



City of Omaha
Jean Stothert, Mayor

April 22, 2014
C10-12-223
C12-12-224

Honorable President

and Members of the City Council,

The attached Resolution approves the Revised Preliminary Plat of HIGHLAND HILLS (formerly known as HIGHLAND RIDGE), a subdivision outside the city limits, located Northeast of 168th and Ida Streets. The applicant is Celebrity Homes.

CASE DESCRIPTION: The purpose of this request is to subdivide this approximate 160 acre property into 495 single-family lots, eight outlots for open space/drainageway purposes and associated right-of-way in two phases. Lots 1-190 and Outlots "A" and "B" will be included in Phase I, with the remaining lots in the second phase. A rezoning from AG-Agricultural District to DR-Development Reserve District and R4-Single-Family Residential District (High Density) will accompany the Phase I Final Plat.

DEPARTMENT RECOMMENDATION: Approval of the Revised Preliminary Plat subject to the following items being addressed prior to or with application for Final Plat approval of each applicable phase of the development:

1. Dedicate an additional 10 feet of right-of-way along 168th Street for the first 300 feet north of Ida Street, along with an additional 10 feet of right-of-way along Ida Street for the first 300 feet east of 168th Street.
2. Align the centerline of Potter Street at its intersection with 168th Street with the half-mile line.
3. Receiving the required permits for the proposed street connections to 168th and Ida Streets from the subdivision from the Douglas County Engineer's office.
4. Provide for the widening to a three-lane section and the grading to the ultimate five-lane section for all frontage along 168th and Ida Streets.
5. Submit a 1:20 scale exhibit of the intersection of 166th and Ida Streets to the Public Works Department for review and approval.
6. Add or update the following notes on the Final Plat:
 - a. "No direct vehicular access from Outlots "B" or "H" to 166th Street."
 - b. "No direct vehicular access from Lots 374 or 388 to North H.W.S. Cleveland Blvd."
 - c. "No direct vehicular access from Outlot "C" or Lot 387 to Potter Street."
7. Provide for traffic calming on any street in excess of 1,000 feet.

RECEIVED

14 APR 11 11:54

CITY CLERK
OMAHA, NEBRASKA

Planning Department
Permits & Inspections Division

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1110
Omaha, Nebraska 68183
(402) 444-5350
Telefax (402) 444-6140

James R. Thele
Director

8. All street stubs will need to be paved to the property line, in addition to providing temporary turnarounds at the terminus of all temporarily dead-ended streets.
9. Coordinate with the Public Works and Parks Departments for the design of North H.W.S. Cleveland Blvd. and receive Parks and Recreation Advisory Board approval for the boulevard improvement plans and costs.
10. The final subdivision agreement will need to include wording for boulevard improvements with estimated costs in Section II. L. 2.
11. Provide 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 boundaries adjacent to 168th and Ida Streets.
12. If a temporary lift station will be used, an exhibit must be submitted showing that sewers served will be able to function by gravity in the future.
13. If a temporary lift station will be used, provide language in the final subdivision agreement that it will be owned and maintained privately.
14. Provide cross sections for review that show the relationship of the proposed site grading to the existing and future 168th and Ida Street improvements.
15. Providing sidewalks as required; including provisions in the subdivision agreement regarding the maintenance of the sidewalks on both sides of double-fronted lots.
16. Provide a pedestrian connection from 167th Avenue to 168th Street through Outlot "G."
17. Coordinate with the Planning Department's Bicycle and Pedestrian Coordinator in regards to providing pedestrian connections between Whitmore Street sidewalks and those along Ida Street.
18. Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement and on the Final Plat.
19. Provide a letter from the Omaha Post Office Customer Relations Coordinator that establishes delivery points for the development.
20. Compliance with all applicable stormwater management ordinances and policies.
21. An acceptable debt ratio of 4% or less.

SUMMARY OF TESTIMONY: The Planning Board held a public hearing on this request March 5, 2014. A full summary of the proceedings are attached.

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

(Revised Preliminary Plat – HIGHLAND HILLS – Outside City)

Honorable President
and Members of the City Council
Page 3

Respectfully submitted,

Referred to City Council for Consideration:

James R. Thele 3/24/14

James R. Thele Date
Planning Director

Sean Stothert 4/3/14

Mayor's Office Date

Approved:

Stephen B. Curtiss 3/26/14

Stephen B. Curtiss Date
Finance Director

Approved:

Todd Pfitzer 3/28/14

Todd Pfitzer, City Engineer Date
Transportation Services

Pln3557ece

INTER-OFFICE COMMUNICATION
City of Omaha, Nebraska
Planning Department

TO: Chairman and Members of the Planning Board

FROM: James R. Thele
Planning Director

DATE: February 26, 2014

SUBJECT: HIGHLAND HILLS (formerly known as HIGHLAND RIDGE)
Northeast of 168th and Ida Streets
Case #C10-12-223, C12-12-224

The Preliminary Plat of Highland Ridge, 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 December 5, 2012, and subsequently approved with the same conditions by the City Council on February 5, 2013.

The applicant has requested approval of a Revised Preliminary Plat, along with a Final Plat for Phase I with a name change to HIGHLAND HILLS. There has been a reduction from 645 to 495 single-family lots for the development. Phase I consists of Lots 1-190, along with Outlots "A" and "B."

The conditions of approval of Preliminary Plat were as follows:

1. Align the centerline of Potter Street at its intersection with 168th Street with the half-mile line. *(This provision still applies – the applicant will need to acquire as needed and dedicate the right-of-way within the platted area to facilitate this provision.)*
2. Receiving the required permits for the proposed street connections to 168th and Ida Streets from the subdivision from the Douglas County Engineer's office. *(The applicant will need to continue working with the Douglas County Engineer's office in regards to this condition.)*
3. Provide for the widening to a three-lane section and the grading to the ultimate five-lane section for all frontage along 168th and Ida Streets. *(The applicant will need to coordinate both street and site grading with Douglas County and enter into an inter-local agreement with the County for those improvements.)*
4. Submit a 1:20 scale exhibit of the intersection of 166th and Ida Streets to the Public Works Department for review and approval. *(This provision still applies.)*
5. Change the right-of-way dedication on all corner lots to 8.5' triangles and update the 'Typical Corner Lot Chamfer Detail' accordingly. *(This condition has been met.)*
6. Add or update the following notes on the Final Plat:
 - a. Add a note stating "No direct vehicular access from Lot 452 to Potter Street."
 - b. Add a note stating "No direct vehicular access from Lot 301 to 166th Street."
 - c. Add a note stating "Drive access from Lot 60 to 166th Street shall only be permitted at the north end of the lot."
 - d. Amend Note 6 to include "Lot 284" to the list of restricted lots.

(With the change of lot configuration and numbering, these notes are no longer applicable. The following notes should be added or updated on the Final Plat:

- a. "No direct vehicular access from Outlots "B" or "H" to 166th Street."
- b. "No direct vehicular access from Lots 374 or 388 to North H.W.S. Cleveland Blvd."
- c. "No direct vehicular access from Outlot "C" or Lot 387 to Potter Street."

7. Provide for traffic calming on any street in excess of 1,000 feet. *(This provision still applies.)*
8. All street stubs will need to be paved to the property line. *(This provision still applies, in addition to providing temporary turnarounds at the terminus of all temporarily dead-ended streets.)*
9. Provide 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 boundaries adjacent to 168th and Ida Streets. *(The applicant will need to continue working with the Douglas County Engineer's office in regards to this condition.)*
10. Providing sidewalks as required; including provisions in the subdivision agreement regarding the maintenance of the sidewalks on both sides of double-fronted lots. *(This provision is addressed in the submitted draft subdivision agreement for Phase I.)*
11. Submit an exhibit showing that sewers served by the temporary lift station will be able to function by gravity in the future. *(The new submittal is unclear as to whether a temporary lift station will be used and if it is, this provision still applies.)*
12. Provide language in the final subdivision agreement that the temporary lift station will be owned and maintained privately. *(The new submittal is unclear as to whether a temporary lift station will be used and if it is, this provision still applies.)*
13. Provide cross sections for review that show the relationship of the proposed site grading to the existing and future 168th and Ida Street improvements. *(The applicant will need to continue working with the Douglas County Engineer's office in regards to this condition.)*
14. 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. Provide for all applicable fees as outlined in the Omaha Municipal Code. *(This provision is addressed in the submitted draft subdivision agreement for Phase I.)*
16. Parks and Recreation Advisory Board approval for the boulevard improvement plans and costs prior to submittal of a Final Plat. *(This condition still applies. Additionally, the applicant will need to coordinate with the Public Works and Parks Departments for the design of North H.W.S. Cleveland Blvd.)*
17. Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement and on the Final Plat. *(This provision is addressed in the submitted draft subdivision agreement for Phase I. Addressing this provision on the Final Plat is no longer necessary.)*
18. Providing a letter of approval from Douglas County Environmental Services for the Noxious Weed Plan with the Final Plat. *(An acceptable letter from DCES in regards to a proposed Noxious Weed Plan has been submitted.)*

19. Provide a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. *(A letter from DCEM indicating acceptable emergency warning coverage for this area has been submitted.)*
20. Provide a letter from the Omaha Post Office Customer Relations Coordinator that establishes delivery points for the development. *(A letter from the Post Office has not been submitted yet.)*
21. A debt ratio of 4% or less. *(With the reduction of lots, the projected total overall taxable valuation is estimated at \$117,000,000, with \$47,025,000 in Phase I. The projected total overall general obligation debt is estimated at \$4,336,447.70, with \$1,975,940.36 in Phase I. The projected overall debt ratio is estimated at 3.70%, with 4.2% in Phase I. As long as the overall debt ratio remains below 4%, this is acceptable.)*

Additional comments in regards to this submittal are as follows:

Public Improvements: Traffic and Circulation – Dedicate an additional 10 feet of right-of-way along 168th Street for the first 300 feet north of Ida Street, along with an additional 10 feet of right-of-way along Ida Street for the first 300 feet east of 168th Street.

Sidewalks – In addition to the need for sidewalks to be provided along all public streets, the applicant will need to provide a pedestrian connection from 167th Avenue to 168th Street through Outlot “G.” Additionally, the development will need to provide pedestrian connections between Whitmore Street sidewalks and those along Ida Street. There may be a way to design this to provide optimum access without paving walks along the entirety of each street. The applicant will need to work with the Planning Department’s Bicycle and Pedestrian Coordinator.

Grading and Drainage: If drainage basins or other Post Construction Stormwater Management Plan features are to be owned and maintained by the District, they need to be platted into separate outlots from those outlots with other purposes (e.g. the unused ground in Outlots “A” and “B”), even if the outlots are contiguous.

Parks and Open Space: The final subdivision agreement will need to include wording for boulevard improvements with estimated costs in Section II. L. 2.

Land Use and Planning: Conditionally, the Revised Preliminary Plat and proposed zoning plan is in substantial compliance with the City’s subdivision ordinances and Master Plan.

DEPARTMENT RECOMMENDATION:

Approval of the rezoning from AG to DR and R4.

Approval of the Revised Preliminary Plat subject to the following items being addressed prior to or with application for Final Plat approval of each applicable phase of development:

1. Dedicate an additional 10 feet of right-of-way along 168th Street for the first 300 feet north of Ida Street, along with an additional 10 feet of right-of-way along Ida Street for the first 300 feet east of 168th Street.
2. Align the centerline of Potter Street at its intersection with 168th Street with the half-mile line.
3. Receiving the required permits for the proposed street connections to 168th and Ida Streets from the subdivision from the Douglas County Engineer’s office.

4. Provide for the widening to a three-lane section and the grading to the ultimate five-lane section for all frontage along 168th and Ida Streets.
5. Submit a 1:20 scale exhibit of the intersection of 166th and Ida Streets to the Public Works Department for review and approval.
6. Add or update the following notes on the Final Plat:
 - a. "No direct vehicular access from Outlots "B" or "H" to 166th Street."
 - b. "No direct vehicular access from Lots 374 or 388 to North H.W.S. Cleveland Blvd."
 - c. "No direct vehicular access from Outlot "C" or Lot 387 to Potter Street."
7. Provide for traffic calming on any street in excess of 1,000 feet.
8. All street stubs will need to be paved to the property line, in addition to providing temporary turnarounds at the terminus of all temporarily dead-ended streets.
9. Coordinate with the Public Works and Parks Departments for the design of North H.W.S. Cleveland Blvd. and receive Parks and Recreation Advisory Board approval for the boulevard improvement plans and costs.
10. The final subdivision agreement will need to include wording for boulevard improvements with estimated costs in Section II. L. 2.
11. Provide 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 boundaries adjacent to 168th and Ida Streets.
12. If a temporary lift station will be used, an exhibit must be submitted showing that sewers served will be able to function by gravity in the future.
13. If a temporary lift station will be used, provide language in the final subdivision agreement that it will be owned and maintained privately.
14. Provide cross sections for review that show the relationship of the proposed site grading to the existing and future 168th and Ida Street improvements.
15. Providing sidewalks as required; including provisions in the subdivision agreement regarding the maintenance of the sidewalks on both sides of double-fronted lots.
16. Provide a pedestrian connection from 167th Avenue to 168th Street through Outlot "G."
17. Coordinate with the Planning Department's Bicycle and Pedestrian Coordinator in regards to providing pedestrian connections between Whitmore Street sidewalks and those along Ida Street.
18. Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement and on the Final Plat.
19. Provide a letter from the Omaha Post Office Customer Relations Coordinator that establishes delivery points for the development.
20. Compliance with all applicable stormwater management ordinances and policies.
21. An acceptable debt ratio of 4% or less.

Approval of the Final Plat Phase I (Lot 1-190, Outlot "A" and "B") subject to compliance with conditions of Preliminary Plat approval relative to Phase I and submittal of an acceptable final subdivision agreement prior to forwarding the Final Plat to the City Council.

ATTACHMENTS:

Revised Preliminary Plat
Final Plat
Source and Use of Funds

ORDER OF MAGNITUDE COST ESTIMATE

EXHIBIT D, D-2

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable
SANITARY SEWER							
Interior	23600	LF	\$1,722,400.00	\$2,413,200.00	\$14,200.00	\$2,399,000.00	\$0.00
Outfall	600	LF	\$30,500.00	\$42,700.00	\$42,700.00	\$0.00	\$0.00
STORM SEWER							
	8760	LF	\$753,800.00	\$1,047,900.00	\$1,047,900.00	\$0.00	\$0.00
PAVING							
Minor	86780	SY	\$3,003,679.25	\$4,208,418.95	\$982,900.00	\$3,215,518.95	\$0.00
Major	12400	SY	\$2,020,800.00	\$2,831,300.00	\$1,561,000.00	\$0.00	\$0.00
PARKS							
Community Parks Fee			\$72,000.00	\$83,800.00	\$83,800.00	\$0.00	\$0.00
WATER							
Interior	29480	LF	\$1,789,000.00	\$2,291,200.00	\$86,600.00	\$2,204,600.00	\$0.00
Off-Site	3850	LF	\$509,000.00	\$601,700.00	\$416,300.00	\$0.00	\$0.00
POWER							
	495	Lots	\$668,300.00	\$855,800.00	\$0.00	\$855,800.00	\$0.00
PLAN REVIEW FEE							
	1	%	\$81,818.57	\$91,047.70	\$91,047.70	\$0.00	\$0.00

Total	\$10,651,297.82	\$14,467,066.65	\$4,336,447.70	\$8,674,918.95	\$1,455,700.00
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Specials per Lot	\$17,500.00
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ASSESSABLE VALUATION

Residential Home	250	Units		\$275,000.00 =	\$68,750,000.00
60' Residential Home	245	Units		\$250,000.00 =	\$61,250,000.00
Total 100% Valuation					\$130,000,000.00
Total 95% Valuation					\$123,500,000.00

DEBT RATIO	3.51%
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ORDER OF MAGNITUDE COST ESTIMATE

EXHIBIT D, D-2

Proposed Improvement	Quantity	Unit	Construction Cost	Total Cost	General Obligation	Special	Reimbursable
SANITARY SEWER							
Interior	11160	LF	\$738,900.00	\$1,035,200.00	\$8,600.00	\$1,028,800.00	\$0.00
Outfall	600	LF	\$30,500.00	\$42,700.00	\$42,700.00	\$0.00	\$0.00
STORM SEWER	5615	LF	\$467,800.00	\$650,300.00	\$650,300.00	\$0.00	\$0.00
PAVING							
Minor	40600	SY	\$1,394,497.50	\$1,953,813.71	\$512,800.00	\$1,441,013.71	\$0.00
Major	2400	TN	\$373,500.00	\$523,200.00	\$523,200.00	\$0.00	\$0.00
PARKS							
Parks Fee			\$32,000.00	\$37,200.00	\$37,200.00	\$0.00	\$0.00
WATER							
Interior		LF	\$844,500.00	\$1,081,600.00	\$52,100.00	\$1,029,500.00	\$0.00
Off-Site		LF	\$99,500.00	\$117,600.00	\$117,600.00	\$0.00	\$0.00
POWER	190	Lots	\$256,500.00	\$328,500.00	\$0.00	\$328,500.00	\$0.00
PLAN REVIEW FEE	1	%	\$30,050.64	\$33,440.36	\$33,440.36	\$0.00	\$0.00

Total	\$4,267,748.14	\$5,803,554.07	\$1,975,940.36	\$3,827,813.71	\$0.00
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Specials per Lot	\$20,100.00
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ASSESSABLE VALUATION

Residential Home	190	Units	\$275,000.00 =	\$52,250,000.00
Commercial Land	0	Acres	\$0.00 =	\$0.00

Total 100% Valuation	=	\$52,250,000.00
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Total 95% Valuation	=	\$49,637,500.00
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DEBT RATIO	3.98%
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PLANNING BOARD MINUTES

17.	C10-12-223 C12-12-224 Celebrity Homes	REQUEST:	Revised Preliminary Plat approval of HIGHLAND HILLS (formerly known as HIGHLAND RIDGE) and approval of the Final Plat of HIGHLAND HILLS (Lot 1-190, Outlot A-B), a subdivision outside the city limits, with rezoning from AG to DR and R4
		LOCATION:	Northeast of 168th and Ida Streets

At the Planning Board meeting held on March 5, 2014, Brian Doyle, 11440 West Center Road, appeared before the Board on behalf of the applicant. Mr. Doyle stated that the request for the revised preliminary plat reduced the number of single family lots from 645 lots to 495 lots and that the lots would have larger homes. He also stated that the Final Plat request for Phase I would be 190 single family lots.

Marian Brewer of Denver, Colorado appeared before the Board. Ms. Brewer stated that she is the trustee of the land adjacent to the site and that she was in agreement with a lower density for the area and in favor of the development.

Dave Fanslau, Acting Assistant Planning Director stated that the Department recommended approval of the rezoning, approval of the Revised Preliminary Plat subject to the 21 conditions of the recommendation report and approval of the Final Plat Phase I subject to the conditions of the recommendation report.

Mr. Nesbitt moved approval of the rezoning from AG to DR and R4, approval of the Revised Preliminary Plat subject to the following items being addressed prior to or with application for Final Plat approval of each applicable phase of development: 1) Dedicate an additional 10 feet of right-of-way along 168th Street for the first 300 feet north of Ida Street, along with an additional 10 feet of right-of-way along Ida Street for the first 300 feet east of 168th Street, 2) Align the centerline of Potter Street at its intersection with 168th Street with the half-mile line, 3) Receiving the required permits for the proposed street connections to 168th and Ida Streets from the subdivision from the Douglas County Engineer's office, 4) Provide for the widening to a three-lane section and the grading to the ultimate five-lane section for all frontage along 168th and Ida Streets, 5) Submit a 1:20 scale exhibit of the intersection of 166th and Ida Streets to the Public Works Department for review and approval, 6) Add or update the following notes on the Final Plat: (a) "No direct vehicular access from Outlots "B" or "H" to 166th Street.", (b) "No direct vehicular access from Lots 374 or 388 to North H.W.S. Cleveland Blvd.", and (c) "No direct vehicular access from Outlot "C" or Lot 387 to Potter Street.", 7) Provide for traffic calming on any street in excess of 1,000 feet, 8) All street stubs will need to be paved to the property line, in addition to providing temporary turnarounds at the terminus of all temporarily dead-ended streets, 9) Coordinate with the Public Works and Parks Departments for the design of North H.W.S. Cleveland Blvd. and receive Parks and Recreation Advisory Board approval for the boulevard improvement plans and costs, 10) The final subdivision agreement will need to include wording for boulevard improvements with estimated costs in Section II. L. 2, 11) Provide 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 boundaries adjacent to 168th and Ida Streets, 12) If a temporary lift station will be used, an exhibit must be submitted showing that sewers served will be able to function by gravity in the future, 13) If a temporary lift station will be used, provide language in the final subdivision agreement that it will be owned and maintained privately, 14) Provide cross sections for review that show the relationship of the proposed site grading to the existing and future 168th and Ida Street improvements, 15) Providing sidewalks as required; including provisions in the subdivision agreement regarding the maintenance of the sidewalks on both sides of double-fronted lots, 16) Provide a pedestrian connection from 167th Avenue to 168th Street through Outlot "G.", 17) Coordinate with the Planning Department's Bicycle and Pedestrian

Coordinator in regards to providing pedestrian connections between Whitmore Street sidewalks and those along Ida Street, 18) Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement and on the Final Plat, 19) Provide a letter from the Omaha Post Office Customer Relations Coordinator that establishes delivery points for the development, 20) Compliance with all applicable stormwater management ordinances and policies, and 21) An acceptable debt ratio of 4% or less, and approval of the Final Plat Phase I (Lot 1-190, Outlot "A" and "B") subject to compliance with conditions of Preliminary Plat approval relative to Phase I and submittal of an acceptable final subdivision agreement prior to forwarding the Final Plat to the City Council. Mr. Rosenbaum seconded the motion which carried 5-0.

March 2014

Pln3570ece

CASE: C10-12-223, C12-12-224

APPLICANT: Celebrity Homes

REQUEST: Revised Preliminary Plat approval of HIGHLAND HILLS (formerly known as HIGHLAND RIDGE) and approval of the Final Plat of HIGHLAND HILLS (Lot 1-190, Outlot A-B), a subdivision outside the city limits, with rezoning from AG to DR and R4

LOCATION: Northeast of 168th and Ida Streets

SUBJECT AREA IS SHADED - MARCH 2014

