



City of Omaha
Jean Stothert, Mayor

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Planning Department
Permits & Inspections Division

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James R. Thele
Director

April 22, 2014
C10-00-040
C12-14-038

Honorable President

and Members of the City Council,

The attached Resolution approves the Preliminary Plat of WEST GRAYHAWK REPLAT THREE, a minor plat inside the city limits, located southwest of 147th Street and West Maple Road. The applicant is Royce Grayhawk.

CASE DESCRIPTION: The purpose of this request is to plat the subject site into six lots and one outlot. A Major Amendment to the Mixed Use Development Agreement for the subject site will accompany the final plat.

DEPARTMENT RECOMMENDATION: Approval of the preliminary plat subject to:

1. Renaming Evans Street to Evans Plaza.
2. Provide for all improvements identified in the final traffic study.

PLANNING BOARD RECOMMENDATION: Approval, by consent, as recommended by the Planning Department, 4-0.

(Preliminary Plat –WEST GRAYHAWK REPLAT THREE– Inside City)

Respectfully submitted,

Referred to City Council for Consideration:

James R. Thele 3/28/14
James R. Thele Date
Planning Director

Jean Stothert 4/13/14
Jean Stothert Date
Mayor's Office

Approved:
Stephen B. Curtiss 3/28/14
Stephen B. Curtiss Date
Interim Finance Director

Approved:
Todd Pfitzer 3/28/14
Todd Pfitzer Date
City Engineer
Transportation Services

**OMAHA CITY PLANNING DEPARTMENT
RECOMMENDATION REPORT
February 26, 2014**

Case Number: #C10-00-040, C12-14-038

Applicant: Royce Grayhawk

Request: Preliminary and Final Plat approval of WEST GRAYHAWK REPLAT THREE, a minor plat inside the city limits, with approval of a major amendment to the Mixed Use District Development Agreement for West Grayhawk

Location: Southwest of 147th and West Maple Road

I. GENERAL INFORMATION:

Purpose: To plat 15.60 acres into six (6) lots and one (1) outlot for commercial and office uses.

Existing Land Use: Undeveloped land

Existing Zoning: MU

Adjacent Land Use and Zoning:

North	West Maple Road	N/A
South	Condos/Undeveloped land	R6
East	Commercial/Undeveloped land	MU/DR
West	Single-family residential	R4

Future Land Use Plan Designation: Office/Commercial

Applicable Regulations: Development of the site is subject to compliance with the West Grayhawk Mixed Use Development Agreement, Urban Design Article XXII, as well as all other applicable regulations.

II. SPECIAL INFORMATION:

Site Characteristics: The site is 15.60 acres and is currently undeveloped land. The site generally slopes downward from west to east and is abutted by some existing strip commercial buildings on the east, existing condo buildings and vacant land on the south, a single-family residential neighborhood on the west, and West Maple Road on the north.

Development Proposal: The applicant is requesting to plat the site into six (6) lots and one (1) outlot in order to construct several buildings containing office, commercial, fast food, and gas station uses. The applicant is proposing to connect 150th Avenue on the west with 147th Street on the east via the construction of Evans Plaza through the site.

Mixed Use Review

Exhibits and site plans have been reviewed as conceptual documents indicating intent to comply with applicable provisions pursuant to Section 55-561 Mixed Use Districts. All incidents of non-compliance with the applicable zoning code provisions shall be explicitly cited, enumerated and dimensioned within exhibits and plans of the development agreement by the applicant; otherwise, the following applicable zoning codes shall apply.

Included within this list are underlined items requiring additional information prior to forwarding to City Council.

Administrative

The applicant must submit five (5) signed agreements for a major amendment.

Mixed Districts

Mixing of uses, section 55-564(c)

Circulation systems, section 55-564(d), The applicant must provide a future pedestrian connection to the southern R6 zoned lot via Lot 1 and provide for the continuation of the stub street from the existing Lot 1, Replat 2, West Grayhawk.

Plazas, places and buildings, section 55-564(e)

Green corners, section 55-564(f)

Stormwater detention areas, section 55-564(g)

Urban Design

Sidewalk areas. Article XXII (Urban Design), section 55-924

Per 55-924 OMC, the applicant must construct sidewalks per the required width based on the street location and function.

Per 55-924 OMC, the applicant will need to provide 2" caliper shade trees at intervals of not more than 40' on center within the 8' curbside landscaping

Build-to/set-back lines and zones. Article XXII (Urban Design), section 55-925(a), (b) and (e).

Ground-level transparency. Article XXII (Urban Design), section 55-926

Screening of service areas. Article XXII (Urban Design), section 55-927

Green parking areas. Article XXII (Urban Design), section 55-928

Per 55-928(c) OMC, the applicant will be required to include 7% interior parking lot landscaping and landscaped screening will be required along all parking lots abutting residential areas.

Parking structures. Article XXII (Urban Design), section 55-929

Site and building access. Article XXII (Urban Design), section 55-930(a) and (b)

Neighborhood connectivity. Article XXII (Urban Design), section 55-931

Location of utilities. Article XXII (Urban Design), section 55-932

Signs. Article XXII (Urban Design), section 55-933

Retaining walls; landscape berms. Article XXII (Urban Design), section 55-934

Building design guidelines. Article XXII (Urban Design), section 55-935

Public Improvements:

1. Provide for all improvements identified in the final approved traffic study.
2. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.

Grading and Drainage: The applicant will be required to comply with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality.

III. ANALYSIS:

The applicant is proposing to plat the property into six (6) lots and one (1) outlot, in order to construct several retail, office, gas station, and fast food buildings. The reconfiguration of the internal street and lots necessitates a Major Amendment to the Mixed Use Development Agreement. The proposed subdivision and major amendment are consistent with and carries out the goals and objectives of the City of Omaha Master Plan.

IV. RECOMMENDATION:

Approval of the Major Amendment to the Mixed Use Development Agreement subject to the following conditions and submittal of an acceptable mixed use development agreement prior to forwarding the request to the City Council for final action:

1. Creating a pedestrian connection from Evans Plaza southward to the existing R6 zoning.
2. Providing for the continuation of the stub street on the existing Lot 1, Replat 2, West Grayhawk.

Approval of the Preliminary Plat subject to:

1. Renaming Evans Street to Evans Plaza.

Approval of the Final Plat subject to compliance with the condition of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

V. ATTACHMENTS

Preliminary Plat
Minor Plat
Mixed Use Plan
Prior Approved Mixed Use Plan

14.	C10-00-040 (D) C12-14-038 Royce Grayhawk	REQUEST:	Preliminary and Final Plat approval of WEST GRAYHAWK REPLAT THREE, a minor plat inside the city limits, with Approval of a Major Amendment to the Mixed Use District Development Agreement for West Grayhawk
		LOCATION:	Southwest of 147th Street and West Maple Road

At the Planning Board meeting held on March 5, 2014, Mr. Nesbitt moved for approval of the Major Amendment to the Mixed Use Development Agreement subject to the following conditions and submittal of an acceptable mixed use development agreement prior to forwarding the request to the City Council for final action: 1) Creating a pedestrian connection from Evans Plaza southward to the existing R6 zoning, and 2) Providing for the continuation of the stub street on the existing Lot 1, Replat 2, West Grayhawk, approval of the Preliminary Plat subject to: 1) Renaming Evans Street to Evans Plaza, and approval of the Final Plat subject to compliance with the condition of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the plat to the City Council. Mr. Rosenbaum seconded the motion which carried 5-0.

C10-00-040, C12-14-038

