

**Plattsmouth Planning Commission Meeting
March 16, 2017
7:30 p.m.**

AGENDA

1. **Call to Order**
2. **Announce location of Open Meetings Act and location of documents pertaining to the meeting**
3. **Roll Call**
4. **Approval of minutes from the February 16, 2017 meeting**
5. **Continuation of a public hearing regarding a proposed amendment to the City of Plattsmouth Land Development Ordinance: AN ORDINANCE TO AMEND PORTIONS OF THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF PLATTSMOUTH FOUND AT CHAPTER 11 OF THE PLATTSMOUTH MUNICIPAL CODE TO CREATE RECREATIONAL VEHICLE CAMPGROUNDS AS A COMMERCIAL USE TYPE CONDITIONALLY PERMITTED WITHIN A GENERAL COMMERCIAL DISTRICT AND ESTABLISH REGULATIONS APPLICABLE THERETO**
6. **Consider a recommendation to the Plattsmouth City Council regarding a proposed amendment to the City of Plattsmouth Land Development Ordinance: AN ORDINANCE TO AMEND PORTIONS OF THE TEXT OF THE ZONING ORDINANCE OF THE CITY OF PLATTSMOUTH FOUND AT CHAPTER 11 OF THE PLATTSMOUTH MUNICIPAL CODE TO CREATE RECREATIONAL VEHICLE CAMPGROUNDS AS A COMMERCIAL USE TYPE CONDITIONALLY PERMITTED WITHIN A GENERAL COMMERCIAL DISTRICT AND ESTABLISH REGULATIONS APPLICABLE THERETO**
7. **Continuation of a public hearing regarding the rezoning of land: AN ORDINANCE TO CHANGE THE ZONING OF CERTAIN REAL PROPERTY WITHIN THE ZONING JURISDICTION OF THE CITY OF PLATTSMOUTH, NEBRASKA, FROM GENERAL COMMERCIAL DISTRICT (GC) SUBJECT TO PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD), AND URBAN RESIDENTIAL MEDIUM-DENSITY DISTRICT (R-2) SUBJECT TO PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD), AND URBAN RESIDENTIAL HIGH-DENSITY DISTRICT (R-3) SUBJECT TO PLANNED UNIT DEVELOPMENT 2 OVERLAY DISTRICT (PUD-2), AGRICULTURAL DISTRICT (AG) SUBJECT TO PLANNED UNIT DEVELOPMENT 2 OVERLAY DISTRICT (PUD-2),AND**

AGRICULTURAL DISTRICT (AG) TO GENERAL COMMERCIAL DISTRICT (GC) SUBJECT TO PLANNED UNIT DEVELOPMENT 1 OVERLAY DISTRICT (PUD-1) AND FLOOD PLAIN/FLOODWAY OVERLAY DISTRICT (FP/FW); TO AMEND THE ZONING DISTRICT BOUNDARIES AND OFFICIAL ZONING MAP OF THE CITY OF PLATTSMOUTH; PROPERTY LEGALLY DESCRIBED AS: COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SECTION 18 T12N R14E OF THE 6TH P.M. WHICH IS 1828.00 FEET NORTH ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID SECTION A BEARING OF N0°40'59"E, A DISTANCE OF 617.02 FEET TO A POINT ON THE SOUTH LINE OF LOT 23 CASTAWAY COTTAGES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF N51°58'46"W, A DISTANCE OF 208.96 FEET ALONG SAID SOUTH LINE, THENCE A BEARING OF N38°33'35"W, A DISTANCE OF 270.97 FEET ALONG SAID SOUTH LINE; THENCE A BEARING OF N28°25'59"W, A DISTANCE OF 577.38 FEET ALONG SAID SOUTH LINE AND EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF E. MAIN ST.; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE FOR THE NEXT FOUR (4) CALLS; A BEARING OF N78°36'10"E, A DISTANCE OF 133.77 FEET; A BEARING OF N11°23'40"W, A DISTANCE OF 10.48 FEET; A BEARING OF N79°01'53"E, A DISTANCE OF 689.91 FEET; A BEARING OF N44°05'56"E, A DISTANCE OF 200.51 FEET TO THE NORTHWEST CORNER OF LOT 8 CASTAWAY ESTATES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF S45°55'04"E, A DISTANCE OF 250.28 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE A BEARING OF N63°01'07"E, A DISTANCE OF 90.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE A BEARING OF N45°56'22"W, A DISTANCE OF 279.48 FEET TO THE NORTH WEST CORNER OF SAID LOT AND THE DESCRIBED POINT IS ON SAID SOUTH RIGHT OF WAY LINE; THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 261.04 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE A BEARING OF N21°51'06"E, A DISTANCE OF 397.45 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF S68°26'40"E, A DISTANCE OF

200.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE A BEARING OF N21°16'18"E, A DISTANCE OF 75.04 FEET TO THE NORTH EAST CORNER OF SAID LOT; THENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER; THENCE CONTINUING ALONG SAID WEST BANK OF THE MISSOURI RIVER FOR THE NEXT FOUR (4) CALLS: A BEARING OF S21°10'11"W, A DISTANCE OF 887.74 FEET; A BEARING OF S7°41'10"W, A DISTANCE OF 525.05 FEET; A BEARING OF S3°24'50"W, A DISTANCE OF 608.92 FEET; A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX LOT 184 OF SAID SECTION; THENCE A BEARING OF N61°43'13"W, A DISTANCE OF 712.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 37.75 ACRES (1,644,183.30 SQUARE FEET), MORE OR LESS.

- 8. Consider a recommendation to the Plattsmouth City Council regarding the rezoning of land: AN ORDINANCE TO CHANGE THE ZONING OF CERTAIN REAL PROPERTY WITHIN THE ZONING JURISDICTION OF THE CITY OF PLATTSMOUTH, NEBRASKA, FROM GENERAL COMMERCIAL DISTRICT (GC) SUBJECT TO PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD), AND URBAN RESIDENTIAL MEDIUM-DENSITY DISTRICT (R-2) SUBJECT TO PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT (PUD), AND URBAN RESIDENTIAL HIGH-DENSITY DISTRICT (R-3) SUBJECT TO PLANNED UNIT DEVELOPMENT 2 OVERLAY DISTRICT (PUD-2), AGRICULTURAL DISTRICT (AG) SUBJECT TO PLANNED UNIT DEVELOPMENT 2 OVERLAY DISTRICT (PUD-2), AND AGRICULTURAL DISTRICT (AG) TO GENERAL COMMERCIAL DISTRICT (GC) SUBJECT TO PLANNED UNIT DEVELOPMENT 1 OVERLAY DISTRICT (PUD-1) AND FLOOD PLAIN/FLOODWAY OVERLAY DISTRICT (FP/FW); TO AMEND THE ZONING DISTRICT BOUNDARIES AND OFFICIAL ZONING MAP OF THE CITY OF PLATTSMOUTH; PROPERTY LEGALLY DESCRIBED AS: COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SECTION 18 T12N R14E OF THE 6TH P.M. WHICH IS 1828.00 FEET NORTH ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID SECTION A BEARING OF N0°40'59"E, A DISTANCE OF 617.02 FEET TO A POINT**

ON THE SOUTH LINE OF LOT 23 CASTAWAY COTTAGES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF N51°58'46"W, A DISTANCE OF 208.96 FEET ALONG SAID SOUTH LINE, THENCE A BEARING OF N38°33'35"W, A DISTANCE OF 270.97 FEET ALONG SAID SOUTH LINE; THENCE A BEARING OF N28°25'59"W, A DISTANCE OF 577.38 FEET ALONG SAID SOUTH LINE AND EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF E. MAIN ST.; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE FOR THE NEXT FOUR (4) CALLS; A BEARING OF N78°36'10"E, A DISTANCE OF 133.77 FEET; A BEARING OF N11°23'40"W, A DISTANCE OF 10.48 FEET; A BEARING OF N79°01'53"E, A DISTANCE OF 689.91 FEET; A BEARING OF N44°05'56"E, A DISTANCE OF 200.51 FEET TO THE NORTHWEST CORNER OF LOT 8 CASTAWAY ESTATES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF S45°55'04"E, A DISTANCE OF 250.28 TO THE SOUTHWEST CORNER OF SAID LOT; THENCE A BEARING OF N63°01'07"E, A DISTANCE OF 90.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE A BEARING OF N45°56'22"W, A DISTANCE OF 279.48 FEET TO THE NORTH WEST CORNER OF SAID LOT AND THE DESCRIBED POINT IS ON SAID SOUTH RIGHT OF WAY LINE; THENCE A BEARING OF N44°05'56"E, A DISTANCE OF 261.04 FEET ALONG SAID SOUTH RIGHT OF WAY LINE; THENCE A BEARING OF N21°51'06"E, A DISTANCE OF 397.45 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA; THENCE A BEARING OF S68°26'40"E, A DISTANCE OF 200.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE A BEARING OF N21°16'18"E, A DISTANCE OF 75.04 FEET TO THE NORTH EAST CORNER OF SAID LOT; THENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER; THENCE CONTINUING ALONG SAID WEST BANK OF THE MISSOURI RIVER FOR THE NEXT FOUR (4) CALLS: A BEARING OF S21°10'11"W, A DISTANCE OF 887.74 FEET; A BEARING OF S7°41'10"W, A DISTANCE OF 525.05 FEET; A BEARING OF S3°24'50"W, A DISTANCE OF 608.92 FEET; A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX LOT 184 OF SAID SECTION; THENCE A BEARING OF N61°43'13"W, A DISTANCE OF 712.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 37.75 ACRES (1,644,183.30 SQUARE FEET), MORE OR LESS.

9. Continuation of a public hearing regarding a special use permit for a Recreational Vehicle Campground on property located south and east of

East Main Street and west of the Missouri River, legally described as COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA

FURTHER DESCRIBED AS FOLLOWS:

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11. Continuation of a public hearing regarding a preliminary plat of land located south and east of East Main Street and west of the Missouri River, legally described as COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA

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THENCE A BEARING OF S68°26'40"E, A DISTANCE OF 200.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT;

THENCE A BEARING OF N21°16'18"E, A DISTANCE OF 75.04 FEET TO THE NORTH EAST CORNER OF SAID LOT;

THENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER;

THENCE CONTINUING ALONG SAID WEST BANK OF THE MISSOURI RIVER FOR THE NEXT FOUR (4) CALLS

A BEARING OF S21°10'11"W, A DISTANCE OF 887.74 FEET;

A BEARING OF S7°41'10"W, A DISTANCE OF 525.05 FEET;

A BEARING OF S3°24'50"W, A DISTANCE OF 608.92 FEET;

A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX LOT 184 OF SAID SECTION;

THENCE A BEARING OF N61°43'13"W, A DISTANCE OF 712.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37.75 ACRES (1,644,183.30 SQUARE FEET), MORE OR LESS.

- 13. Continuation of a public hearing regarding a final plat of land located south and east of East Main Street and west of the Missouri River, legally described as COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA**

FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 18 T12N R14E OF THE 6TH P.M. WHICH IS 1828.00 FEET NORTH ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID SECTION A BEARING OF N0°40'59"E, A DISTANCE OF 617.02 FEET TO A POINT ON THE SOUTH LINE OF LOT 23 CASTAWAY COTTAGES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA;

THENCE A BEARING OF N51°58'46"W, A DISTANCE OF 208.96 FEET ALONG SAID SOUTH LINE

TENACE A BEARING OF N38°33'35"W, A DISTANCE OF 270.97 FEET ALONG SAID SOUTH LINE;

TENACE A BEARING OF N28°25'59"W, A DISTANCE OF 577.38 FEET ALONG SAID SOUTH LINE AND EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF E. MAIN ST.;

TENACE CONTINUING ALONG SAID RIGHT OF WAY LINE FOR THE NEXT FOUR (4) CALLS;

A BEARING OF N78°36'10"E, A DISTANCE OF 133.77 FEET;

A BEARING OF N11°23'40"W, A DISTANCE OF 10.48 FEET;

A BEARING OF N79°01'53"E, A DISTANCE OF 689.91 FEET;

A BEARING OF N44°05'56"E, A DISTANCE OF 200.51 FEET TO THE NORTHWEST CORNER OF LOT 8 CASTAWAY ESTATES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA;

TENACE A BEARING OF S45°55'04"E, A DISTANCE OF 250.28 TO THE SOUTHWEST CORNER OF SAID LOT;

TENACE A BEARING OF N63°01'07"E, A DISTANCE OF 90.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT;

TENACE A BEARING OF N45°56'22"W, A DISTANCE OF 279.48 FEET TO THE NORTH WEST CORNER OF SAID LOT AND THE DESCRIBED POINT IS ON SAID SOUTH RIGHT OF WAY LINE;

TENACE A BEARING OF N44°05'56"E, A DISTANCE OF 261.04 FEET ALONG SAID SOUTH RIGHT OF WAY LINE;

TENACE A BEARING OF N21°51'06"E, A DISTANCE OF 397.45 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE SOUTHWEST CORNER OF LOT 10 OF MOREHEAD ISLAND RIVER FRONT DEVELOPMENT A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA;

TENACE A BEARING OF S68°26'40"E, A DISTANCE OF 200.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT;

TENACE A BEARING OF N21°16'18"E, A DISTANCE OF 75.04 FEET TO THE NORTH EAST CORNER OF SAID LOT;

TENACE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER;

TENACE CONTINUING ALONG SAID WEST BANK OF THE MISSOURI RIVER FOR THE NEXT FOUR (4) CALLS

A BEARING OF S21°10'11"W, A DISTANCE OF 887.74 FEET;

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A BEARING OF S3°24'50"W, A DISTANCE OF 608.92 FEET;

A BEARING OF S4°32'42"E, A DISTANCE OF 756.19 FEET TO THE SOUTH LINE OF TAX LOT 184 OF SAID SECTION;

THENCE A BEARING OF N61°43'13"W, A DISTANCE OF 712.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37.75 ACRES (1,644,183.30 SQUARE FEET), MORE OR LESS.

- 14. Consider a recommendation to the Plattsmouth City Council regarding a final plat of land located south and east of East Main Street and west of the Missouri River, legally described as COMMERCIAL CAMPGROUND AND MARINA SUBDIVISION, LOTS 1-67, OUTLOTS 1-3, BEING A PLATTING OF MOREHEAD ISLAND RIVERFRONT DEVELOPMENT LOT 3, LOT 9, AND THAT PART OF LOT 2 NOT PLATTED INTO CASTAWAY VILLAS, CASTAWAY ESTATES LOTS 1-7, 9, 10, AND OUTLOT 1, CASTAWAY VILLAS LOT 1, CASTAWAY COTTAGES LOT 1-23, PART OF TAX LOT 189 LOCATED IN SECTION 18 T12N R 14E, OF THE 6TH P.M., CASS COUNTY, NEBRASKA**

FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SECTION 18 T12N R14E OF THE 6TH P.M. WHICH IS 1828.00 FEET NORTH ALONG SAID LINE FROM THE SOUTHWEST CORNER OF SAID SECTION A BEARING OF N0°40'59"E, A DISTANCE OF 617.02 FEET TO A POINT ON THE SOUTH LINE OF LOT 23 CASTAWAY COTTAGES A SUBDIVISION PLATTED AND SURVEYED IN CASS COUNTY, NEBRASKA;

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TENENCE A BEARING OF N21°16'18"E, A DISTANCE OF 75.04 FEET TO THE NORTH EAST CORNER OF SAID LOT;

TENENCE A BEARING OF S68°26'47"E, A DISTANCE OF 50.00 FEET ALONG THE NORTH LINE OF OUTLOT 1 OF CASTAWAY ESTATES TO THE WEST BANK OF THE MISSOURI RIVER;

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SAID PARCEL CONTAINS 37.75 ACRES (1,644,183.30 SQUARE FEET), MORE OR LESS.

15. Adjournment