



City of Omaha
Jean Stothert, Mayor

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CITY CLERK
OMAHA, NEBRASKA

Planning Department

Omaha/Douglas Civic Center
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Omaha, Nebraska 68183
(402) 444-5150
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James R. Thele
Director

September 16, 2014

C10-14-081

C12-14-082

Honorable President

and Members of the City Council,

The attached Resolution approves the Preliminary Plat of ANTLER VIEW, a subdivision outside the city limits, located southeast of 192nd Street and West Maple Road. The applicant is 192 Maple, LLC.

CASE DESCRIPTION: The purpose of this request is to subdivide approximately 109 acres of land into 17 total lots – 15 lots for office/commercial development (30.19 acres), two lots for high-density residential (53.17 acres), three outlots for open space/drainage purposes (17.28 acres) and associated right-of-way. A rezoning from AG-Agricultural District and R4-Single-Family Residential District (High Density) to DR-Development Reserve District, R7-Medium-Density Multiple-Family Residential District and MU-Mixed-Use District will accompany the Final Plat.

This Preliminary Plat request is accompanied by an Amendment to the Future Land Use Element of the Omaha Master Plan.

DEPARTMENT RECOMMENDATION: Approval of the Preliminary Plat subject to the following being addressed with or prior to submittal of a Revised Preliminary Plat and/or Final Plat:

1. Submittal of a Revised Preliminary Plat.
2. Provide for all improvements identified in the final approved traffic study.
3. Dedicate right-of-way as necessary for the north-south ½ mile connection to be located at the northeast portion of the proposed development.
4. Provide an east-west ¼ mile connection along the south side of proposed Lot 1.
5. Pave the stub street in the dedicated right-of-way that connects to Miami Street.
6. Place the remaining land south and west of the dedicated right-of-way in the southwest corner of Outlot "C" in another outlot.
7. Dedicate an additional 10 feet of right-of-way along 192nd Street for the first 300 feet south of West Maple Road.
8. Coordinate with the Public Works Department on the design of the proposed roundabout.
9. Provide, keep or modify so the following notes are on the Final Plat:

- a. "No direct access shall be permitted to 192nd Street or to West Maple Road from any lots."
 - b. "Street D [replace with actual street name] shall be restricted to a right-in/right-out only movement at 192nd Street in the future."
 - c. "There shall be no access from Lot 15 to Street A [actual street name]."
 - d. "Lot 6 shall only have access via a shared driveway on the common lot line with Lot 7." (A reciprocal access easement will need to be placed on the plat to accommodate this)
 - e. "No noise attenuation easement has been shown on Lot 16 as the south half of the West Maple Road right-of-way is wider than 115 feet."
10. Coordinate the sanitary sewer design with the Douglas County Engineer's office so that it is consistent with the future 180th and Blondo Street improvements.
 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 boundary adjacent to 192nd Street.
 12. Place any jurisdictional waterways and wetlands within an outlot.
 13. Including provisions within the subdivision agreement for compliance with all applicable stormwater management ordinances and policies.
 14. Providing for all applicable fees as outlined in the Omaha Municipal Code.
 15. Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement.
 16. Provide sidewalks as required by City codes.
 17. An acceptable debt ratio of 4% or less.
 18. Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area.
 19. Submittal of a letter of approval of a Noxious Weed Plan from Douglas County.

SUMMARY OF TESTIMONY: The Planning Board held a public hearing on this request August 6, 2014. A full summary of the proceedings are attached.

PLANNING BOARD RECOMMENDATION: Approval, by a vote of 6-0, as recommended by the Planning Department, with the exception of removing the following condition:

9. e. "No noise attenuation easement has been shown on Lot 16 as the south half of the West Maple Road right-of-way is wider than 115 feet."

(Preliminary Plat – ANTLER VIEW – Outside City)

Honorable President
and Members of the City Council
Page 3

Respectfully submitted,

Referred to City Council for Consideration:

CR
James R. Thele 8/19/14
James R. Thele
Planning Director

Sean Stothel 9/2/14
Mayor's Office

Approved:

Stephen B. Curtiss 8/25/14
Stephen B. Curtiss
Finance Director

Approved:

Todd Pfitzer 8/26/14
Todd Pfitzer, City Engineer
Transportation Services

Pln3716ece

INTER-OFFICE COMMUNICATION
City of Omaha, Nebraska
Planning Department

TO: Chairman and Members of the Planning Board

FROM: James R. Thele
Planning Director

DATE: July 30, 2014

SUBJECT: ANTLER VIEW
Southeast of 192nd Street and West Maple Road
Case # C10-14-081, C12-14-082

This request for approval of a Preliminary Plat of ANTLER VIEW, a subdivision outside the city limits, with rezoning from AG-Agricultural District and R4-Single-Family Residential District (High Density) to DR-Development Reserve District, R7-Medium-Density Multiple-Family Residential District and MU-Mixed Use District, and approval of a Mixed Use District Development Agreement was laid over by the Planning Board at their regular meeting May 7, 2014. This request was laid over to allow the applicant time to address the issues discussed in the Amendment to the Future Land Use Element recommendation report (Case #C3-14-079), to provide the appropriate east-west ¼ mile, north-south and east-west ½ mile connections and provide a wetlands analysis.

ANALYSIS:

To recap, the applicant is proposing to subdivide 108.82 acres into 17 total lots - 15 lots for office/commercial development (30.19 acres), two lots for high-density residential (53.17 acres), three outlots for open space/drainage purposes (17.28 acres) and associated right-of-way. The two high-density residential lots on the east would house up to 1,000 apartment units.

The actual Preliminary Plat was not modified with this resubmittal, however, a wetlands analysis, updated application for Amendment to the Future Land Use Element and overall connection plan for the area were provided. This report will analyze these new documents, in addition to re-iterating the issues of review previously mentioned in the April 30, 2014 recommendation report.

Public Improvements:

- Traffic and Circulation - A draft traffic impact study has been submitted. The applicant will be required to provide for all improvements identified in the final approved traffic study. Additionally, coordination will be needed with the Public Works Department on the required scope of such study.

A public street connection to West Maple Road must be provided at the ½ mile point (northeast corner of the development). The applicant has met with City staff for discussions and will continue to do so moving forward in regards to this right-of-way connection. As part of these discussions, a submitted connection plan looks at a larger area in whole while analyzing the ideal location of this parkway. As this dialogue continues, the applicant will need to dedicate right-of-way as necessary for this connection and most likely include a portion of the adjacent property to the east (under same ownership) in regards to this specific project. This street will also need to be designated as a parkway and must comply with all parkway design standards (e.g. 65 foot wide right-of-way with adjacent 35 foot no-build

easements). This right-of-way should be located to the west of the natural drainageway and not cross over for the length of Lot 16 of the proposed plat.

A ¼ mile east-west through street connection needs be provided per the Omaha Master Plan. Although the Preliminary Plat was not updated to reflect this, the proposed connection plan does add in this important east-west connection. Upon approval, a future Revised Preliminary Plat will need to reflect this change.

In addition, the proposed development does not provide for an east-west ½ mile through route. It has been determined that due to topography and other environmental factors, this right-of-way connection would be better located on the adjacent property to the south during future development. For the current project, a right-of-way dedication on the southwest corner of Outlot "C" must be a consistent 60 foot section and connect to the existing Miami Street stub. The remaining land south and west of the dedicated right-of-way must be placed in another outlot. Also, the stub street in this dedicated right-of-way on the southwest corner of Outlot "C" must be paved.

An additional 10 feet of right-of-way will need to be dedicated along 192nd Street for the first 300 feet south of West Maple Road.

The applicant will need to coordinate with the Public Works Department on the required right-of-way dedication and design for the proposed roundabout. However, the east-west ¼ mile connection should be straightened out at the point of the roundabout where it intersects with the north-south ¼ mile.

The proposed street connection to 192nd Street from the subdivision will require permits from the Douglas County Engineer's office and must meet proper sight distance criteria and incorporate intersection improvements as required by current City/County Access Policy. The cost of the roadway improvements for the street connections, if required, will be the responsibility of the developer.

There are two notes on the plat indicating a restriction of access from specific lot numbers to 192nd Street and West Maple Road. These notes should be modified to state that "No direct access shall be permitted to 192nd Street or to West Maple Road from any lots." This more generic language can alleviate problems in the future if the lot numbers were to change.

Additionally, the following notes need to be added to the plat:

- "Street D [replace with actual street name] shall be restricted to a right-in/right-out only movement at 192nd Street in the future." This restriction would occur at the time that 192nd Street is upgraded to a 4-lane section with raised medians.
- "There shall be no access from Lot 15 to Street A [actual street name]."
- "Lot 6 shall only have access via a shared driveway on the common lot line with Lot 7." A reciprocal access easement will need to be placed on the plat to accommodate this.

A note has been provided on the plat indicating that "No noise attenuation easement has been shown on Lot 16 as the south half of the West Maple Road right-of-way is wider than 115 feet."

- **Sanitary Sewer** - Sanitary sewers will be provided as required. The sanitary sewer design will need to be coordinated with the future 180th and Blondo Street improvements. The applicant will need to coordinate with the Douglas County Engineer's office.
- **Storm Sewer** - Storm sewer design computations and final plans must be submitted to the Douglas County Engineer's office for review that relate to the handling of roadway and site drainage along the development boundary adjacent to 192nd Street.
- **Sidewalks** - Sidewalks will need to be provided along all public streets as required by the Subdivision Ordinance.

Utilities: Water, gas and electricity will be provided as required in the Subdivision Ordinance.

Grading and Drainage: The proposed site grades along the western boundary of the platting, adjacent to 192nd Street, must be coordinated with the future improvement of this street. Cross sections will be required for review purposes that show the relationship of the proposed site grading to the existing and future grades of this roadway. Certification of the grade coordination will be required prior to the City of Omaha's approval of a final plat.

Any grading, sewer or utility work carried out in 192nd Street right-of-way will require a permit from the Douglas County Engineer's office.

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 for the first ½ inch of stormwater for water quality.

Parks and Open Space: Provisions for use, ownership and maintenance of the outlots need to be included in the final subdivision agreement.

Emergency Management: The Douglas County Emergency Management office has not stated whether or not provisions need to be made to install a warning siren to serve this area. The applicant should contact that office to arrange for the location of the siren if needed. As a condition of plat approval the applicant should submit a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area.

Environmental: Nebraska Statute (2-955) states that property owners are responsible for the control of Noxious Weeds and to prevent Noxious Weed seeds from spreading onto adjoining properties. A letter of approval of a Noxious Weed Plan from Douglas County will be required at the time a Final Plat application is submitted.

A wetland analysis has been performed for the site and provided with this resubmittal. Within the boundaries of the subject site, there is one channel (1,788 linear feet) and one wetlands (0.16 acres) - both of which are believed to be jurisdictional. Both are located within Outlot "C" in the southwest portion of the plat.

It has been determined that no additional tree mitigation will be required as the proposed project removes less than the allowable 25% threshold of existing tree canopy.

Financing: The projected total taxable valuation of the development is \$62,916,750. The projected total general obligation debt is estimated at \$2,170,513. The projected debt ratio is estimated at 3.45%. An acceptable debt ratio is 4% or less.

Land Use and Planning: The Planning Department is supportive of the rezoning from AG and R4 to DR, R7 and MU. The updated application for Amendment to the Future Land Use Element modifies the applicant's request and justifies that this intersection should be a 60-acre Community Mixed Use Center rather than the originally proposed 30-acre Neighborhood Mixed Use Center. The Planning Department agrees, which is explained in greater detail in the recommendation report for related Case #C3-14-079.

Multi-family housing is allowed anywhere within a ¼ mile north or south of West Maple Road and will not be limited in amount (provided the development complies with all applicable regulations). In regards to R7 zoning outside this ¼ mile, multi-family located adjacent to a Community (60-acre) sized mixed-use area will be limited to 500 units.

Mixed Use Review

The mixed use comments have not changed from the original April 30, 2014 recommendation report. It should be noted, however, that the final Mixed Use District Development Agreement and its exhibits will need to comply with the City's driveway regulations.

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 (contingent upon approval of the plat).

Administrative

The applicant must submit five (5) originally signed, corrected signature block agreements for a major amendment.

Mixed Districts

Mixing of uses, section 55-564(c)

Circulation systems, section 55-564(d)(4) - Lots abutting an internal street shall be limited to one unshared access from any internal street system.

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. The 4' sidewalks indicated on Exhibit B will not be allowed and the development must comply with all sidewalk area regulations.

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

Additional Comments:

Building groupings have been more successful when designed around a through route. Consider redesign to accommodate better access within the grouping. The applicant has the option to include all or a portion of Lot 16 in the Mixed Use zoning in order to achieve flexibility in the setbacks.

Although the pad sites meet minimum standards for driveway access (number per lot, not necessarily separation) they should be reduced in number to provide for better non-auto access and reduce conflict points for all modes

DEPARTMENT RECOMMENDATION: Approval of rezoning from AG and R4 to DR, R7 and MU, subject to submittal of an acceptable Mixed-Use District Development Agreement with application for Final Plat approval.

Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Revised Preliminary Plat and/or Final Plat:

1. Submittal of a Revised Preliminary Plat.
2. Provide for all improvements identified in the final approved traffic study.
3. Dedicate right-of-way as necessary for the north-south ½ mile connection to be located at the northeast portion of the proposed development.
4. Provide an east-west ¼ mile connection along the south side of proposed Lot 1.
5. Pave the stub street in the dedicated right-of-way that connects to Miami Street.
6. Place the remaining land south and west of the dedicated right-of-way in the southwest corner of Outlot "C" in another outlot.
7. Dedicate an additional 10 feet of right-of-way along 192nd Street for the first 300 feet south of West Maple Road.
8. Coordinate with the Public Works Department on the design of the proposed roundabout.
9. Provide, keep or modify so the following notes are on the Final Plat:
 - a. "No direct access shall be permitted to 192nd Street or to West Maple Road from any lots."
 - b. "Street D [replace with actual street name] shall be restricted to a right-in/ right-out only movement at 192nd Street in the future."
 - c. "There shall be no access from Lot 15 to Street A [actual street name]."
 - d. "Lot 6 shall only have access via a shared driveway on the common lot line with Lot 7." (A reciprocal access easement will need to be placed on the plat to accommodate this)
 - e. "No noise attenuation easement has been shown on Lot 16 as the south half of the West Maple Road right-of-way is wider than 115 feet."
10. Coordinate the sanitary sewer design with the Douglas County Engineer's office so that it is consistent with the future 180th and Blondo Street improvements.
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 boundary adjacent to 192nd Street.
12. Place any jurisdictional waterways and wetlands within an outlot.
13. Including provisions within the subdivision agreement for compliance with all applicable stormwater management ordinances and policies.
14. Providing for all applicable fees as outlined in the Omaha Municipal Code.
15. Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement.
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17. An acceptable debt ratio of 4% or less.
18. Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area.
19. Submittal of a letter of approval of a Noxious Weed Plan from Douglas County.

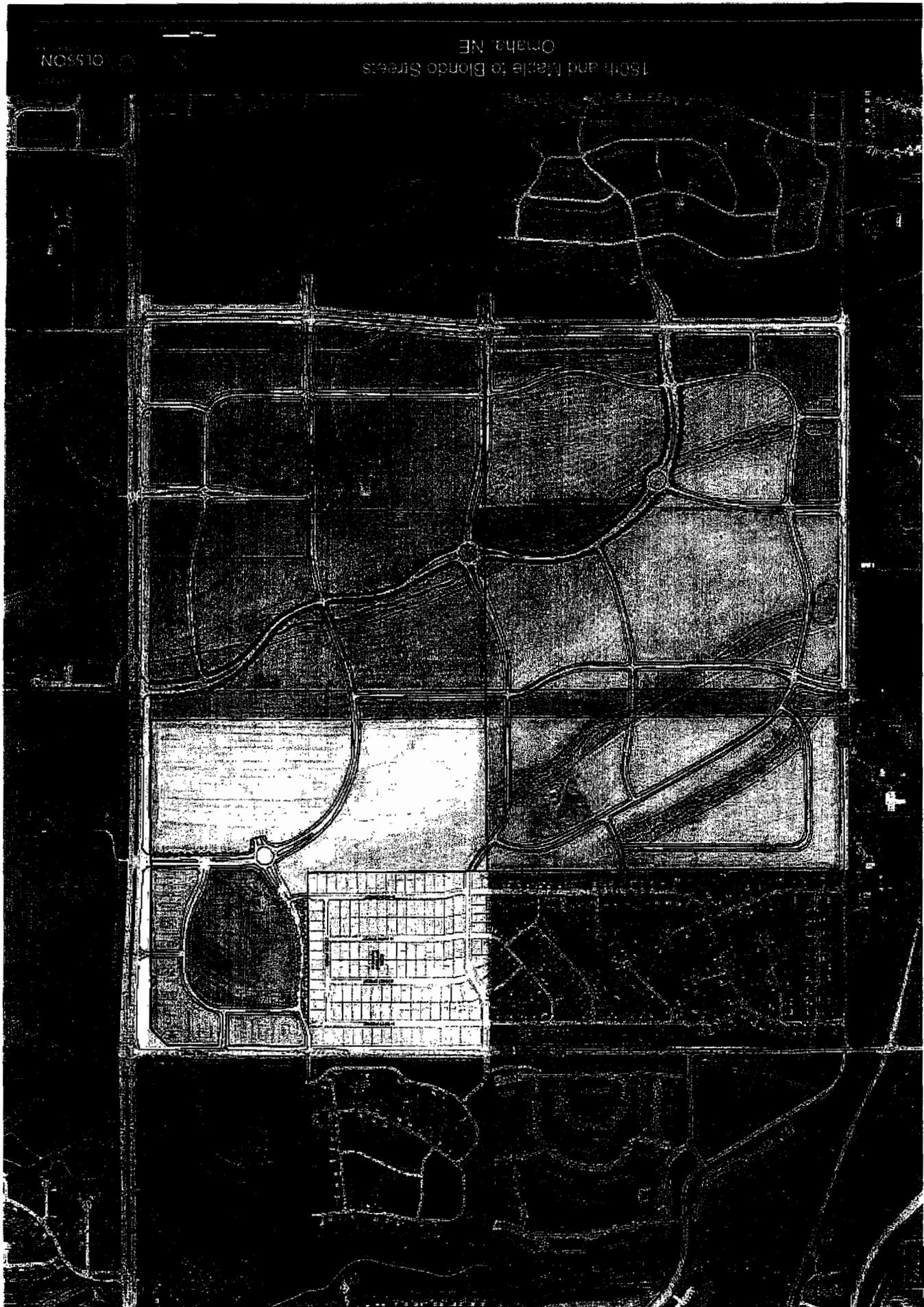
ATTACHMENTS:

Preliminary Plat

Proposed connection plan

04/30/14 Recommendation Report

Connection Plan



Source and Use of Funds - Phase 1

Name of Addition:

Antler View

SID # TBD

Source and Use of Funds:

(provide a separate sheet for the preliminary plat and for each final plat phase.)

	Proposed Improvements		Project Cost	Financing			
	Quantity	Construction Cost		Special	GO Non-Reimbursable	GO Reimbursable	Private
Paving							
Internal Pavement	22,279 SY	712,728	897,205	588,787	273,142	0	135,276
Offsite Roadway Improvements							
192nd Street	1 LS	161,000	230,230	0	230,230	0	0
W. Maple Road	1 LS	161,000	230,230	0	230,230	0	0
Traffic Signals	2 EA	322,000	460,460	0	460,460	0	0
Sidewalks & Trails							
Trails	0 SY	0	0	0	0	0	0
Sanitary Sewer							
Interior	7,555 LF	368,690	527,227	527,227	0	0	0
Outfall	1 LF	903,268	1,291,673	0	645,836	645,836	0
Storm Sewer							
	5,925 LF	471,503	674,249	0	674,249	0	0
Water Main							
Interior	7,205 LF	432,300	583,605	583,605	0	0	0
Electrical Fees							
	1 LS	180,080	234,104	234,104	0	0	0
Gas Main							
Gas Main	0 LF	0	0	0	0	0	0
Sanitary Capital Facility Fees							
	1 LS	866,725	866,725	0	0	0	866,725
Watershed Management Fees							
	1 LS	296,221	296,221	0	0	0	296,221
Pioneer Main Extensions							
	1 LS	125,000	156,250	0	156,250	0	0
Park Fees							
	1 LS	85,760	107,200	0	107,200	0	0
Review Fees							
City of Omaha (1% of construction)	1 LS	31,002	38,752	0	38,752	0	0
Total		\$ 5,117,277	\$ 6,664,131	\$ 1,933,724	\$ 2,816,349	\$ 645,836	\$ 1,296,222

Notes:

- 1) Contracts have been let for sanitary sewer, paving, and storm sewer.
- 2) Contracts for water, gas, sidewalks / trails, and Skyline Drive yet to be let and approved by SID.

Date	4/7/2014
Revised	_____

PRELIMINARY VALUATION

Name of Addition: Antler View
 SID#: TBD

DATE: 4/7/2014
 REVISED: _____
 REVISED: _____
 REVISED: _____
 REVISED: _____
 REVISED: _____

Phase 1

Box Retail	140,000	SF	@	\$69	SF	=	\$9,660,000
Pad Site Retail	105,700	SF	@	\$175	SF	=	\$18,497,500
Office	14,000	SF	@	\$125	SF	=	\$1,750,000
Multifamily	800	Unit	@	\$50,000	Unit	=	\$40,000,000
			@			=	\$0

Total Valuation = \$69,907,500
Total Assessed Valuation (90%) = \$62,916,750
General Obligation = \$2,170,513
GO Debt Ratio = 3.45%
GO Debt Ratio (Cumulative) = 3.45%

Full Buildout

							TOTAL
Box Retail	140,000	SF	@	\$69	SF	=	\$9,660,000
Pad Site Retail	105,700	SF	@	\$175	SF	=	\$18,497,500
Office	14,000	SF	@	\$125	SF	=	\$1,750,000
Multifamily	800	Unit	@	\$50,000	Unit	=	\$40,000,000

Total Valuation = \$69,907,500
Total Assessed Valuation (90%) = \$62,916,750
General Obligation = \$2,170,513
GO Debt Ratio = 3.45%

**OMAHA CITY PLANNING DEPARTMENT
RECOMMENDATION REPORT**

April 30, 2014

Case Number: #C10-14-081, C12-14-082

Applicant: 192 Maple, LLC

Request: Preliminary Plat of ANTLER VIEW, a subdivision outside the city limits, with rezoning from AG-Agricultural District and R4-Single-Family Residential District (High Density) to DR-Development Reserve District, R7-Medium-Density Multiple-Family Residential District and MU-Mixed Use District, and approval of a Mixed Use District Development Agreement.

Location: Southeast of 192nd Street and West Maple Road

I. GENERAL INFORMATION:

Purpose: To subdivide 108.82 acres into 17 total lots - 15 lots for office/commercial development (30.19 acres), two lots for high-density residential (53.17 acres), three outlots for open space/drainage purposes (17.28 acres) and associated right-of-way.

Existing Land Use: Agricultural

Existing Zoning: AG/R4

Adjacent Land Use and Zoning:

North	Low-density residential/ Agricultural	R4/ AG
South	Low density residential/Undeveloped	R4/ AG
East	Agricultural	AG
West	Low density residential/ Agricultural	R4/ AG

Future Land Use Plan Designation: The applicant has requested an amendment to the Future Land Use Element of the City's Master Plan to allow a Neighborhood (30-acre) Mixed Use Center for the intersection at 192nd Street and West Maple Road (see Case #C3-14-079). The subject property is designated as low density residential.

Applicable Regulations: If rezoned the subject property would be required to comply with the regulations of the DR, R7 and MU Districts, as well as all other applicable development regulations.

II. SPECIAL INFORMATION:

Site Characteristics: This undeveloped site consists of 108.82 acres of land formerly used for agricultural purposes with many areas of moderate to steep grade change. The site includes a natural drainageway located in proposed Outlot "C" (directly east of the existing Elkhorn Highland Ridge neighborhood).

Development Proposal: The applicant proposes 15 office/commercial lots located on the northwest portion of the site and two high-density residential lots on the east to hold between 800 and 1,000 apartment units. The development will be to the immediate north and east of Elkhorn Highland Ridge single-family residential lots.

Public Improvements:

- **Traffic and Circulation** – A draft traffic impact study has been submitted. The applicant will be required to provide for all improvements identified in the final approved traffic study.

Additionally, coordination will be needed with the Public Works Department on the required scope of such study.

A public street connection to West Maple Road must be provided at the ½ mile point (northeast corner of the development). The applicant will need to dedicate right-of-way as necessary for this connection and coordinate with the adjacent property owner to acquire land as needed for the required section. This street will also need to be designated as a parkway and must comply with all parkway design standards (e.g. 65 foot wide right-of-way with adjacent 35 foot no-build easements). This parkway, at a minimum, will need to extend from the West Maple Road right-of-way to the proposed eastern edge of the 50 foot access and utility easement that traverses through Lot 16.

A ¼ mile east-west through street connection needs be provided per the Omaha Master Plan. Street B is proposed to connect to the existing Bedford Avenue at 192nd Street (which is located at the ¼ mile), however this new street does not continue east in a direct manner, but rather loops to the north drastically. This northern loop provides acceptable access to the majority of the pad sites, however, an east-west connection along the southern portion of Lot 1 would comply with this important provision of the Master Plan. The proposed building and parking layout of Lot 1 could be slightly modified in order to provide this connection, as well as create a sufficient landscaped bufferyard from the existing residential lots to the south.

In addition, the proposed development does not provide for an east-west ½ through route. Such right-of-way would be located on the southern portion of the subject site and connect to the existing Miami Street. If the existing grading or other environmental elements in the proposed Outlot "C" prevent such an east-west route, an in-depth justification should be provided. Nonetheless, the right-of-way dedication on the southwest corner of Outlot "C" must be a consistent 60 foot section. If the east-west connection is determined to not be possible, the remaining land south and west of the dedicated right-of-way must be placed in another outlot. Also, the stub street in this dedicated right-of-way on the southwest corner of Outlot "C" must be paved.

An additional 10 feet of right-of-way will need to be dedicated along 192nd Street for the first 300 feet south of West Maple Road.

The applicant will need to coordinate with the Public Works Department on the required right-of-way dedication and design for the proposed roundabout.

The proposed street connection to 192nd Street from the subdivision will require permits from the Douglas County Engineer's office and must meet proper sight distance criteria and incorporate intersection improvements as required by current City/County Access Policy. The cost of the roadway improvements for the street connections, if required, will be the responsibility of the developer.

There are two notes on the plat indicating a restriction of access from specific lot numbers to 192nd Street and West Maple Road. These notes should be modified to state that "No direct access shall be permitted to 192nd Street or to West Maple Road from any lots." This more generic language can alleviate problems in the future if the lot numbers were to change.

Additionally, the following notes need to be added to the plat:

- "Street D [replace with actual street name] shall be restricted to a right-in/right-out only movement at 192nd Street in the future." This restriction would occur at the time that 192nd Street is upgraded to a 4-lane section with raised medians.
- "There shall be no access from Lot 15 to Street A [actual street name]."
- "Lot 6 shall only have access via a shared driveway on the common lot line with Lot 7." A reciprocal access easement will need to be placed on the plat to accommodate this.

It should be noted that a few of the plans differ in the numbering of the proposed lot numbers. This will need to be modified so that all submitted plans are consistent.

A note has been provided on the plat indicating that "No noise attenuation easement has been shown on Lot 16 as the south half of the West Maple Road right-of-way is wider than 115 feet."

- Sanitary Sewer - Sanitary sewers will be provided as required. The sanitary sewer design will need to be coordinated with the future 180th and Blondo Street improvements. As currently proposed, there appears to be conflicts with the design. The applicant will need to coordinate with the Douglas County Engineer's office.
- Storm Sewer - Storm sewer design computations and final plans must be submitted to the Douglas County Engineer's office for review that relate to the handling of roadway and site drainage along the development boundary adjacent to 192nd Street.
- Sidewalks - Sidewalks will need to be provided along all public streets as required by the Subdivision Ordinance.

Utilities: Water, gas and electricity will be provided as required in the Subdivision Ordinance.

Grading and Drainage: The proposed site grades along the western boundary of the platting, adjacent to 192nd Street, must be coordinated with the future improvement of this street. Cross sections will be required for review purposes that show the relationship of the proposed site grading to the existing and future grades of this roadway. Certification of the grade coordination will be required prior to the City of Omaha's approval of a final plat.

Any grading, sewer or utility work carried out in 192nd Street right-of-way will require a permit from the Douglas County Engineer's office.

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 for the first ½ inch of stormwater for water quality.

As stated in the Papillion Creek Watershed Partnership Interlocal Agreement, the final subdivision agreement should adequately address Watershed Management Fees, in addition to all other applicable fees.

Parks and Open Space: Provisions for use, ownership and maintenance of the outlots need to be included in the final subdivision agreement.

Emergency Management: The Douglas County Emergency Management office has not stated whether or not provisions need to be made to install a warning siren to serve this area. The applicant should contact that office to arrange for the location of the siren if needed. As a condition of plat approval the applicant should submit a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area.

Environmental: Nebraska Statute (2-955) states that property owners are responsible for the control of Noxious Weeds and to prevent Noxious Weed seeds from spreading onto adjoining properties. A letter of approval of a Noxious Weed Plan from Douglas County will be required at the time a Final Plat application is submitted.

A wetland analysis is required, but was not provided. Destruction of any jurisdictional wetland/waterway will be required to be mitigated at the ratio of 1:3. A wetland mitigation plan must be submitted if any jurisdictional wetland/waterway is to be destroyed.

It has been determined that no additional tree mitigation will be required as the proposed project removes less than the allowable 25% threshold of existing tree canopy.

Financing: The projected total taxable valuation of the development is \$62,916,750. The projected total general obligation debt is estimated at \$2,170,513. The projected debt ratio is estimated at 3.45%. An acceptable debt ratio is 4% or less.

Land Use and Planning: The Planning Department is generally supportive of the rezoning from AG and R4 to DR, R7 and MU. However, as explained in greater detail in the recommendation report for related Case #C3-14-079, additional information is needed to show that this intersection should consist of a 30-acre Neighborhood Mixed Use Center. With that being said, an initial mixed use review based on the information provided for the proposed office/commercial lots follows shortly.

The application indicated the R7 zoned lots to have 1,000 apartment units, whereas the submitted Source and Use of Funds sheet indicated 800 units. Multi-family housing is allowed anywhere within a ¼ mile north or south of West Maple Road and will not be limited in amount (provided the development complies with all applicable regulations). In regards to R7 zoning outside this ¼ mile, multi-family located adjacent to a Neighborhood sized mixed-use area will be limited to 350 units or 500 units adjacent to a Community (60-acre) sized mixed-use area. A specific layout of the proposed apartment structures has not been provided at this time (which is not uncommon).

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 (contingent upon approval of the plat).

Administrative

The applicant must submit five (5) originally signed, corrected signature block agreements for a major amendment.

Mixed Districts

Mixing of uses, section 55-564(c)

Circulation systems, section 55-564(d)(4) – Lots abutting an internal street shall be limited to one unshared access from any internal street system.

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. The 4' sidewalks indicated on Exhibit B will not be allowed and the development must comply with all sidewalk area regulations.

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

Additional Comments:

Building groupings have been more successful when designed around a through route. Consider redesign to accommodate better access within the grouping

Although the pad sites meet minimum standards for driveway access (number per lot, not necessarily separation) they should be reduced in number to provide for better non-auto access and reduce conflict points for all modes

III. ANALYSIS:

As previously discussed in this report and the related Case #C3-14-079, greater justification is needed to determine if a 30-acre Neighborhood Mixed Use Center is appropriate for this intersection. An examination of how this project will impact the other undeveloped land at this intersection should be considered as well. Additionally, modification of the plat to include a direct east-west connection at the ¼ mile and providing the parkway at the ½ mile off of West Maple Road are issues that need to be addressed.

IV. RECOMMENDATION:

Layover the rezoning from AG and R4 to DR, R7 and MU.

Layover the Preliminary Plat to allow the applicant time to address the issues discussed in the Amendment to the Future Land Use Element recommendation report (Case #C3-14-079), to provide the appropriate east-west ¼ mile, north-south and east-west ½ mile connections and provide a wetlands analysis.

V. ATTACHMENTS:

Preliminary Plat
Site Plan
Mixed Use Exhibits
Source and Use of Funds

PLANNING BOARD MINUTES

2.	C10-14-081 C12-14-082 192 Maple, LLC	REQUEST:	Preliminary Plat approval of ANTLER VIEW, a subdivision outside the city limits, with rezoning from AG and R4 to DR, R7 and MU (laid over from 05/07/14)
		LOCATION:	Southeast of 192nd Street and West Maple Road

At the Planning Board Meeting held on August 6, 2014, Katie Underwood, Olsson Associates, 2111 S. 67th St., Suite 200, appeared before the Board on behalf of the applicant. Ms. Underwood displayed a map of the area and noted that the proposed development included 30 acres of mixed-use lots, residential lots and outlots for open space and detention areas. She also noted the request for approval of an Amendment to the Master Plan.

Cheri Rockwell, Acting Manager, Current Planning, stated that the Department recommended approval of the Master Plan Amendment and approval of the Preliminary Plat subject to the 19 conditions of the recommendation report. Mr. Neary confirmed with Ms. Rockwell that upon approval of 60 acres of mixed-use development at this site, additional mixed-use development acreage would be available on the adjacent property. In response to Mr. Rosenbaum, Ms. Rockwell confirmed that the omission of recommendation 9(e) for Preliminary Plat approval was acceptable to the Department, and Ms. Underwood responded that she concurred.

Mr. Deeb moved for approval of rezoning from AG and R4 to DR, R7 and MU, subject to submittal of an acceptable Mixed-Use District Development Agreement with application for Final Plat approval and approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Revised Preliminary Plat and/or Final Plat: 1) Submittal of a Revised Preliminary Plat, 2) Provide for all improvements identified in the final approved traffic study, 3) Dedicate right-of-way as necessary for the north-south ½ mile connection to be located at the northeast portion of the proposed development, 4) Provide an east-west ¼ mile connection along the south side of proposed Lot 1, 5) Pave the stub street in the dedicated right-of-way that connects to Miami Street, 6) Place the remaining land south and west of the dedicated right-of-way in the southwest corner of Outlot "C" in another outlot, 7) Dedicate an additional 10 feet of right-of-way along 192nd Street for the first 300 feet south of West Maple Road, 8) Coordinate with the Public Works Department on the design of the proposed roundabout, 9) Provide, keep or modify so the following notes are on the Final Plat: (a) "No direct access shall be permitted to 192nd Street or to West Maple Road from any lots.", (b) "Street D [replace with actual street name] shall be restricted to a right-in/right-out only movement at 192nd Street in the future.", (c) "There shall be no access from Lot 15 to Street A [actual street name].", (d) "Lot 6 shall only have access via a shared driveway on the common lot line with Lot 7." (A reciprocal access easement will need to be placed on the plat to accommodate this), 10) Coordinate the sanitary sewer design with the Douglas County Engineer's office so that it is consistent with the future 180th and Blondo Street improvements, 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 boundary adjacent to 192nd Street, 12) Place any jurisdictional waterways and wetlands within an outlot, 13) Including provisions within the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, 14) Providing for all applicable fees as outlined in the Omaha Municipal Code, 15) Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement, 16) Provide sidewalks as required by City codes, 17) An acceptable debt ratio of 4% or less, 18) Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area, and 19) Submittal of a letter of approval of a Noxious Weed Plan from Douglas County. Mr. Hoich seconded the motion, which carried 6-0.

August 2014

Pln3720ece

CASE: C10-14-081, C12-14-082

APPLICANT: 192 Maple, LLC

REQUEST: Preliminary Plat approval of ANTLER VIEW, a subdivision outside the city limits, with rezoning from AG and R4 to DR, R7 and MU (laid over from 05/07/14)

LOCATION: Southeast of 192nd Street and West Maple Road

SUBJECT AREA IS SHADED - AUGUST 2014

