Outlot which is to be sold is proposed as General Residential (RG-8), due to a City of Bellevue requirement that outlots must meet the minimum lot size of the underlying zoning. RG-8 is proposed, because that is the anticipated zoning for a possible future development of the Outlot and adjacent property.

RECEIVED
JUL 21 2025
PLANNING DEPT.

3.b.

CITY OF BELLEVUE PLANNING DEPARTMENT

RECOMMENDATION REPORT # 2

CASE NUMBER: Z-2506-06

FOR HEARING OF:

REPORT #1: July 24, 2025

REPORT #2: September 25, 2025

I. GENERAL INFORMATION

A. APPLICANT:

Ehrhart Griffin & Associates
Attn: Terry Morrison
3552 Farnam St.
Omaha, NE 68131

B. PROPERTY OWNER:

Great Lakes Capital
Attn: Gary Vizioli
7410 Aspect Drive, Suite 100
Granger, IN 46530

C. GENERAL LOCATION:

1724 Wilshire Drive

D. LEGAL DESCRIPTION:

Lot 6, Tiller's 4th Addition, located in the Northeast ¼ of Section 35, T14N, R13E of the 6th P.M., Sarpy County, Nebraska.

E. REQUESTED ACTIONS:

1. Rezone Lot 6, Tiller's 4th Addition from BG to RG-8-PS, with site plan approval.

F. EXISTING ZONING AND LAND USE:

BG, Parking Lot/Vacant

G. PURPOSE OF REQUEST:

The purpose of this request is to obtain a change of zone with site plan approval to allow for the construction of a multifamily residential development.

H. SIZE OF SITE:

The site is approximately 1.51 acres.

II. BACKGROUND INFORMATION

A. EXISTING CONDITION OF SITE:

Lot 6 is presently vacant and partially covered with a parking lot. This property is the former site of a putt-putt golf course, of which the parking lot has remained.

B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:

- 1. **North:** Commercial/Office, BG
- 2. **East:** Commercial, BG
- 3. **South:** Commercial, BG
- 4. **West:** Multifamily Residential/Senior Housing, RG-20

C. RELEVANT CASE HISTORY:

- 1. On March 12, 2007, the City Council declared Lot 6, Tiller’s 4th Addition, as blighted and substandard.
- 2. On June 26, 2025, the Planning Commission recommended approval of a redevelopment plan for Lot 6, Tiller’s 4th Addition. The City Council approved this request on July 15, 2025.
- 2. On July 24, 2025, the request to rezone Lot 6, Tiller’s 4th Addition, from BG to RG-8-PS, with site plan approval, for the purpose of multi-family residential development, was continued to the August 28, 2025, Planning Commission meeting.
- 3. On August 28, 2025, the request to rezone Lot 6, Tiller’s 4th Addition, from BG to RG-8-PS, with site plan approval, for the purpose of multi-family residential development, was continued to the September 25, 2025, Planning Commission meeting.

D. APPLICABLE REGULATIONS:

- 1. Section 5.13, Zoning Ordinance, regarding RG-8 uses and requirements.

2. Section 5.17, Zoning Ordinance, regarding PS (Planned Subdivision) uses and requirements.

III. ANALYSIS

A. COMPREHENSIVE PLAN:

The Future Land Use Map of the Comprehensive Plan designates this area as commercial. A motion to approve this request should also include a motion to amend the Future Land Use Map for multifamily residential use.

B. OTHER PLANS:

The applicant has been approved for the use of Tax Increment Financing (TIF) for this project.

C. TRAFFIC AND ACCESS:

1. There is no MAPA traffic data information available for this area.
2. Access is proposed from two points, both of which are along Wilshire Drive.

D. UTILITIES:

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

E. ANALYSIS:

1. Terry Morrison, on behalf of Ehrhart Griffin & Associates, has submitted a request for rezoning with site plan approval for Lot 6, Tiller's 4th Addition, for the purpose of multi-family residential development.

2. The property is currently zoned BG (General Business). The intent of the RG-8 district is to permit very high-density development, multi-story apartment development, and other uses that are typical and compatible with the operation of apartment houses.

The -PS overlay is typically utilized in multi-family development. The intent is to encourage the creative design of new living areas. Additionally, it allows for modifications in the platting of lots and the siting of buildings.

3. The site plan consists of 80 apartment units in one building. The proposed unit breakdown is as follows: 20 one-bedroom, 39 two-bedroom, 12 three-bedroom, and 9 four-bedroom apartments. As such, 74% of the building will be one- and two-bedroom units.

The building will have a level of underground parking, with 4 stories of residential units.

4. In connection with this request, the applicant has submitted a text amendment to allow for the proposed density.

Under the current RG-8 guidelines, no more than 73 units would be allowed. The current RG-8 regulations require the first four units of a multiple family dwelling have a minimum lot area of 2,500 square feet per unit; after which the minimum lot area may be 800 square feet per unit.

As shown on the site plan, the proposed density for this development is approximately 721 square feet of lot area per unit outside of the first four units.

5. The site plan shows 56 standard parking stalls and 3 ADA parking stalls for a total of 59 surface stalls. It also notes 58 standard parking stalls and 3 ADA parking stalls for a total of 61 lower-level parking garage stalls, for a combined total of 120 stalls. This averages 1.5 parking stalls per unit. The ordinance requires two parking stalls per unit. Through the Planned Subdivision Overlay and the site plan approval process, the City Council can approve a reduction of the minimum parking requirements.

A similar multifamily development, Ascend on 75, recently constructed near Childs Road and Nebraska Drive, was approved with a 1.5:1 parking ratio. This apartment complex offers one-, two-, and three-bedroom units. In addition to the surface parking on site, city council approved the site plan to include 22 on street parking spaces to count towards the 1.5:1 parking ratio.

6. The applicant is proposing a playground area with play panels, a play structure, and seating. Details of the playground are provided as part of the proposed landscape plan.

Heber Neighborhood Park is within walking distance of the property and includes a playground, picnic area, and shelter.

7. The landscape plan has been reviewed by staff and meets the requirements of the zoning ordinance.

8. The proposed buildings will need to meet the requirements of Section 8.12, Zoning Ordinance, regarding design standards. Compliance with this will be reviewed as part of the building permit process.

9. 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, and the Bellevue Public School District. The cover letter indicated a deadline to send comments back to the Planning

Department and stated that if the requested department did not have comments pertaining to the application, no response was needed.

John Krager, Public Works Engineer, requested technical revisions to the site plan, drainage plan, and stormwater plan. The applicant's engineer has addressed Mr. Krager's concerns.

JEO (contracted by the city) requested minor revisions to the drainage plan. The applicant's engineer has satisfied these comments.

Chief Building Official Mike Christensen had comments pertaining to the existing retaining wall located on the property to the west in connection with the proposed construction. The applicant's engineer provided the additional information needed to address these comments.

Donald Gifford, Fire Department, had comments pertaining to the width of the access points. The applicant's engineer has since satisfied these comments.

No other comments were received on this case.

10. Per the site plan, sidewalks will be installed as part of this development.

11. A traffic study was done at the request of the Public Works Department. The traffic impact analysis was completed by Felsburg Holt & Ullevig (FHU) in May 2025. Staff has reviewed the study. No street improvements in the study area are being recommended as a result of this development.

12. Access is being proposed from two points along Wilshire Drive. To aid in the flow of traffic, these access points will be one-way; the southern access point will be the entrance into the development, with the northern access point being the exit.

13. The Future Land Use Map of the Comprehensive Plan shows this area as commercial. A motion to approve the development should also include a motion to amend the Future Land Use Map.

Staff supports an amendment to the Future Land Use Map. Existing development in the area is a mix of commercial and multifamily, including multifamily housing along the Harlan Drive corridor.

14. Staff believes multifamily residential development is compatible with the adjacent neighborhood and this would be a beneficial development for the city.

Under the current BG zoning, there are approximately 95 commercial uses which are permitted and could be constructed by right. Some of these uses include a car wash, convenience store with fuel pumps, restaurant (to include drive-thru service), tavern/cocktail lounge, grocery store, hotel, as well as numerous retail uses.

Subsequently, the Planning Department believes a residential use, to include a high-density residential use, would have less of a negative impact on the adjoining properties. As previously mentioned, the existing neighborhood is a mix of residential and commercial uses with BG, RG-8-PS, and RG-20 zoning.

F. TECHNICAL DEFICIENCIES:

None.

IV. DEPARTMENT RECOMMENDATION

APPROVAL based upon compatibility with the surrounding neighborhood, lack of perceived negative impact upon the surrounding area, and conformance with the Zoning Ordinance.

V. PLANNING COMMISSION RECOMMENDATION

Under Review

VI. ATTACHMENTS TO REPORT

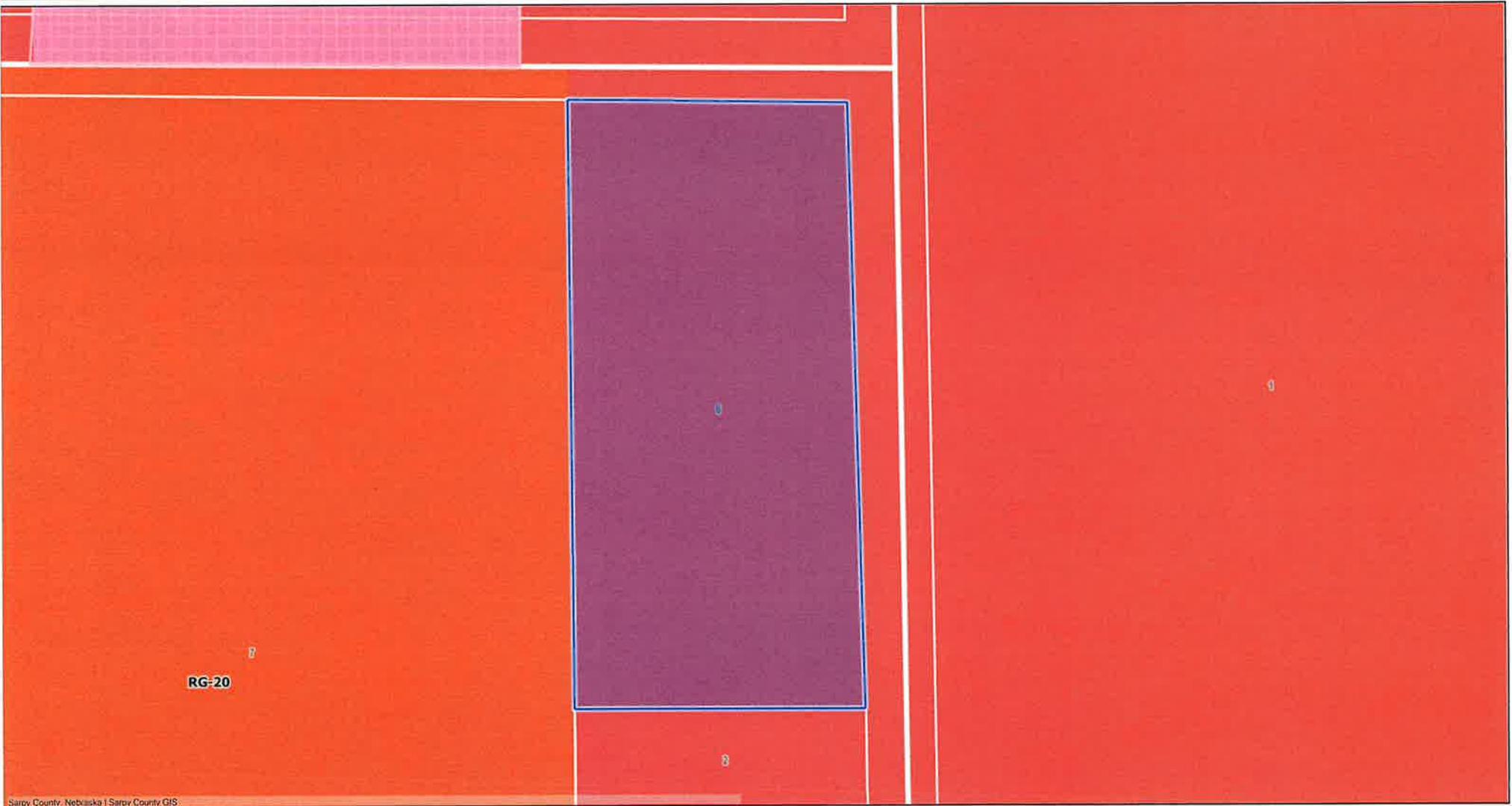
1. Vicinity Map/Zoning Map
2. 2024 GIS aerial photo of the property
3. Site plan received September 17, 2025
4. Landscape plan (to include playground area detail) received September 12, 2025
5. Zoning Justification letter from Brent Beller received September 2, 2025
6. -PS Zoning Justification letter from Brent Beller received September 2, 2025

VII. COPIES OF REPORT TO:

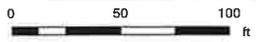
1. Great Lakes Capital – Gary Vizioli
2. Fullenkamp Jobeun Johnson & Beller LLP - Brent Beller
3. Ehrhart Griffin & Associates – Terry Morrison
4. Public Upon Request


Assistant Planning Manager

 09/18/25
Planning Director Date of Report



Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 900



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes



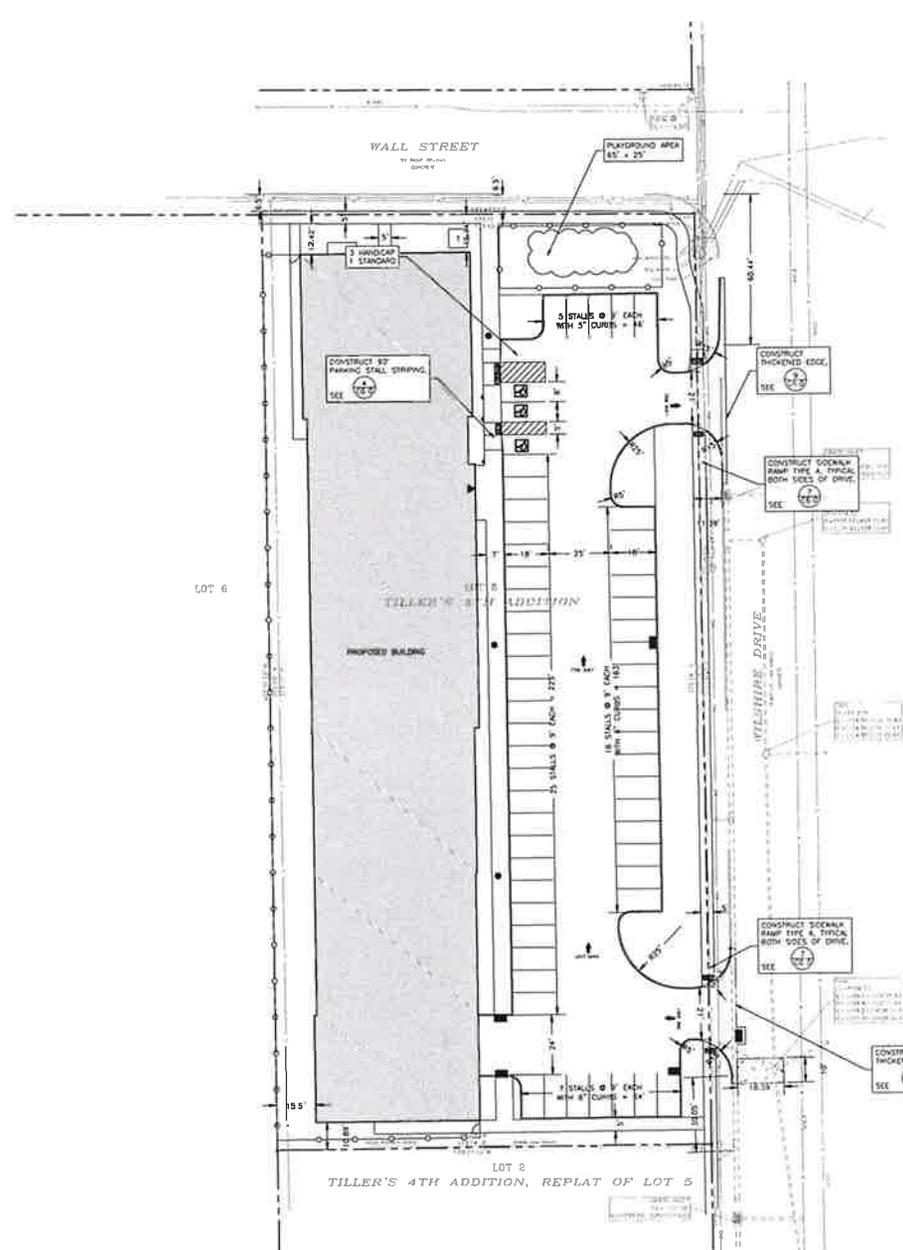
Map Scale 1: 900



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the source records and information sources to ascertain the usability of the information.



Notes




 NORTH
 SCALE 1" = 20'



 Know what's below
 Call before you dig

NOTE:
 UNDESIGNED UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED TO US FROM UTILITY OPERATORS. UTILITY LOCATIONS AND DEPT. OPERATIONS OR OPERATORS RESERVE THE RIGHT TO CHANGE THE LOCATION FOR CONDUCTING A FIELD SURVEY AND PROVIDE A DATE OF FIELD SURVEY TO THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS ON THE PROJECT BEFORE CONSTRUCTION. (1-800-33-8888) (EARTHQUAKE) PRIOR TO DIGGING.

- LEGEND**
- - - - - PROPERTY LINE
 -  - PROPOSED 8' P.C.C. PAVEMENT SEE [REF]
 -  - PROPOSED 7' P.C.C. PAVEMENT WITH INTEGRAL CURB SEE [REF]
 -  - PROPOSED 5' P.C.C. SIDEWALK PAVEMENT SEE [REF]
 -  - PROPOSED BUILDING INGRESS/EGRESS
 -  - PROPOSED FENCE
 -  - PROPOSED BOLLARDS

- NOTES:**
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS. THE CONTRACTOR SHALL ADJUST THE BUILDING LOCATION AS NECESSARY TO ACCOMMODATE THE FEATURES ON THE SITE AND MAINTAIN SETBACK REQUIREMENTS. THE CONTRACTOR SHALL ADJUST HIS SUBGRADE PREPARATION BASED ON THE DIMENSIONS OF THE BUILDING PROVIDED BY THE ARCHITECT.
 - CONTRACTOR SHALL CONTACT ENTHAMPT GORIN & ASSOCIATES (402) 521-0831 FOR COORDINATE FILE FOR CONSTRUCTION STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL PROPERTY LINES AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION OF ANY IMPROVEMENTS. CONTRACTOR SHALL VERIFY ALL BUILDING SETBACK DIMENSIONS MEET ALL APPLICABLE LOCAL AND STATE BUILDING AND FIRE CODES.
 - PROVIDE EXPANSION JOINTS AT ALL LOCATIONS WHERE PAVEMENT ADJUTS BUILDING.
 - THE CONTRACTOR WOULD BE REQUIRED TO INSTALL CITY OF OMAHA APPROVED CAST HIGH DETECTABLE WARNING PANELS FOR WHEELCHAIR RAMP INSERTS ALONG WITH 3/16" HIGH EXPANSION JOINT MATERIAL. JOINTS WOULD NEED TO BE SEALED WITH A HSE APPLIED TYPE 2 SEALANT OR A PD-1000 SERIES, SODIUM OR POTASSIUM LIQUID MATERIAL MEETING ASTM D5981.

PARKING STALL COUNT	
STANDARD STALLS	56
ADA STALLS	2
PARKING GARAGE	61
TOTAL STALLS	119
16 STALLS * 19 SQ FT =	304 SQ FT OF OPEN SPACE
103 STALLS * 19 SQ FT =	1957 SQ FT PROVIDED

RECEIVED
 SEP 17 2025
 PLANNING DEPT.

AGENCY APPROVAL

ALLEY POYNER
MACCHIETTO
ARCHITECTURE

100% DD SUBMITTAL
NOT FOR CONSTRUCTION
07/11/2025

REVISION DATE
Project Number: 25010
Date: 07.11.2025

CONTRACTOR'S ID:
SITE LAYOUT PLAN

C1.1

RECEIVED
 SEP 12 2025
 PLANNING DEPT.

The Wilshire
 Great Lakes Capital
 1724 Wilshire Dr
 Bellevue, NE 68005



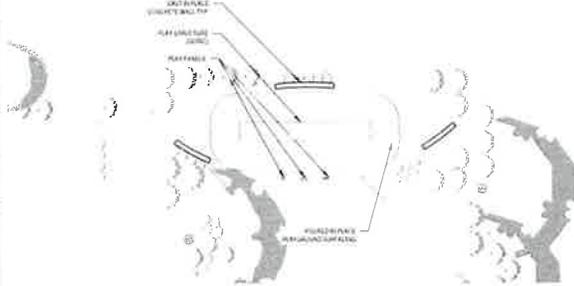
PLAY PANEL
 MODEL : 345299
 MANUFACTURER: LANDSCAPE STRUCTURE



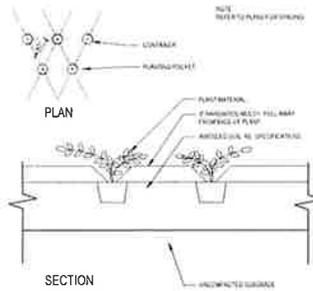
PLAY STRUCTURE
 MODEL : WALLHOLLA 7
 MANUFACTURER: GORIC



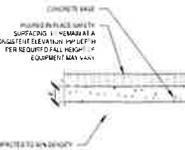
CONCRETE SEAT WALL



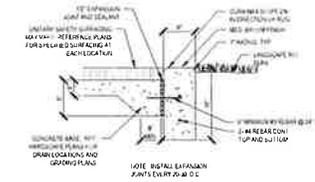
ENLARGED PLAYGROUND AREA 08
 N15



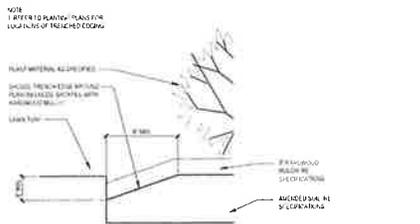
CONTAINER PLANTING 07
 U15



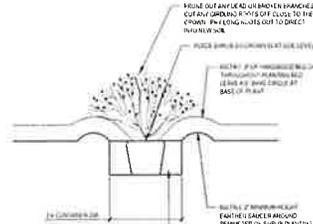
PLAYGROUND SURFACING 06
 N15



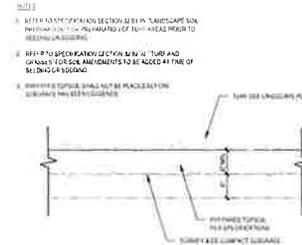
THICKENED EDGE DETAIL 05
 N15



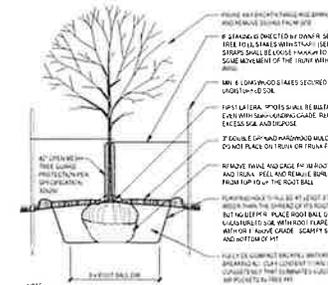
TRENCH EDGE 04
 N15



SHRUB PLANTING 03
 N15



FESCUE SOD 02
 N15



DECIDUOUS TREE PLANTING 01
 N15

AGENCY APPROVAL



ALLEY POYNER
 MACCHIETTO
 ARCHITECTURE
 48 Critchfield Ave., Columbus, CA 95013
 Phone: 402.241.0413

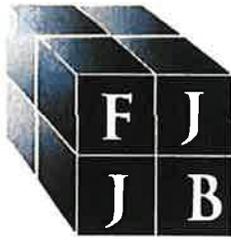
100% DD
 SUBMITTAL

REVISION	DATE
Project Number	25010
Date	09 11 2025
COPYRIGHT © 2025	

LANDSCAPE DETAIL

L2.0

NOT FOR CONSTRUCTION



FULLENKAMP
JOBEUN
JOHNSON &
BELLER LLP

JOHN H. FULLENKAMP
LARRY A. JOBEUN
MARK B. JOHNSON
BRENT W. BELLER
ROBERT T. GRIFFITH

September 2, 2025

RECEIVED

SEP 02 2025

PLANNING DEPT.

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

RE: The Wilshire – Zoning Justification Letter

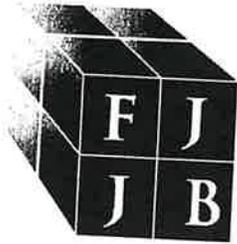
To Whom It May Concern,

We are outside legal counsel for Great Lakes Capital in connection with their proposed development of the real property located 1724 Wilshire Drive, Bellevue, Nebraska. Great Lakes Capital proposes to develop the 1.49-acre site into a 80-unit low-income multi-family residential apartment building. The project encompasses all of Lot 6 Tiller's 4th Addition, which is currently zoned "BG". In connection therewith, Great Lakes Capital is requesting to rezone the subject property to RG-8, with a PS Overlay, in compliance with the City of Bellevue's zoning ordinance, provided, that, the applicant will request a waiver to the density requirements, as referenced in the actual zoning application.

We appreciate the City of Bellevue's consideration of our application, and with this rezoning request, Great Lakes Capital will be able to develop and construct much-needed low-income housing that will provide affordable housing options for the residents of Bellevue.

Thank you.

Brent W. Beller, Esq.



FULLENKAMP
JOBEUN
JOHNSON &
BELLER LLP

JOHN H. FULLENKAMP
LARRY A. JOBEUN
MARK B. JOHNSON
BRENT W. BELLER
ROBERT T. GRIFFITH

September 2, 2025

RECEIVED

SEP 02 2025

PLANNING DEPT.

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

RE: The Wilshire – PS Overlay

To Whom It May Concern,

We are outside legal counsel for Great Lakes Capital in connection with their proposed development of the real property located 1724 Wilshire Drive, Bellevue, Nebraska. Great Lakes Capital proposes to develop the 1.49-acre site into a 80-unit low-income multi-family residential apartment building. The project encompasses all of Lot 6 Tiller's 4th Addition, which is currently zoned "BG". In connection therewith, Great Lakes Capital is requesting to rezone the subject property to RG-8, with a PS Overlay, in compliance with the City of Bellevue's zoning ordinance. Per Section 5.17.03, a justification for the PS Overlay request needs to meet one of the subsections of Section 5.17.03. The proposed project proposes to develop a "work force housing" multi-family residential project, that is truly affordable.

Subsection (1) of 5.17.03 provides that "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". Without question, the City of Bellevue, along with the surrounding metro area, are desperately seeking to provide more affordable housing options to the residents of Bellevue. In addition, in order to serve all resident's needs, including those with children, units with multiple bedroom options is a must. This project is one of very few multifamily projects that is considered truly "affordable" (with the utilization of low-income tax credits), and also offers both three and four bedroom units. Having this sort of unit mix is serving a public interest. Further, the surrounding neighbors are also undertaking residential uses (west of the parcel), and to the south is an optical doctor practice that may actually benefit from the development, as it is likely that many residents will be interested in walking next door for their optical needs.

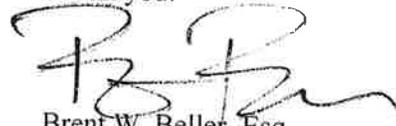
Subsection (2) of 5.17.03 speaks to the configuration of the parcel in question. The parcel in question has remained vacant and un-developed for the better part of 20 years. The parcel has been listed for sale for almost 25 years. Part of the reason this parcel has remained undeveloped is that the parcel is constrained site (1.49 acres), which makes commercial and residential develop difficult, meaning, the developer must be able to utilize as much of the site as is possible. Further the topography of the site slopes hard to the west and south, which further compounds the amount of land that is available for development. The PS overlay allows for the necessary modifications to the zoning code (parking and density) for a development like the proposed to be feasible.

Subsection (3) of 5.17.03 speaks to new and innovative planning methods that further serve public interest. As stated above this development provides a range of affordable housing options, which will directly benefit the public with the addition of much needed workforce housing. Further, the costs for a project of this scale are the exact same as a market rate project, BUT the rents for this project are far below market rental rates. This development will utilize 4% low-income taxable bonds, sponsored by NIFA. In order to meet the debt service on the 4% bonds, the project must have at least 80 units in order for the project to meet the required bond debt service coverage. Originally the development proposed 120+units, but in discussions with the City the developer was able to lower the unit count to 80 units, which is the lowest amount of units that will be able to meet the debt service coverage requirements. By pursuing and utilizing the low-income tax credit program, the developer will continue to meet and benefit the public by providing truly affordable workforce housing.

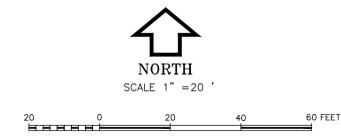
Subsection (4) of 5.17.03 speaks to the PS request not being for "convenience, profit or caprice". The developer's interest in this parcel is simply based on the need to provide for workforce housing at price point and location that makes sense on all levels. Developer's that undertake true "affordable" housing projects have the same costs as market rate projects. It is imperative that the developments like the Wilshire find locations that are fairly priced, because again, costs will always be factor in providing affordable housing. As such, a constrained parcel like this one offers the developer an opportunity to have a lower basis in the land, and then offset that lower land price with increased amenities for the actual above ground improvements. With a smaller parcel like this one, the PS overlay allows for flexibility on zoning standards like density and parking. There are easier parcels to develop, but those parcels are often not located in an areas where the targeted residents may intend to work, live or go to school. Those other parcels also are priced at higher premium which add with the high costs of construction would not allow this project to remain "affordable" under the guidelines of NIFA, and the low-income tax credit program.

We appreciate the City of Bellevue's consideration of our application, and with this rezoning request, Great Lakes Capital will be able to develop and construct much-needed low-income housing that will provide affordable housing options for the residents of Bellevue.

Thank you.



Brent W. Beller, Esq.



NOTES:
UNDERGROUND UTILITY LOCATIONS SHOWN ARE FROM INFORMATION PROVIDED TO US FROM UTILITY COMPANIES. UTILITY COMPANIES MAKE NO WARRANTIES OR GUARANTEES REGARDING THE ACCURACY OF THE INFORMATION CONTAINED IN THEIR DOCUMENTS AND PROVIDES IT ONLY AS GENERAL INFORMATION TO THE RECEIVER. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL "DIGGERS HOTLINE" 1-800-331-5666 (STATEWIDE) PRIOR TO DIGGING.

LEGEND

- - - PROPERTY LINE
- PROPOSED 9" P.C.C. PAVEMENT SEE (3) (C6.0)
- PROPOSED 7" P.C.C. PAVEMENT WITH INTEGRAL CURB, SEE (2) (C6.0) (6) (C6.0)
- PROPOSED 5" P.C.C. SIDEWALK PAVEMENT SEE (7) (C6.0)
- PROPOSED BUILDING INGRESS/EGRESS
- PROPOSED FENCE
- PROPOSED BOLLARDS

NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS. THE CONTRACTOR SHALL ADJUST THE BUILDING LOCATIONS AS NECESSARY TO ACCOMMODATE THE FEATURES ON THE SITE AND MAINTAIN SETBACK REQUIREMENTS. THE CONTRACTOR SHALL ADJUST HIS SUBGRADE PREPARATION BASED ON THE DIMENSIONS OF THE BUILDING PROVIDED BY THE ARCHITECT.
2. CONTRACTOR SHALL CONTACT EHRHART GRIFFIN & ASSOCIATES (402) 551-0631 FOR COORDINATE FILE FOR CONSTRUCTION STAKING. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY ALL PROPERTY LINES AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION OF ANY IMPROVEMENTS. CONTRACTOR SHALL VERIFY THAT BUILDING SETBACK DIMENSIONS MEET ALL APPLICABLE LOCAL AND STATE BUILDING AND FIRE CODES.
3. PROVIDE EXPANSION JOINTS AT ALL LOCATIONS WHERE PAVEMENT ABUTS BUILDING.
4. THE CONTRACTOR WOULD BE REQUIRED TO INSTALL CITY OF OMAHA APPROVED CAST IRON DETECTABLE WARNING PANELS FOR WHEELCHAIR RAMP INSERTS ALONG WITH 3/8" INCH EXPANSION JOINT MATERIAL. JOINTS WOULD NEED TO BE SEALED WITH A HOT APPLIED TYPE 2 SEALANT OR A POLYURETHANE, SILICONE, OR BITUMASTIC LIQUID MATERIAL MEETING ASTM D5893.

AGENCY APPROVAL

ALLEY POYNER
MACCHIETTO
ARCHITECTURE
NE Certificate of Authorization: CA-0433
Phone: 402.341.0433

PARKING STALL COUNT

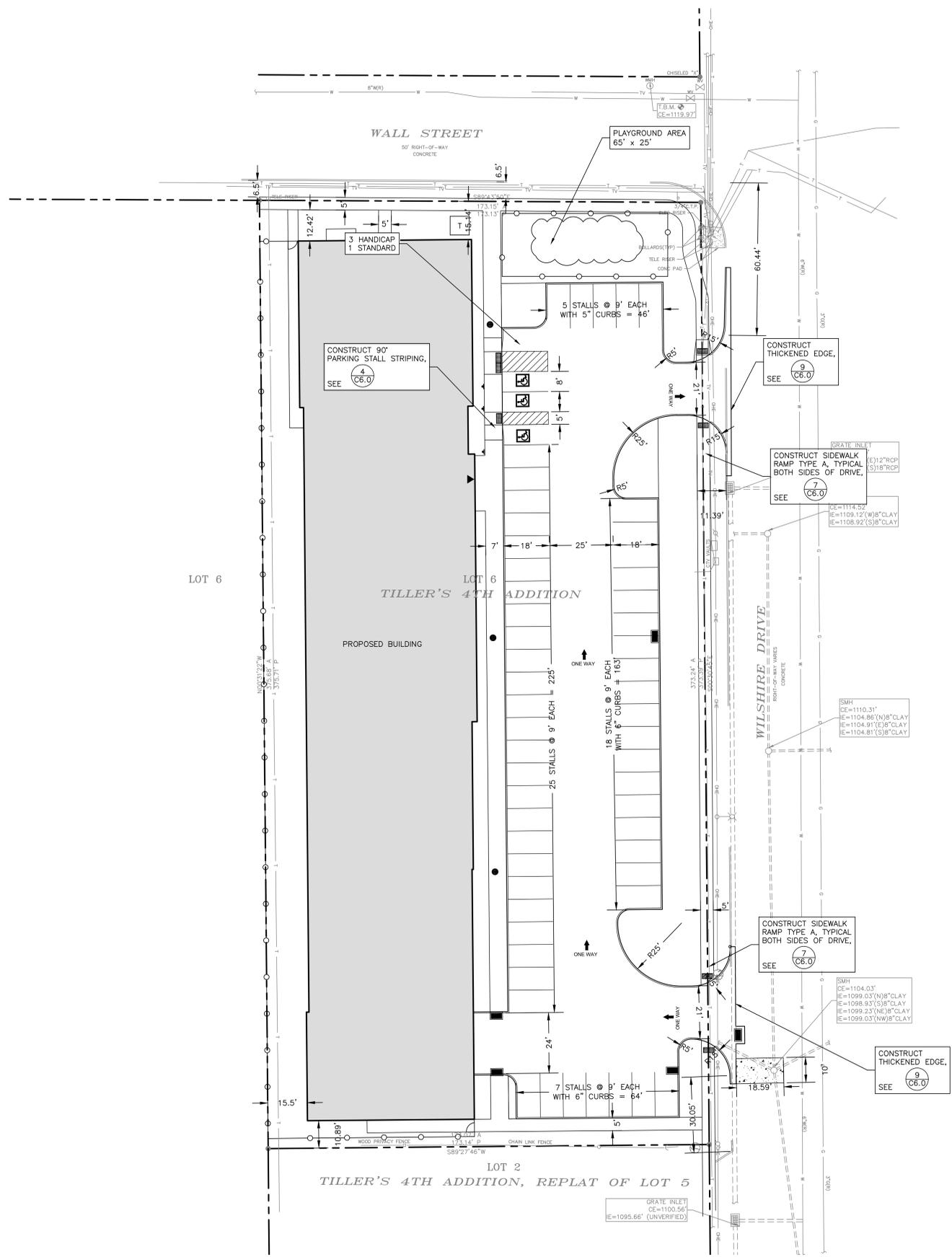
STANDARD STALLS.....	56
ADA STALLS.....	3
PARKING GARAGE.....	61
TOTAL STALLS:.....	120
59 STALLS * 19 SQ. FT. =	
1121 SQ. FT. OF GREEN SPACE	
1153 SQ. FT. PROVIDED	

100% DD SUBMITTAL
NOT FOR CONSTRUCTION
07/11/2025

REVISION	DATE
Project Number:	25010
Date:	07.11.2025
COPYRIGHT © 2025	

SITE LAYOUT PLAN

C1.1



S:\241211_GREAT LAKES CAPITAL\ENGINEERING\ESHEETS\LAYOUT_241211.dwg, 9/17/2025 10:29:34 AM

NOT FOR CONSTRUCTION

Thomas and Cheryl Powell
1803 Hillcrest Drive
Bellevue, NE 68005

September 1st, 2025

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

Dear Ms. Palm,

My husband and I have lived in the Freedom Village community, an active 55+ living situation, since March 2024. We have embraced the Village and Bellevue communities. The area is mostly quiet and easily accessible for our needs.

We are concerned that will change, not for the better, if the Wilshire project goes forward. From just eyeballing it, the land does not appear to be able to host a 5 story structure and all the parking space that it will require. A rough calculation is that 96 apartments with several multi-bedroom units will need more than the 72 parking spaces that we understand will be built under the apartment building. Most American families have at least 2 cars, if there are teen drivers in the family there are probably more. At a minimum, it appears that 180 parking spaces will be needed. Is the developer planning on the tenants parking on the streets? Will the tenants see our parking lot which is for our community's residents and guests as their option? If the tenants use the parking lot of the businesses on the corner of Wall Street and Wilshire, will the business owners be okay with that? Or the City of Bellevue's lot?

Currently Wall Street is not very busy, which is good for the senior drivers living in Harmony Court as well as Freedom Village, not to mention the senior drivers from Hillcrest Rehab Center. According to the drawing in the Redevelopment Plan Exhibit B, an entrance/exit is on Wall Street. How much will that increase traffic on Wall Street? It is a rare day when someone in the Hillcrest Rehab Center doesn't need the rescue squad. When the fire truck and ambulance are there during the day, traffic is held up at times because the rescue vehicles have to park in the street. Will our first responders be put at risk by anxious drivers trying to squeeze by to get out of the neighborhood?

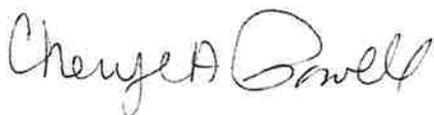
RECEIVED
SEP 03 2025
PLANNING DEPT.

Will the city be putting in a traffic light at the intersection of Harlan Drive and Hillcrest Drive? Or one at Wilshire and Harlan? During daylight hours, with so few west bound drivers obeying the posted speed limit of 35 mph, trying to turn left (east) at those intersections is a challenge, with the extra traffic it will become nearly impossible. People in our communities use Wall Street to access Galvin because of the difficulty of turning left (east) onto Harlan Drive, if Wall Street is blocked, people will have to go blocks out of their way to even get to the grocery store (Family Fare).

According to the proposal, the developer has planned a playground, however on the Exhibit B drawing there is no playground shown. It appears that the building will be butted up against the property line with our community as well as the Bellevue Vision Center's property line, with the rest of the space devoted to drive ways and parking lot. The proposal also stated that their estimate is of 43 children (unless they plan to artificially limit the number of children who can live in their facility, they are seriously short in their estimate. With current code/law if there is a 4 bedroom apartment, there could be up to 6 children in that home). Where are these children going to play? In the green space in our community or in the green space around Harmony Court? What if one of the kids falls off the 15' wall that separates our community from the Wilshire lot? In our community we have a fire pit in the center that doesn't have any mechanism to prevent its operation. What happens if an unsupervised tween/teen from the Wilshire project starts our fire pit and immolates themselves or someone else? Is the city prepared for that kind of publicity?

We understand the desire to have that lot be productive. Has the City courted any other senior living company, such as Hillcrest, to develop that space? A smaller complex dedicated to disabled yet independent people? How about disabled veterans' community apartments?

Thank you for considering our concerns,



Thomas and Cheryl Powell



RECEIVED
SEP 03 2025
PLANNING DEPT.

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

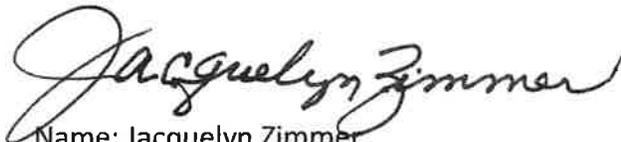
This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk, and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



Name: Jacquelyn Zimmer
Address: 1805 Hillcrest Dr. Bellevue NE 68005
Telephone # 402-297-0914

RECEIVED
SEP 03 2025
PLANNING DEPT.

Dear Tammi Palm (Planning Director,)

I moved to Bellevue (Freedom Village) in 2023. I left a very hard South Omaha neighborhood.

Being a widow I feel safe here, I can go out at night walk my dog, which I dare not do in my last neighborhood.

I hope the Wilshire Development does not go through. The neighborhood will change drastically.

Silvia Maron
1807 Hillcrest Dr.
Bellevue, Ne, 68005

RECEIVED

AUG 14 2025

PLANNING DEPT.

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: **Proposed Redevelopment Plan for Lot 6, Tiller's Addition**

Ms. Palm,

My name is Elaine Mausbach. I am a resident of Hillcrest's Freedom Village. I love living in Bellevue, in Freedom Village, and in Sarpy County. I have become aware of the proposed building project on the empty lot which is directly adjacent to the lot upon which Freedom Village is located. I believe the proposed plan has been brought before your planning department for approval. As a resident of Bellevue, I strongly voice my objection to the plan and ask that your decision would be to **vote no** against the proposed plan for Lot 6, Tiller's Addition.

As a resident, I would like to submit my reasons for asking this redevelopment proposal to be denied because the completion of such would greatly impact me personally:

I would be less confident in my choice to move to a Bellevue and Freedom Village apartment. Rather than the quiet and secure over 55 independent facility, the proposed project would certainly threaten to disrupt the peace and security of Freedom Village. I would have to move.

With a 96 apartment building for family housing adjacent to Freedom building property, the probable and possible population on Lot 6 apartments could reasonably exceed 400 plus residents. That is calculated on two adults per unit and two children. Reality is that it could greatly exceed my 400 estimate. (It would not matter if the plans were for affordable family or luxury apartments. IMO, the lot is too small to accommodate that number of people, parking spots, green area, and playgrounds.) IMO, that would be population overload. Freedom sits on a lot four times the size of Lot 6. FV has a very nice courtyard area for seniors to enjoy. For Lot 6 residents, it might look like an open invitation to invade the private courtyard area of Freedom village. As an 83 yr old resident, I do not have the skills necessary to avoid getting out of the way of skate boards, bikes, footballs, or energized kids. Falls would happen.

Also, the solution to that risk exposure cannot be as simple as signage, fences, etc. because we live in a culture where reasonable solutions do not exist.

The safety and security of the 56 families already living here would be jeopardized.

Thank you for considering my concerns and I respectfully ask that you would vote down the Proposed Redevelopment Plan for Lot 6, Tiller's Addition.

Respectfully, *Elaine M. Mausbach*

Name Elaine M. Mausbach

Address 1821 Hillcrest Drive, Apt. 407, Bellevue, NE

Telephone # 531-999-2305

RECEIVED
AUG 15 2025
PLANNING DEPT.

August 27, 2025

Low-income/High Density Housing Development Protest Letter

RECEIVED

AUG 28 2025

Planning Commission

PLANNING DEPT.

Our names are Mike and Carol Catherall and we live in Freedom Village. We are writing to you to protest against the potential development of a 96 unit low-income/high density apartment complex known as The Wilshire located on the southwest corner of Wilshire Drive and Wall Street. We have several concerns regarding this property.

We moved to Freedom Village about two and one-half years ago seeking a new home where we, as seniors, could interact with others of our age and enjoy the quiet and safe environment that the Village provides. This environment is now threatened by the proposed development with a large influx of people; upwards of 300 residents and 50+ children of elementary school age. Those children have no adequate place to play or socialize. The nearest school and park are a long walk away and across a very busy street. And why only elementary age? Surely there will be children of middle school and high school age. These children have very different needs regarding their free time. Our large, open central area with a fire pit and grill will be an attractive place for children which will lead to a large disruption to the environment of our senior community. The large increase in vehicular traffic on Wilshire Drive will only add to that disruption.

The number of units in the proposed complex will result in a very dense environment with inadequate parking even with the proposed underground garage. A parking overflow on to both Wilshire and Wall streets is very likely. Neither of these streets were built to accommodate a large number of parked cars in a safe manner. The lack of facilities for children may also lead to their presence on both streets. Given that Wilshire is one of two exits for the police from their station, it presents a potentially very unsafe condition for both the police and pedestrians.

The plan lacks the specificity needed to make an informed decision. There are many benefit claims made with no supporting analysis. Examples are growing needs of employers, positive impact in the immediate area, continuing to add viability to the area, a positive impact of foot traffic and increased employment opportunities. There are more.

In summary, the proposed development does not seem to be a very good fit for the area. A close examination would reveal there are few advantages and many negatives. Bellevue has several undeveloped areas that would be a better location for this proposal. We are asking for non-approval of this plan.

Thank you for your consideration.

Mike Catherall

Carol Catherall

Mike and Carol Catherall

CC: Mayor Hike, Councilman McCaw, City Administrator Ristow, Planning Commission

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am writing in opposition to the above redevelopment plan. We moved to Freedom Village in June 2023 because it offered a safe, secure, maintenance free living situation.

I am concerned that with the number of residents living in the proposed building there will be a disruption to this senior living area. The plan calls for a 5 story 96-unit apartment building with underground parking, a clubhouse, a playground and other amenities on a 1.5-acre lot. Based on the number of units and bedrooms this would mean between 300 and 400 residents. This would include at least 43 children (per proposal) and more than likely 200+ school age (elementary to high school) children and other minors. That is a great number of people living in a very small footprint. This would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns.

This block currently is comprised of senior housing, agencies supporting seniors, an optometrist, and an auto parts store but no amenities for children. The small play area for the proposed site is for small children and with the number of children it is meant to accommodate would be very noisy. But there will also be older children living in the proposed apartment building. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370. I am concerned our open green area meant for a 55+ Senior Retirement Community, would be an attractive draw to the children, elementary-age and teenagers alike, who will be living in the new building, compromising our safety and disrupting the serenity of our environment.

The safety and security of the people living in this area and the 96 families slated for the new building would be jeopardized. Upwards of 300 or more people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing

Thank you in advance for considering my concerns,



Beth Mincer
1817 Hillcrest Dr
Bellevue, NE 68005

Tele # (402) 659-8714

RECEIVED
AUG 25 2025
PLANNING DEPT.

24 August 2025

Planning Committee,

I am Carol Catherall and I live at 1819 Hillcrest Dr. in Freedom Village. I've been here for 2.5 years and love it. I cannot think of a single good thing about putting a high impact apartment building next to us. Our 28 unit apartment building in on a lot about the same size as the projected 96 unit building.

Most of us are long time Bellevue residents and it seems that the city does not care about us at all. Also, Hillcrest is the second largest employer in Bellevue. Why put this next to their campus for old people.

But as a mother and teacher, my main worry is about any children who might live there. We see how fast the police go down Wilshire on emergency calls. This is certainly nothing against the Bellevue police. I've had nothing but good interaction with them. That many cars and people will slow them down. I'm afraid that children will be on bicycles or run to see police cars and there will be a tragedy.

All of us in Freedom Village will certainly appreciate any help you can give to prevent the building being located on Wilshire.

Thank you,

Carol Catherall

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,

Roger Duwin

1823 Hillcrest Drive ~~##~~
Bellevue, NE 68005

Tele # 402-505-3811

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,


1823 Hillcrest Drive Apt.
Bellevue, NE 68005

Tele # 402.960.5390

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Carol Friend. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

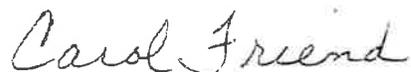
This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



Carol Friend
1827 Hillcrest Dr.
Bellevue NE 68005
402-293-7902

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Chuck Friend. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



Chuck Friend
1827 Hillcrest Dr.
Bellevue NE 66005
402-293-7902

Ms. Tammi Palm
Planning Director
1510 Wall Street
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Rena Appel, I am a resident of Hillcrest's Freedom Village. I am writing to express my objection to the proposed redevelopment plan for Lot 6, Tiller's Addition. I would hope that the City will not be so quick to accept this proposal without thinking through the actual impact on the people who live here in this vicinity. Once the developer builds, they simply move onto another project somewhere else, without concern for the increased congestion and noise left behind that we will have to live with.

I moved to Freedom Village in February of this year. I have lived in Sarpy County since April 2016. I bought my lease out of the apartments where I had been living to move to 55+ Housing. It is very difficult for Seniors to find affordable senior housing in this area. I looked all over the Omaha area and chose Freedom Village because it was quiet and secure. I am very much afraid those qualities will be diminished..

When I reviewed the documents, I went over to look at the space. I really have a hard time understanding how that tiny little strip could support a 96 unit high rise apartment complex; three-fourths of which would be allocated to multi-bedrooms, that could potentially squeeze upwards of 300 people in a 1.5 acre lot. Not to mention the narrowness of that intersection at Wilshire and Wall.

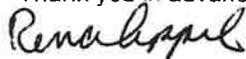
I don't believe that many people could live safely in that small of a space in that narrow intersection. The closest elementary school is a 14 minute walk and the closest public park is a 12 minute walk; both are either along or across busy Highway 370. That lot is so narrow I question whether there could be any real green space for the number of children that would actually be living in those apartments. The developer has no idea the number or ages of children who would actually live there; pre-teens and teens are just as likely as elementary school children to live there; it's not realistic to expect all ages to be playing in a small playground and most likely you'd see children congregating in other spaces. For example, the proposal discusses bike storage, that means children potentially biking and playing in the street. That's hazardous for cars driving along Wilshire not to mention the potential for a child to get hit. Additionally, I am concerned that Hillcrest's open green area could be mistaken for a public space, which would be disruptive to the serenity of this community.

I understand that the redevelopment plan was recently rejected due to the lack of parking and that consideration of this redevelopment plan has been continued to August. In light of this, I want to note that there is no public transportation here; so regardless of what type of parking adjustments that may be proposed, the bottom line is the amount of vehicle traffic will increase with a project like this. It's already difficult to make a right turn from Hillcrest onto Highway 370; as well as to make a left turn from Highway 370 onto Hillcrest with the current traffic levels.

I am very concerned about the adverse impacts the density of this project will have on our community. Upwards of 300 people is entirely too dense a population for a 1.5 acre lot.

The immediate surrounding area includes 55+ Senior housing, a nursing home, and an assisted living facility. A 96 unit high rise apartment building is not a common sense solution for this area. Perhaps less-dense, income based affordable 55+ housing would be a better alternative.

Thank you in advance for considering my concerns.



Rena Appel
1821 Hillcrest Dr. Apt. 202
Bellevue, NE 68005
402-991-5046

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Margaret Novak. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns.



Margaret Novak
1821 Hillcrest Dr. Apt 205
Bellevue NE 68005
402-926-6978

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

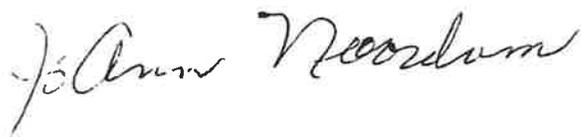
This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



1821 Hillcrest Drive Apt. 306
Bellevue, NE 68005

Tele # 402-332-6360

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,

1821 Hillcrest Drive Apt.
Bellevue, NE 68005

Tele #

Erinita DeBow
Apt. 404

August 12, 2025

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Elaine Mausbach. I am a resident of Hillcrest's Freedom Village. I love living in Bellevue, in Freedom Village, and in Sarpy County. I have become aware of the proposed building project on the empty lot which is directly adjacent to the lot upon which Freedom Village is located. I believe the proposed plan has been brought before your planning department for approval. As a resident of Bellevue, I strongly voice my objection to the plan and ask that your decision would be to **vote no** against the proposed plan for Lot 6, Tiller's Addition.

As a resident, I would like to submit my reasons for asking this redevelopment proposal to be denied because the completion of such would greatly impact me personally:

I would be less confident in my choice to move to a Bellevue and Freedom Village apartment. Rather than the quiet and secure over 55 independent facility, the proposed project would certainly threaten to disrupt the peace and security of Freedom Village. I would have to move.

With a 96 apartment building for family housing adjacent to Freedom building property, the probable and possible population on Lot 6 apartments could reasonably exceed 400 plus residents. That is calculated on two adults per unit and two children. Reality is that it could greatly exceed my 400 estimate. (It would not matter if the plans were for affordable family or luxury apartments. IMO, the lot is too small to accommodate that number of people, parking spots, green area, and playgrounds.) IMO, that would be population overload. Freedom sits on a lot four times the size of Lot 6. FV has a very nice courtyard area for seniors to enjoy. For Lot 6 residents, it might look like an open invitation to invade the private courtyard area of Freedom village. As an 83 yr old resident, I do not have the skills necessary to avoid getting out of the way of skate boards, bikes, footballs, or energized kids. Falls would happen.

Also, the solution to that risk exposure cannot be as simple as signage, fences, etc. because we live in a culture where reasonable solutions do not exist.

The safety and security of the 56 families already living here would be jeopardized.

Thank you for considering my concerns and I respectfully ask that you would vote down the Proposed Redevelopment Plan for Lot 6, Tiller's Addition.

Respectfully, *Elaine M. Mausbach*

Name Elaine M. Mausbach

Address 1821 Hillcrest Drive, Apt. 407, Bellevue, NE

Telephone # 531-999-2305

RESIDENTS

SENT The following

Directly to

Recipient

1717 Hillcrest Drive
Bellevue, NE

Dear Mayra Hike

My name is Karen Berbland
and I live at 1717 Hillcrest Drive.

I live next door to the property
at the corner of Wilshire Drive and
Wall Street. As you know this
property has a proposed redevelopment
plan for a 5 level multi family
apartment complex.

Have you looked at this 1.5 acre
property? There is no room for a
96 unit apartment complex. Where
are the people going to park? Where
are the children going to play? Some
of the children could well be teenagers
that need more space than the
small play area that is proposed.

I am sure there are much better
ideas for this property. Please talk
to the planning dept. and help
them come up with a better plan
for this property.

Sincerely,

Karen Berbland (a resident of Bellevue)

Uick. Inogen
1735 Hillcrest Dr
Bellevue, Nc 680

To Whom it may concern,

I Am A Resident of Hillcrest Housing
in the 55+, I live in a Garden Home with
my Dog.

I came to Bellevue to A Community,
where it WAS quiet; NO Through traffic,
Neighbors who left their homes as well.

We are a small community, where we
know everyone's Dog's Names + share our
private lives.

I Appose the 96, 5 Story Apartment
housing on Wellshire and Wall for low income
people.

We want quiet, NO traffic + limited
children, as we have lots of cement for Skate-
boards, roller skating + bicycles.

We will Not tolerate, loud music, Speeding Cars
Our property stold or Ding Dong Ditch!!!!

Please Stop this Low Income Apartment Housing!

24 August 2025

Mr. McCaw,

I am Carol Catherall and I live at 1819 Hillcrest Dr. in Freedom Village. I've been here for 2.5 years and love it. I cannot think of a single good thing about putting a high impact apartment building next to us. Our 28 unit apartment building is on a lot about the same size as the projected 96 unit building.

Most of us are long time Bellevue residents and it seems that the city does not care about us at all. Also, Hillcrest is the second largest employer in Bellevue. Why put this next to their campus for old people.

But as a mother and teacher, my main worry is about any children who might live there. We see how fast the police go down Wilshire on emergency calls. This is certainly nothing against the Bellevue police. I've had nothing but good interaction with them. That many cars and people will slow them down. I'm afraid that children will be on bicycles or run to see police cars and there will be a tragedy.

All of us in Freedom Village will certainly appreciate any help you can give to prevent the building being located on Wilshire.

Thank you,

Carol Catherall

24 August 2025

Councilman Casey,

I know that Freedom Village is not in your ward, but since you are retired military, I think you care about us military that retired in Bellevue.

I am Carol Catherall and I live at 1819 Hillcrest Dr. in Freedom Village. I've been here for 2.5 years and love it. I cannot think of a single good thing about putting a high impact apartment building next to us. Our 28 unit apartment building is on a lot about the same size as the projected 96 unit building.

Most of us are long time Bellevue residents and it seems that the city does not care about us at all. Also, Hillcrest is the second largest employer in Bellevue. Why put this next to their campus for old people.

But as a mother and teacher, my main worry is about any children who might live there. We see how fast the police go down Wilshire on emergency calls. This is certainly nothing against the Bellevue police. I've had nothing but good interaction with them. That many cars and people will slow them down. I'm afraid that children will be on bicycles or run to see police cars and there will be a tragedy.

All of us in Freedom Village will certainly appreciate any help you can give to prevent the building being located on Wilshire.

Thank you,

A handwritten signature in black ink that reads "Carol Catherall". The signature is written in a cursive, flowing style.

**Roger Irwin
1823 Hillcrest Dr
Bellevue, NE 68005
402-960-5390**

Dear Mayor Hike,

As a resident of Freedom Village of Bellevue, I have some concerns about the proposed large dwelling to be located on Wilshire Drive and Wall Street.

I am 84 years old, a Vietnam Veteran, retired Nebraska State Patrol, handicapped and legally blind. My main concern is for my safety and the safety of other senior citizens who reside in the retirement community. Several residents have garden plots. Another concern is the unattended children coming down in our area. We have a fire pit which is not turned off and could be attractive to the children.

I hope you will seriously consider this retirement community and its senior citizens who call this their home. Also consider the traffic which would double or triple. We already have a hard time getting on to Harlan Drive.

Thank you,

A handwritten signature in cursive script that reads "Roger Irwin".

Roger Irwin

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Judy Burcaw. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



Judy Burcaw
1705 Hillcrest Dr.
Bellevue NE 68005
402-203-9039

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Frank Burcaw. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



Frank Burcaw
1705 Hillcrest Dr.
Bellevue NE 66005
402-203-9039

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Marilyn Bogacki. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



Marilyn Bogacki
1707 Hillcrest Dr.
Bellevue NE 68005
863-558-2138

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Ginette Carpenter. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

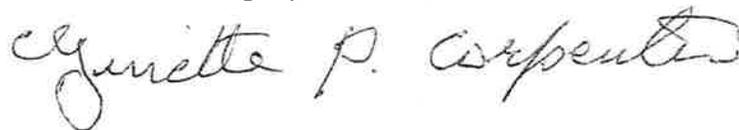
This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



Ginette Carpenter
1715 Hillcrest Dr.
Bellevue NE 68005
402-301-3863

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Dan Nietfeld. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

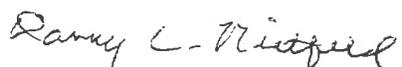
This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



Dan Nietfeld
1719 Hillcrest Dr.
Bellevue NE 68005
402-679-5660

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Kathy Nietfeld. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

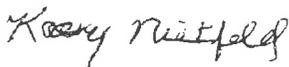
This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



Kathy Nietfeld
1719 Hillcrest Dr.
Bellevue NE 66005
402-679-5660

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Clyde Johnson. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



Clyde Johnson
1723 Hillcrest Dr.
Bellevue NE 68005
402-291-4221

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Barb Johnson. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



Barb Johnson
1723 Hillcrest Dr.
Bellevue NE 68005
402-291-4221

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Lynn Hanson. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



Lynn Hanson
1725 Hillcrest Dr.
Bellevue NE 68005
320-699-0429

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

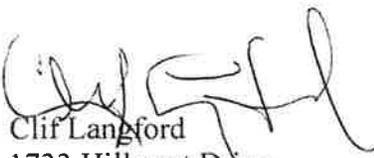
This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,


Clif Langford
1733 Hillcrest Drive
Bellevue, NE 68005

Tele # 402-291-3877

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



Marijke Langford
1733 Hillcrest Drive
Bellevue, NE 68005

Tele # 402-291-3877

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is John Kelly. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

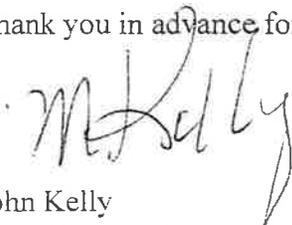
This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



John Kelly
1809 Hillcrest Dr.
Bellevue NE 68005
785-331-8014

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Gay Flynn. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



Gay Flynn
1809 Hillcrest Dr.
Bellevue NE 68005
785-331-8015

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

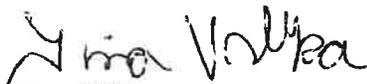
This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk, and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



Tina Vrbka

1813 Hillcrest Dr
Bellevue NE 68005
402-672-0073

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

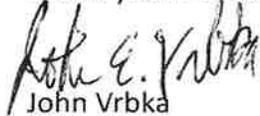
This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk, and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



John Vrbka
1813 Hillcrest Dr
Bellevue NE 68005
402-672-5762

Ms. Tammi Palm
Planning Director
Bellevue NE Planning Commission
1810 Wall St
Bellevue NE 68005

Re: Redevelopment Plan for Lot 6 Tiller's 4th Addition

Dear Ms. Palm,

My name is Robert (Bob) Povich. I am a resident of the Hillcrest property, Freedom Village. I am writing to you to voice my objection to this lot being used for the plan above. I am concerned that the amount of residents living there will be a disruption of this senior living area. We enjoy a quiet and safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating more safety issues.

The document that I have read indicates that 96 apartments will be built with 72 of them multi bedrooms. This tells me that 200 to 300 people could be living there. That is a huge number of folks living in a small footprint. The developer indicates that up to 43 elementary age children should be accommodated. Why do they think only elementary age children will be there? I think all minors regardless of age could be living there. It looks to me that upwards of 3 times that many children could be there. Don't get me wrong, I don't have a problem with the kids, but the noise and areas they would play in would be very noisy. I'm sure our open green area would be attractive for drawing kids to play.

All of the residential facilities in this area are geared towards seniors. I really don't want our safety to be jeopardized. This plan is not a good fit for this area.

Thank you in advance for considering my concerns.



Bob Povich
1815 Hillcrest Dr.
Bellevue, NE 68005
402-990-5984

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



CAROL A. LOVELL

1821 Hillcrest Drive Apt. 304
Bellevue, NE 68005

Tele # 512-636-8403

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,


LINDA M RAY
1821 Hillcrest Drive Apt. 405 402-990-9398
Bellevue, NE 68005

Tele #

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



402-393-6468

1821 Hillcrest Drive Apt. 305
Bellevue, NE 68005

Tele #

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,


Deborah A. Peterson

1821 Hillcrest Drive Apt. 206
Bellevue, NE 68005

Tele #

- 402-650-3425

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,


1821 Hillcrest Drive Apt. 103
Bellevue, NE 68005

Tele # 402-515-9581

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5-acre lot on which to build. The closest elementary school is a 14-minute walk and the closest public park is a 12-minute walk. Both are either along or across busy Highway 370.

The document I have read indicates a 5-story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5-acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I feel the number of children playing in a small play area would be very noisy. The playground indicated in the plan is clearly planned for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for a 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5-story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5-acre lot.

This plan is not a good fit for this area. Better use might be less-dense, income-based, affordable 55+ housing.

Thank you in advance for considering my concerns,



1821 Hillcrest Drive Apt. 102
Bellevue, NE 68005

Tele # 402-319-2355

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Larry Mahagan. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

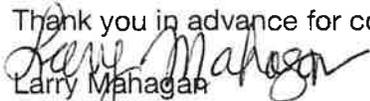
This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. Hillcrest, Wall Street, and Wilshire tend to be through streets for access to City Hall, McDonald's, Family Fare and Galvin. In addition there is a considerable emergency traffic. With Freedom Village, Hillcrest, and Harmony Court it is not unusual to have fire trucks and rescue squads in the area. Wilshire seems to be a major route for police cars making rapid egress to Harlan Dr.. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5 acre lot on which to build. The closest elementary school is a 14 minute walk and the closest public park is a 12 minute walk. Both are either along or across busy Highway 370 (Harlan Dr.).

The document I have read indicates a 5 story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5 acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only of elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I believe the number of children playing in a small play area would be very noisy. The playground indicated in the plans clearly is for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5 story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5 acre lot.

This plan is not a good fit for this area. Better use might be less dense, income based, affordable 55+ housing.

Thank you in advance for considering my concerns my concerns.


Larry Mahagan
1703 Hillcrest Dr.
Bellevue, NE. 68005
402-679-1419

Tammi Palm, Planning Director
City of Bellevue Planning Department
1510 Wall St.
Bellevue, NE 68005

Subject: Proposed Redevelopment Plan for Lot 6, Tiller's Addition

Ms. Palm,

My name is Glenda Mahagan. I am a resident of Hillcrest's Freedom Village. I am writing to you to voice my objection to this lot being used for the above plan. I am concerned the number of residents living there will be a disruption to our senior living area. We enjoy a quiet, safe area. Those qualities are what brought me to this facility.

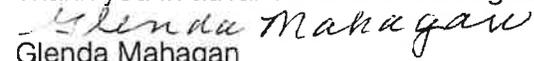
This plan would greatly increase vehicle and pedestrian traffic around the streets and residential areas creating safety concerns. Hillcrest, Wall Street, and Wilshire tend to be through streets for access to City Hall, McDonald's, Family Fare and Galvin. In addition there is a considerable emergency traffic. With Freedom Village, Hillcrest, and Harmony Court it is not unusual to have fire trucks and rescue squads in the area. Wilshire seems to be a major route for police cars making rapid egress to Harlan Dr.. This block currently is comprised of senior housing, agencies supporting seniors, an optometrist and an auto parts store. This leaves a very small 1.5 acre lot on which to build. The closest elementary school is a 14 minute walk and the closest public park is a 12 minute walk. Both are either along or across busy Highway 370 (Harlan Dr.).

The document I have read indicates a 5 story, 96 apartment building will be built with 72 of them multi-bedrooms on a 1.5 acre lot. This indicates 300 plus people could be living there. That is a great number of people living in a small footprint. The developer indicates up to 43 elementary age children could be accommodated. Why do they think only of elementary age children will be there? I think all minors, regardless of age, will be living there. It looks like upwards of 3 times that many children could be there. I believe the number of children playing in a small play area would be very noisy. The playground indicated in the plans clearly is for small children, what about the tweens and teens? I am concerned our open green area would be an attractive draw to a serene area meant for 55+ Senior Retirement Community.

The safety and security of the 56 families already living here would be jeopardized. The well-being, safety and security of the 96 families slated for this 5 story apartment building would also be jeopardized. Upwards of 300 people is entirely too dense a population for a 1.5 acre lot.

This plan is not a good fit for this area. Better use might be less dense, income based, affordable 55+ housing.

Thank you in advance for considering my concerns my concerns.


Glenda Mahagan
1703 Hillcrest Dr.
Bellevue, NE. 68005
402-690-2678

FREEDOM VILLAGE



OF BELLEVUE

RECEIVED

JUL 23 2025

PLANNING DEPT.

July 23, 2025

Planning Commissioners,

Please add this to the record for items 3.a – Text Amendment to Section 5.17, Planned Subdivision Overlay and 3.b. – Request to Rezone Lot 6, Tiller’s 4th Addition. Case #: Z-2506-06.

On behalf of the senior residents and owners of Freedom Village of Bellevue, the property to the west of this project, we wanted to provide this letter of opposition to both items and some comments for your review.

When the Freedom Village project was proposed and approved it really was a conversation about what protects the best interest of the existing 250 seniors living at Hillcrest Health & Rehab and the adjacent Harmony Court. With Freedom Village now stabilized, an additional 75 seniors live in the area. This proposed project doesn’t protect the best interests of these 325 seniors. Below are several areas of concern we have with the proposed development and why it is not comparable to Freedom Village or Harmony Court.

Density

The density is too large for the development. We disagree with the Planning Department’s recommendation of approval. Their research from neighboring cities shows that Bellevue’s RG-8 already allows more density than other jurisdictions are allowing in multi-family zoned districts.

The text amendment requested was really designed and previously approved by the city for the BGM zoning district. The difference between BGM and RG-8 is that BGM is for developments/ buildings that are mixed with businesses and apartments under the same roof or within the same development. A BGM mixed development/ building could have smaller apartments to allow for live-work units and create more density to support the businesses. Live-work developments/ buildings take the concept further by incorporating lifestyle amenities like retail, dining, and recreational spaces within the development/ building. This creates a self-contained environment where residents can live, work, and enjoy leisure activities without needing to travel far. What Bellevue has done in the BGM district is similar to what Omaha has in R-8, Neighborhood Business District (NBD), and

Central Business District (CBD) districts. Again, these are all supportive of ‘urban services’ and businesses and not multi-family.

Here are the neighboring city’s regulations for minimum lot area per unit in multi-family.

The Planning Department researched allowed multifamily density in surrounding cities and jurisdictions:

- The City of Papillion has a R-4 multifamily zoning district which is defined as 3 or more units. The first four units require 3,000 square feet of lot area per unit, with 1,500 square feet of lot area required after that. The minimum required lot area is 10,000 square feet.
- LaVista has a R-3 zoning district which is defined as allowing high density residential in areas providing all public facilities and supporting facilities to maintain a sound environment for inhabitants. This zoning district requires 3,000 square feet of lot area for the first 4 units, and 1,500 square feet of lot area for each additional unit. The maximum building coverage in this zoning district is 40%.
- Sarpy County utilizes an RG-15 zoning district which allows for multifamily residential buildings at a density of 1,500 square feet of lot area per unit, with a minimum lot area of 10,000 square feet.
- The City of Omaha has several multifamily zoning districts, to include R-WRN (Walkable Residential Neighborhood District), R-6, R-7, and R-8. The R-7 zoning district allows 40 units per acre and has a minimum lot size of 1,000 square feet. The R-8 zoning district is a high-density multifamily district “most appropriate in centrally located areas near supporting urban services” and near major institutional, employment, and community centers. This district requires a minimum of 500 square feet of lot area per unit, with a 5,000 square foot minimum lot area. Multifamily uses are also allowed in the NBD and CBD zoning districts. The Neighborhood Business District (NBD) requires 200 square feet of lot area per dwelling unit. The CBD (Central Business District) allows for 100 square feet of lot area per dwelling unit. The City of Omaha also has a provision allowing for multifamily residential projects to exceed density and floor area by approval of a conditional use permit. **R-7 = 1,089 sq. ft. of lot area**

Per Bellevue Zoning Ordinance multi-family dwellings density is based upon the following.

RG-20 = The first four units of a multiple family dwelling, townhouse, or condominium shall have a minimum lot area of 5,000 s.f. per unit; after which the minimum lot area may be 2,000 s.f. per unit.

RG-8 = The first four units of a multiple family dwelling, townhouse, or condominium shall have a minimum lot area of 2,500 s.f. per unit; after which the minimum lot area may be 800 s.f. per unit.

Additionally, the density being proposed in this development is not comparable to Freedom Village or Harmony Court. See below for comparisons.

- Freedom Village Density (RG-20) =
129 units allowed vs. 56 Total Units Provided = 4,810 s.f. of lot area per unit
- Harmony Court Density (RG-8) =
188 units allowed vs. 86 Total Units Provided = 1,825 s.f. of lot area per unit
- Proposed Development (RG-8) =
73 units allowed vs. 96 Proposed Units = 675 s.f. of lot area per unit

Parking

The off-street parking is not adequate for the development. Bellevue Zoning Ordinance requires 2 stalls per apartment in multi-family. The rezone with site plan approval application requests a reduction from the required 192 stalls to 118 stalls. That is only 1.2 stalls per apartment. The off-street parking being proposed in this development is not comparable to Freedom Village or Harmony Court (per Bellevue Zoning Ordinance multi-family dwellings exclusively for senior citizens require 1 stall per apartment). See below for comparisons.

- Freedom Village Off-Street Parking =
(1 stall/ apartment = 56 total Required) – 3.2 stalls/ apartment = 180 Total Provided
- Harmony Court Off-Street Parking =
(1 stall/ apartment = 86 total Required) – 1.2 stalls/ apartment = 105 Total Provided
- Proposed Development Off-Street Parking =
(2 stalls/ apartment = 192 total Required) – 1.2 stalls/ apartment = 118 Proposed

Green Space

The green space is not adequate for the development. While there is a playground being provided and some green space there is no large area for the kids to play football, soccer, or tag? Additionally, there is no 'dog park' being provided so where will dogs run? The green space being proposed in this development is not comparable to Freedom Village or Harmony Court. See below for comparisons.

- Freedom Village Green Space = 40.4% of lot is green space (for seniors only)
- Harmony Court Green Space = 49.7% of lot is green space (for seniors only)
- Proposed Development Green Space = 33.7% of lot is green space (for multi-family)

But For...But?

In the context of Tax Increment Financing (TIF), the 'but for' test is a requirement that a development project would not occur 'but for' the use of TIF financing. This means the project is unlikely to happen without the financial assistance provided by TIF. As stated in our previous letter to the Planning Commission we agree the project needs the redevelopment plan (TIF) to be successful. However, this project is more of a But For...But, because not only is it using TIF it is also asking for other text amendments to the Bellevue Zoning Ordinance. There are several recent examples of approved multi-family redevelopment plans that have been successful without additional 'buts' needed. See below for a list of some of those projects.

Freedom Village (RG-20); Jefferson Place Addition (RG-28); Cardinal Commons (RG-28); South Woods (RG-8); College Apartments (RG-8)

Playground Size

The size of the playground is not adequate for the number of children that will be part of this development. The playground as proposed is roughly 1,487 sq. ft. (see below) If you use 50 sq. ft. per child as a recommendation from the sources below that would accommodate 29 children at one time. Per the apartment breakdown given by the developer and 1 child occupant per extra bedroom; (22) one-bedroom = 0 kids, (45) two-bedroom = 45 kids, (19) three-bedroom = 38 kids, (10) four-bedroom = 30 kids, for a total of 113 kids living in this development.



Source #1 – Per the Community Investment Collaborative for Kids (CICK) an outdoor play space should be divided into distinct activity areas, both to ensure safety and to provide suitable locations for different types of play. Provide both sunny and shaded places, and a covered area so that children can get outdoors on rainy days or in the heat of a summer day. Most state licensing regulations require a minimum of 75 square feet of outdoor space per child playing outdoors at one time, but early childhood experts recommend 100 square feet or more.

CICK Funders

- Freddie Mac Foundation
- JPMorgan Chase
- William Randolph Hearst Foundations

CICK expands the supply and improves the quality of early care and education in low-income communities through new investments in physical facilities.

Source #2 – In designing playgrounds for apartment buildings, there's a strong recommendation to allocate between 40 and 75 square feet of play area per child, according to KOMPAN.

KOMPAN was founded in 1970 in Denmark by sculptor Tom Lindhardt and co-founder Hans Mogens Fenne-Frederiksen. The concept of play sculptures for children was birthed by children’s instant attraction to Tom Lindhardt’s playful sculptural art. Today, KOMPAN’s beautiful and timeless playgrounds foster its continued purpose to co-create and shape healthier and happier communities globally by delivering play and fitness solutions.

Occupant Load

The occupant load hasn’t been clearly defined by the developer. During the Planning Commission meeting discussion on June 26, 2025, related to the redevelopment plan the applicant mentioned the occupant load for the development to be 197 people total. However, the table below provided by the applicant would provide for a much larger occupant load. Per the table below and the apartment breakdown given by the developer; (22) one-bedroom = 66 occupants, (45) two-bedroom = 180 occupants, (19) three-bedroom = 95 occupants, (10) four-bedroom = 60 occupants, for a total of 401 occupants living in this development.

BUILDING OCCUPANT LOAD				
SPACE NAME	FUNCTION OF SPACE	AREA	OL FACTOR	OCCUPANT LOAD
TRASH	ACCESSREORY STORAGE	487 SF	300 SF	2
PARKING GARAGE	PARKING GARAGES	25539 SF	200 SF	128
LEVEL-00				129
JANITOR	ACCESSREORY STORAGE	69 SF	300 SF	1
STOR	ACCESSREORY STORAGE	65 SF	300 SF	1
TRASH	ACCESSREORY STORAGE	49 SF	300 SF	1
COMMUNITY	ASSEMBLY UNCONCENTRATED	520 SF	15 SF	35
BUSINESS	BUSINESS AREA	1731 SF	100 SF	17
ELEC	MECHANICAL EQUIPMENT ROOM	497 SF	300 SF	2
MECH	MECHANICAL EQUIPMENT ROOM	29 SF	300 SF	1
1-BED	RESIDENTIAL	689 SF	200 SF	3
1-BED	RESIDENTIAL	682 SF	200 SF	3
1-BED	RESIDENTIAL	712 SF	200 SF	4
1-BED	RESIDENTIAL	675 SF	200 SF	3
1-BED	RESIDENTIAL	679 SF	200 SF	3
1-BED	RESIDENTIAL	778 SF	200 SF	4
2-BED	RESIDENTIAL	890 SF	200 SF	4
2-BED	RESIDENTIAL	983 SF	200 SF	5
2-BED	RESIDENTIAL	846 SF	200 SF	4
2-BED	RESIDENTIAL	830 SF	200 SF	4
2-BED	RESIDENTIAL	830 SF	200 SF	4
2-BED	RESIDENTIAL	830 SF	200 SF	4
2-BED	RESIDENTIAL	831 SF	200 SF	4
2-BED	RESIDENTIAL	830 SF	200 SF	4
2-BED	RESIDENTIAL	829 SF	200 SF	4
3-BED	RESIDENTIAL	1115 SF	200 SF	6
3-BED	RESIDENTIAL	1029 SF	200 SF	5
3-BED	RESIDENTIAL	1099 SF	200 SF	5
4-BED	RESIDENTIAL	1219 SF	200 SF	6
4-BED	RESIDENTIAL	1219 SF	200 SF	6
4-BED	RESIDENTIAL	1198 SF	200 SF	6
4-BED	RESIDENTIAL	1247 SF	200 SF	6
LEVEL-01				158

While the table above is being used by the development designers for building code regulations, it does seem unrealistic. So for discussion purposes if you use 1.5 adult occupants as an average per apartment and the remaining bedrooms as 1 kid occupant and the apartment breakdown given by the developer; (22) one-bedroom = 33 occupants, (45) two-bedroom = 112.5 occupants, (19) three-bedroom = 66.5 occupants, (10) four-bedroom = 45 occupants, for a total of 257 occupants living in this development.

The occupant load affects most of the comments above and could have a tremendous impact on the senior residents of Freedom Village of Bellevue, Hillcrest Health & Living, and Harmony Court.

Lastly, we feel agenda items 3.a and 3.b need to be reviewed and approved at the same time. The text amendment only works if the project can provide the required parking which as of this meeting it cannot. We understand the applicant has requested a continuance of item 3.b to the August meeting so both items should be continued until then so everything can be discussed and voted on at the same time.

We thank you for your time and hope you understand our opposition to the proposed development. Please feel free to contact one of us with any questions or comments.

Thank you,

Jolene Roberts

Owner – Freedom Village of Bellevue
(402) 682-4800
jroberts@hillcresthealth.com

Jim Janicki
Owner – Freedom Village of Bellevue
(402) 682-4800
jjanicki@hillcresthealth.com