

AGENDA  
VALLEY CITY COUNCIL  
March 21, 2023 4:30 PM

Anyone desiring to speak on any item on the Agenda is invited to do so, but will be limited to three minutes. After being recognized by the Mayor, please state your name and address for the record. Anyone desiring to speak for a longer period of time should make arrangements with the City Clerk prior to the meeting.

**--A copy of the Open Meetings Act is located on the north wall of the Council Chamber--**

The Mayor and Council reserve the right to adjourn into executive session on any agenda item per Nebraska Revised Statutes 84-1410.

One copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

1. CALL TO ORDER
2. PROOF OF PUBLICATION
3. PUBLIC HEARINGS
  - 3.A. Preliminary and Final Plat – Nachriener Addition – Lot 1 and Outlot A.
    - Open Public Hearing
    - Public comments: proponents and opponents
    - Close public hearing
    - Discussion and questions by Planning Commission Members
    - Vote on recommendation to City Council
  - 3.B. Rezoning – Nachriener Addition. From C-3 Highway Commercial & R2 M/H Density Residential to C-3 Highway Commercial.
    - Open Public Hearing
    - Public comments: proponents and opponents
    - Close public hearing
    - Discussion and questions by Planning Commission Members
    - Vote on recommendation to City Council
4. Adjourn

February 7, 2023

City of Valley Planning Department  
c/o Cheryl Eckerman  
203 North Spruce St.  
Valley, NE 68064

REFERENCE:                    Nachriener Addition / Still Water Lake  
Application for Change of Zoning / Preliminary and Final Plat  
Job No. 0120058.01-004

Dear City of Valley Staff:

Submitted herewith are application materials for Change of Zoning and Preliminary and Final Plat for the Hampton property located northwest of N West Street and Reichmuth Road.

Documents enclosed area as follows:

1. Application for Change of Zoning;
2. Application for Plat;
3. Topographic Survey and Legal Description;
4. Draft Grading Plan;
5. Preliminary Plat;
6. Final Plat;
7. Copy of City of Valley Future Land Use Map; and
8. Application fee in the amount of \$150.00.

We will coordinate with your office to provide the following:

1. Mailing Labels for those Property Owners.

Please place the Change of Zoning and Plat on the March Planning Commission Agenda. Please call if you have any questions or concerns regarding this submittal.

Sincerely,

LAMP RYNEARSON, INC.



John E. Coolidge Jr., P.E., LEED® AP  
Senior Project Manager

Enclosures

c:        Robert Hampton  
          Greg Perry  
          Jeff Farnam

**APPLICATION FOR PRELIMINARY PLAT**

Valley, Nebraska

**LEGAL DESCRIPTION AND GENERAL LOCATION**

Part of the NW Quarter of Section 31, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska (see Plat for full Legal Description) - N West St and Reichmuth Road

**SUBDIVIDER**

Name: Hampton Development Services  
Address: 4089 S. 84th Street, Ste. 307  
Omaha, NE 68127

Telephone: (402) 540-2255

**OWNER**

Name: As listed above  
Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

**CITY USE ONLY**

RECEIPT NO: \_\_\_\_\_

DATE: \_\_\_\_\_

PRELIMINARY PLAT #: \_\_\_\_\_

FEE PAID \$ \_\_\_\_\_

**AGENT (Authorized to act on Subdivider's behalf):**

Name: Lamp Rynearson, c/o John Coolidge  
Address: 14710 W Dodge Road, Ste. 100  
Omaha, NE 68154

Telephone: (402) 496-2498

**ANY OTHER ASSOCIATES:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

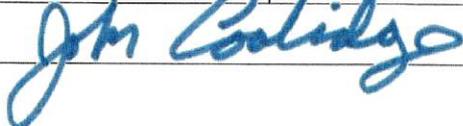
NAME OF PRELIMINARY PLAT: Nachriener Addition NUMBER OF LOTS: 2

- 1. Letter or transmittal and action(s) requested.
- 2. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes  No . If yes, please describe the nature of such interest: The owner has submitted a preliminary plat, Still Water Lake, on a portion of the land north of this plat.

- 3. Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development? Yes  No . If yes, please describe the nature of the action: Most of the plat is C3 and will remain C3. A small portion of the plat must be rezoned from R2 to C3.

- 4. Does the preliminary plat deviate from the requirements of the Subdivision Regulations of the City of Valley or the City's Design Standards? Yes  No . If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted (additional sheets may be added): \_\_\_\_\_

- 5. Is any part of the land within the preliminary plat within a flood plain? Yes  No . If yes, please include the following information: Hydrological and grade information to determine frequency and extent of inundation of flood waters; location of proposed use and type of use; areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use, location and elevation of open space; all plans and other information conform to Development Standards; limits of the flood plain; amount of Fill Material brought into the flood plain; a certificate that grading will not result in any increase in the flood plain. (additional sheets may be added). Area is currently classified as Zone AE. Applicant will coordinate with City of Valley to submit LOMR-F.

Applicant's Signature: 

Date: 03/03/2023

## PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST

Valley, Nebraska

NAME OF PRELIMINARY PLAT: Nachriener Addition

LOCATION OF SUCH PLAT: N West St and Reichmuth Road

### REQUIREMENTS OF PRELIMINARY PLAT

- Letter or transmittal with action requested.
- Name of Subdivision on each sheet
- Names and addresses of owners/applicants
- Names of adjacent property owners
- Name of engineer or surveyor
- Names of utility companies to be involved
- North arrow and graphic scale (according to sub-division regulations' specs)
- Date prepared
- A vicinity sketch at a scale no greater than one (1) inch = four hundred (400) feet and no smaller than one (1) inch = two thousand (2000) feet
- Sheet number and total number of sheets
- Contour lines (within and adjacent to subdivision, not greater than 2 feet intervals)
- Boundary lines of area to be subdivided and their bearings and distances, lot lines and lot numbers
- Is proposed use of preliminary plat in accordance with permitted City's zoning? Is a zoning action required?
- Existing and proposed streets or access easements to include:
  - R.O.W. width (according to future land use and transportation plans)
  - Paving width (according to future land use and transportation plans)
  - Approximate grades
  - Tangent length
  - Curve data and interior angle
  - Angle of Intersection
  - Name or number
- Sketch of future street system outside of plat where subdivision owns abutting land
- Utilities on and adjacent to the tract showing proposed connections to existing utilities. Rear easements for utility poles and wires shall be required whenever possible. All easements shall meet regulations set forth in subdivision regulations.
- Lot lines and dimensions; curvilinears should be noted as arc or chord
- Lot, block and outlot designation and total acreage of land to be subdivided and square feet in each lot
- Public areas for schools, parks, playgrounds or any other public uses
- All existing and proposed easements with locations, widths and distances
- All existing and proposed sidewalks, pedestrian ways and bikeways
- Location of all existing buildings and structures, easements, roads and major natural features on or within one hundred (100) feet of the boundaries of, within/adjacent to on or within one hundred (100) feet of the proposed subdivision. Any other interest in land surrounding the preliminary plat?
- Minimum building set back lines
- Erosion and sediment control plan
- Certified accurate survey by engineer or professional land surveyor
- All plans and other information conform to the City's General Requirements and Minimum Standards of Design
- Sketch of proposed subdivision sized 8 1/2 inches by 14 inches

## PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Valley, Nebraska

### ADDITIONAL INFORMATION (to be shown on Preliminary Plat or on accompanying sheets)

- Four (4) copies of Preliminary Plat and required supplementary material filed with City Clerk
- Submit plat thirty (30) days prior to the meeting of the Planning commission
- Copy of application, site plan, preliminary plat, etc to proper agencies and authorities for review
  - City Engineer
  - City Council
  - City Attorney
  - Fire Department
  - County Engineer
  - County Health Department
  - Adjacent jurisdictions
  - Papio-Missouri River NRD
  - NDOR
  - FEMA
  - Planning Commission
  - Traffic engineering
  - OPPD
  - Building and safety
  - School District
- Any required landscape screens
- Copies of proposed Deed Restrictions, if any
- Sketch plan of larger tract and future concepts of development, if part of a larger tract that will be subdivided in the future

### IF PLAT IS LOCATED WITHIN THE FLOOD PLAIN

- Hydrological and grade information to determine frequency and extent of inundation of flood waters
- Location of proposed use and type of use
- Areas of habitation and employment to include:
  - Location size and floor elevation of any structures
  - Location and elevation of parking areas
  - Use, location and elevation of open space
- Limits of the flood plain
- Amount of Fill Material brought into the flood plain
- A certificate that grading will not result in any increase in the flood plain

### ANY OTHER INFORMATION OR COMMENTS RELATED TO THE PRELIMINARY PLAT:

(Please use additional sheet if necessary)

### **Section 3.03 Preliminary Plat Specifications.**

The Preliminary Plat shall be drawn to a scale of at least one inch to 100 feet with a sheet size not to exceed 42"x30" and shall be plainly marked "Preliminary Plat" and shall include, show, or be accompanied by the following information:

- 3.03.01 A location map showing the general location of the proposed subdivision in relation to surrounding developments with a north arrow, scale and legend.
- 3.03.02 Both existing and proposed grades shall be shown.
- 3.03.03 Phasing lines shall be delineated on the plat and a phasing schedule, if developed in phases.
- 3.03.04 The proposed name of the subdivision which must not be as similar to that of an existing subdivision as to cause confusion. The developer shall verify the name with Douglas County.
- 3.03.05 The proposed names and addresses of the owner and subdivider; the engineer, surveyor, or landscape architect responsible (all of which are licensed to practice in Nebraska) for the subdivision layout.
- 3.03.06 The legal description of the area being platted, and boundary line (accurate in scale) and dimensions, and the location of monuments found or set, section lines, existing and the approximate acreage of the proposed development. All work shall be certified by a Registered Land Surveyor in the State of Nebraska.

- 3.03.07 Width and location of platted streets and alleys within 200 feet of the property; physical features of the property, including location of water courses, ravines, bridges, culverts, present structures and other features affecting the subdivision; contours with intervals of five feet or less; the location of all existing utilities with their sizes indicated, as well as flow lines; elevations of existing sanitary and storm sewer, the outline of wooded areas (the location of important individual trees may be required).
- 3.03.08 Location and name(s) of adjoining subdivision(s) or undeveloped land and owners and persons having ownership interest within 300 feet of the subject property (not including streets and right-of-ways). This should be submitted in list form and as mailing labels.
- 3.03.09 The proposed lot layout, lot and block numbers and approximate lot dimensions and square footage and grounds proposed to be dedicated for public use, such as schools, parks, pathways, playgrounds and streets.
- 3.03.10 The location and width of proposed streets, all easements including buffer easements, building setback lines, Rights of Way, corner radii, pavement width, thickness and type, sidewalks, alleys, location of all proposed improvements including: sanitary sewers, water mains, storm water drainage and other features and improvements required by this ordinance.
- 3.03.11 Easements for public utility and rights-of-way purposes. The book and page number of existing easements shall be labeled on the plan and any private easements should be labeled as such.
- 3.03.12 Both existing and proposed grades shall be shown.
- 3.03.13 All established floodway, floodway-fringe, and flood plain overlay lines.
- 3.03.14 The existing zoning classification and proposed uses of land within the proposed subdivision shall also be designated.
- 3.03.15 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approvals have been submitted to the City.
- 3.03.16 Three copies of a draft erosion control plan. Grading activities shall not proceed until said plan has been approved by the State of Nebraska and the Papio-Missouri River Natural Resources District and a copy of said approval has been submitted to the City.
- 3.03.17 Signature block indicating approval of the Planning Commission per Section 10.03
- 3.03.18 Signature block indicating approval of the City Engineer per Section 10.07
- 3.03.19 Requests for waivers of design standards.
- 3.03.20 Traffic impact analysis study may be required by the City Engineer.
- 3.03.21 Four copies of the following to the City for review at the time of pre-plat submittal :
  - 1. A preliminary sanitary sewer plan.
  - 2. A preliminary drainage study, within the subdivision.
  - 3. A preliminary street profile plan with a statement of proposed street improvements.

Applicant's Signature(s):



Date: 03/03/2023

CITY USE ONLY









**APPLICATION FOR A CHANGE OF ZONING**

**Valley, Nebraska**

Date 02/06/2023

Form must be filled out completely before acceptance of this application for processing. Please print.

Applicant's Name Hampton Development Services Telephone No. \_\_\_\_\_

Applicant's Address 4089 South 84th St, Suite 307, Omaha NE 68127

Present Use of Subject Property Agriculture

Desired Use of Subject Property C-3 Highway Business

Present Zoning C-3 Highway Commercial & R2 M/H Den. Res. Requested Zoning C-3 Highway Commercial

Legal Description of Property Requested to be rezoned \_\_\_\_\_

Approximately 11.6 acres located northwest of N West St and Reichmuth Rd, See attached

Area of Subject Property, Square Feet and/or Acres 11.6 AC +/-  
How are Adjoining Properties Used (Actual Use)

North C-3 Hwy Com. / R-3 Res.

South C-1 Gen. Com.

East C-3 Hwy Com. / R-2 Res.

West R-3 Res. / R-2 Res.

If Exhibits are furnished, please describe and enumerate. (Furnish Plot or Site Plan showing existing and proposed structures, easements, water courses, curb cutbacks, etc.)

Draft Preliminary Plat Attached for Reference

The Zoning Administrator, who may be accompanied by others is hereby authorized to enter upon the property during normal working hours for the purpose of becoming familiar with the proposed situation.

**Justification**

You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary.

1. What is the general character of the area? Describe. Proposed development meets criteria for future high value residential lake front development
2. Can soil conditions support the kinds of development in the proposed zoning district? What is the soil classification of the area? Yes See attached from Valley Future Land Use Plan
3. What type of sewer and water system will be used? City of Valley Water and Sewer
4. How will the proposed Zoning District affect traffic in the area? Will streets or roads need to be updated for access to the area? If yes, what will the requirements be?  
No, existing roads can support development.

Signature of Owner \_\_\_\_\_

or Signature of Agent *John Coolidge* \_\_\_\_\_

John Coolidge  
Engineer for Applicant  
Lamp Rynearson

**OFFICE USE ONLY**

File No. \_\_\_\_\_ Fee paid Yes ( ) No ( ) \_\_\_\_\_

Date \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

Commission.

\_\_\_\_\_  
Chair, Valley Planning

Date \_\_\_\_\_ Approved \_\_\_\_\_ Disapproved \_\_\_\_\_

\_\_\_\_\_  
Mayor

I want to...

Tools

