



City of Omaha  
Jean Stothert, Mayor

January 28, 2014  
C10-13-155  
C12-13-156

Honorable President

and Members of the City Council,

The attached Resolution approves the Final Plat of ARBOR VIEW (Lots 1-127, Outlots A-D), a subdivision outside the city limits, located Northwest of 204<sup>th</sup> Street and Ames Avenue. The applicant is Charleston Homes, LLC.

**CASE DESCRIPTION:** The purpose of this request is to subdivide 84 acres of land into 272 single-family residential lots, 4 outlots for open space/drainage purposes and associated right-of-way in two phases. This Final Plat is for Phase I, which includes Lots 1-127, along with Outlots "A"- "D." A rezoning from AG-Agricultural District to DR-Development Reserve District and R4-Single-Family Residential District (High Density) accompanies this Final Plat.

**DEPARTMENT RECOMMENDATION:** Approval of the Final Plat subject to the following being addressed prior to forwarding the request to the City Council for final action:

1. Submittal of an acceptable final subdivision agreement.
2. Submittal of a letter from the Omaha Post Office Customer Relations Coordinator that establishes delivery points for the development.
3. Submittal of a tree canopy analysis and provide for mitigation in the final subdivision agreement, if necessary.
4. Update the mylars to label the untitled street east of 205th Street as "204th Avenue" and the untitled street west of 208th Street as "208th Avenue."

These conditions have been met as of this date January 21, 2014.

**SUMMARY OF TESTIMONY:** The Planning Board held a public hearing on this request October 2, 2013. A full summary of the proceedings is attached.

**PLANNING BOARD RECOMMENDATION:** Approval, as recommended by the Planning Department, 5-0.

(Final Plat – ARBOR VIEW – Outside City)

RECEIVED

14 JAN 21 8:11:59

CITY CLERK  
OMAHA, NEBRASKA

## Planning Department

Omaha/Douglas Civic Center  
1819 Farnam Street, Suite 1100  
Omaha, Nebraska 68183  
(402) 444-5150  
Telefax (402) 444-6140

**James R. Thele**  
Director

Honorable President  
and Members of the City Council  
Page 2

Respectfully submitted,

Referred to City Council for Consideration:



10-9-2013  
Date



10/14/13  
Date

James R. Thele  
Planning Director

Mayor's Office

For  
ce

Pln3414ece

**INTER-OFFICE COMMUNICATION**  
**City of Omaha, Nebraska**  
**Planning Department**

**TO:** Chairman and Members of the Planning Board

**FROM:** James R. Thele  
Planning Director

**DATE:** September 25, 2013

**SUBJECT:** ARBOR VIEW (Lots 1-127, Outlots A-D)  
Northwest of 204<sup>th</sup> Street and Ames Avenue  
Case #C10-13-155, C12-13-156

---

The Preliminary Plat of Arbor View, a subdivision outside the city limits, with rezoning from AG-Agricultural District to DR-Development Reserve District and R4-Single-Family Residential District (High Density), was recommended for approval with conditions by the Planning Board at their regular meeting August 7, 2013, and subsequently approved with the same conditions by the City Council on September 24, 2013.

A Final Plat has been submitted for review. The application has changed in that the development will consist of two phases. This submitted Final Plat is for the approximate southern half of the subject area and will consist of 127 lots along with 4 outlots.

The conditions of approval of Preliminary Plat were as follows:

1. Submittal of a traffic impact study and provide for all improvements identified. *(The applicant has indicated they are continuing to work with the State of Nebraska Department of Roads and Douglas County Engineer's Office to determine the extent of improvements required. With Phase I, the applicant is proposing to widen the intersection of 204<sup>th</sup> Street and Grand Avenue to provide a 3-lane road section on 204<sup>th</sup> Street and also a southbound right turn lane similar to the intersection just south at Ames Avenue and 204<sup>th</sup> Street. The applicant will need to work with the Public Works Department in finalizing the requirements for Phase I prior to forwarding the plat to the City Council.)*
2. Including provisions in the subdivision agreement for the grade coordination and widening of Fort Street and 204<sup>th</sup> Street to 3 lanes adjacent to the subdivision. *(For Phase I the applicant has included provisions in the subdivision agreement for the improvement of 204<sup>th</sup> Street at Grand Avenue. All other improvements to 204<sup>th</sup> Street and Fort Street are proposed to be done with Phase II.)*
3. Coordinate with Douglas County and the City to determine the necessary improvements to the intersection of 204<sup>th</sup> and Fort Street. *(The applicant is working with the necessary entities in determining the extent of improvements required for this intersection.)*
4. Entering into an interlocal agreement with Douglas County and the City for the improvements of 204<sup>th</sup> Street and Fort Street. *(The applicant will be required to adequately address this condition prior to forwarding the Final Plat to City Council.)*
5. Add the following notes on the Final Plat:
  - a. "There shall be no access from Lots 49 and 50 to 207<sup>th</sup> Street." *(These lots will be included in Phase II of the development.)*
  - b. "There shall be no access from Lots 75 and 255 to Grand Avenue." *(A note restricting access for Lot 127 (formerly Lot 255) has been addressed on the Final Plat. Lot 75 will be included in Phase II of the development.)*

6. Providing for traffic calming on any street in excess of 1,000 feet. *(The applicant indicates that traffic calming will be provided for any street in excess of 1,000 feet in length.)*
7. Providing for the paving of all stub streets to the property line and include the appropriate temporary turnarounds. *(This provision has been accounted for in the final subdivision agreement.)*
8. Providing the standard language for noise attenuation easements on the Final Plat. *(This condition has been addressed on the Final Plat.)*
9. Providing sidewalks along all public streets. *(This condition has been addressed in the subdivision agreement.)*
10. Providing storm sewer design computations and final plans to Douglas County for review that relate to the handling of roadway and site drainage along the development boundary adjacent to Fort Street. *(This provision will need to be provided for in the final subdivision agreement with approval of Phase II.)*
11. Placing the footprint of the buildable area on the Final Plat for Lot 104. *(The building footprint for this lot will be shown on the Phase II final plat.)*
12. Account for or provide clarification on the gap between the OPPD substation and the northeast portion of the plat. *(This portion of the plat is in Phase II and will need to be accounted for with that submittal.)*
13. Providing for all applicable fees as outlined in the Omaha Municipal Code. *(All applicable fees will be included in the final subdivision agreement.)*
14. Including provisions within the subdivision agreement for compliance with all applicable stormwater management ordinances and policies. *(Compliance with all applicable stormwater management ordinances and policies is required to be included as part of the final subdivision agreement.)*
15. Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement. *(Provisions for the use, ownership and maintenance of the outlots is addressed in the final subdivision agreement.)*
16. Providing a letter of approval from Douglas County regarding noxious weed control. *(An acceptable letter from DCES in regards to a proposed Noxious Weed Plan has been submitted.)*
17. Providing a letter of approval for established delivery points from the Omaha Post Office. *(A letter from the Post Office establishing delivery points has not been submitted at this time.)*
18. An acceptable debt ratio of 4% or less. *(The projected total taxable valuation of the development is \$68,250,000 (with \$31,750,000 in Phase I and \$36,500,000 in Phase II). The projected total general obligation debt is estimated at \$2,534,400 (with \$1,473,600 in Phase I and \$1,060,800 in Phase II). The projected total debt ratio is estimated at 3.71% (4.64% in Phase I and 2.91% in Phase II).)*

**ANALYSIS:**

Conditionally, the proposed Final Plat is generally consistent with the approved Preliminary Plat and all applicable subdivision ordinances.

The submittal indicates the removal of existing trees from Outlots A and B to be used as Bio-Retention Basins as a part of the Post-Construction Stormwater Management Plan. During the review of the Preliminary Plat submittal, it was not believed that these trees were to be removed from these outlots, otherwise a condition would have been in place. Nonetheless, the applicant will need to submit a tree canopy analysis to determine whether mitigation is required. If mitigation is required, it will need to be addressed in the final subdivision agreement prior to forwarding the plat to the City Council.

The Final Plat mylars will need to be updated to label the untitled street east of 205<sup>th</sup> Street as "204<sup>th</sup> Avenue" and the untitled street west of 208<sup>th</sup> Street as "208<sup>th</sup> Avenue."

**DEPARTMENT RECOMMENDATION:**

Approval of the Final Plat subject to the following being addressed prior to forwarding the request to the City Council for final action:

1. Submittal of an acceptable final subdivision agreement.
2. Submittal of a letter from the Omaha Post Office Customer Relations Coordinator that establishes delivery points for the development.
3. Submittal of a tree canopy analysis and provide for mitigation in the final subdivision agreement, if necessary.
4. Update the mylars to label the untitled street east of 205<sup>th</sup> Street as "204<sup>th</sup> Avenue" and the untitled street west of 208<sup>th</sup> Street as "208<sup>th</sup> Avenue."

**ATTACHMENTS:**

Final Plat  
Phasing Exhibit  
Source and Use of Funds

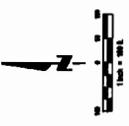
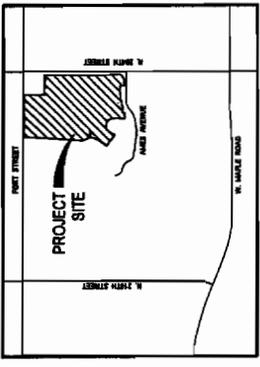
Project	PHASE LINE EXHIBIT
Sheet	1 of 1
Date	10/15/11
Scale	AS SHOWN
Author	
Checker	
Reviewer	

PHASE LINE EXHIBIT

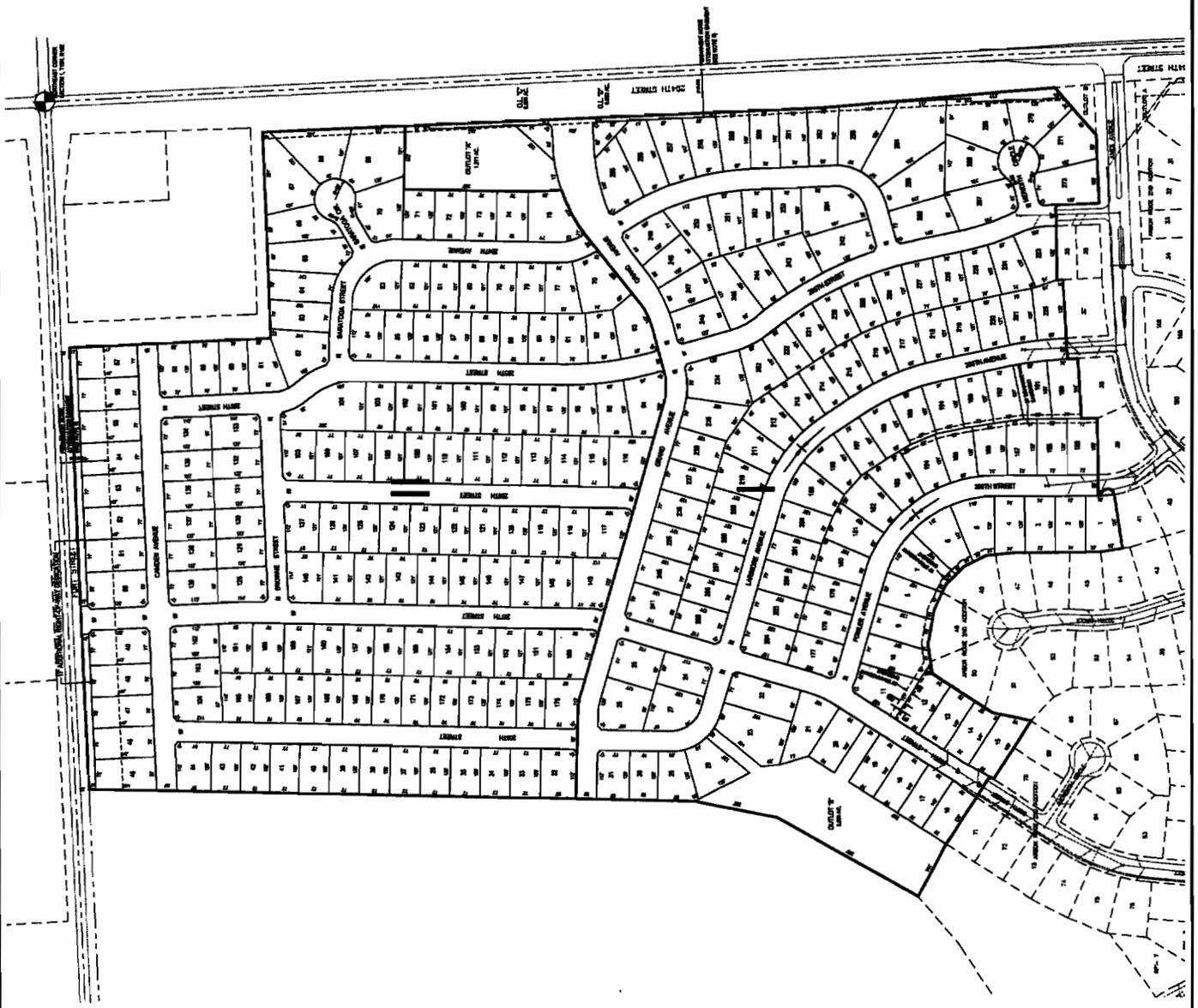
ARBOR VIEW



E & A CONSULTING GROUP, INC.  
 Engineering • Planning • Environmental & Field Services  
 10000 West 10th Avenue, Suite 100  
 Greenwood Village, CO 80120  
 Phone: 303.751.1000  
 Fax: 303.751.1001  
 www.eandagroup.com



- LEGEND
- Proposed Lot
  - Proposed Street
  - Proposed Right-of-Way
  - Proposed Utility
  - Proposed Easement
  - Proposed Encroachment
  - Proposed Encroachment
  - Proposed Encroachment
  - Proposed Encroachment



## PLANNING BOARD MINUTES

4.	C10-13-155 C12-13-156 Charleston Homes, LLC	REQUEST:	Final Plat approval of ARBOR VIEW (Lot 1-127, O.L. A-D), a subdivision outside the city limits, with rezoning from AG to DR and R4
		LOCATION:	Northwest of 204 <sup>th</sup> Street and Ames Avenue

At the Planning Board meeting held on October 2, 2013, Dave Fanslau, Acting Assistant Planning Director, stated that the Department recommended approval of the Final Plat subject to the conditions of the recommendation report.

Mr. Nesbitt moved for approval of the Final Plat subject to the following being addressed prior to forwarding the request to the City Council for final action: 1) Submittal of a letter from the Omaha Post Office Customer Relations Coordinator that establishes delivery points for the development; 2) Update the mylars to label the untitled street east of 205<sup>th</sup> Street as "204<sup>th</sup> Avenue" and the untitled street west of 208<sup>th</sup> Street as "208<sup>th</sup> Avenue; 3) Submittal of a tree canopy analysis and mitigation plan, if necessary; and 4) Submittal of an acceptable final subdivision agreement. Mr. Hoich seconded the motions which carried 5-0.

October 2013

Pln3423ece

CASE: C10-13-155, C12-13-156

APPLICANT: Charleston Homes, LLC

REQUEST: Final Plat approval of ARBOR VIEW, a subdivision outside the city limits, with rezoning from AG to DR and R4

LOCATION: Northwest of 204th Street and Ames Avenue

SUBJECT AREA IS SHADED - OCTOBER 2013

