

City of Bennington
Planning Commission Meeting Agenda
Wednesday, January 26, 2022; 6:00 P.M.
City Office, 15505 Warehouse St.
Bennington, NE
402-238-2375

1. Call to Order – Open Meeting Act – Roll Call
2. Approval of December 29, 2021 Meeting Minutes
3. Consideration of a Revised Preliminary Plat for 89 lots on 11.5 acres located south of Bennington Road and west of Kempten Creek for the Water's Edge @168 Subdivision
 - A. Presentation
 - B. Public Hearing
 - C. Motion
4. Amend Medium Density Residential (R-3) Zoning Regulation Section 5.08.05 - Height and Lot Requirements for adjustments on lot area per unit (density)
 - A. Presentation
 - B. Public Hearing
 - C. Motion
5. Amend High Density Residential (R-4) Zoning Regulation Section 5.09.05 – Height and Lot Requirements for adjustments on lot area per unit (density)
 - A. Presentation
 - B. Public Hearing
 - C. Motion
6. Amend Highway Commercial (C-1) Zoning Regulation Section 5.10.01 – Intent Section
 - A. Presentation
 - B. Public Hearing
 - C. Motion
7. Amend Downtown Design Overlay (DDO) Zoning Regulation 5.19.04 requiring Clustered/Mixed Use Development rezoning by deleting 5.19.04
 - A. Presentation
 - B. Public Hearing
 - C. Motion
8. Future Land Use Map Updates –
 - A. Incorporate areas per updated ETJ Agreements with Village of Washington and Douglas County and designate Future Land Uses, all such areas are South of the County Line between approximately North 133rd Street and North

169th Street in Sections 1, 2, 3 and 4, and East of North 168th Street between approximately Bennington Road and Military Road in Section 16, and between approximately North 158th Street and North 171st Street in Sections 4 and 5, all in Township 16 North, Range 11 East of the 6th P.M., in Douglas County

- i. Presentation
- ii. Public Hearing
- iii. Motion

B. Updates for recent Zoning changes and adjustments of High Density/Commercial Areas

- i. Presentation
- ii. Public Hearing
- iii. Motion

9. Zoning Map Updates –

A. Change platted lots not already C-3 Commercial Zoning from R-4 to C-3 between N. 156th Street, Bennington Road and the Papillion Creek

- i. Presentation
- ii. Public Hearing
- iii. Motion

B. Designate Bennington Zoning for areas per updated ETJ Agreements with the Village of Washington and Douglas County, all such areas are South of the County Line between approximately North 133rd Street and North 169th Street in Sections 1, 2, 3 and 4, and East of North 168th Street between approximately Bennington Road and Military Road in Section 16, and between approximately North 158th Street and North 171st Street in Sections 4 and 5, all in Township 16 North, Range 11 East of the 6th P.M., in Douglas County

- i. Presentation
- ii. Public Hearing
- iii. Motion

10. Adjourn