

## **BELLEVUE PLANNING COMMISSION**

Thursday, March 26, 2026 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 February 26, 2026 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 small subdivision plat Lots 1 and 2, Casart Addition, being a platting of Tax Lots 4A2A and 4A2B, all located in the Northeast  $\frac{1}{4}$  of Section 20, T14N, R13E of the 6th P.M., Sarpy County, Nebraska; and waiver of Section 6-7 (7) and (8), Subdivision Regulations, regarding lot standards for excessive depth in relation to width and flag lots. Applicant: Ron Casart. General Location: 4113 Giles Rd. Case #: S-2601-02.

### **3. PUBLIC HEARINGS:**

a. Request for site plan approval for Lot 1, Tregaron Towne Centre Replat 8, for the purpose of a Centris Federal Credit Union bank. Applicant: Centris Federal Credit Union. General Location: S 25th St & Capehart Rd. Case #Z-2602-02.

### **4. CURRENT BUSINESS**

### **5. ADJOURNMENT**

# MINUTE RECORD

Bellevue Planning Commission Meeting, February 26, 2026, Page 1

The Bellevue Planning Commission held a regular meeting on Thursday, February 26, 2026, at 6:00 p.m. in the Bellevue City Council Chambers. Upon roll call, present were Commissioners Aerni, Yoder, Sims, Hankins, Bennett, Ackley, Lasenburg, and Taylor-Jones. Absent was Commissioner Perrin. 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 in the entry to the City Council Chambers.

Motion was made by Bennett, seconded by Yoder, to approve the minutes of the January 22, 2026, regular meeting as presented. Upon roll call, all present voted yes. Motion carried unanimously.

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

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

Hankins explained the public hearing procedures.

PUBLIC HEARING was held on a request to rezone Lots 1 and 2, R & L Acres, being a replat of part of the Northeast ¼ of the Northeast ¼ lying North of La Platte Road, located in Section 29, T13N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG to RA for the purpose of single-family residential development; and small subdivision plat Lots 1 and 2, R & L Acres. Applicants: Kenneth L. & Rhonda L. Gearhart. General Location: 16402 S 36th St. Case #'s: Z-2601-01, S-2601-05.

Hankins asked staff for updates. Palm stated there were no updates and gave a summary of the request.

Palm explained the request was for a small subdivision plat consisting of approximately 18 acres. The applicant proposed to split the parcel into two lots of approximately nine acres each. The property has been in the applicant's family for six generations, and the intent is to keep the land within the family. Under Residential Agriculture (RA) zoning, the minimum lot size is five acres, and the zoning would allow for no more than one single-family residence on each lot. The request was reviewed by Bellevue staff and Sarpy County Public Works, and all technical revisions had been completed by the surveyor. Staff is recommending approval of the request.

Denny Whitfield, 2913 Sheridan Road, Bellevue, NE, was present on behalf of the applicant and stated he is the professional land surveyor representing the Gearharts in this estate transfer. Palm asked if Whitfield had anything to add beyond the staff presentation. Whitfield responded that he did not have anything further to add and thanked the Commission.

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

Ackley asked staff whether the applicant had received an estimate from the Sarpy County and Cities Wastewater Agency regarding associated costs. Palm responded that the applicant was aware of those costs and further explained that prior to filing the plat, the applicant expressed interest in seeking a waiver of the per-acre development fee; however, that determination would be made by the Wastewater Agency and would need to be finalized prior to filing the plat. Ackley added that the costs could be significant and advised that the applicant should secure a waiver prior to filing. Palm stated that the applicant was aware.

Aerni asked staff for clarification regarding notification requirements, noting the property is near the edge of the City's extraterritorial jurisdiction (ETJ). Palm clarified that notifications are sent to property owners within 300 feet of the subject property, including those located outside the ETJ, with addresses obtained from Sarpy County records.

MOTION was made by Ackley, seconded by Lasenburg to recommend APPROVAL of a request to rezone Lots 1 and 2, R & L Acres, being a replat of part of the Northeast ¼ of the Northeast ¼ lying

# MINUTE RECORD

Bellevue Planning Commission Meeting, February 26, 2026, Page 2

North of La Platte Road, located in Section 29, T13N, R13E of the 6th P.M., Sarpy County, Nebraska, from AG to RA for the purpose of single-family residential development; and small subdivision plat Lots 1 and 2, R & L Acres. Applicants: Kenneth L. & Rhonda L. Gearhart. General Location: 16402 S 36th St. Case #'s: Z-2601-01, S-2601-05. APPROVAL based upon conformance with the Zoning Ordinance, Subdivision Regulations, as well as lack of perceived negative impact upon the surrounding area. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING on April 7, 2026.**

PUBLIC HEARING was held on a request to amend Section 2.16, Zoning Ordinance, adding an agritourism definition, and Section 5.05.03, adding agritourism as a conditional use permit in the AG zoning district. Applicant: Tim Colby. Case #190.

Hankins asked staff for updates. Palm stated there were no updates.

Tim Colby, 4404 Longview St, Bellevue, NE, stated he was present with family members who have owned the property for several generations. He explained the proposal involved construction of a building to support farm operations, including a retail farm store, classroom space, commercial kitchen, and barn storage with a walk-in cooler. He noted the land has historically been farmed with corn and soybeans, and the family is transitioning the property into fruit and vegetable production. Colby stated the intent is to grow produce on-site, process it through a wash station and walk-in cooler, utilize the commercial kitchen as needed, and sell products directly to the public through the farm store. He noted the city's current zoning code does not clearly allow for this combination of uses, which led to the request to add an agritourism definition.

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

Palm stated that staff agrees the current zoning ordinance does not adequately encompass the proposed use. Staff researched agritourism definitions from other jurisdictions, incorporated APA (American Planning Association) terminology, and worked with the applicant to refine the proposed definition. Palm noted that while many neighboring jurisdictions, like Papillion and LaVista, do not include agritourism definitions within zoning codes, such definitions are more commonly found in county zoning ordinances where larger parcels are typical. Palm stated staff supports adding an agritourism definition to the Zoning Ordinance. She further explained staff had received a recent inquiry regarding whether agritourism could include camping or campground uses. Staff proposed clarifying the definition to exclude camping facilities. Palm presented a revised definition, stating that agritourism includes "activities conducted incidentally to the operation of a working farm, and offered to the public for the purpose of educational, recreational, or retail purposes. Examples of agritourism include but are not limited to pumpkin patches, classes related to agricultural products or skills, corn mazes, and picnic and party facilities offered in conjunction with the above. Agritourism does not include camping facilities, mechanical rides other than hayrack, and sightseeing vehicles." Palm stated staff would suggest the Commission make a recommendation to change the last sentence of the definition to read agritourism does not include camping facilities, mechanical rides other than hayrack, and sightseeing vehicles.

Palm noted that the clarification of not including campgrounds had not previously been discussed with the applicant but stated it did not change the applicant's intended use. Staff agreed with the applicant's request to require agritourism uses to obtain a Conditional Use Permit (CUP), which would allow City Council to retain review authority over site plans and specific uses.

Aerni asked how similar agritourism uses are handled, citing the nearby attraction in Papillion as an example. Palm responded that the nearby attractions are permitted through a Special Use Permit, noting that Bellevue utilizes Conditional Use Permits rather than Special Use Permits.

Aerni raised concerns regarding parking and traffic impacts and asked whether those issues would be adequately addressed through the CUP process. Palm responded that parking and site plan would be evaluated as part of the CUP review. Palm noted Article 8 of the Zoning Ordinance provides parking standards that may be used as guidance, and final determinations would be made on a case-by-case basis depending on the proposed activities. As part of the CUP process, the request would go through Planning Commission and City Council review and would need to include adequate justification for their consideration.

Yoder asked whether buildings constructed for agritourism uses would also be reviewed through the CUP process. Palm confirmed that such buildings would be reviewed and stated that while agricultural

# MINUTE RECORD

Bellevue Planning Commission Meeting, February 26, 2026, Page 3

structures are not typically subject to architectural design standards, staff proposed language requiring buildings to be compatible with surrounding land uses in scale and appearance as determined through the CUP process. She stated the applicant would present a rendering of the type of building he is proposing for construction, and further review would be on a case-by-case basis depending on the size of the plat.

Ackley stated support for the proposal and expressed appreciation for the use of a new building.

MOTION was made by Ackley, seconded by Bennett to recommend APPROVAL of a request to amend Section 2.16, Zoning Ordinance, adding an agritourism definition, and Section 5.05.03, adding agritourism as a conditional use permit in the AG zoning district. Applicant: Tim Colby. Case #190. Upon roll call, all present voted yes. MOTION carried unanimously.

**This item will proceed to City Council for PUBLIC HEARING on April 7, 2026.**

Meeting adjourned at 6:18 p.m.



Jenna Lance  
Planning/Permit Technician

**2.a.**

**CITY OF BELLEVUE  
PLANNING DEPARTMENT**

**RECOMMENDATION REPORT #1**

**CASE NUMBER:** S-2601-02

**FOR HEARING OF:**

**REPORT #1:** March 26, 2026

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Ron Casart  
4113 Giles Road  
Bellevue, NE 68147

**B. PROPERTY OWNERS:**

Ronald & Sue Ann Casart  
4113 Giles Road  
Bellevue, NE 68147

Kenneth & Alice Strazdas  
4109 Giles Road  
Bellevue, NE 68147

**C. GENERAL LOCATION:**

4109 and 4113 Giles Road

**D. LEGAL DESCRIPTION:**

Lots 1 and 2, Casart Addition, being a replat of Tax Lots 4A2A and 4A2B, all located in the Northeast  $\frac{1}{4}$  of Section 20, T14N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

**E. REQUESTED ACTIONS:**

1. Small subdivision plat Lots 1 and 2, Casart Addition, being a replat of Tax Lots 4A2A and 4A2B.
2. Waiver of Section 6-7 (7) and (8), Subdivision Regulations, regarding lot standards for excessive depth in relation to width and flag lots.

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

RS-72, Single Family Residential

**G. PURPOSE OF REQUEST:**

The purpose of this request is to obtain approval of a small subdivision plat for the purpose of a lot line adjustment for existing single-family residential, and a request for a waiver of Section 6-7 (7) and (8) of the Subdivision Regulations regarding excessive depth in relation to width and flag lots.

**H. SIZE OF SITE:**

The site is approximately 1.99 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

Proposed Lot 2 is presently developed with a single-family residence built in 1946. Proposed Lot 1 is presently developed with a single-family residence built in 1914, a detached garage, and a wooden shed.

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

1. **North:** Single Family Residential, RS-72 (across Giles Road)
2. **East:** Single Family Residential, RS-72
3. **South:** Agricultural/Vacant, RS-72
4. **West:** Single Family Residential, RS-72

**C. RELEVANT CASE HISTORY:**

There have been no recent requests to rezone or replat this property.

**D. APPLICABLE REGULATIONS:**

1. Chapter 5, Subdivision Regulations, regarding Small Subdivisions.
2. Chapter 6, Subdivision Regulations, regarding Minimum Design Standards.
3. Chapter 8, Subdivision Regulations, regarding Hardship and Waivers.

**III. ANALYSIS**

**A. COMPREHENSIVE PLAN:**

The Future Land Use Map of the Comprehensive Plan designates this property as single/multi-family residential.

**B. OTHER PLANS:**

None

**C. TRAFFIC AND ACCESS:**

1. There is no MAPA traffic data information available for this area.
2. The properties have access from private driveways off of Giles Road.

**D. UTILITIES:**

All utilities are available to this property.

**E. ANALYSIS:**

1. Ron Casart has submitted a request to small subdivision plat Lots 1 and 2, Casart Addition, for the purpose of a lot line adjustment. The house on Tax Lot 4A2A is currently non-conforming as it does not meet the required rear yard setback. The proposed lot line adjustment will bring the property into conformance.

2. Both lots meet the minimum size requirements for the RS-72 zoning district.

3. This application was sent out for review by the following departments and individuals: Public Works, Permits and Inspections, Offutt Air Force Base, Sarpy County Planning Director, Sarpy County Public Works Department, and the Omaha 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 Surveyor, requested minor technical revisions regarding the small subdivision plat. The applicant's surveyor has made the requested revisions.

No other comments were received on this case.

4. The applicant is also requesting a waiver of Section 6-7 (7) and (8), Subdivision Regulations, regarding lot standards for excessive depth in relation to width and flag lots. With the exterior lot lines not changing and the existing configuration of

the properties largely staying the same, staff has no objections to the waivers as requested.

5. The Future Land Use Map of the Comprehensive Plan shows these properties as single/multi-family residential. The applicant's request is in conformance with the Comprehensive Plan.

6. The requested small subdivision plat, and waivers do not change what can be built on the properties. The properties will remain single family residential. The requested actions bring these properties into conformance with the current zoning ordinance regulations.

**F. TECHNICAL DEFICIENCIES:**

None

**IV. DEPARTMENT RECOMMENDATION**

APPROVAL based upon lack of perceived negative impact upon the surrounding neighborhood and conformance with the Comprehensive Plan.

**V. PLANNING COMMISSION RECOMMENDATION**

Under Review

**VI. ATTACHMENTS TO REPORT**

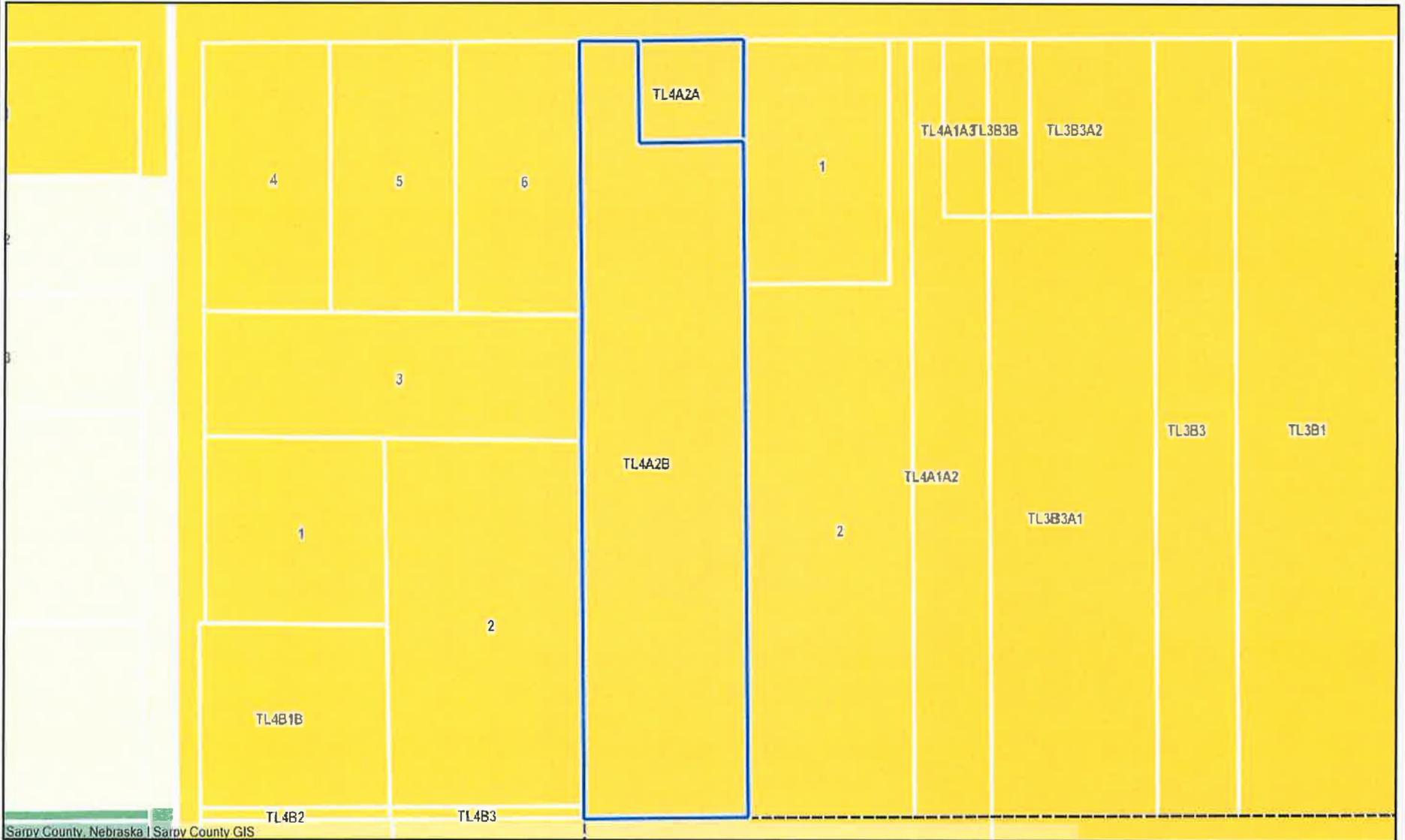
1. Vicinity map/Zoning Map
2. 2025 GIS aerial photo of the property
3. Small subdivision plat received March 4, 2026
4. As-built received March 4, 2026
5. Letter from Dennis Whitfield received January 12, 2026

**VII. COPIES OF REPORT TO:**

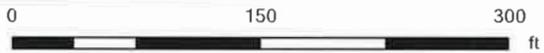
1. Ronald and Sue Ann Casart
2. Kenneth and Alice Strazdas
3. DWS Land Surveying (Dennis Whitfield)
4. Public Upon Request

  
Assistant Planning Manager

 03/20/26  
Planning Manager Date of Report

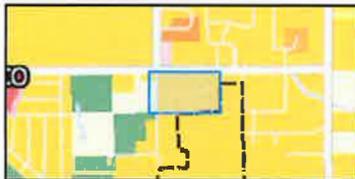


Sarpy County, Nebraska | Sarpy County GIS



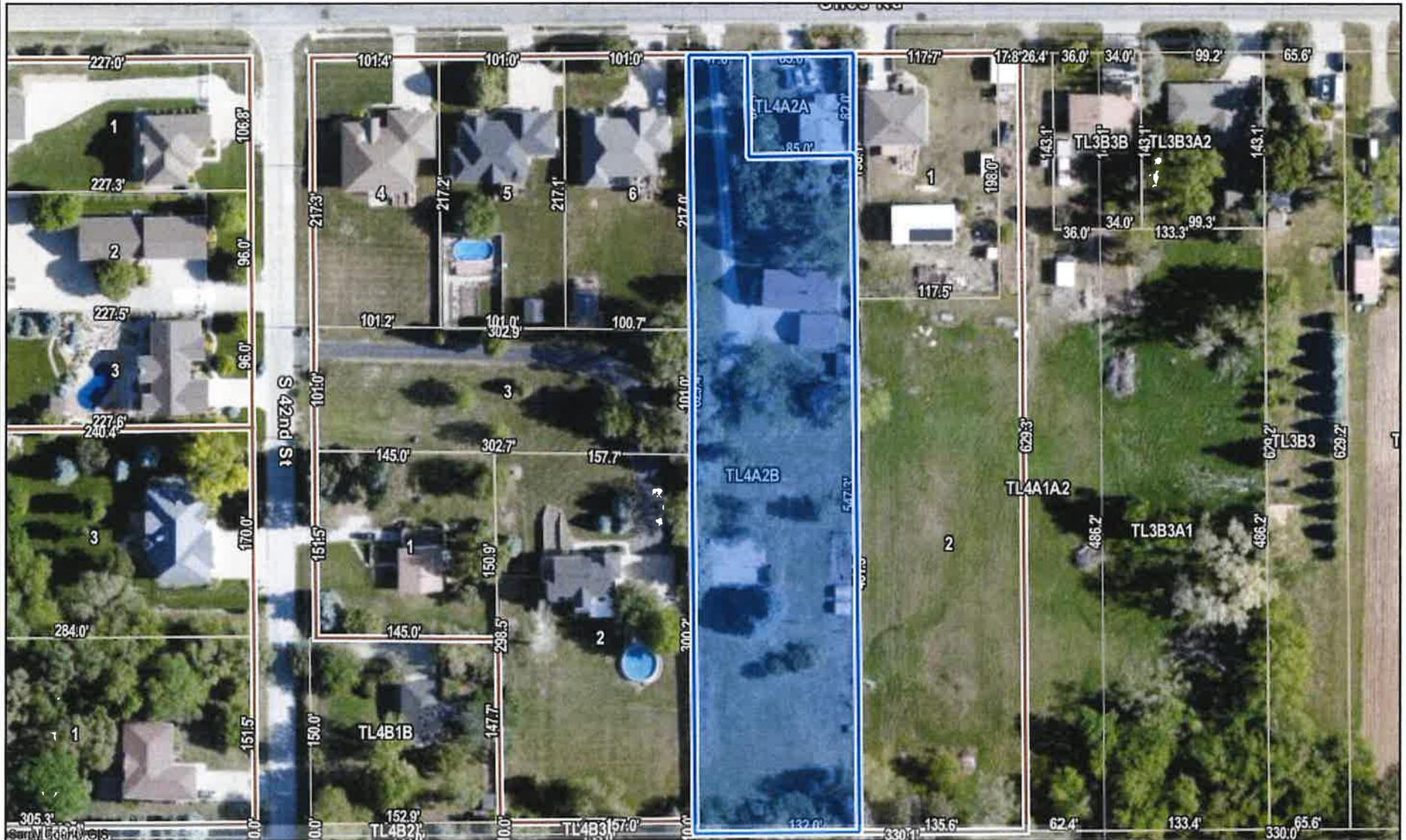
Map Scale 1: 1730

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: 1730

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Notes



RECEIVED

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PLANNING DEPT.

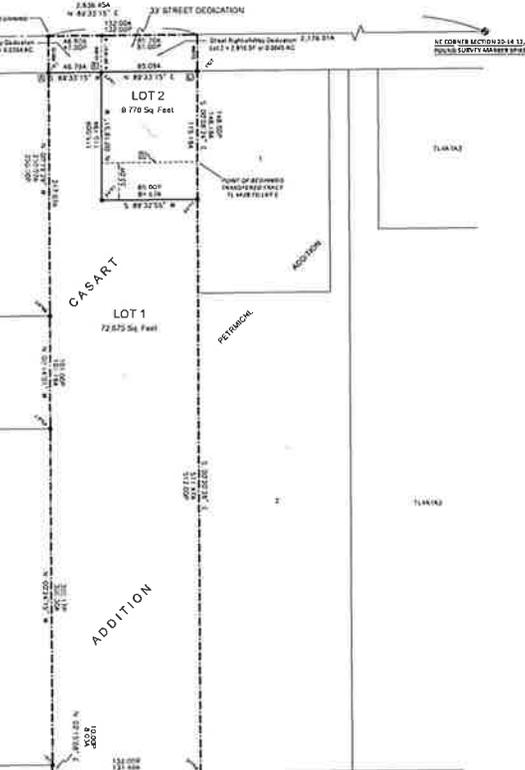
CASART ADDITION

LOTS 1 & 2

Being a replat of all of Tax Lot 4A2A and all of Tax Lot 4A2B as surveyed, plotted and recorded in the Northeast 1/4 of Section 20, Township 14 North, Range 13 East of the 6th P.M., Sarpy County, Nebraska

Revised for Sarpy County Deeds Office

GILES ROAD (66' ROW)



REVISIONS SHEET 1
1. TO CORNER SECTION 20-14-13, FOUND SURVEY MARKS...
2. TO CORNER SECTION 20-14-13, FOUND SURVEY MARKS...

SURVEYORS NOTES
1. SARPY COUNTY TAX LOT DESCRIPTIONS DESIGNED TO THE SECTION LINE WITH AREA NOTED...
2. SARPY COUNTY DESCRIPTION OF TAX LOT 4A2B CONTAINS 18 ACRES...

PLATBOOK NOTES
1. SARPY COUNTY TAX LOT DESCRIPTIONS DESIGNED TO THE SECTION LINE WITH AREA NOTED...
2. SARPY COUNTY DESCRIPTION OF TAX LOT 4A2B CONTAINS 18 ACRES...

REVIEWED BY SARPY COUNTY PUBLIC WORKS
This Plat of 'CASART ADDITION' was reviewed by the Sarpy County Surveyor's Office.

Sarpy County Engineer / Surveyor Date

LAND SURVEYOR'S CERTIFICATE
I, DONALD L. WHITFIELD, Nebraska Professional Land Surveyor No. 440, duly licensed under the Land Surveyor's Regulation Act...

Referring to the North 1/4 corner of said Section 20, thence North 69°33'15" East along the North line of said Northeast 1/4 a distance of 328.45 feet to the Northeast corner of said Tax Lot 4A2B and the Point of Beginning, thence continuing along said North line North 69°33'15" East a distance of 122.00 feet to the Northwest corner of said Tax Lot 4A2A, thence South 00°00'24" East along the East line of said Tax Lots 4A2A and 4A2B a distance of 148.10 feet...

DONALD L. WHITFIELD P.L.S. 440
Date

DEDICATION
Know all men by these presents that we, Ronald E. Casart and Sue A. Casart, husband and wife, and Kenneth Strabala and Alice Strabala, husband and wife, being the owners of the property described within this Surveyor's Certificate and amended within this Plat, have caused said land to be replatted as shown, said addition to be hereinafter known as 'CASART ADDITION'...

In witness whereof, we do set our names this \_\_\_ day of \_\_\_\_\_, 2026

Ronald E. Casart Sue A. Casart
In witness whereof, we do set our names this \_\_\_ day of \_\_\_\_\_, 2026

Kenneth Strabala Alice Strabala

ACKNOWLEDGEMENT OF NOTARY
State of Nebraska
County of Sarpy
On this \_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public duly commissioned and qualified in and for said County, appeared Ronald E. Casart and Sue A. Casart, husband and wife known by me to be the marital partners whose names are affixed to the Dedication on this Plat, and did acknowledge the execution thereof to be their voluntary act and deed...

ACKNOWLEDGEMENT OF NOTARY
State of Nebraska
County of Sarpy
On this \_\_\_ day of \_\_\_\_\_, 2026, before me, a Notary Public duly commissioned and qualified in and for said County, appeared Kenneth Strabala and Alice Strabala, husband and wife known by me to be the marital partners whose names are affixed to the Dedication on this Plat, and did acknowledge the execution thereof to be their voluntary act and deed...

APPROVAL OF CITY OF BELLEVUE PLANNING COMMISSION
This Plat of 'CASART ADDITION' was approved by the City of Bellevue Planning Commission.

Chairman of City of Bellevue Planning Commission Date

BELLEVUE CITY COUNCIL APPROVAL
This Plat of 'CASART ADDITION' was approved by the City Council of Bellevue on the \_\_\_ Day of \_\_\_\_\_. Approval of this final Plat shall become null and void ninety (90) days from the date of City Council approval if this Plat is not filed with the Register of Deeds as provided in Section 4-10 of the City of Bellevue Subdivision Regulations.

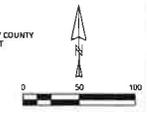
Mayor
Alders

CITY TREASURER'S CERTIFICATION
This is to certify that I find no regular or special laws due or delinquent against the property or as described in the Surveyor's Certificate and as shown by the records of the office.

Sarpy County Treasurer Date

LEGAL DESCRIPTION TRANSFERRED TRACT PART OF TAX LOT 4A2B TO LOT 2
Beginning at the Easterly corner common to Tax Lots 4A2A and 4A2B, thence South 00°16'24" East along the East line of said Tax Lot 4A2B a distance of 33.18 feet, thence South 89°32'55" West a distance of 84.67 feet, thence North 69°18'51" West a distance of 81.19 feet to the Southwest corner of Tax Lot 4A2A, thence North 69°33'15" East along the South line of said Tax Lot 4A2A a distance of 84.73 feet to the Point of Beginning and containing 2,812.5 f. more or less.

HORIZONTAL DATUM
BEARINGS AND DISTANCES BASED ON SARPY COUNTY
LSD DETERMINED BY REICHENOW SURVEY



LEGEND
1. Plat Book
2. Public Survey
3. Public Land
4. Public Domain
5. Public Right-of-Way
6. Public Use
7. Public Trust
8. Public Use
9. Public Use
10. Public Use

City of Bellevue - Small Subdivision

CASART ADDITION

D W S
2915 Sheridan Road, Bellevue, NE 68123
402/292-1221

DATE: 1/30/2025
PAGES: 14/20
SHEET: 1 of 1





## Land Surveying

2915 Sheridan Road  
Bellevue, NE 68123-1993

402-292-1221  
dws-services@cox.net

December 29, 2025

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

RE: Proposed "CASART ADDITION"  
Subdivision Lot Standards Wavier 6-7(8)

Dear Ms. Palm,

Please allow this correspondence to serve as a request to wavier, City of Bellevue Subdivision Regulations, Chapter 6, Paragraph 7, Item 8.

Specific waiver being requested is;

- Proposed Lot 1 of "CASART ADDITION" currently, and for some length of time prior as Tax Lot 4A2B, is a "Flag Lot". Continuation of this configuration will be necessary to allow access to existing residence.

Please advise should additional questions or concerns need to be addressed.

Best Regards,

A handwritten signature in blue ink that reads 'Dennis L. Whitfield'.

For the Owner,  
Dennis L. Whitfield, P.E., P.L.S.

**3.a.**

**CITY OF BELLEVUE  
PLANNING DEPARTMENT**

**RECOMMENDATION REPORT # 1**

**CASE NUMBER:** Z-2602-02

**FOR HEARING OF:**  
**REPORT #1:** March 26, 2026

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Centris Federal Credit Union  
Attn: Ann Helm  
13120 Pierce Street  
Omaha, NE 68144

**B. PROPERTY OWNERS:**

Centris Federal Credit Union  
13120 Pierce Street  
Omaha, NE 68144

**C. GENERAL LOCATION:**

South 25<sup>th</sup> Street and Capehart Road

**D. LEGAL DESCRIPTION:**

Lot 1, Tregaron Towne Centre, Replat Eight, located in the Northwest ¼ of Section 10, T13N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska.

**E. REQUESTED ACTIONS:**

Site Plan approval for Lot 1, Tregaron Towne Centre Replat Eight.

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

BG-PCO, Vacant

**G. PURPOSE OF REQUEST:**

The purpose of this request is to obtain site plan approval to allow for the construction of a Centris Federal Credit Union.

**H. SIZE OF SITE:**

The site is approximately 1.09 acres.

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:**

The site is presently vacant.

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

- 1. **North:** Willow Lakes Golf Course (Offutt Air Force Base Property/across Capehart Road)
- 2. **East:** Commercial/Auto Zone, BG-PCO
- 3. **South:** Commercial/Strip Retail, BG-PCO
- 4. **West:** Erling Berquist Clinic (Offutt Air Force Base Property/across South 25<sup>th</sup> Street)

**C. RELEVANT CASE HISTORY:**

1. In December 2002, MCV1, LLC submitted a request to rezone Lots 1 through 12, inclusive, Tregaron Towne Centre, being a replat of Lots 1 and 2, Whitted Creek, Tax Lots 9A1B, 9B, 9C, Lot 3, Tregaron Replat 1, Lot 257, Tregaron, Lot 1, Hardee's Addition, and part of the 25<sup>th</sup> Street and Capehart Road right-of-way, all located in the Northwest ¼ of Section 10, T13N, R13E, of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, from BNH, BG, BG-C, and BGH to BG-C; site plan approval for Lots 1 through 12, inclusive, Tregaron Towne Centre; and preliminary plat Lots 1 through 12, inclusive, Tregaron Towne Centre. The Planning Commission recommended approval of this request on January 23, 2003. City Council approved the aforementioned requests on March 10, 2003.

2. On September 26, 2024, the Planning Commission recommended approval of a site plan for Lot 7, Tregaron Towne Centre, located in the Northwest ¼ of section 10, T13N, R13E of the 6<sup>th</sup> P.M., Sarpy County, Nebraska, for the purpose of a drive-thru coffee restaurant and automobile parts and supply. City Council approved the aforementioned request on October 15, 2024.

**D. APPLICABLE REGULATIONS:**

- 1. Section 5.22, Zoning Ordinance, regarding BG uses and requirements.

2. Section 5.25, Zoning Ordinance, regarding PCO uses and requirements.

### **III. ANALYSIS**

#### **A. COMPREHENSIVE PLAN:**

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

#### **B. OTHER PLANS:**

None

#### **C. TRAFFIC AND ACCESS:**

1. The 2022 MAPA Traffic Flow Chart estimates 22,000 vehicles per day along Capehart Road, east of the intersection of Capehart Road and South 25<sup>th</sup> Street.
2. The proposed development will have access from Towne Centre Drive.

#### **D. UTILITIES:**

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

#### **E. ANALYSIS:**

1. Ann Helm, on behalf of Centris Federal Credit Union, has submitted a request for site plan approval for Lot 1, Tregaron Towne Centre Replat Eight, for the purpose of a Centris Federal Credit Union branch. The site is zoned BG-PCO. Site plan approval is required in the -PCO zone.

The proposed site plan shows a one-story 3,172-square-foot Centris Federal Credit Union.

2. The site layout plan shows a total of 27 standard parking stalls and two ADA parking stalls for a total of 29 stalls. The ordinance requires one space for every 250 square feet for a minimum requirement of 13 parking stalls.

Section 8.01.01, Zoning Ordinance, requires stacking of three vehicles per window or kiosk for a personal teller and two vehicles per lane for an electronic teller; these stacking requirements are in addition to the vehicle being served.

Minimum stacking requirements for both the automatic teller machine and personal teller lines have been met and are shown on the attached stacking distance plan.

3. 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 GIS, 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.

John Krager, Public Works Engineer, had concerns with the constructability of the sanitary sewer and sanitary sewer design calcs table. The applicant's engineer has addressed Mr. Krager's concerns.

No other comments were received on this case.

4. The applicant has submitted a landscape plan as part of the site plan materials. The landscape plan has been reviewed by staff and meets the minimum requirements of the zoning ordinance.

5. Although there will be no vehicular access to Capehart Road for this property, a sidewalk connection is being shown on the site plan.

6. Upon submittal of a building permit, the applicant will be required to meet the regulations of Section 8.12, Zoning Ordinance, for architectural design standards for the credit union.

7. A bank is a permitted use in the BG (General Business) zoning district and allowed for this property.

**F. TECHNICAL DEFICIENCIES:**

None

**IV. DEPARTMENT RECOMMENDATION**

APPROVAL based upon conformance with the Zoning Ordinance and the Comprehensive Plan.

**V. PLANNING COMMISSION RECOMMENDATION**

Under Review.

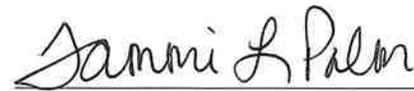
**VI. ATTACHMENTS TO REPORT**

1. Vicinity map/Zoning Map
2. 2025 GIS aerial photo of the property
3. Site plan received March 12, 2026
4. Stacking distance plan received March 12, 2026
5. Landscape plan received March 12, 2026

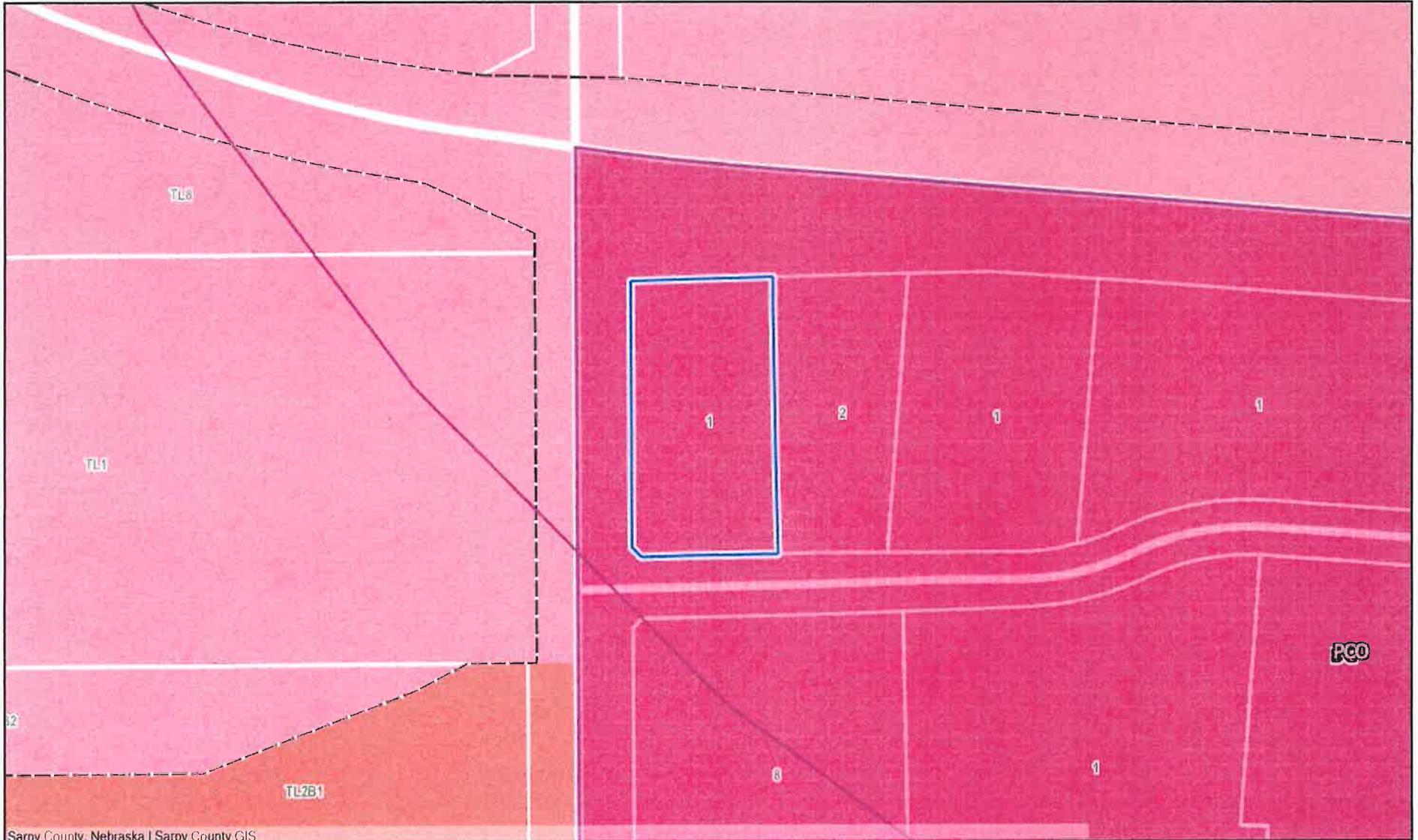
**VII. COPIES OF REPORT TO:**

1. Centris Federal Credit Union (Ann Helm)
2. Olsson, Inc. (Blake Weatherly)
3. Batis Dev Capehart, LLC

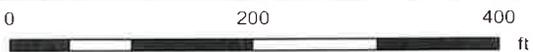
  
Assistant Planning Manager

 03/12/2026  
Planning Director Date of Report

# LOT 1 TREGARON TOWNE CENTRE REPLAT 8

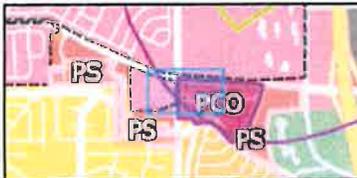


Sarpy County, Nebraska | Sarpy County GIS



Map Scale 1: 2355

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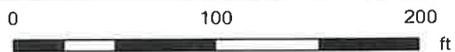
Notes



# LOT 1 TREGARON TOWNE CENTRE REPLAT 8



Sarpy County GIS



Map Scale 1: 1413

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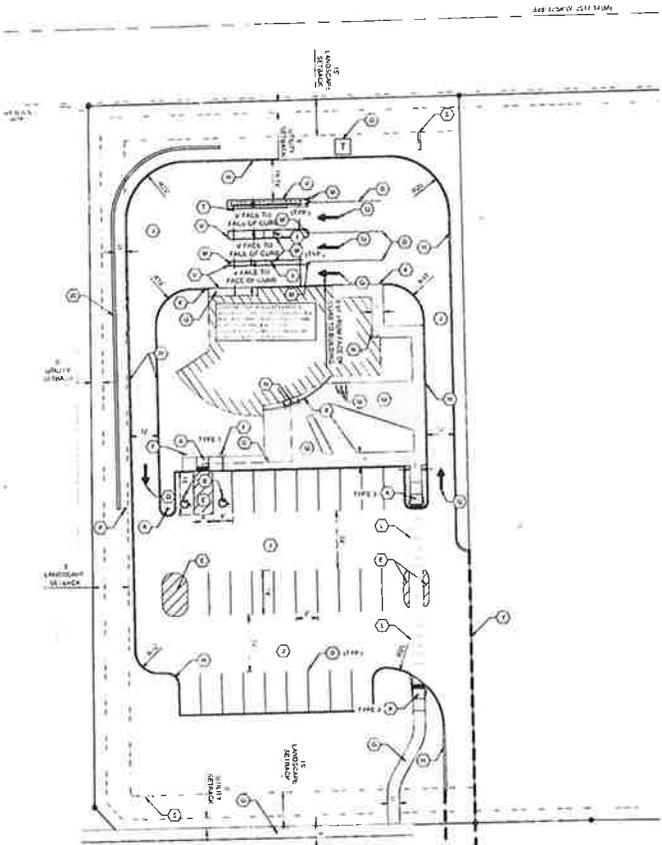


Notes



DATE: 1/20/2025 11:30AM  
 DRAWN BY: J. J. JONES  
 CHECKED BY: J. J. JONES  
 PROJECT: 25TH & CAPEHART RD. BELLEVUE, WA  
 SHEET: C-200

CAPEHART ROAD  
(RIGHT-OF-WAY WIDTH VARIES)



TOWNE CENTRE DRIVE  
(RIGHT-OF-WAY WIDTH VARIES)

SITE INFORMATION TABLE	
LEGAL DESCRIPTION	LOT 1 TALGARD TOWNE CENTER REPLAT 1
ZONING	SD-MPD OFFICE BUSINESS WITH PURCHASE COMMERCIAL OVERLAY
PROPOSED USE	FRANCE 22 PHASE 1
PARKING REQUIREMENTS	1 SPACE PER 100 SQUARE FEET = 127 SQUARE FEET REQUIRED
PROVIDED	12 STALLS
ACCESSIBLE PARKING	3 REQUIRED 3 PROVIDED

SITE KEY NOTES	
A	CONSTRUCT CURB KNUP PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. CURB RAMP OR TEXTURE PANELS TO BE COLOR "RED BRICK". REFERENCE DETAIL SHEET. REFERENCE PLAN FOR CURB RAMP TYPE.
B	INSTALL ADA PARKING STALL AND ASSOCIATED STRIPING AND SIGNAGE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. REFERENCE DETAIL SHEET.
C	PROPOSED ADA ACCESSIBLE ROUTE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS.
D	INSTALL 4" BROWN WHITE PRECAST STRIPING. PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TSP).
E	INSTALL 4" BROWN WHITE PRECAST STRIPING. PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TSP).
F	INSTALL ADA SIGNAGE AND BREAK AWAY CHANNEL POLE PER ADA REGULATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS. REFERENCE DETAIL SHEET.
G	CONSTRUCT 4" BROWN THICK P.C. SIDEWALK. REFERENCE DETAIL SHEET AND EXISTING OMAHA STANDARD PLATE 13331.
H	CONSTRUCT TYPE 4" RUTURAL CURB AND GUTTER. REFERENCE DETAIL SHEET.
I	PROPOSED EQUIPMENT LOCATION. INSTALL SIGN LARKS PER EQUIPMENT REQUIREMENTS. REFERENCE ARCHITECTURAL PLANS.
J	CONSTRUCT 4" BROWN THICK STANDARD DUTY P.C. CONCRETE PAVEMENT. REFERENCE DETAIL SHEET.
K	TRANSITION CURB FROM 6" TURN DOWN CURB TO TYPE A OVER 8'-FEET.
L	INSTALL 2" BROWN WHITE CROSSWALK PAVEMENT STRIPING. REFERENCE DETAIL SHEET. PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TSP).
M	CONSTRUCT 4" BOLLARD. REFERENCE DETAIL SHEET.
N	STRUCTURAL STEEP AND SOON. REFERENCE ARCHITECTURAL PLANS FOR EXACT LOCATION, SIZE, AND SLOPE.
O	TRANSFORMER PAD. REFERENCE UTILITY PLANS.
P	INSTALL STOP SIGN PER MUTED STANDARDS AND P.C. CITY OF OMAHA STANDARD PLATE 13331 AND SIGN. REFERENCE DETAIL SHEET.
Q	INSTALL WHITE DIRECTIONAL ARROW PAVEMENT STRIPING. REFERENCE DETAIL SHEET. PAINT SHALL MEET OR EXCEED CITY OF OMAHA STANDARD SPECIFICATIONS (TSP).
R	INSTALL "DO NOT ENTER" SIGN. REFERENCE DETAIL SHEET.
S	INSTALL MONUMENT SIGN. REFERENCE ARCHITECTURAL PLANS.
T	SANDY OVERHANG. REFERENCE ARCHITECTURAL PLANS.
U	BREE WALK LOCATION. REFERENCE ARCHITECTURAL PLANS.
V	CONSTRUCT 4" TURN DOWN INTERIOR CURB. REFERENCE DETAIL SHEET.
W	CONTRACTOR REFER TO CITY OF OMAHA SPECIFICATIONS FOR CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL NECESSARY RETAINING WALLS. CONTRACTOR SHALL BE SIGNED AND SEALED BY REGISTERED PROFESSIONAL ENGINEER. CONTRACTOR SHALL COORDINATE WITH OMAHA AND SUBJECT TO APPROVAL OF PARK. WALLS SHALL BE TYPE 4 AFTER AND BEFORE CONSTRUCTION. ALL WALLS SHALL BE 24" HIGH. PLANS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR DOCUMENTATION PURPOSES ONLY. REFERENCE SPOT ELEVATION PLAN FOR FINISHED GROUND ELEVATIONS AT THE WALL.
X	BUILDING OVERHANG. REFERENCE ARCHITECTURAL PLANS.
Y	SEGMENT TO EXISTING PAVEMENT. REFERENCE DETAIL SHEET.

- NOTES**
- STANDARD PARKING STALL SIZE SHALL BE 8'x11'
  - ADA ACCESSIBLE PARKING STALL SIZE SHALL BE 8'x14'
  - ALL ON-SITE SIGNAGE SHALL COMPLY WITH ZONING REQUIREMENTS.
  - ALL SIGNS SHALL BE 2" UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  - THE CURRENT SITE IS ZONED SD-MPD WITH PUD OVERLAY.
  - NO TRASH ENCLOSURE IS PLANNED FOR THIS SITE.
  - CONTRACTOR SHALL SUBMIT JOINTING PLAN FOR APPROVAL PRIOR TO POURING ANY PAVEMENT.
  - TOWNE CENTRE DRIVE SHALL NOT BE FULLY CLOSED AT ANY TIME DURING CONSTRUCTION AND MUST MAINTAIN A MINIMUM OF ONE (1) LANE OF TRAFFIC ON TOWNE CENTRE DRIVE AT ALL TIMES.
  - CONTIGUOUS ALLEYS SHALL BE MAINTAINED TO ALL SURROUNDING LOTS DURING CONSTRUCTION. THIS INCLUDES PROVIDING CONTINUOUS ACCESS TO AUTOMOBILES AND THE COMMERCIAL BUSINESSES TO THE SOUTH OF TOWNE CENTRE DRIVE.
  - THE CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY INCLUDING TRAFFIC CONTROL.
  - REFERENCE ELECTRICAL SITE PLAN FOR SITE LIGHTING.
  - ALL WORK BY THE PUBLIC MUST BE PERFORMED TO SIDEWALKS, DRIVEWAYS, APPROACHES, AND ADA RAMP CONSTRUCTION BEFORE AND INSPECTION AFTER IT IS FORMED AND BEFORE PLACING CONCRETE.

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 BELLEVUE, WA 98123

PRELIMINARY  
 JOI FOR  
 CONSTRUCTION

SITE PLAN  
 C200

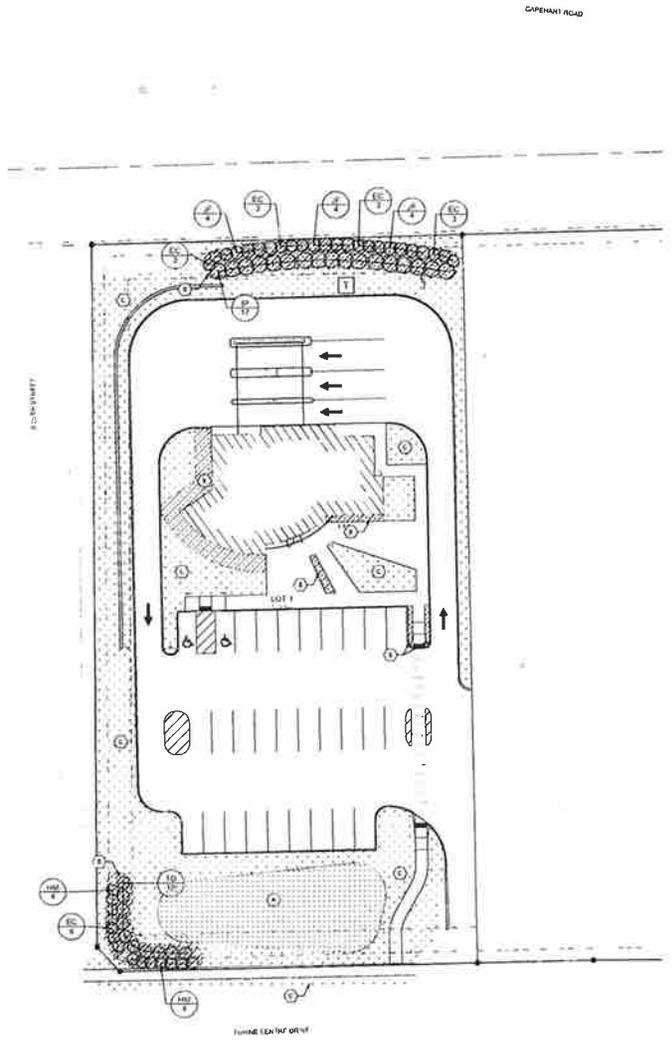




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PRELIMINARY  
NOT FOR  
CONSTRUCTION

UNDERSTORY  
LANDSCAPE  
PLAN  
**L101**



**LANDSCAPE LEGEND**

- RIGHT OF WAY / PROPERTY LINE
- ..... NATURAL LANDSCAPE EDGE
- OVERSTORY TREE

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.H.T.	M.SPR.
<b>DECIDUOUS SHRUBS</b>						
○	14	14	1. 10' ROUND BURNING BUSH	2106	6'	12
○	15	4	1. 10' ROUND BURNING BUSH	2106	6'	12
<b>EVERGREEN SHRUBS</b>						
○	16	14	1. 10' ROUND BURNING BUSH	2106	6'	12
○	17	12	1. 10' ROUND BURNING BUSH	2106	6'	12
○	18	10	1. 10' ROUND BURNING BUSH	2106	6'	12
<b>INERTS</b>						
■	19	100	1. 10' ROUND BURNING BUSH	2106	6'	12
■	20	100	1. 10' ROUND BURNING BUSH	2106	6'	12
<b>SOD / SEED</b>						
■	21	100	1. 10' ROUND BURNING BUSH	2106	6'	12

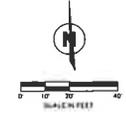
**STREET YARD LANDSCAPE (CAPEHART ROAD)**

STREET YARD DEPTH	16 FT.
STREET YARD LENGTH	183 LF.
STREET YARD AREA	2,928 SF.
REQ'D 1 DECIDUOUS TREE & 2 SHRUBS/40 LINEAR FEET OF STREET FRONTAGE	4 TREES & 79 SHRUBS.
PROVIDED 1 DECIDUOUS TREE & 3 SHRUBS/40 LINEAR FEET OF STREET FRONTAGE	4 TREES & 41 SHRUBS.

**STREET YARD LANDSCAPE (TOWNE CENTRE DRIVE)**

STREET YARD DEPTH	16 FT.
STREET YARD LENGTH	183 LF.
STREET YARD AREA	2,928 SF.
REQ'D 1 DECIDUOUS TREE & 3 SHRUBS/40 LINEAR FEET OF STREET FRONTAGE	4 TREES & 12 SHRUBS.
PROVIDED 1 DECIDUOUS TREE & 3 SHRUBS/40 LINEAR FEET OF STREET FRONTAGE	4 TREES & 24 SHRUBS.

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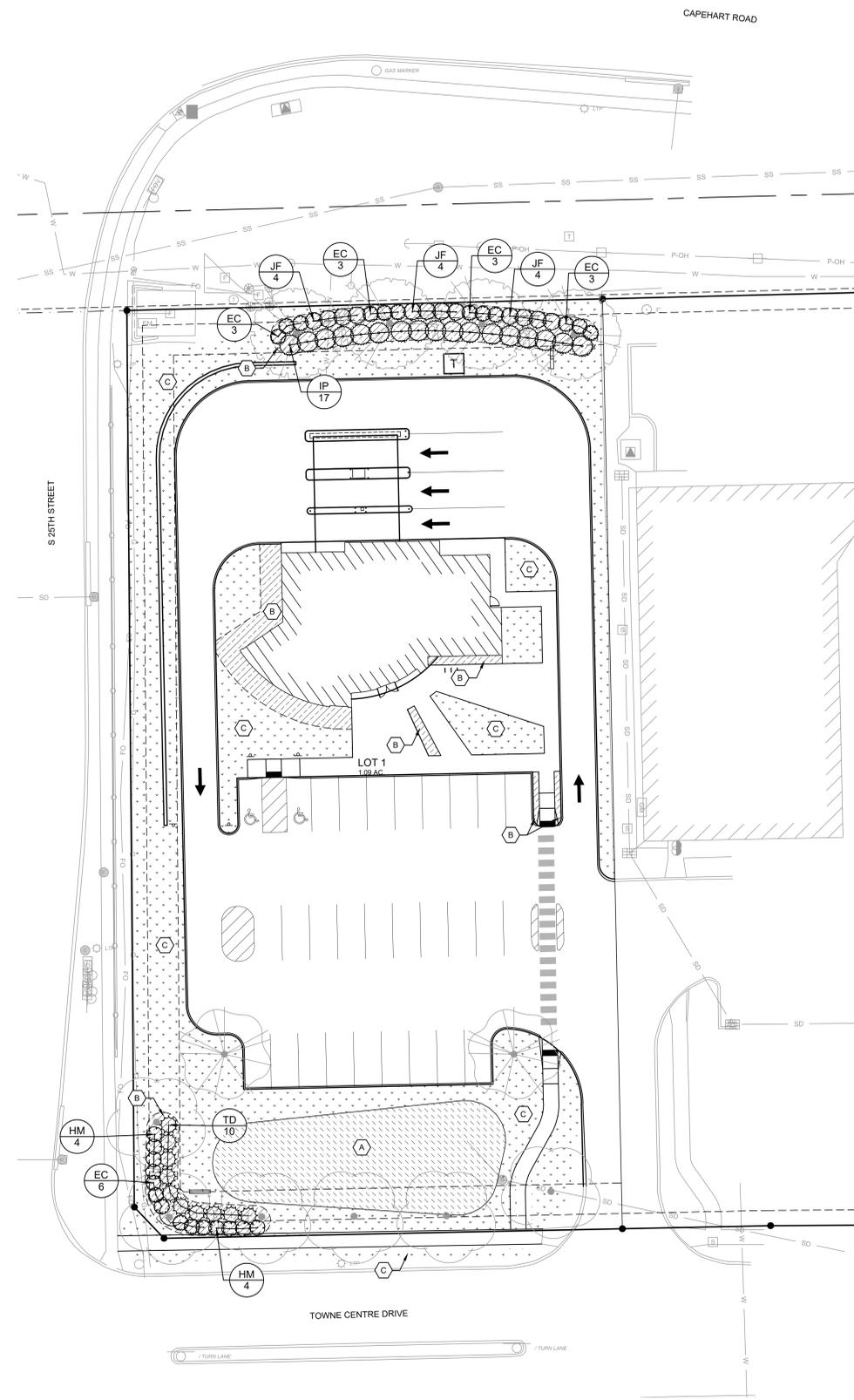
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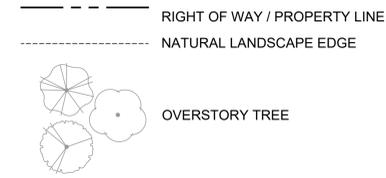
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**LANDSCAPE LEGEND:**



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.H.T.	M.SPR.
<b>DECIDUOUS SHRUBS</b>						
⊙	EC	18	EUONYMUS ALATUS 'COMPACTUS'	3 GAL.	5'	5'
⊙	HM	8	COMPACT BURRING BUSH HYDRANGEA PANICULATA 'LITTLE LIME' LITTLE LIME PANICLE HYDRANGEA	3 GAL.	4'	5'
<b>EVERGREEN SHRUBS</b>						
⊙	IP	17	ILEX X MESERVEAE 'BLUE PRINCE' BLUE PRINCE HOLLY	3 GAL.	8'	8'
⊙	JF	12	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	3 GAL.	5'	6'
⊙	TD	10	TAXUS X MEDIA 'DARK GREEN' SPREADER DARK GREEN SPREADER YEW	3 GAL.	4'	6'

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	M.H.T.
<b>INERTS</b>					
▨	A	2,849 SF	BASIN SEEDING MIX	---	---
▨	B	2,748 SF	SHREDDED HARD WOOD MULCH	---	---
<b>SOD / SEED</b>					
▨	C	12,897 SF	TURF SOD DROUGHT TOLERANT FESCUE BLEND	SOD	---

**STREET YARD LANDSCAPE (CAPEHART ROAD)**

STREET YARD DEPTH	15 FT
STREET YARD LENGTH	155 LF
STREET YARD AREA	2,325 S.F.
REQ'D 1 DECIDUOUS TREE & 3 SHRUBS/40 LINEAR FEET OF STREET FRONTAGE	4 TREES & 12 SHRUBS
PROVIDED 1 DECIDUOUS TREE & 3 SHRUBS/40 LINEAR FEET OF STREET FRONTAGE	4 TREES & 41 SHRUBS

**STREET YARD LANDSCAPE (TOWNE CENTRE DRIVE)**

STREET YARD DEPTH	15 FT
STREET YARD LENGTH	163 LF
STREET YARD AREA	2,445 S.F.
REQ'D 1 DECIDUOUS TREE & 3 SHRUBS/40 LINEAR FEET OF STREET FRONTAGE	4 TREES & 12 SHRUBS
PROVIDED 1 DECIDUOUS TREE & 3 SHRUBS/40 LINEAR FEET OF STREET FRONTAGE	6 TREES & 24 SHRUBS

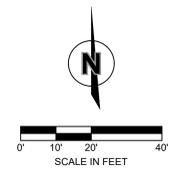
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BELLEVUE, NE 68123

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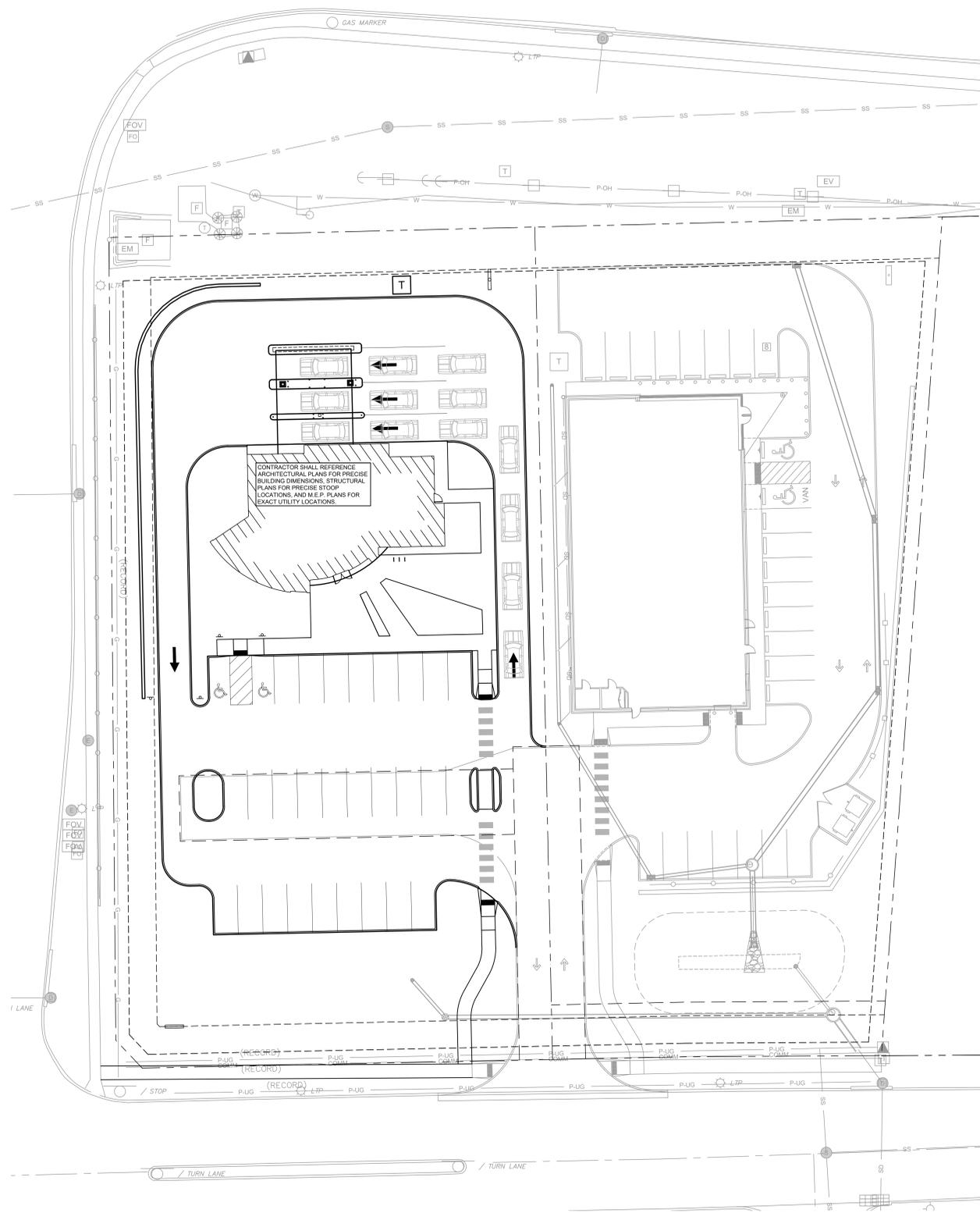
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**UNDERSTORY  
LANDSCAPE  
PLAN  
L101**

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STACKING REQUIREMENTS	
AUTOMATIC TELLER MACHINE	3 VEHICLES PER LANE (25' PER VEHICLE x 1 LANE)
PERSONAL TELLER	4 VEHICLES PER LANE (25' PER VEHICLE x 2 LANES)
TOTAL REQ'D:	275'

**CENTRIS  
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**STACKING  
DISTANCE PLAN  
C201**

DWG: F:\2025\05501-06000\025-05604\10-Design\AutoCAD\Final Plans\Sheets\SDM\C\_SIT01\_02505604.dwg  
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