



City of Omaha  
Jean Stothert, Mayor

## Planning Department

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

David K. Fanslau  
Director

April 26, 2022

C10-21-321  
C12-21-322

Honorable President

and Members of the City Council,

The attached Resolution approves the Final Plat of FLINN SUBDIVISION ONE, a minor plat inside city limits, located Northeast of 66th and Grover Streets (property is located within the FF-Flood Fringe and FW-Floodway Overlay Districts). The applicant is Mike McIntosh, Lamp Rynearson Inc.

CASE DESCRIPTION: To allow for redevelopment of the site, totaling approximately 7.95 acres in size, with a new pavement mixing plant. A rezoning from DR-Development Reserve District and GI-General Industrial District to GI-General Industrial District accompanies this Final Plat.

DEPARTMENT RECOMMENDATION: Approval of the Final Plat, subject to the conditions of the approved preliminary plat and submittal of an acceptable final subdivision agreement (if necessary) prior to forwarding this request to the City Council for final action.

SUMMARY OF TESTIMONY: The Planning Board held a public hearing on this request December 1, 2021. A full summary of the proceedings is attached.


An affirmative vote of 5 council members is required to approve.

PLANNING BOARD RECOMMENDATION: Approval, as recommended by the Planning Department, 7-0.

(Final Plat – FLINN SUBDIVISION ONE – Inside City)

Respectfully submitted,

Referred to City Council for Consideration:

*MW*  
*for*  
  
David K. Fanslau  
Planning Director

*12-20-21*

Date

  
Mayor's Office  
*THW*

*12/23/21*  
Date

Pln0042lgb



City of Omaha  
**Planning Department**  
 1819 Farnam Street  
 Suite 1100  
 Omaha, NE 68183  
 402-444-5150  
 Planning.CityofOmaha.org

<b>Date:</b>	November 23, 2021
<b>Case Number:</b>	C10-21-321, C12-21-322
<b>Applicant:</b>	Mike McIntosh Lamp Ryneerson Inc.
<b>Request:</b>	Preliminary and Final Plat approval of FLINN SUBDIVISION ONE, a minor plat inside city limits, with rezoning from DR and GI to GI (property is located within the FF-Flood Fringe and FW-Floodway Overlay Districts).
<b>Location:</b>	Northeast of 66th and Grover Streets

#### I. GENERAL INFORMATION:

<b>Purpose:</b>	To allow for redevelopment of the site with a new pavement mixing plant.		
<b>Existing Use(s):</b>	Industrial	<b>Existing Zoning:</b>	GI/DR-FF/FW
<b>Adjacent Land Use(s):</b>		<b>Adjacent Zoning</b>	
<b>North:</b>	Civic	<b>North:</b>	MU-FF
<b>South:</b>	Industrial	<b>South:</b>	GI-FF/DR-FF
<b>East:</b>	Open Space	<b>East:</b>	DR-FW
<b>West:</b>	Industrial	<b>West:</b>	GI/GI-FF
<b>Future Land Use Designation(s):</b>	Industrial		
<b>Applicable Regulations:</b>	If approved, the property will be subject to the requirements of the GI-General Industrial District; the floodplain development regulations; and all other applicable regulations.		

**No building permits will be issued based on a site plan that does not comply with the provisions of the Zoning Ordinance.**

#### II. SPECIAL INFORMATION:

<b>Site Characteristics:</b>	The subject property is unplatted land with split zoning of GI-General Industrial District and a narrow strip of DR-Development Reserve District zoning on the east side of the site. The property is also located within the FF-Flood Fringe Overlay District and a portion on the east part of the site is zoned with the FW-Floodway Overlay District.
<b>Development Proposal:</b>	The site has been historically and is currently used as an asphalt batch plant, including storage of materials. The proposed project would redevelop the site with a new asphalt batch plant. With the removal of the existing structures, the site must be properly subdivided into one lot.
<b>Public Improvements:</b>	A shared access easement allowing access to Grover Street among the three parcels south of this subdivision will be required in order to forego public street improvements. Coordinate with Public Works on the terms of the easement, and record it prior to recording the final plat.

	Provide for sidewalks along the public streets in compliance with city code.
<b>Utilities:</b>	OPPD has existing distribution equipment on/near the property. Coordinate with OPPD on removal or relocation if necessary.
<b>Grading and Drainage:</b>	The project must comply with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and must treat the first ½" of stormwater for water quality.
<b>Environmental:</b>	<p>Any development within the FF- Flood Fringe Overlay District, including grading, will require approval of a Floodplain Development Permit prior to applying for a grading or building permit. Any development within the FW- Floodway Overlay District, including grading, will require approval of a Floodplain Development Permit and submittal of a No-rise Certificate prior to applying for a grading or building permit. There is also no storage of any kind permitted in the Floodway. Storage of aggregate materials within the Flood Fringe must comply with Section 55-657(e). Coordinate with Planning staff regarding a floodplain development permit for the proposed project.</p> <p>This subdivision is adjacent to the Little Papillion Creek Flood Risk Reduction Project. Any work within 500 feet of the channel must be reviewed by the U.S. Army Corps of Engineers. The applicant must coordinate with the NRD regarding receiving Army Corp approval, prior to submitting for a building permit.</p> <p>The NRD requires that tree plantings not be done within 25 ft. of the Little Papio Channel west right-of-way line, which is also the east line of the former Flinn property. If trees are planted near the east line of the former Flinn property, the branches will eventually extend into the Little Papio Channel area leading to periodic tree branch trimming, shading of grass plantings, and other channel and Keystone Trail maintenance issues.</p>
<b>Land Use and Planning:</b>	<p>The site is designated for Industrial in the Future Land Use Element of the City's Master Plan. The requested rezoning from DR and GI to GI is appropriate.</p> <p>A permanent asphalt batch plant is classified as a Heavy industry use type in Chapter 55, Zoning. The Heavy industry use in the GI district requires the approval of a use waiver by the Zoning Board of Appeals. This use waiver must be obtained prior to submitting a building permit application.</p> <p>The subject site does not have the 100 foot minimum lot width required for the GI district. Therefore, approval of a waiver to the minimum lot width will be required by the Zoning Board of Appeals. The waiver must be obtained prior to forwarding this request to the city council for final action.</p> <p>While a full zoning review was not completed as part of this request, the following items have been noted based on the submitted development plan:</p> <ul style="list-style-type: none"> <li>● Per Section 55-716, a 20' bufferyard is required along the north property line. While the correct distance is being provided, the</li> </ul>

	<p>proposed opaque fence must either be removed or shifted to the interior of the required bufferyard.</p> <ul style="list-style-type: none"> <li>• Per Section 55-716, a 60' bufferyard and screening is required along the east property line with tree planting and screening outlined in Section 55-717 and 55-718.</li> <li>• Per Section 55-740, 5' of perimeter parking lot landscaping is required for the proposed access drive on the west part of the site.</li> </ul>
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### III. ANALYSIS:

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

### IV. RECOMMENDATIONS:

Approval of the rezoning from DR and GI to GI

Approval of the Preliminary Plat, subject to the following conditions:

1. A shared access easement allowing access to Grover Street among the three parcels south of this subdivision will be required in order to forego public street improvements. Coordinate with Public Works on the terms of the easement, and record it prior to recording the final plat.
2. Obtain a waiver to the minimum lot width from the Zoning Board of Appeals, prior to forwarding this request to the city council for final action.
3. Provide for sidewalks along the public streets in compliance with city code.
4. Coordinate with OPPD on removal or relocation of equipment, if necessary.
5. Comply with all applicable stormwater management ordinances and policies

Approval of the Final Plat, subject to the conditions of the approved preliminary plat and submittal of an acceptable final subdivision agreement (if necessary) prior to forwarding this request to the City Council for final action.

### V. ATTACHMENTS:

Preliminary Plat  
Final Plat  
Site Plan



LOT 1, BEING A REPLATTING OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

**LAMP  
RYNEARSON**

LAMPRYNEARSON.COM

OMAHA, NEBRASKA  
14710 W. DODGE RD., STE. 100 (402)496.2498

FORT COLLINS, COLORADO  
4715 INNOVATION DR., STE. 100 (970)228.0342

KANSAS CITY, MISSOURI  
9001 STATE LINE RD., STE. 200 (816)361.0440

I HEREBY CERTIFY THAT I HAVE MADE A BOUNDARY SURVEY OF THE SUBDIVISION HEREIN AND THAT PERMANENT MONUMENTS HAVE BEEN PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON THE BOUNDARY ON THE PLAT AND THAT PERMANENT MONUMENTS WILL BE PLACED AT ALL CORNERS, ANGLE POINTS AND ENDS OF CURVES ON ALL LOTS AND STREETS WITHIN THE SUBDIVISION TO BE KNOWN AS FLINN SUBDIVISION ONE, LOT 1, BEING A REPLATING OF PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS:

A circular professional seal for a land surveyor in Nebraska. The outer ring contains the text "NEBRASKA" at the top and "LAND SURVEYOR" at the bottom, separated by dots. Inside this ring, the word "REGISTERED" is at the top and "TODD L. WHITFIELD" is at the bottom, also separated by dots. In the center of the seal, the license number "LS-561" is displayed.

DATE \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS: THAT WE, OMC MIDWEST, INC., A DELAWARE CORPORATION, OWNER OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED WITHIN THIS PLAT, HAVE CAUSED SAID LAND TO BE SUBDIVIDED INTO LOTS TO BE SHOWN AND IDENTIFIED BY THE ATTACHED MAP, AND WE HEREBY GRANT TO THE GRANTEE THE EASEMENTS, RIGHTS, INTERESTS AND APPROVE OF THE DISPOSITION OF OUR PROPERTY AS SHOWN ON THIS PLAT; AND DO HEREBY GRANT THE EASEMENTS AS SHOWN HEREON. WE DO HEREBY GRANT TO THE GRANTEE, THEIR SUCCESSORS AND ASSIGNS AND THEIR RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, AND CONTRACTORS, THE PERMANENT RIGHT TO ENTER AND USE, FROM TIME TO TIME, THE EASEMENT AREAS, SHOWN ON THE ATTACHED MAP, FOR THE PURPOSES OF CONSTRUCTION, MAINTENANCE, REPAIR, REPLACEMENT, AND REPAIR OF FACILITIES; PROVIDED, HOWEVER, THERE IS RESERVED TO THE GRANTOR, AND TO THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS, THE RIGHT TO USE THE EASEMENT AREA. THIS GRANT OF ANY EASEMENT SHOWN HEREON SHALL NOT BE SUBJECT TO ANY REVERSE EASEMENT, EJECTMENT, OR OTHER INTEREST IN THE EASEMENT AREA. ANY VARIANCE, ALTERATION OR RELEASE, TO THE RIGHTS GRANTED HEREIN MUST BE APPROVED BY THE GRANTEE IN WRITTEN FORM.

FOR POWER AND COMMUNICATIONS

PERMISSIBLE EASEMENTS SHALL BE GRANTED TO THE OMAHA PUBLIC POWER DISTRICT AND ANY TELECOMMUNICATIONS ENTITY OR OTHER CORPORATION TRANSMITTING COMMUNICATION SIGNALS AUTHORIZED TO USE THE CITY STREETS, TO ERECT, OPERATE, MAINTAIN, REPAIR OR REPLACE ANY OVERHEAD OR UNDERGROUND FACILITIES, AND TO LAY, INSTALL, MAINTAIN, REPAIR OR REPLACE ANY CABLES FOR THE CARRYING AND TRANSMISSION OF ELECTRIC CURRENT FOR LIGHT, HEAT AND POWER AND FOR THE TRANSMISSION OF SIGNALS AND SOUNDS OF ALL KINDS AND THE RECEPTION ON, OVER, THROUGH, UNDER AND ACROSS A FIVE-FOOT-WIDE STRIP OF LAND ABUTTING ALL FRONT AND SIDE BOUNDARY LOT LINES, AND AN EIGHT-FOOT-WIDE STRIP OF LAND ABUTTING THE REAR BOUNDARY LINES OF ALL LOTS, AND THE LOT LINES OF ALL LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. THE STRIP OF LAND "EXTERIOR LOTS" IS HEREIN DEFINED AS THOSE LOTS FORMING THE OUTER PERIMETER OF THE ABOVE DESCRIBED ADDITION. SAID 16-FOOT-WIDE EASEMENT WILL BE REDUCED TO AN EIGHT-FOOT-WIDE STRIP WHEN THE ADJACENT LAND IS SURVEYED, PLATTED AND RECORDED. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED IN THE SAID EASEMENT WAYS, BUT THE SAME MAY BE USED FOR LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE USES OF THE AFORSAID USES OR RIGHTS HEREIN GRANTED.

FOR WATER AND GAS

PERPETUAL EASEMENTS SHALL BE GRANTED TO METROPOLITAN UTILITIES DISTRICT OF OMAHA, AND ANY NATURAL GAS PROVIDER, AND THEIR SUCCESSORS AND ASSIGNS, TO ERECT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW PIPELINES, HYDRANTS, AND OTHER RELATED FACILITIES, AND TO EXTEND THEREON PIPES FOR THE TRANSMISSION OF GAS AND WATER ON, THROUGH, UNDER AND ACROSS THE FIVE-FOOT WIDE STRIP OF LAND ADJUTING ALL STREET FRONTS OF SAID LOTS. NO PERMANENT BUILDINGS OR RETAINING WALLS SHALL BE PLACED ON THE STRIP OF LAND, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LAWNS, ESCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED.

RICHARD UMBEL  
PRESIDENT

STATE OF NEBRASKA )  
 ) SS

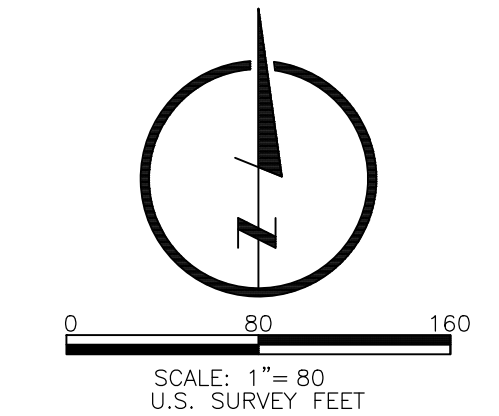
BY RICHARD UMBEL, PRESIDENT OF OMG MIDWEST, INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION.

THIS PLAT OF FLINN SUBDIVISION ONE, LOT 1 WAS REVIEWED BY  
THE DOUGLAS COUNTY ENGINEER'S OFFICE.

DOUGLAS COUNTY ENGINEER

THIS PLAT OF FLINN SUBDIVISION ONE, LOT 1 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

CHAIRMAN, OMAHA CITY PLANNING BOARD



\_\_\_\_\_ BOUNDARY LINE  
 - - - - - EXISTING LOT LINE  
 \_\_\_\_\_ SECTION LINE  
 - - - - - EXISTING EASEMENT

1. ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
2. ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
3. ALL ANGLES ARE 90° UNLESS NOTED.
4. ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
5. ALL PROPOSED EASEMENTS WILL BE RECORDED VIA SEPARATE RECORDED INSTRUMENTS.
6. NEW EASEMENTS SHOWN HEREON MAY BE SUBJECT TO CHANGE. REFER TO THE FINAL EASEMENT RECORDED DOCUMENT FOR THE OFFICIAL LOCATION.

THIS IS TO CERTIFY THAT I FIND NO REGULAR NOR SPECIAL TAXES DUE OR DELINQUENT AGAINST THE PROPERTY DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE AND EMBRACED IN THIS PLAT, AS SHOWN BY THE RECORDS OF THIS OFFICE, THIS

DOUGLAS COUNTY TREASURER

I HEREBY APPROVE THIS PLAT OF FLINN SUBDIVISION ONE, LOT 1 AS TO THE DESIGN STANDARDS.

I HEREBY CERTIFY THAT ADEQUATE PROVISIONS HAVE BEEN MADE FOR  
THE COMPLIANCE WITH CHAPTER 53-8 OF THE OMAHA MUNICIPAL CODE.

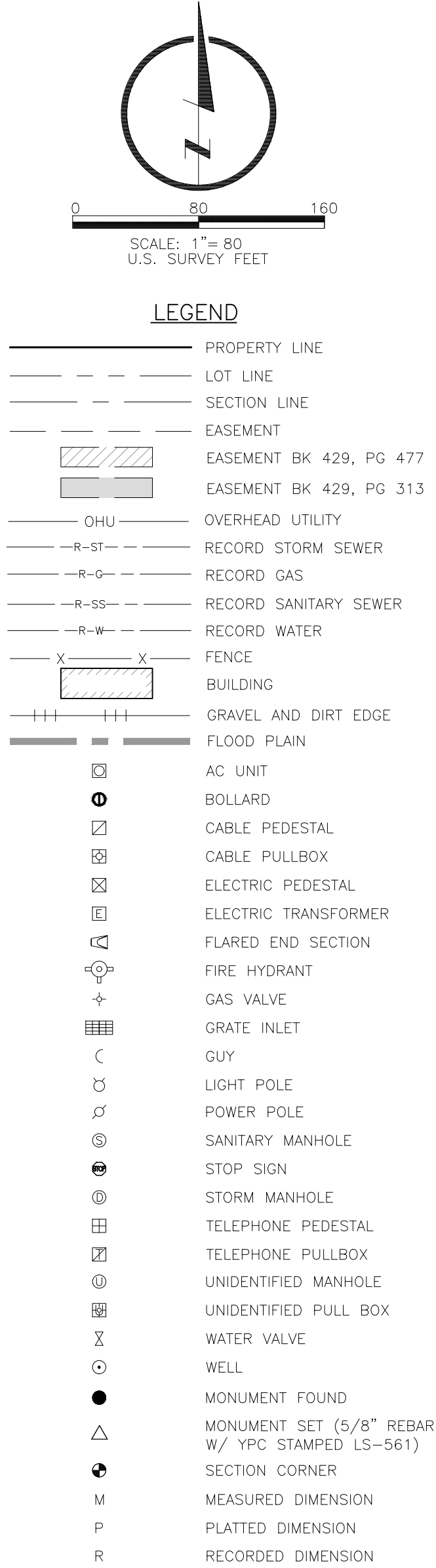
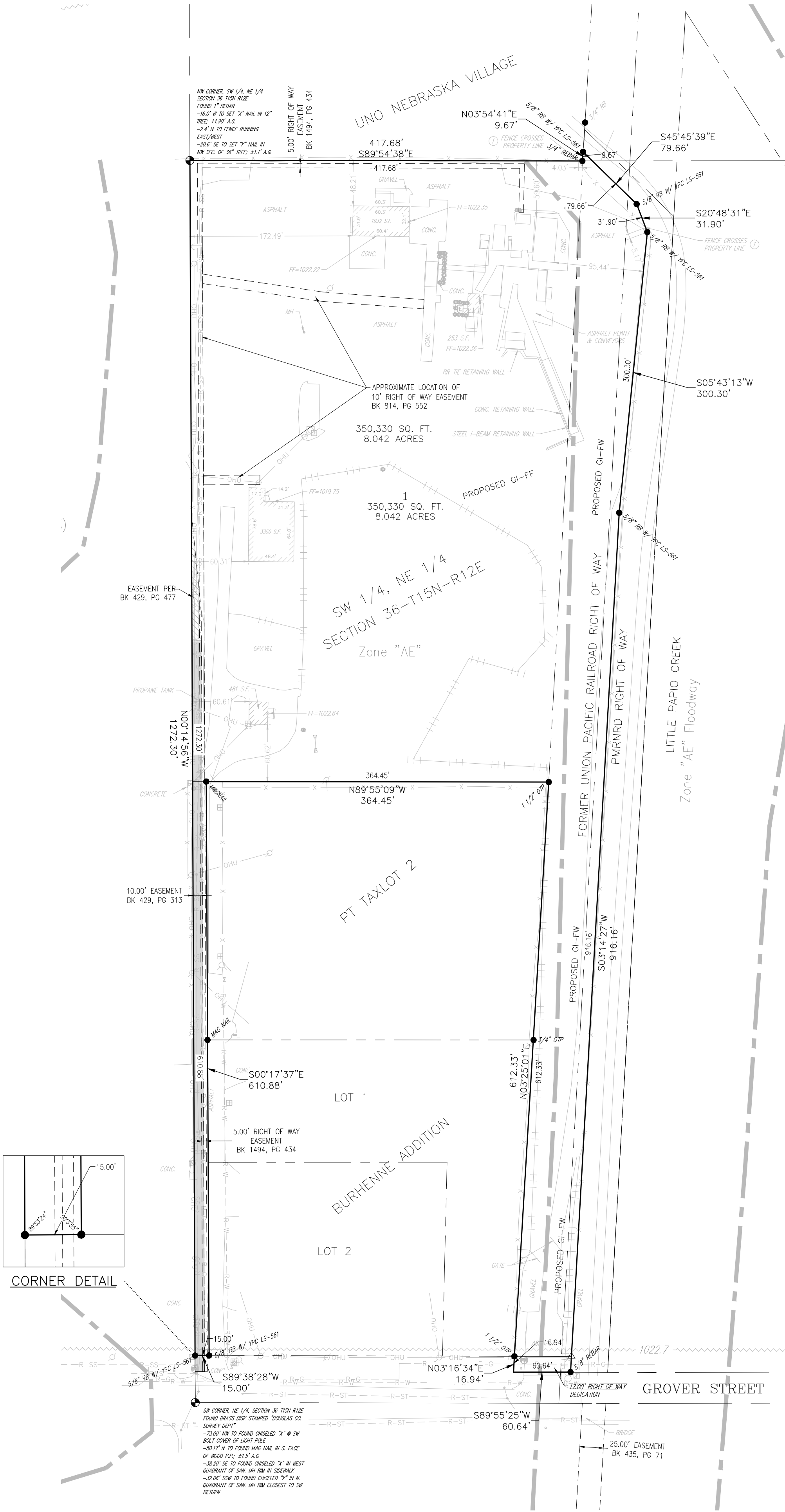
THIS PLAT OF FLINN SUBDIVISION ONE, LOT 1 WAS APPROVED BY THE OMAHA CITY PLANNING BOARD THIS

CHAIRMAN, OMAHA CITY PLANNING BOARD



# FLINN SUBDIVISION ONE

LOT 1, BEING A REPLATTING OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36,  
TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



- NOTES
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
  - ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
  - ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.
  - ALL PROPOSED EASEMENTS WILL BE RECORDED VIA SEPARATE RECORDED INSTRUMENTS.
  - NEW EASEMENTS SHOWN HEREON MAY BE SUBJECT TO CHANGE. REFER TO THE FINAL EASEMENT RECORDED DOCUMENT FOR THE OFFICIAL LOCATION.

**FLOOD\_ZONE**  
ZONE AE & ZONE AE FLOODWAY  
SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.  
BASE FLOOD ELEVATIONS DETERMINED AND INTERPOLATED TO BE 1023.0 AS ILLUSTRATED BY FLOOD INSURANCE RATE PROFILE SHEET 22P, DOUGLAS COUNTY, NEBRASKA.  
MAP NUMBER 31055C0332H  
MAP EFFECTIVE DATE: DECEMBER 2, 2005  
COMMUNITY NUMBER: 315274  
FLOOD\_ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

**ZONING CLASSIFICATION**  
NONE PROVIDED AS REQUIRED BY THE CLIENT.

## LEGAL DESCRIPTION

PARCEL A:  
THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, IN TOWNSHIP 15 NORTH OF RANGE 12, EAST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 132.0 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER FOR A DISTANCE OF 289.3 FEET TO THE WEST LINE OF THE MISSOURI PACIFIC RAILWAY RIGHT-OF-WAY, THENCE SOUTHWESTERLY ALONG THE WEST RIGHT-OF-WAY LINE FOR 661.4 FEET; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER FOR 246.8 FEET; THENCE NORTH 660.7 FEET TO THE POINT OF BEGINNING; AND  
THE SOUTH 150 FEET OF THE WEST 132 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 12, EAST OF THE 6TH P.M. AND  
THE WEST 15 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., ALL IN DOUGLAS COUNTY, NEBRASKA;  
AND  
THE WEST 132.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, EXCEPT THE SOUTH 150.00 FEET THEREOF.

PARCEL B:  
THAT PART OF THE ABANDONED MISSOURI PACIFIC RAILROAD LYING WITHIN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 15 NORTH, RANGE 12 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89° 56' 21" EAST (ASSUMED BEARING) 336.65 FEET ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 03° 14' 23" EAST 33.05 FEET ON THE WEST LINE OF SAID ABANDONED RAILROAD TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 03° 14' 23" EAST 1336.47 FEET ON THE WEST LINE OF SAID ABANDONED RAILROAD; THENCE SOUTH 45° 45' 37" EAST 132.50 FEET TO THE EAST LINE OF SAID ABANDONED RAILROAD; THENCE SOUTH 03° 14' 23" WEST 1243.77 FEET ON THE EAST LINE OF SAID ABANDONED RAILROAD TO A POINT 33.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89° 56' 21" WEST 100.16 FEET ON A LINE 33.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHEAST QUARTER TO THE POINT OF BEGINNING; EXCEPT THAT PORTION OF THE LAND CONVEYED TO THE COUNTY OF DOUGLAS COUNTY, NEBRASKA, REFERENCED IN QUITCLAIM DEED INDIVIDUAL FILED ON JUNE 6, 1995, AT BOOK 2005, PAGE 609, OF THE RECORDS OF THE DOUGLAS COUNTY REGISTER OF DEEDS FOR USE AS PART OF THE LITTLE PAPIO TRAIL, AND EXCEPT THAT PORTION OF THE LAND CONVEYED TO THE COUNTY OF DOUGLAS COUNTY, NEBRASKA, REFERENCED IN QUITCLAIM DEED-CORPORATION FILED ON JUNE 9, 1995, AT BOOK 2006, PAGE 131, OF THE RECORDS OF THE DOUGLAS COUNTY REGISTER OF DEEDS.

## OWNER/ APPLICANT

OMG MIDWEST, INC., A DELAWARE CORPORATION, OWNER

## ENGINEER

LAMP RYNEARSON  
14710 WEST DODGE ROAD, SUITE 100  
OMAHA, NEBRASKA 68154-2027

## ZONING

EXISTING: GI--FF -- GENERAL INDUSTRIAL DISTRICT (FLOOD FRINGE)  
DR--FW -- DEVELOPMENT RESERVE DISTRICT (FLOODWAY)

PROPOSED: GI--FF/FW -- GENERAL INDUSTRIAL DISTRICT  
PARTIAL FLOOD FRINGE -- PARTIAL FLOODWAY

LOT 1 (TOTAL AREA) -- 8.042 ACRES

POWER: OMAHA PUBLIC POWER DISTRICT  
444 SOUTH 16TH STREET MALL  
OMAHA, NE 68102-2247

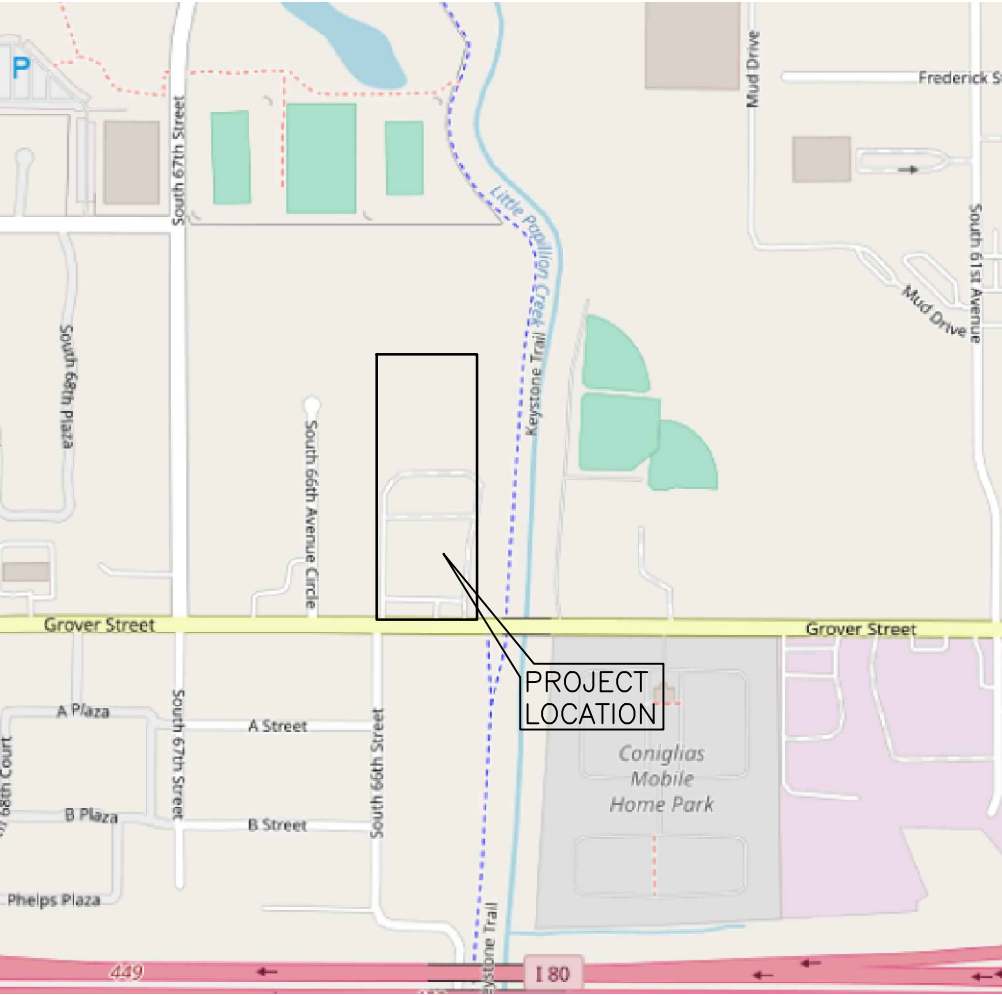
WATER: METROPOLITAN UTILITIES DISTRICT  
3100 SOUTH 61ST AVENUE  
OMAHA, NE 68106-3621

GAS: METROPOLITAN UTILITIES DISTRICT  
3100 SOUTH 61ST AVENUE  
OMAHA, NE 68106-3621

## ZONING

SEC. 55-506. -- SITE DEVELOPMENT REGULATIONS.  
EACH SITE IN THE GI-GENERAL INDUSTRIAL DISTRICT SHALL BE SUBJECT TO THE FOLLOWING SITE DEVELOPMENT REGULATIONS.

Regulator	Requirement
Lot Area	10,000 sq. ft. minimum
Lot Width	100 ft. minimum
Floor Area Ratio	2.0 maximum
Front Yard (Minimum)	50 ft. from the center line of the fronting street
Street Side Yard	Lesser of 10 ft. or 50 ft. from the center line of the fronting street
Interior Side Yard	No Requirement
Rear Yard	10 ft. minimum on lots without alley frontage; no requirement along alley
Height	120 ft. maximum; 45 ft. maximum where building is within 100 ft. of an R6 or lower intensity district
Building Coverage	90 percent maximum
Impervious Coverage	90 percent maximum



VICINITY MAP

LAMP RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA  
14710 W. DODGE RD., STE. 100 (402)496.2498  
FORT COLLINS, COLORADO  
4715 INNOVATION DR., STE. 100 (970)228.0342  
KANSAS CITY, MISSOURI  
9001 STATE LINE RD., STE. 200 (816)361.0440

TODD L. WHITFIELD  
LS-661

PRELIMINARY PLAT

FLINN SUBDIVISION ONE, LOT 1  
OMAHA, DOUGLAS COUNTY, NEBRASKA



Know what's below.  
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

TODD L. WHITFIELD/RACHEL E. RENNECKER

DATE

9/5/2021

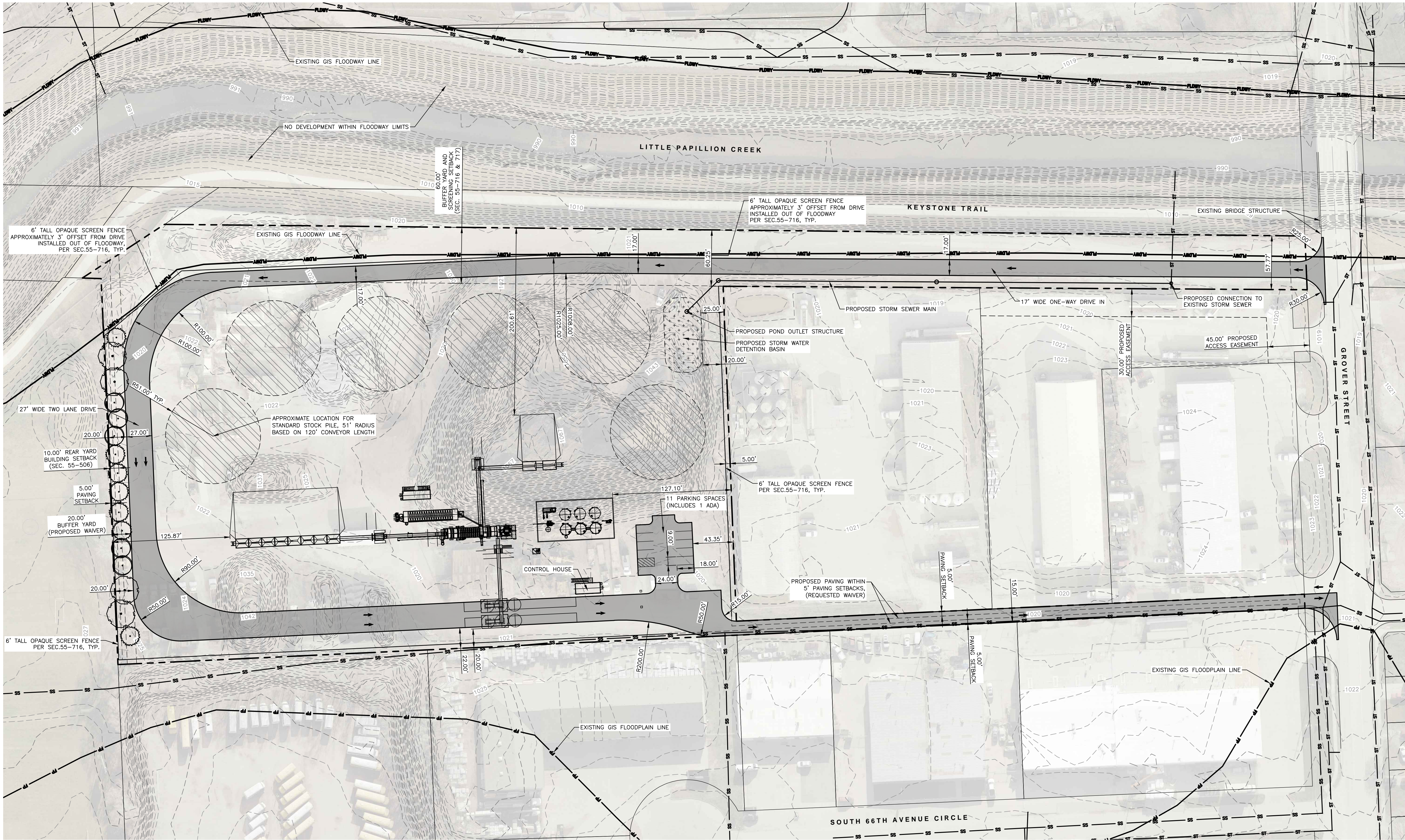
PROJECT NUMBER

0121119.01

BOOK AND PAGE

SHEET





**LEGAL DESCRIPTION:**

6506 GROVER ST: LANDS SEC-TWN-RGE 36-15-12 -EX IRREG E 40 S 1232.13 FT- IRREG N 1336.47 S 1369.52 FT ABAND RR RYW ADJ & IRREG E 289.3 W 421.3 & S 150 W 132 FT N 1/2 SW 1/4 NE 1/4.

6504 GROVER ST: LANDS SEC-TWN-RGE 36-15-12 N 510.7 W 132 FT SW 1/4 NE 1/4.

6506 1/2 GROVER ST: LANDS SEC-TWN-RGE 36-15-12 -EX S 17 FT- W 15 FT TX LT 2

**ADDRESS**  
6506 GROVER ST, OMAHA, DOUGLAS COUNTY, NE 68106

**APPLICANT**  
OMG MIDWEST/OMNI ENGINEERING/LYMAN-RICHEY COMPANIES  
ATTN: KYLE TIMMER  
P: 402-895-6666 E: kyle.timmer@no.crh.com

**PHONE NUMBER**  
P: 402-895-6666

**USE TYPE:**  
PAVEMENT MIXING PLANT

**ZONING:**  
GI-FF AND DR-FW

**IMPROVEMENT**  
REZONE TO ALL GI-FF/FW

**SITE PLAN**

[X] PERMITTED USE  
[ ] CONDITIONAL USE  
[ ] SPECIAL USE  
[ ] AIRPORT USE  
[ ] 855 REVIEW

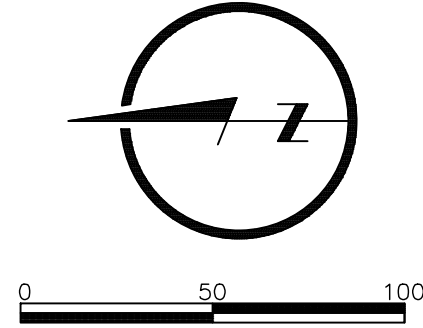
SITE REGULATORS (SEE SECTION 55-501):			
	REQUIRED	PROPOSED	COMMENTS
A. SITE AREA	10,000 SF MIN.	346,230 SF	
B. MINIMUM WIDTH	100 FT MIN.	73 FT	REQUESTED WAIVER TO ALLOW FOR COMBINED EXISTING 73 FT OF FRONTAGE ALONG GROVER ST IN LIEU OF CODE REQUIRED 100 LF.
C. GROSS FLOOR AREA (TOTAL FINISHED)	N/A	21,000 SF	
D. FAR (C/A)	2.0 MAX	0.06	
E. SETBACK			
FRONT YARD	50 FT FROM CENTER LINE OF GROVER ST	50' FROM CENTER LINE	SEC.55-506
STREET SIDE YARD	LESSER OF 10 FT OR 50 FT FROM THE CENTER LINE OF THE FRONTING STREET	N/A	
INTERIOR SIDE YARD	N/A	N/A	
REAR YARD	10 FT	10'	
F. HEIGHT	120' MAX	91'±	HEIGHT VARIES DEPENDING ON BASE, BUT WILL BE UNDER 120'
G. BUILDING COVER (%)	90% MAX.	6%	21,000 SF
H. IMPERVIOUS COVER (%)	90% MAX	73%	254,000 SF (INCLUDES PAVING, STOCK PILE, BUILDING AREAS)
I. PARKING REQUIREMENTS (SEE SECTION 55-734)	EQUIPMENT BLDG/OUTDOOR STORAGE = 11	11 SPACES	PROPOSED REDUCTION OF IMPERVIOUS AREA FROM EXISTING 90% DOWN TO PROPOSED 73% SEC.55-734 SCHEDULE A
J. ACCESSIBLE PARKING (SEE SECTION 55-738)	1 SPACE (LESS THAN 25 TOTAL)	1 SPACE	

BUFFERYARD (SEE SECTION 55-716):			
	REQUIRED	PROPOSED	COMMENTS
ADJACENT ZONING:	NORTH: MU-FF (CC BASE ZONING) SOUTH: GI AND GROVER ST R.O.W. EAST: DR-FW WEST: GI		NORTH: 20' BUFFER REQUIRED (WAIVER REQUESTED) SOUTH: N/A EAST: 60' BUFFER REQUIRED (WAIVER REQUESTED) WEST: N/A
<b>PARKING LANDSCAPE REQUIREMENTS (SEE SECTION 55-740):</b>			
L. STREET SIDE YARD	10'	N/A	
M. INTERIOR SIDE YARD	5'	N/A	
N. INTERIOR LANDSCAPING (%)	5%	N/A	
PARKING AREA IS LESS THAN 2,000 SF AND IS EXEMPT FROM INTERIOR AND PERIMETER LANDSCAPING PER SEC.55-740.F			
<b>ANTICIPATED WAIVER REQUESTS</b>			
1. PERMITTED USE WITHIN GI (GENERAL INDUSTRIAL) ZONING			
2. 100' LOT WIDTH FRONTING GROVER STREET, CURRENTLY ONLY 58'.			
3. 60' BUFFER YARD REQUIREMENT BETWEEN GI AND DR ZONING. PROVIDE ONLY 6' TALL OPAQUE SCREEN FENCE TO BE INSTALLED OUT OF THE FLOODWAY.			
4. 15' WIDE PAVING ALONG WEST PROPERTY LINE WITHIN PAVING SETBACK.			
5. 20' WIDE BUFFER YARD ALONG NORTH PROPERTY LINE PER EXISTING CONTOUR ELEVATION (SITE IS LOWER THAN ADJACENT PROPERTY TO THE NORTH).			

LAMP  
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14710 W. DODGE RD, STE. 100 (402)496.2498  
FORT COLLINS, COLORADO  
4715 INNOVATION DR., STE. 100 (970)226.0342  
KANSAS CITY, MISSOURI  
9001 STATE LINE RD., STE. 200 (816)361.0440



REZONING SITE PLAN  
EXHIBIT A

FLINN SUBDIVISION ONE - 6506 GROVER ST  
OMAHA, DOUGLAS COUNTY, NEBRASKA



Know what's below.  
Call before you dig.

REVISIONS

**DESIGNER / DRAFTER**  
M. MCINTOSH / M. SHARP

**DATE**  
11/05/2021

**PROJECT NUMBER**  
0121119.01

**BOOK AND PAGE**

SHEET



8.	C10-21-321 C12-21-322 Mike McIntosh Lamp Rynearson Inc.	REQUEST:	Preliminary and Final Plat approval of FLINN SUBDIVISION ONE, a minor plat inside city limits, with rezoning from DR and GI to GI (property is located within the FF-Flood Fringe and FW-Floodway Overlay Districts)
		LOCATION:	Northeast of 66 <sup>th</sup> and Grover Streets

At the Planning Board meeting held December 1, 2021, Mike McIntosh, 14710 West Dodge Road, appeared before the Board on behalf of the applicant, OMNI Engineering. Mr. McIntosh stated that OMNI Engineering is proposing to replace an existing asphalt plant that is presently in operation with a more modern state-of-the-art facility. The new asphalt plant will continue to meet the City's infrastructure needs. OMNI held an open house public meeting on October 28, 2021 to discuss the project. The request is to plat three unplatted lots into one lot and rezone a small strip to GI zoning to match the site.

Kyle Timmer, 14012 Giles Road, OMNI Engineering, General Manager, appeared before the Board. Mr. Timmer stated that the existing plant will be updated to better service the market and improve on the existing process and the ability to use recycled materials.

In response to Greg Rosenbaum, Mr. Timmer stated that the air quality will be improved with the new state-of-the-art operation as opposed to the existing operation. Mr. Timmer stated that the truck traffic will increase and may double because the plant will be the primary plant for the area. All surfaces where the truck traffic drives will be paved in the future.

Emma Gossner, 3068 S. 60<sup>th</sup> Street (Springtree Apartments), appeared before the Board in opposition. Ms. Gossner stated that her concerns include pollution and smell in the area and truck traffic on Grover. She also wanted to know why an industrialized area is next to shopping and hotels, etc.

Jerry Lampe, 206 Marion Avenue, appeared before the Board in opposition. Mr. Lampe stated that he owns the property at 6666 Grover Street. Mr. Lampe added that he is an air filtration specialist and is concerned with odors and the pollution of the water in the Papio Creek. He also added further concern with the noise pollution issue regarding the trucks.

Adam George Vandeven, 3024 S. 60<sup>th</sup> Street, appeared before the Board in opposition. Mr. Vandeven stated his concerns are with noise pollution and air pollution.

Doug Deden, 4708 Davenport Street, appeared before the Board in opposition. Mr. Deden stated that his family owns 3305 S. 66 Avenue Circle and is concerned with the heavy volume of additional trucks.

Terese Kniep, 3316 S. 60<sup>th</sup> Plaza, appeared before the Board in opposition. Ms. Kniep stated that she is concerned with the increase in truck traffic.

Chris Christensen, 6610 B Street, appeared before the Board in opposition. Mr. Christensen stated that he is representing 30 neighbors and their concerns are the noise, safety and volume of trucks on the residential streets.

Dick Thiele, 1205 Skylark Drive, appeared before the Board in opposition. Mr. Thiele stated that he owns a warehouse building at 6606 Grover Street and has concerns with regard to the added truck traffic and access to the docks on his building. He requested that the Public Works look at the traffic flow again.

Kyle Timmer stated that the asphalt industry is heavily regulated when it comes to health concerns. The emissions from an asphalt plant, since the 1970's, has been reduced approximately 98% but production has increased over 250%. The technologies today have addressed the major concerns especially related to health. The issue of smell and the truck traffic flow and exit strategy has been addressed. The primary operating season is from April to November but temperature requires night work between May and September because of contract specifications.



In response to Mr. Rosenbaum, Ryan Haas, Public Works, stated that the threshold for a traffic study is 100 trips during a peak hour which was lower than the requirement for a traffic impact study. Mr. Haas stated that any potholes on Grover Street can be reported to the City's website or contact the City's street maintenance division.

Eric Englund, Assistant Director, appeared before the Board on behalf of the Planning Department. Mr. Englund explained that the specific operations of the facility is not what is before the Board but instead the plat and zoning consolidation. Mr. Englund stated that staff recommends approval of the rezoning from DR and GI to GI and approval of the Preliminary Plat subject to the five conditions on the recommendation report along with approval of the Final Plat subject to the conditions of the approved Preliminary Plat and submittal of an acceptable final subdivision agreement (if necessary) prior to forwarding this request to the City Council for final action.

Mr. Rosacker motioned for approval of the rezoning from DR and GI to GI and approval of the Preliminary Plat, subject to the following conditions:

1. A shared access easement allowing access to Grover Street among the three parcels south of this subdivision will be required in order to forego public street improvements. Coordinate with Public Works on the terms of the easement, and record it prior to recording the final plat.
2. Obtain a waiver to the minimum lot width from the Zoning Board of Appeals, prior to forwarding this request to the city council for final action.
3. Provide for sidewalks along the public streets in compliance with city code.
4. Coordinate with OPPD on removal or relocation of equipment, if necessary.
5. Comply with all applicable stormwater management ordinances and policies.

Approval of the Final Plat, subject to the conditions of the approved Preliminary Plat and submittal of an acceptable final subdivision agreement (if necessary) prior to forwarding this request to the City Council for final action.

Mr. Sotolongo seconded the motion which carried 7-0.

Pln00501gb



**CASE:** C10-21-321,C12-21-322

**8**

**APPLICANT:** Mike McIntoshLamp Rynearson Inc.

**REQUEST:** Preliminary and Final Plat approval of FLINN SUBDIVISION ONE, a minor plat inside city limits, with rezoning from DR and GI to GI (property is located within the FF-Flood Fringe and FW-Floodway Overlay Districts)

**LOCATION:** Northeast of 66th and Grover Streets

SUBJECT AREA IS SHADED - DECEMBER 2021

