



City of Omaha  
Jean Stothert, Mayor  
October 28, 2014

C10-14-159a  
C12-14-159

Honorable President

and Members of the City Council,

The attached Resolution approves the Preliminary Plat of PRIME BUSINESS PARK REPLAT, a subdivision inside the city limits, located southwest of Old Highway 64 and West Maple Road. The applicant is J Dubbya Land, LLC.

CASE DESCRIPTION: The purpose of this request is to consolidate Prime Business Park Lots 1 & 2 with additional unplatted land in order to create a four (4) lot subdivision. An approval of a MCC - Major Commercial Overlay District will accompany the final plat.

DEPARTMENT RECOMMENDATION: Approval of the preliminary plat subject to:

1. Providing for a deceleration lane on eastbound West Maple Road at 220th Street.
2. Placing a note on the plat that there shall be no direct vehicular access to West Maple Road from Lots 2 or 4.
3. Providing a letter of approval from the Douglas County Health Department and the Nebraska Department of Environmental Quality (NDEQ) for the existing and future septic systems prior to submittal of the final plat.
4. Submitting a maintenance agreement for the public street to the Douglas County Engineer's office for approval.
5. Providing for sidewalks as required.
6. Compliance with all stormwater management policies and ordinances.

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

(Preliminary Plat – PRIME BUSINESS PARK REPLAT – Inside City)

Respectfully submitted,

Referred to City Council for Consideration:

*James R. Thele* 9/8/14  
James R. Thele Date  
Planning Director

*Jean Stothert* 9/23/14  
Mayor's Office Date

CR

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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

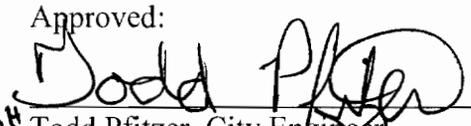
Honorable President  
and Members of the City Council  
Page 2

Approved:

  
\_\_\_\_\_  
Stephen B. Curtiss  
Finance Director

9/19/14  
Date

Approved:

  
\_\_\_\_\_  
RH Todd Pfitzer, City Engineer  
Transportation Services

9/16/14  
Date

Pln2310tg

**OMAHA CITY PLANNING DEPARTMENT  
RECOMMENDATION REPORT  
August 27, 2014**

**Case Number:** #C10-14-159a, C12-14-159

**Applicant:** Prime Real Estate, LLC

**Request:** Preliminary Plat approval of PRIME BUSINESS PARK REPLAT, a subdivision inside the city limits and approval of a MCC-Major Commercial Corridor Overlay District (portion of property within flood fringe, floodway and MCC Overlay District).

**Location:** Southwest of Old Highway 64 and West Maple Road

**I. GENERAL INFORMATION:**

**Purpose:** The purpose of the request is to consolidate Prime Business Park Lots 1&2 with additional unplatted land in order to create a four (4) lot subdivision.

**Existing Land Use:** Commercial/Vacant

**Existing Zoning:** CC-MCC-FF/FW

**Adjacent Land Use and Zoning:**

North	Agricultural and residential	AG & AG-FF & AG-FW
South	Agricultural	AG & AG-FF & AG-FW
East	Civic (Cemetery)	AG & LC
West	Agricultural	AG-FW

**Zoning History:** Case #C12-12-128 - Preliminary and Final Plat approval of PRIME BUSINESS PARK - Approved by City Council - 9-11-2012.

C10-12-184 - Approval of an MCC-Major Commercial Corridor Overlay District - Approved by City Council - 12-4-2012

Case #C10-08-027, C7-08-028, rezoning from C-3 (Elkhorn) to CC (Omaha) and approval of a Conditional Use Permit to allow *Agricultural sales and service* in a CC District at 22145 West Maple Road; approved with conditions by Planning Board 1-9-2009 - Expired

**Future Land Use Plan Designation:** Office/commercial.

**Applicable Regulations:** The property is subject to compliance with the existing CC-Community Commercial District regulations, MCC Overlay District regulations, FF-Flood Fringe District and FW-Floodway District Overlay District regulations and all other applicable regulations.

**II. SPECIAL INFORMATION:**

**Site Characteristics:** The proposed subdivision includes 43.96 acres of land. There is an existing commercial business located on Lot 1 of Prime Business Park. The existing Lot 2 is vacant and rises significantly in elevation from west to east. The unplatted portion to the west is a mixture of pasture land and tree canopies. It is relatively flat with a gradual rise as you traverse the area from west to east.

**Development Proposal:** Development has been proposed for the new Lots 2 & 3. Lot 2 is proposed for convenience storage and Lot 3 has been proposed as a flex industrial/commercial building for an electrical contractor. See Case #C8-14-175 and C8-14-176 for additional information.

**Public Improvements:**

**Traffic and Circulation** – The applicant will need to provide for a deceleration lane on eastbound West Maple Road at 220th Street. Coordinate with the Public Works Department and the Nebraska Department of Roads (NDOR) for approval.

A maintenance agreement will be required with the Douglas County Engineer's office before Douglas County will provide routine maintenance of public streets. Improvements are not proposed to be in a Sanitary Improvement District therefore, major maintenance activities are the responsibility of the adjacent property owners.

Additionally, a note will need to be placed on the plat that states that there shall be no direct vehicular access to West Maple Road from Lots 2 or 4.

**Sidewalks** – There are no sidewalks adjacent to the site. The applicant will be required to provide sidewalks adjacent to the site as required.

**Sanitary Sewers** – The subdivision is not located within 500 feet of city sanitary sewer. Private on site wastewater treatment facilities will be provided as required. On site wastewater treatment facilities are subject to review and approval by the Douglas County Health Department and the Nebraska Department of Environmental Quality.

**Flood Hazard:** Proposed Lot 4 is located within the Floodway of the Elkhorn River while Lots 1 – 3 are located within the Flood Fringe based upon the revised Flood Insurance Rate Map (FIRM) and Flood Insurance Survey (FIS) recently adopted by the City.

All encroachments, including fill, new construction, substantial improvements, cumulative substantial improvements and other developments located within the floodway are prohibited unless certification by a registered professional engineer or architect is provided demonstrating that the development shall not result in any increase in water surface elevations along the floodway profile during occurrence of the base flood discharge.

Flood Plain Development applications will be required for all future improvements proposed for all lots in the subdivision.

**Grading and Drainage:** Any future development on the lots will be required to comply with all applicable stormwater management ordinances and policies; which includes providing for a no net increase in stormwater runoff and treating the first ½ inch of stormwater for water quality.

**Land Use and Planning:** The existing CC zoning is consistent with the Future Land Use Element of the City's Master Plan for the site. The existing MCC Overlay District was approved for the original Lots 1 and 2 of Prime Business Park. The unplatted property is also located within an area to be designated as a MCC-Major Commercial Corridor District and therefore the request is acceptable.

As stated previously, portions of the property are located within the flood fringe and floodway Overlay Districts. Future developments will require approval of a floodplain development permit before applying for any future building permits.

**III. ANALYSIS:**

Conditionally, the proposed subdivision and rezoning request is consistent with and carries out the goals and objectives of the City of Omaha Master Plan.

**IV. RECOMMENDATION:** Approval of the MCC-Major Commercial Corridor Overlay District.

Approval of the preliminary plat subject to:

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5. Providing for sidewalks as required.
6. Compliance with all stormwater management policies and ordinances.

**V. ATTACHMENTS**

Preliminary Plat

CASE: C10-14-159a, C12-14-159

APPLICANT: J Dubya Land, LLC

REQUEST: Preliminary Plat of PRIME

BUSINESS PARK REPLAT, a subdivision inside the city limits and

Approval of a MCC-Major Commercial Corridor Overlay District (portion of property within flood fringe, flood way and MCC Overlay District)

LOCATION: SW of Old Highway 64 and West Maple Road

SUBJECT AREA IS SHADED - SEPTEMBER 2014

