

AGENDA
VALLEY CITY COUNCIL
Tuesday, September 19, 2023
City Hall
203 North Spruce
Valley, NE 68064
4:30 PM

1. **CALL TO ORDER**

2. **PROOF OF PUBLICATION**

3. **PUBLIC HEARINGS**

3.A. Valley Sports District Area Blight Study

- 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. Preliminary Plat - Valley Lands Lots 1-18 and Outlots A and B

- 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.C. Request for Rezoning - OSC Valley Meigs 1, LLC c/o Access Property Management -
from I-3 general industrial to C-1 Lots 1-14; C-3-Lot 16; and R-2 Lot 15

- Open Public Hearing
- Public comments: proponents and opponents
- Close public hearing
- Discussion and questions by Planning Commission Members
- Vote on recommendation to City Council

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

3.D. Conditional Use Permit - Flatwater Lake LLC - install 4,000 gallon gas tank and dispenser above ground

- 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.E. Request for Rezoning - Jeff Armstrong/Armstrong Estates - request from C-3 to TA

- 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**

The City Council reserves the right to enter into an executive session at any time during the meeting, in accordance with the Nebraska Open Meetings Act, even though the closed session may not be indicated on the agenda.

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**NOTICE OF MEETING
PLANNING COMMISSION
CITY OF VALLEY, NEBRASKA**

Notice is hereby given that a meeting of the City of Valley Planning Commission will be held on **Tuesday, September 19, 2023, at 4:30 p.m.** at Valley City Hall. PUBLIC HEARINGS will be held on the following:

1. Valley Sports District Area Blight Study. A map of the Valley Sports District Area and the related Valley Sports District Area Blight Study are available for review at Valley City Hall.
2. Valley Landing - Preliminary Plat - Lots 1-18 and Outlots A and B, more specifically described as: Part of the Northeast Quarter (NE 1/4) of Section 6, Township 15 North Range 10 East of the 6th p.m. Douglas County Nebraska, beginning SW of North 264th Street and Meigs Street approx 112.175 acres.
3. OSC Valley Meigs 1, LLC c/o Access Property Management - request for rezoning from I-3 general industrial to C-1 Lots 1-14; C-3 Lot 16 and R-2 Lot 15 Valley Landing - SW of North 264th Street and Meigs Street approx. 112,175 acres.
4. Flatwater Lake, LLC - Condition Use Permit install 4,000-gallon gas tank and dispenser above ground. In R-3 zoning district.
5. Jeff Armstrong/Armstrong Estates Lot 3 Block 0 approx. 5.26 acres (9508 N. 294th Street) - request for rezoning from C-3 to TA.

An agenda kept continually current shall be available for public inspection at Valley City Hall.

Larry Bottger, Chair
City of Valley, Planning Commission

8/29, 9/8

ZNEZ

**THE DAILY RECORD
OF OMAHA
JASON W. HUFF, Publisher
PROOF OF PUBLICATION**

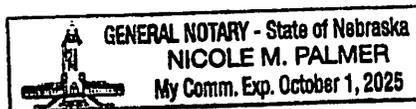
UNITED STATES OF AMERICA,
The State of Nebraska,
District of Nebraska,
County of Douglas,
City of Omaha

} SS.

~~JASON W. HUFF and/or JOSIE CHARRON~~, being duly sworn, deposes and say that they are the PUBLISHER and/or MANAGING EDITOR of THE DAILY RECORD, of Omaha, a legal newspaper, printed and published daily in the English language, having a bona fide paid circulation in Douglas County in excess of 300 copies, and a general circulation in Sarpy, Lancaster, Cass and Dodge Counties, printed in Omaha, in said County of Douglas, Nebraska for more than fifty-two weeks last past; that the printed notice here-to attached was published in THE DAILY RECORD, of Omaha, for 2 consecutive weeks on:

8/29/23 9/8/23

That said Newspaper during that time was regularly published and in general circulation in the County of Douglas, and State of Nebraska.



Publisher's Fee \$67.45

Jason W Huff

Additional Copies \$ _____

Subscribed in my presence and sworn to before me this SEPTEMBER 08 2023

Filing Fee \$ _____

Total \$67.45

Nicole M Palmer

Notary Public in and for Douglas County, State of Nebraska

GENERAL HOVARY - State of Nebraska
MICROFILM PROJECT
Mr. Glenn Egan, Director, SRSB

Glenn Egan

2023

City of Valley Sports District Study Area



JEO Consulting Group, Inc.

Introduction

Purpose of the Study

This Valley Sports District Area blight and substandard study of the designated study area is intended to give the Community Development Agency and City Council the basis for considering the existence of blight and substandard conditions within the delineated study area. Through this process, the City of Valley's Community Development Agency may employ and exercise the power authorized in Nebraska Community Development Law to eliminate and prevent blighted and substandard conditions that are detrimental to the future public health, safety, morals, and general welfare of the entire community as well as the surrounding region. If the City of Valley finds and determines, based on substantial evidence in the record before it, that the recommended Blight and Substandard Area (detailed below and referred to herein as "Valley Sports District Area Blight Study Area") meets the statutory conditions for an area that is blighted, substandard, and in need of redevelopment, the designated study area will become a Redevelopment Area under the Community Development Law (Neb. Rev. Stat. §§ 18-2101 to 18-2155).

This blight and substandard study examines existing conditions of land use, buildings, and structures within the designated study area in the City of Valley to determine its eligibility for redevelopment activities. Potential opportunities for redevelopment exist throughout the designated study area, which would allow the City of Valley to overcome blighted and substandard conditions and avoid issues that could lead to blight and substandard conditions. When evaluating blight and substandard conditions, the City of Valley must adhere to Nebraska Community Development Law.

Nebraska Revised State Statutes

The Community Development Law provides guidelines under which municipalities may address concerns and develop strategies for the rehabilitation and redevelopment of deteriorating area, as well as the prevention and elimination of substandard and blighted area. The Legislature has declared, in pertinent part:

It is hereby found and declared that there exist in cities of all classes and villages of this state area which have deteriorated and become substandard and blighted because of the unsafe, insanitary, inadequate, or overcrowded condition of the dwellings therein, or because of inadequate planning of the area, or excessive land coverage by the buildings thereon, or the lack of proper light and air and open space, or because of the defective design and arrangement of the buildings thereon, or faulty street or lot layout, or congested traffic conditions, or economically or socially undesirable land uses...These conditions are beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operations of private enterprise without the aids herein provided...It is further found and declared that the prevention and elimination of blight is a matter of state policy, public interest, and statewide concern and within the powers and authority inhering in and reserved to the state, in order that the state and its municipalities shall not continue to be endangered by area which are focal centers of disease, promote juvenile delinquency, and consume an excessive proportion of their revenue. §18-2102

Consistent with these findings, municipalities have been granted the power to address deterioration, substandard conditions, and blight through any number of means, including “the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations, relating to the use of land and the use and occupancy of buildings and improvements, the disposition of any property acquired, and the providing of necessary public improvements.” Neb. Rev. Stat. §18-2104.

Nebraska Revised Statute §18-2104 enables a municipality to declare that blight and substandard conditions exist. The statute reads,

The governing body of a city, to the greatest extent it deems to be feasible in conducting the provisions, shall afford maximum opportunity, consistent with sound needs of the city, to the rehabilitation or redevelopment of the community redevelopment area by private enterprises. The governing body of a city shall give consideration to this objective in exercising its powers, including the formulation of a workable program, the approval of community redevelopment plans consistent with the general plan for the development of the city, the exercise of its zoning powers, the enforcement of other laws, codes, and regulations relating to the use and occupancy of buildings and improvements, the disposition of any property acquired, and providing of necessary public improvements.

The process of improving an area begins with the creation of a municipality-wide workable program for utilizing appropriate private and public resources to address the specific conditions to be improved. Such workable programs may include “provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning, and occupancy controls and standards; the rehabilitation or conservation of substandard and blighted area or portions thereof by re-planning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof.” Neb. Rev. Stat. §18-2105.

The statutes provide a means for the governing body of a municipality to address and develop strategies for rehabilitation and redevelopment of the community. Nebraska Revised Statute §18-

2105 also grants authority to the governing body to formulate a redevelopment program. The statute reads,

The governing body of a city or an authority at its direction for the purposes of the Community Development Law may formulate for the entire municipality a workable program for utilizing appropriate private and public resources to eliminate or prevent the development or spread of urban blight, to encourage needed urban rehabilitation, to provide for the redevelopment of substandard and blighted area, or to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program. Such workable program may include, without limitation, provision for the prevention of the spread of blight into area of the municipality which are free from blight through diligent enforcement of housing, zoning and occupancy controls and standards; the rehabilitation or conservation of substandard or blighted area or portions thereof by replanning, removing congestion, providing parks, playgrounds, and other public improvements by encouraging voluntary rehabilitation and by compelling the repair and rehabilitation of deteriorated or deteriorating structures; and the clearance and redevelopment of substandard and blighted area or portions thereof. §18-2105

Prior to the adoption of a redevelopment plan, a municipality must have an adopted comprehensive plan (§18-2110) and shall have declared the redevelopment area to be a substandard and blighted area in need of redevelopment (§18-2109).

The important community development terms are defined in Nebraska Revised Statute §18-2103, several of which are shown below (organization and emphasis added):

Substandard area means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals, or welfare;

Blighted area means an area, which

(a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use; and,

(b) in which there is at least one of the following conditions:

- (i) Unemployment in the designated area is at least one hundred twenty percent of the state or national average;
- (ii) the average age of the residential or commercial units in the area is at least forty years;
- (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time;

- (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or*
- (v) the area has had either stable or decreasing population based on the last two decennial censuses.*

In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the village as blighted;

Substandard and Blight Eligibility Analysis

Designated Study Area

The designated study area is property within or adjacent to the corporate limits for evaluation pursuant to the Community Development Law. The area is a mix of land uses including Industrial, Commercial, Agricultural and Residential uses. The designated study area was selected for a number of reasons, including:

1. The presence of blighted and substandard characteristics within the study area.
2. The potential for private development and redevelopment activities within the study area.
3. The need for improvements in infrastructure due to specific existing conditions.
4. The economical and functional obsolescence of certain properties within the study area.
5. The need for public intervention to stimulate the development and redevelopment of vital infrastructure systems and housing to support these private redevelopment efforts.

Once declared substandard and blighted, the City of Valley can stimulate and manage future development in this area by creation and use of the redevelopment plan and its statutory authority to provide financial incentives for private development.

Through the redevelopment process, the City of Valley can guide future development in the community and provide financial incentives for development. The use of the Nebraska Community Redevelopment Law by the City of Valley is intended to improve the community and enhance the quality of life for all residents by eliminating conditions that contribute to the spread of blight and hinder private reinvestment in the area due to these factors. Using the Nebraska Community Development Law, Valley can eliminate negative factors and implement programs and/or projects identified to improve conditions, thereby removing, or preventing blight and substandard conditions.

Substandard and Blight Conditions

As set forth in section 18-2103(31), **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

1. Dilapidation/deterioration*

Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)

- Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).

2. Age or obsolescence

Estimate age of structures (40+ years criteria)

3. Inadequate provision for ventilation, light, air, sanitation, or open spaces

Overall sight conditions

- Examples include junked cars or debris, cluttered alleyways, antiquated infrastructure systems (overhead power lines), outdoor storage/sanitation facilities, unpaved parking/outdoor storage.

4. Other substandard conditions

- (a) High density of population and overcrowding (census); or
- (b) The existence of conditions which endanger life or property by fire and other causes as unsanitary and unsafe conditions which endanger life or property by fire and other natural causes floodplain; or
- (c) Any combination of such factors is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; is detrimental to the

public health, safety, morals, or welfare (includes sanitation concerns, inadequate infrastructure systems (sewer, water service mains, storm sewers), poor lighting, crime statistics, floodplain area, outdoor storage, site clutter).

As set forth in the Community Development Law, a **blighted area** shall mean an area, which by reason of the presence of:

1. **A substantial number of deteriorated or deteriorating structures***
Exterior inspection of buildings to note deficiencies (sound, minor, major, dilapidated)
 - Examples include structural (walls, foundation, roof), building systems (gutters, roof surface, chimney), and architectural systems (fire escapes, weatherization, steps, exterior paint, site conditions).
2. **Existence of defective or inadequate street layout**
Condition of streets/inadequate access including sidewalks
 - Examples include street conditions, dead ends, railroad crossings, linear downtown, narrow alleyways, blind crossings, and sidewalk condition.
3. **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**
Conditions associated with accessibility/usefulness of the lots
 - Examples include land locked parcels, odd shaped lots, undersized lots, lots with accessibility concerns.
4. **Unsanitary or unsafe conditions**
Conditions which pose a threat to public health and safety
 - Examples include age and physical condition of structures, floodplain, lack of public infrastructure systems, unsanitary conditions, ventilation concerns.
5. **Deterioration of site or other improvements**
Field observation of age and condition of public utilities, debris, and inadequate public improvements
 - Examples include lack of off-street parking, storm drainage, junk cars, dilapidated structures, debris, on-site storage, congested overhead power lines.
6. **Diversity of ownership**
The total number of unduplicated owners
 - Examples include the necessity of to acquire numerous lots is a hindrance to redevelopment. However, land assemblage of larger proportions necessary for major developments, is more economically feasible and will attract financial support, as well as public patronage required to repay such financial support. Such assemblage is difficult without public intervention.
7. **Tax or special assessment delinquency exceeding the fair value of the land**
Examination of public records to determine the status of taxation of properties
 - Examples include delinquent taxes, real estate taxes or special assessments exceeding the fair market value.
8. **Defective or unusual conditions of title**
Examine public records to determine any defective or unusual title defects
 - Examples include improper filings, liens, defective titles, etc.
9. **Improper subdivision or obsolete platting**
Examine public records to determine improper subdivision and obsolete platting

- Examples include undersized lots, improper zoning, lot configuration, easement concerns, never recorded vacated streets, accessibility concerns.

10. The existence of conditions which endanger life or property by fire or other causes

Examine conditions which endanger life or property

- Examples include inadequate, undersized, or inoperative public infrastructure systems, floodplain, building materials, site access, on-site storage (cars), secluded area for pests and vermin to thrive, inadequate surface drainage, street/sidewalk conditions, etc.

11. Any combination of such factors, substantially impairs or arrests the sound growth of the community, hinders the provision of housing accommodations, or constitutes an economic or social liability

Economic and/or socially undesirable land uses

- Examples include incompatible land uses, economic obsolescence, functional obsolescence which relates to the property's ability to compete in the marketplace.

12. Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

- (a) Unemployment in the designated blighted area is at least one hundred twenty percent of the state or national average (Census statistics);
- (b) The average age of the residential or commercial units in the area is at least 40 years (Public Records);
- (c) More than half of the plotted and subdivided property in the area is unimproved land that has been within the city for 40 years and has remained unimproved during that time (Public records);
- (d) The per capita income of the designated blighted area is lower than the average per capita income of the city or village in which the area is designated (Census); or
- (e) The area has had either stable or decreasing population based on the last two decennial censuses (Census).

*Where structural conditions are evaluated, individual structures are rated in accordance with the following rating schedule as defined by the U.S. Department of Housing and Urban Development: no problem, adequate condition, deteriorating condition, or dilapidated condition. The following descriptions define the rating schedule used to assess and evaluate building and structure conditions:

No Problem

No structural or aesthetic problems are visible.

Adequate Condition

- Slight damage to porches, steps, roofs, etc. is present on the structure,
- Slight wearing away of mortar between bricks, stones, or concrete blocks,
- Small cracks in walls or chimneys,
- Cracked windows,
- Lack of paint, and
- Slight wear on steps, doors, and door and window frames.

Deteriorating Condition

- Holes, open cracks, rotted, loose, or missing materials in parts of the foundation, walls, (up to one-quarter of the wall), or roof (up to one-quarter of roof),
- Shaky, broken, or missing steps or railings,
- Numerous missing and cracked windowpanes,
- Some rotted or loose siding, windows, or doors (no longer wind- or waterproof),

- Missing bricks or other masonry of chimney, and
- Makeshift (un-insulated) chimney.

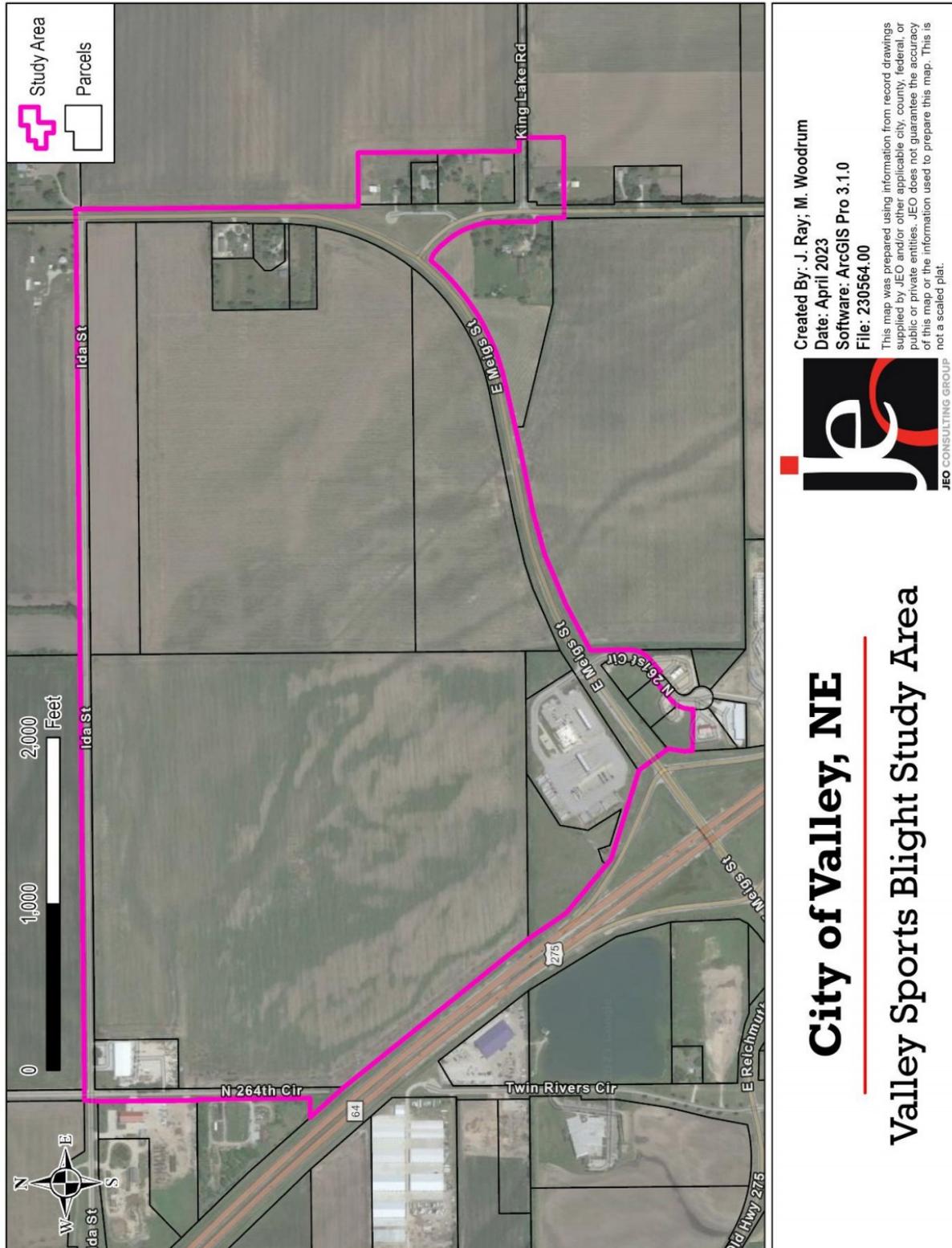
Dilapidated Condition

- Holes, open cracks, or rotted, loose or missing material (siding, shingles, brick, concrete, tiles, plaster, floorboards) over large area of foundation, on walls or on roof,
- Substantial sagging of roof, floors, or walls,
- Extensive damage by fire, flood, or storm, and
- Inadequate original construction such as makeshift walls, roofs made of scrap materials, foundations or floors lacking, or converted barns, sheds, and other structures not adequate for housing.

Designated Study Area

The study area as identified can be found in Figure 1. For this study, the study area will be known as the “Designated Study Area” which was reviewed for substandard and blight characteristics.

Figure 1: Designated Study Area



Recommended Blight and Substandard Area

Based upon the review of the designated study area, and its context with the community, JEO Consulting Group recommends the designated study area be recommended as a Blight and Substandard Area. This area consists of approximately 316.47 acres. The following legal description delineates the Recommended Area

A PARCEL OF LAND LOCATED IN SECTIONS 29, 31, 32, AND 33, ALL IN TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE SIXTH P.M., DOUGLAS COUNTY, NEBRASKA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, LEGACY VALLEY; THENCE EAST ON THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 251 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTHEASTERLY ON THE EASTERLY LINE OF LOTS 6 AND 7, LEGACY VALLEY, A DISTANCE OF 317 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTHEASTERLY, A DISTANCE OF 60 FEET, MORE OR LESS TO THE NORTHERLY LINE OF LOT 1, LEGACY VALLEY; THENCE NORTHEASTERLY ON SAID NORTHERLY LINE, A DISTANCE OF 230 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE NORTH ON SAID EAST LINE, A DISTANCE OF 240 FEET, MORE OR LESS TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST MEIGS STREET; THENCE EASTERLY ON SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2650 FEET, MORE OR LESS, TO THE WESTERLY RIGHT OF WAY LINE OF NORTH 252ND STREET; THENCE SOUTHERLY ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 870 FEET, MORE OR LESS, TO A POINT 215 FEET SOUTH OF THE SOUTH RIGHT OF WAY LINE OF KING LAKE ROAD; THENCE EAST, PARALLEL WITH AND 215 FEET SOUTH OF SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 490 FEET; THENCE NORTH, A DISTANCE OF 267 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF KING LAKE ROAD; THENCE WEST ON SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 80 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF TERRY'S ACRES; THENCE NORTH ON THE EAST LINE OF TERRY'S ACRES, A DISTANCE OF 941 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF TERRY'S ACRES; THENCE WEST ON THE NORTH LINE OF TERRY'S ACRES, A DISTANCE OF 320 FEET, MORE OR LESS TO THE EAST RIGHT OF WAY LINE OF NORTH 252ND STREET; THENCE NORTH ON SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1700 FEET, MORE OR LESS, TO THE NORTH RIGHT OF WAY LINE OF IDA STREET; THENCE WEST ON THE NORTH RIGHT OF WAY LINE OF IDA STREET, A DISTANCE OF 5350 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF NORTH 264TH STREET; THENCE SOUTH ON THE WEST RIGHT OF WAY LINE OF NORTH 264TH STREET, A DISTANCE OF 1350 FEET, MORE OR LESS TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 275; THENCE SOUTHEASTERLY ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2950 FEET, MORE OR LESS TO THE NORTHWESTERLY RIGHT OF WAY LINE OF EAST MEIGS STREET; THENCE SOUTHEASTERLY, A DISTANCE OF 215 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF LOT 6, LEGACY VALLEY; THENCE SOUTHERLY ON THE WESTERLY LINE OF SAID LOT 6, A DISTANCE OF 146 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Findings and Contributing Factors

The intent of this study is to determine whether the Valley Sports District Area Blight Study Area within the community has experienced structural and site deterioration or if there are other negative factors which are decreasing the development potential for the area. The field survey conducted on Thursday, March 30, 2023, indicated the study area has such deterioration or lack of municipal infrastructure, thus the study area warrants further examination regarding blighted and substandard conditions. The following factors were evaluated to determine if there is a reasonable presence of blight and substandard conditions within the Valley Sports District Area Blight Study Area.

This section reviews the building and structure conditions, infrastructure, site conditions and land use found within the Valley Sports District Area Blight Study Area based upon the statutory definitions, the planning team's observations during the field survey, and explains the identified contributing factors. *Appendix A* provides a visual description and documents examples of the different conditions that led to each factor's determination. See *Appendix A* for a visual description of the site conditions, debris, condition of public infrastructure, deteriorating structures and other observed conditions within the Valley Sports District Area Blight Study Area.

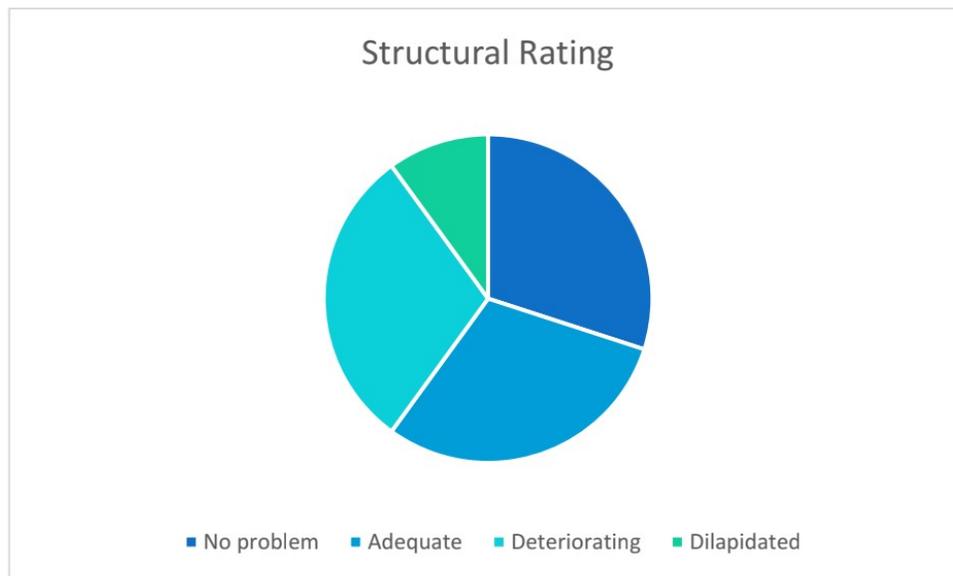
BLIGHTED CRITERIA CONDITIONS

As set forth in the Nebraska legislation, a **blighted area** shall mean an area, which by reason of the presence of:

Substantial Number of Deteriorated or Deteriorating Structures

As a rule, the primary structure for each parcel within the Valley Sports District Area Blight Study Area was examined. A total of 4 or 40% of the structures within the designated study area were graded as deteriorating or dilapidated. Figure 2 illustrates the distribution of the structural ratings within the study area and Figure 4 illustrates the distribution of the deteriorated structures. This is considered a significant contributing factor.

Figure 2, Structural Rating



Defective or Inadequate Street Layout

Street Conditions and Accessibility

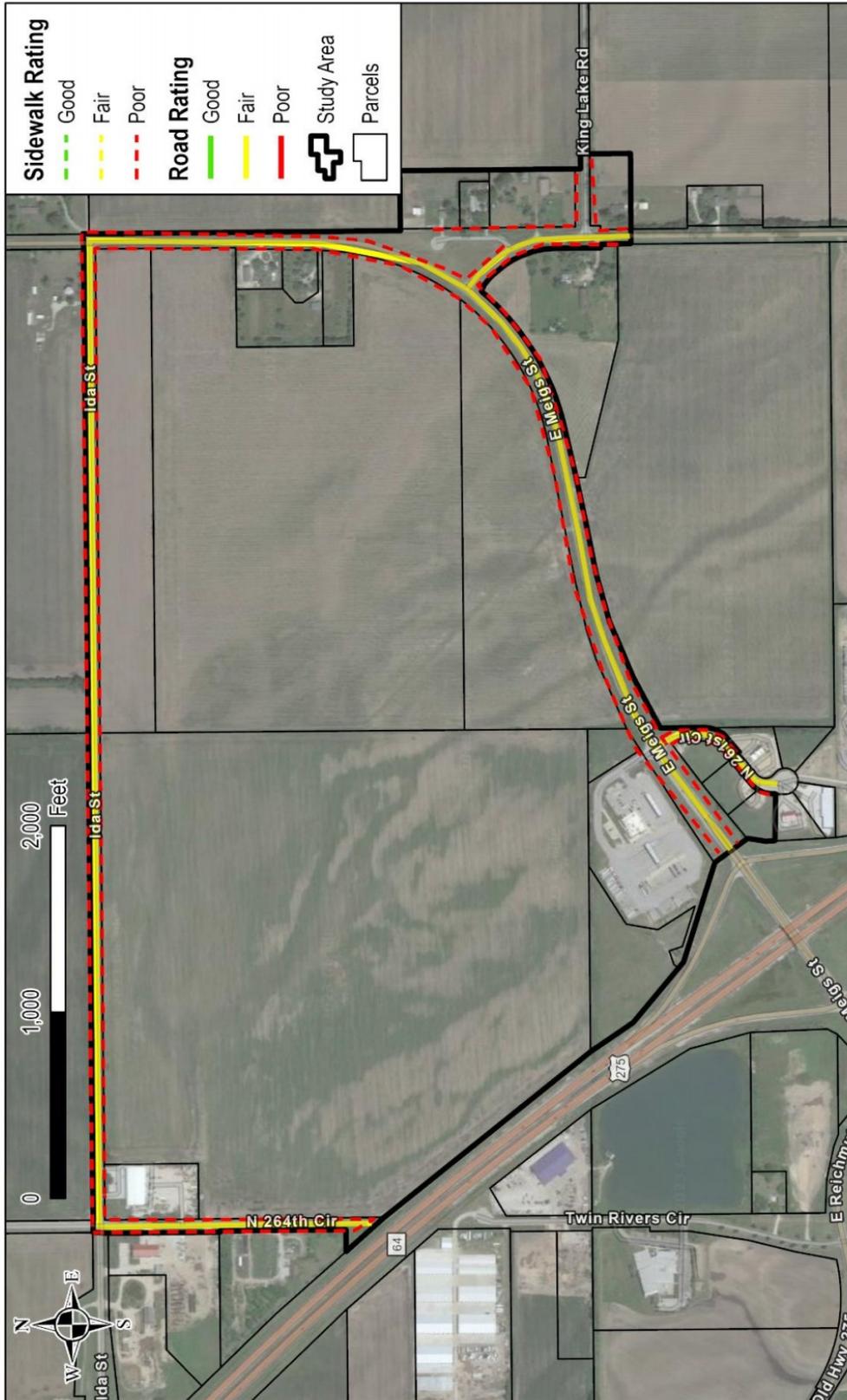
Street conditions and accessibility within the Valley Sports District Area Blight Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and with regard to ease of travel and appearance. The noted deficiencies are: missing portions or incomplete street grid; and the lack of the sidewalks in the area. The transportation infrastructure conditions are illustrated on Figure 3.

Overall, the Valley Sports District Area Blight Study Area has limited connectivity with the adjacent street grid due to the Highway 275's limited access and the lack of developed urban infrastructure. Due to the lack of connectivity, developed streets and sidewalks, this is considered a contributing factor.

Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Throughout the Valley Sports District Area Blight Study Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivision; while some are odd shaped with acute angles or have limited use due to irregular shape. In addition, a major portion of the area lacks infrastructure improvements for accessibility and usefulness. Overall, this factor is considered to be contributing to the recommended blight designation.

Figure 3: Transportation Conditions



City of Valley, NE

Valley Sports Blight Study: Transportation

Created By: J. Ray; M. Woodrum
 Date: April 2023
 Software: ArcGIS Pro 3.1.0
 File: 230564.00

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.



Unsanitary or unsafe conditions

Conditions which pose a threat to public health and safety

Debris

Debris piles and non-operatable vehicles were noted in the field analysis on six properties. This can contribute to harboring rodents and vermin which may contribute to the spread of diseases.

Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Floodplain

The entire area is with a designated 100 year floodplain. The potential flooding may pose an unsafe condition to structures and humans.

Open drainage channels and drainage

The area contains a large open channel for storm drainage. During storm events, the unprotected area could pose a safety hazard to people in the vicinity. In addition, standing water was noted on sites illustrating the lack of proper drainage or site improvements. The lack of proper drainage may pose a potential mosquito breeding area and a risk to spread diseases.

As a result, this factor is considered to be contributing the recommended blight designation.

Deterioration of site or other improvements

Sidewalks

The lack of sidewalks, including accessible crosswalks, inhibits pedestrian movement through the study area.

Vehicle circulation and parking

The lack of connectivity to land locked or irregular shaped lots impedes the ability to freely travel to or from the study area. Deteriorated public and private infrastructure and site improvements were observed throughout the study area.

As a result, this factor is considered to be contributing the recommended blight designation.

Diversity of ownership

The diversity of ownership is evident in the Valley Sports District Area Blight Study Area. There are 14 unique private property owners of the 19 parcel Valley Sports District Area Blight Study Area. Thus, this is considered a contributing factor.

As a result, this factor is considered to be contributing the recommended blight designation.

Improper subdivision or obsolete platting

Obsolete platting

Throughout the Valley Sports District Area Blight Study Area, the lot sizes and shapes vary. Some lots are too large and need additional subdivision; while some are odd shaped or have limited use due to acute angles and or narrowness.

As a result, this factor is considered to be contributing the recommended blight designation.

The existence of conditions which endanger life or property

Conditions which pose a threat to public health and safety

Age of Structures

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling.

Debris

Debris piles and non-operatable vehicles were noted in the field analysis on six properties. This can contribute to harboring rodents and vermin which may contribute to the spread of diseases.

Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Floodplain

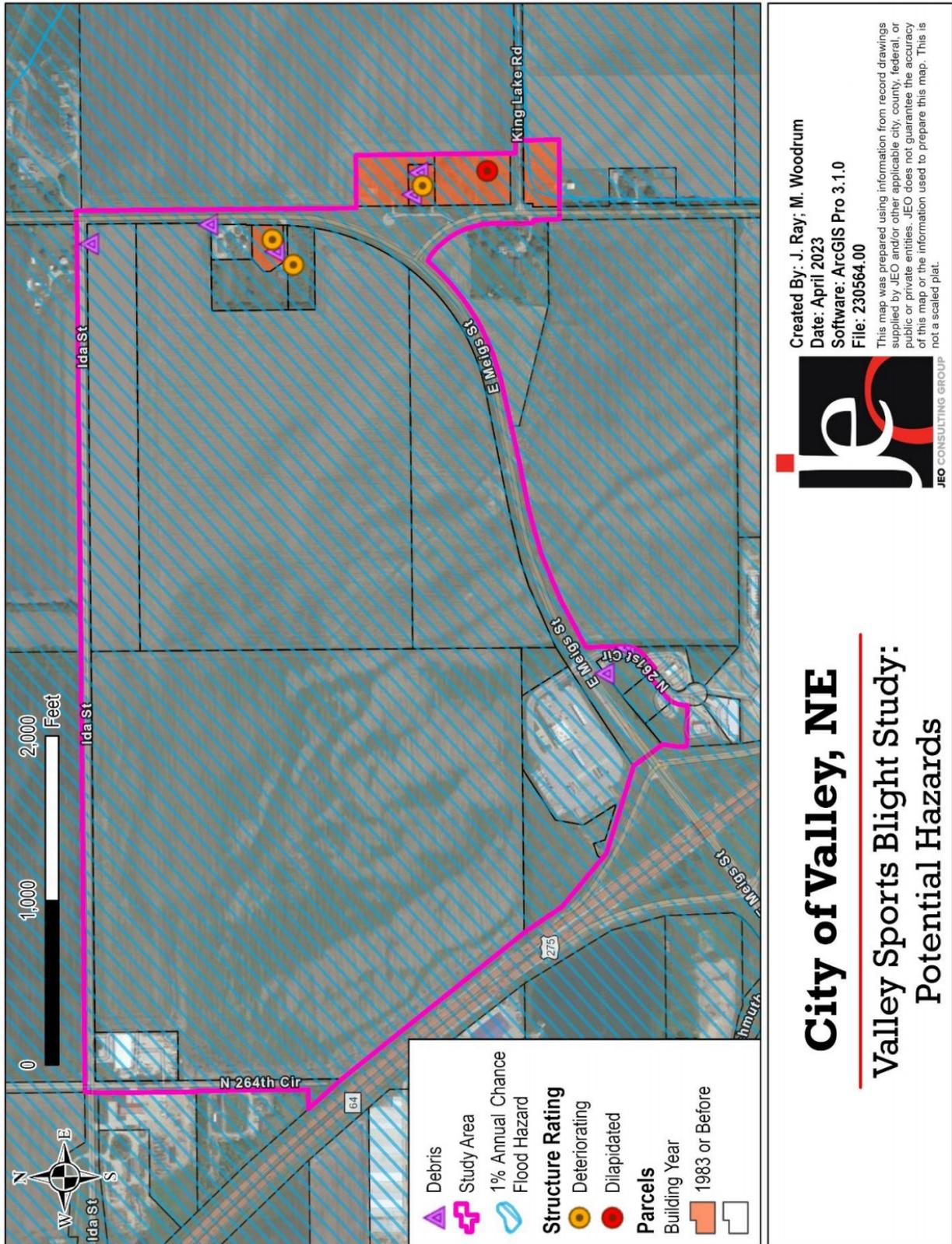
The entire area is with a designated 100 year floodplain. The potential flooding may endanger life or property.

Open drainage channels and drainage

The area contains a large open channel for storm drainage. During storm events, the unprotected area could pose a safety hazard to people in the vicinity. In addition, standing water was noted on sites illustrating the lack of proper drainage or site improvements. The lack of proper drainage may pose a potential mosquito breeding area and a risk to spread diseases.

As a result, this factor is considered to be contributing the recommended blight designation.

Figure 4: Potential Hazards of Site



Any combination of such factors that substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability.

Minor conditions or factors were observed in the field analysis that could impair sound growth of the community.

As a result, it is not considered a substantial contributor to the Valley Sports District Area Blight Study Area to be considered blighted.

Is detrimental to the public health, safety, morals, or welfare in its present condition and use; and in which there is at least one of the following conditions:

The average age of the commercial structures in the area is at least 40 years. The average age of the residential structures is 70 years (1953).

SUBSTANDARD CRITERIA

A **substandard area** shall mean an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which by reason of the following:

Dilapidation/deterioration

As part of the Blight and Substandard Study, a Structural Conditions Survey was completed along with an analysis of the land-use patterns in the Valley Sports District Area Blight Study Area.

A total of 4 or 40% of the structures within the designated study area were graded as deteriorating. Figure 2 illustrated the structural ratings within the study area. This is considered a significant contributing factor.

Age or obsolescence

Information regarding the age of the permanent structures within the Valley Sports District Area Blight Study Area was provided by the Douglas County Assessor's Office.

The average age of the residential structures in 70 years, therefore, this is considered a contributing substandard factor.

Inadequate provision for ventilation, light, air, sanitation, or open spaces

Poor Drainage and Sanitation

The Valley Sports District Area Blight Study Area contains areas of trash, debris, and drainage issues. However, ventilation, light, air, and open spaces are adequate thus, this is not considered significant to be considered a contributing factor.

Other Substandard Conditions

The existence of conditions which endanger life or property

Age of Structures

Structures constructed prior to 1978 may contain lead-based paint which can pose health and human development risks to children with chipping or peeling.

Debris

Debris piles and non-operable vehicles were noted in the field analysis on six properties. This can contribute to harboring rodents and vermin which may contribute to the spread of diseases.

Sidewalks

The study area lacks sidewalks that safely allow for pedestrian movement through the site or connecting to adjacent uses.

Floodplain

The entire area is with a designated 100 year floodplain. The potential flooding may endanger life or property.

Open drainage channels and drainage

The area contains a large open channel for storm drainage. During storm events, the unprotected area could pose a safety hazard to people in the vicinity. In addition, standing water was noted on sites illustrating the lack of proper drainage or site improvements. The lack of proper drainage may pose a potential mosquito breeding area and a risk to spread diseases.

Figure 5: Parcels Showing Blight and Substandard Criteria



City of Valley, NE

Valley Sports Blight Study:

Characteristics of Blight and Substandard Area

Created By: J. Ray, M. Woodrum
 Date: April 2023
 Software: ArcGIS Pro 3.1.0
 File: 230564.00

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.



Blighted and Substandard Findings

The Valley Sports District Area Blight Study Area has many items contributing to the blight and substandard conditions. Based on the information collected and analyzed pursuant to Nebraska Revised Statutes, the area has assorted items that were considered beyond the remedy and control of the normal regulatory process of the City of Valley or impossible to reverse through the ordinary operations of private enterprise. These conditions include:

Table 1: Summary Matrix

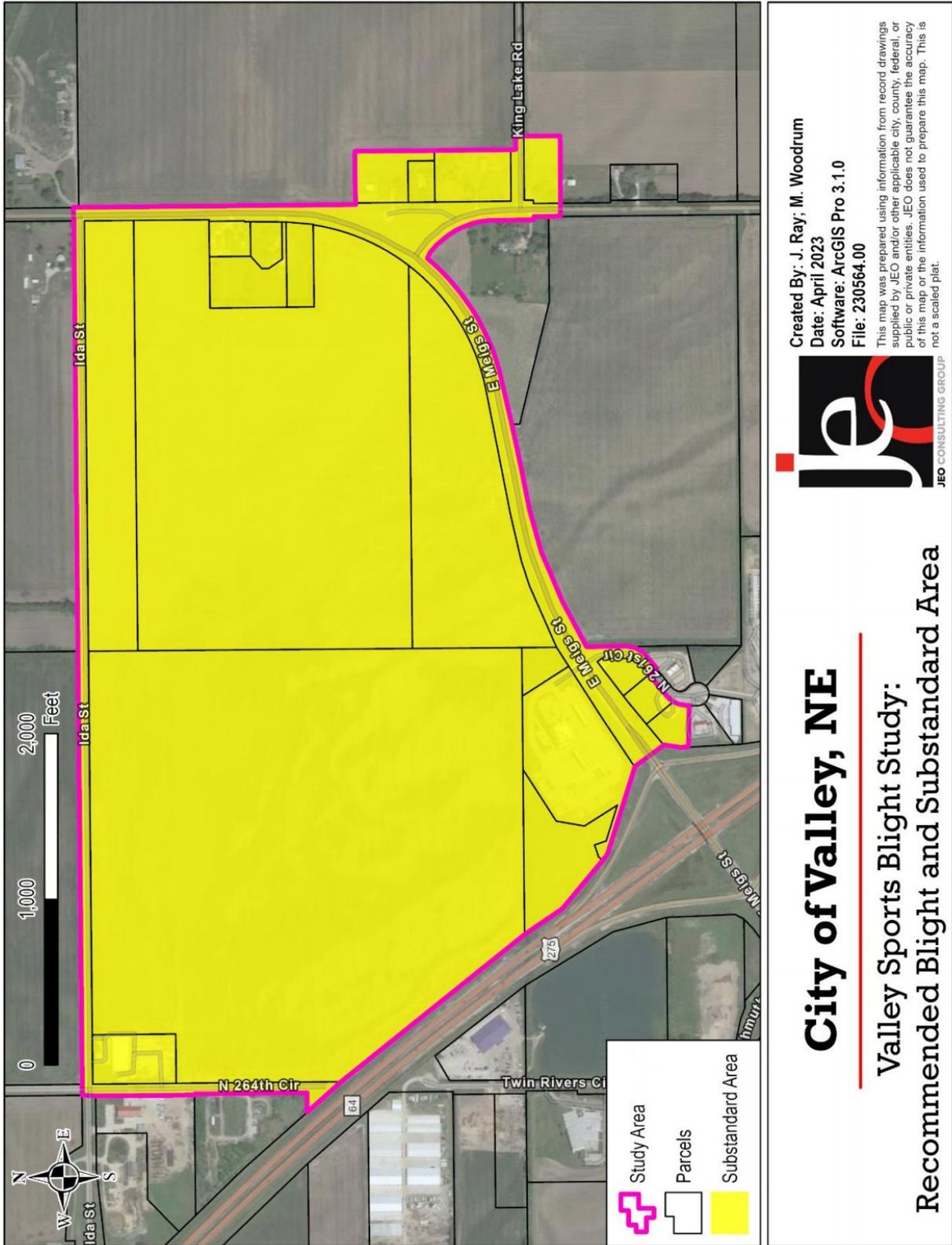
Criteria	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles conditions	No
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	No
Age of Structure	Yes
BLIGHT TOTALS	9/12
Exterior inspection of structures	Yes
Age of structures	Yes
Inadequate provision for ventilation, sanitation	No
Other Substandard – (conducive to ill health, floodplain, endanger life)	Yes
SUBSTANDARD TOTALS	3/4
TOTALS	12/16

Conclusion

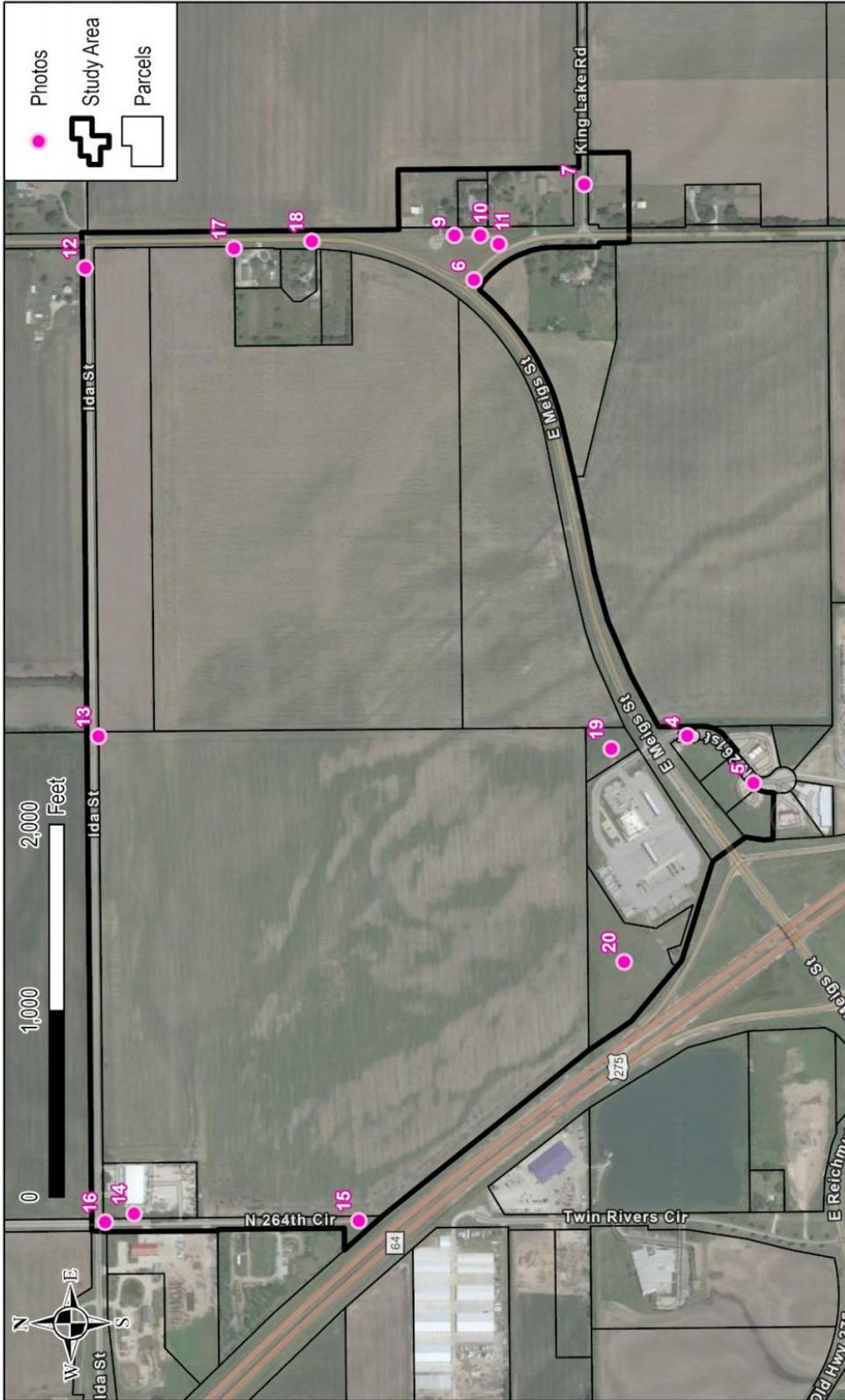
Several conditions within the Valley Sports District Area were observed during the field survey and review of the Douglas County Assessor’s property data which warrant a designation as blighted and substandard. The conditions showing evidence of blight are interspersed throughout the Valley Sports District Area Blight Study Area, and as such, parcels within the boundaries of the Valley Sports District Area Blight Study Area are recommended for further action.

It is the professional opinion of the consultant, based on the information collected and analyzed pursuant to Nebraska Revised Statutes, that the Valley Sports District Area Blight Study Area contains the required conditions that would warrant a designation as blighted and substandard by the City of Valley and the Community Redevelopment Authority. The City of Valley should review this Blight and Substandard Study, and if satisfied with the findings contained in this study, may, by resolution, designate the Valley Sports District Area Blight Study Area as “Blighted and Substandard” as provided for in the Community Development Law.

Figure 6 Recommended Blight and Substandard Designation



Appendix A
Photo Exhibit



Created By: J. Ray; M. Woodrum
 Date: April 2023
 Software: ArcGIS Pro 3.1.0
 File: 230564.00

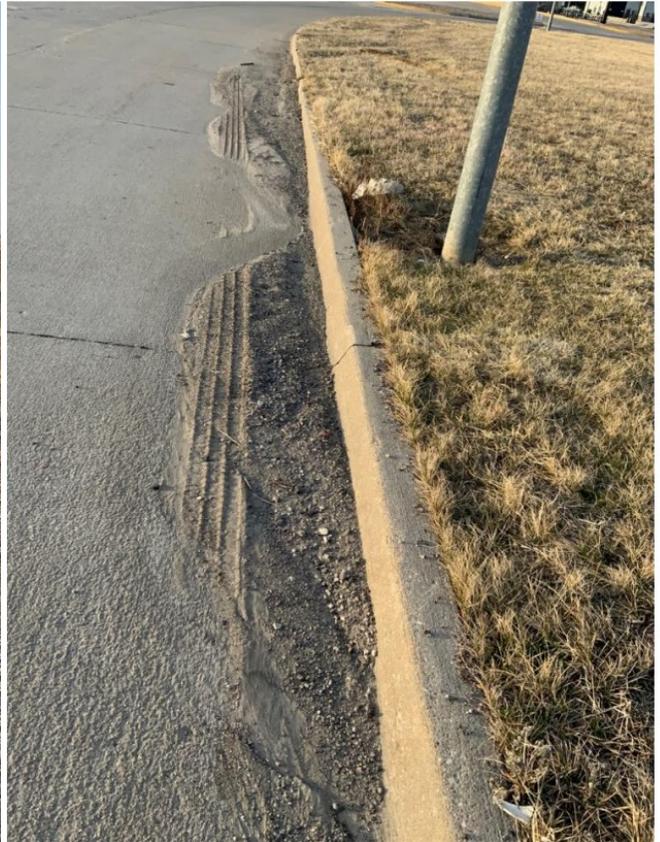


This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plot.

City of Valley, NE

Valley Sports Blight Study: Photo Guide

Location 4





Location 5



Location 6



Location 7



Location 9



Location 10



Location 11



Location 12



Location 13



Location 14





Location 15





Location 16



Location 17



Location 18

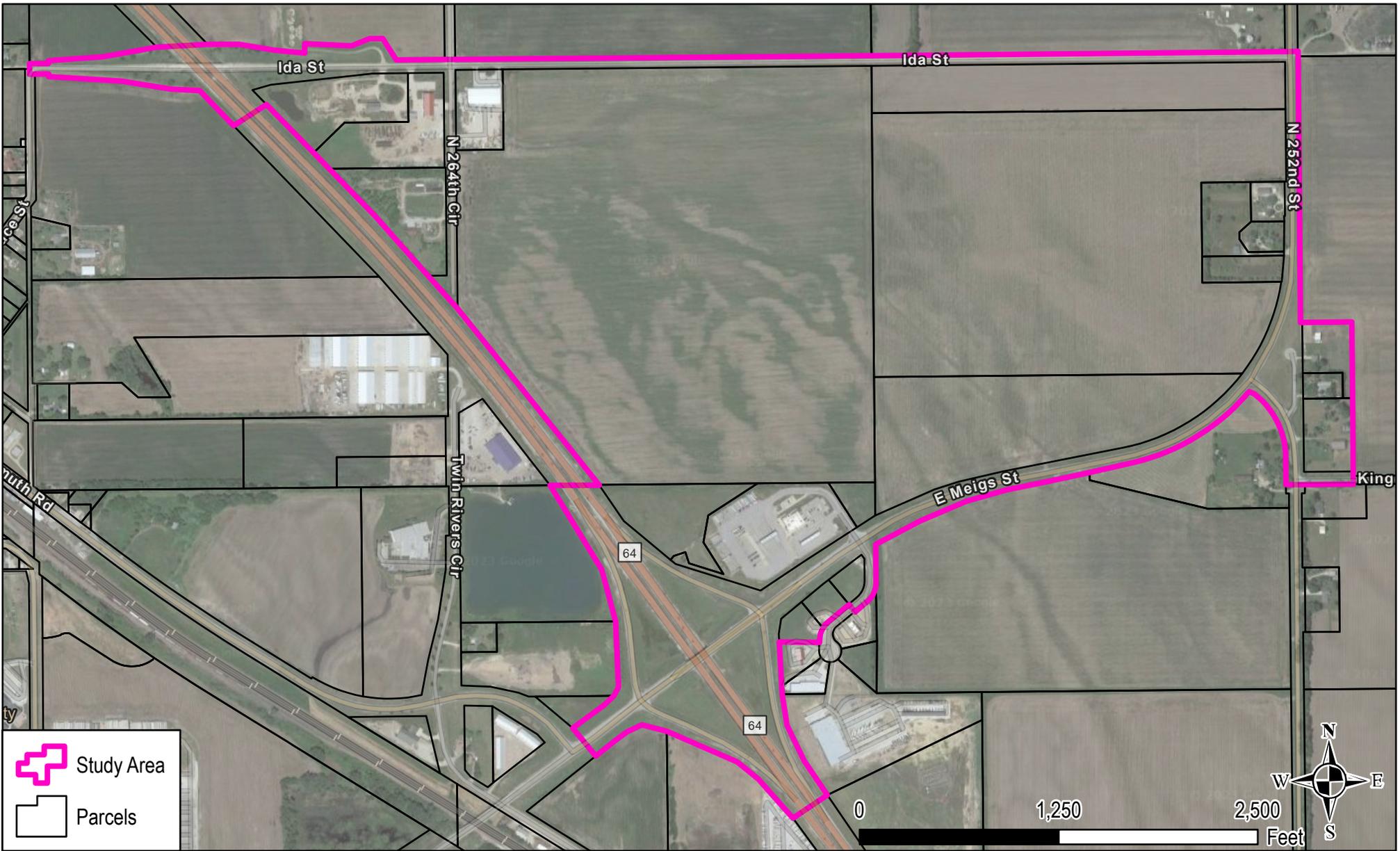


Location 19



Location 20





City of Valley, NE

Valley Sports Blight Study Area



Created By: J. Ray; N. Schroeder
 Date: August 2023
 Software: ArcGIS Pro 3.1.2
 File: 230564.00

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APPLICATION FOR PRELIMINARY PLAT

Valley, Nebraska

LEGAL DESCRIPTION AND GENERAL LOCATION

LANDS SEC-TWN-RGE 06-15-10 -EX STS & IRREG E 35.41 W
68.41 S 1310.07 N 1342.46 FT & IRREG S 1283.23 W 1066.08
FT- IRREG PT NE 1/4 BEING SW OF 264 ST APPROX 112.808
AC (see Plat for full Legal Description)

SUBDIVIDER

Name: OSC Valley Meigs 1, LLC c/o Access Property Management
Address: 1303 S 72nd Street, Ste. 209
Omaha, NE 68124

Telephone: (402) 502-1983

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 Ryneerson, c/o Zack Fergus
Address: 14710 W Dodge Road, Ste. 100
Omaha, NE 68154

Telephone: (402) 496-2498

ANY OTHER ASSOCIATES:

Name: _____

Address: _____

Telephone: () _____

NAME OF PRELIMINARY PLAT: Valley Landing

NUMBER OF LOTS: 20 (incl. 2 Outlots)

- Letter or transmittal and action(s) requested.
- Does the subdivider have any interest in the land surrounding the preliminary plat? Yes__ No X. If yes, please describe the nature of such interest: _____

- Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development? Yes X No__. If yes, please describe the nature of the action:
Current zoning I-3 General Industrial; proposed zoning R-2 and C-1.

- 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 X. 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): _____

- Is any part of the land within the preliminary plat within a flood plain? Yes X 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 AO (Depth 2'.) Applicant will coordinate with City of Valley to submit LOMR-F.

Applicant's Signature: _____

FC79819D02BF42A...

Date: 5/19/2023

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST

Valley, Nebraska

NAME OF PRELIMINARY PLAT: Valley LandingLOCATION OF SUCH PLAT: N 264th and Meigs Street**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 ½ 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):

DocuSigned by:

 F078840D922BF42A...

Date: 5/19/2023

CITY USE ONLY

VALLEY LANDING

LOTS 1 THROUGH 16, INCLUSIVE, AND OUTLOTS A & B, BEING A PLATTING OF PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA

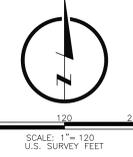
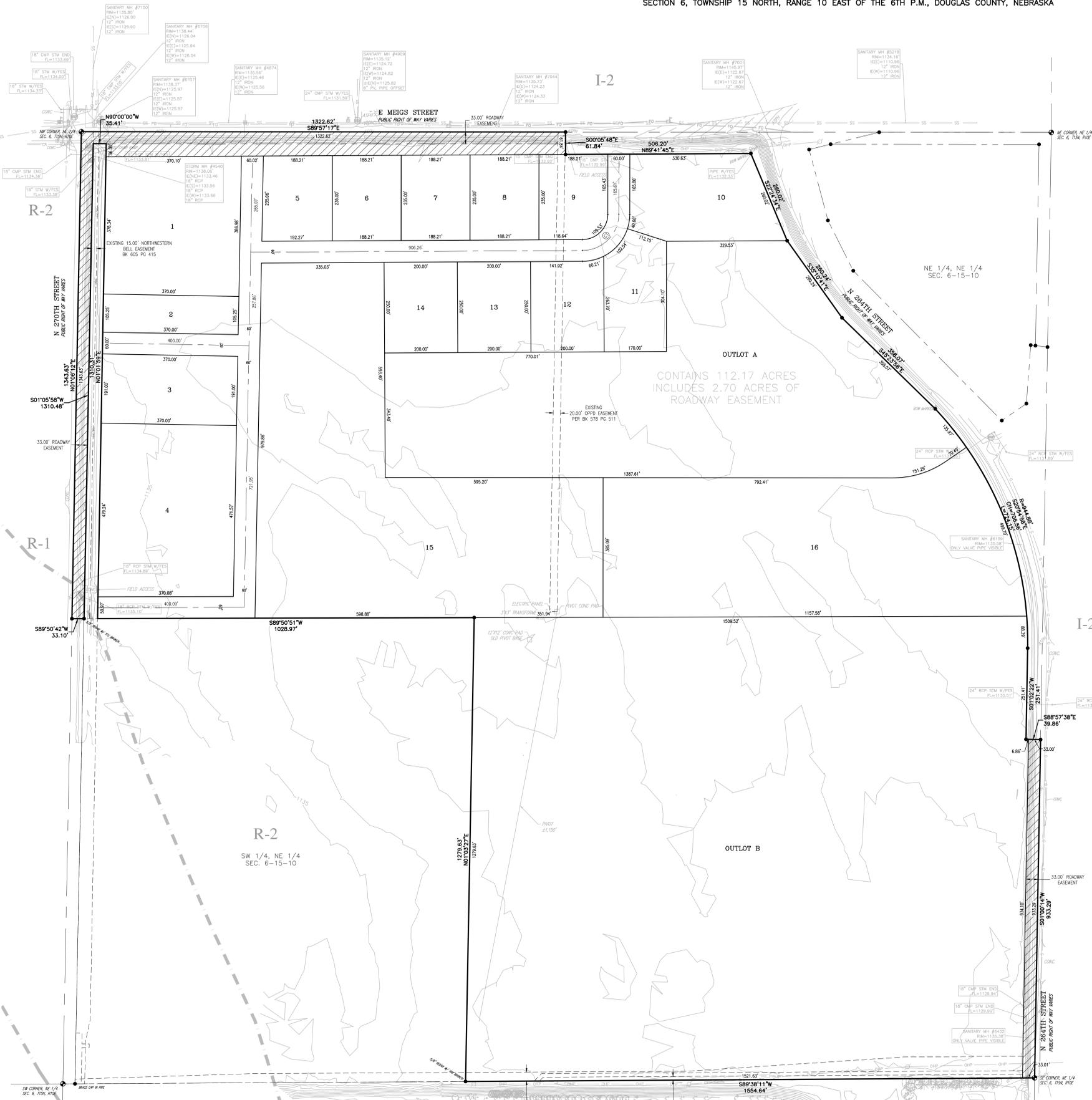
LOCATED IN:
NE 1/4, NE 1/4, SEC. 6-15-10
SE 1/4, NE 1/4, SEC. 6-15-10
NW 1/4, NE 1/4, SEC. 6-15-10
SW 1/4, NE 1/4, SEC. 6-15-10

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



VICINITY MAP



LEGEND

- PROPERTY LINE
- - - LOT LINE
- - - SECTION LINE
- - - EASEMENT
- STREET DEDICATION
- FLOOD LINE
- SANITARY SEWER
- ST
- STORM SEWER
- OHP
- CA
- FO
- G
- E
- CABLE PEDESTAL
- CABLE PULLBOX
- CABLE WARNING SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- ELECTRIC TRANSFORMER
- FES
- FIBER OPTIC PULLBOX
- FIBER OPTIC VAULT
- FIBER OPTIC WARNING SIGN
- FIRE HYDRANT
- GAS WARNING SIGN
- GUY
- LIGHT POLE
- LIGHT STREET
- POWER POLE
- ROW MARKER
- SANITARY MANHOLE
- SIGN
- STOP SIGN
- STORM MANHOLE
- STORM PIPE END
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE PULLBOX
- UNIDENTIFIED PEDESTAL
- WATER VALVE

NOTES

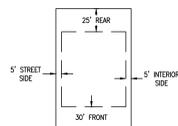
- ALL DISTANCES ARE SHOWN IN DECIMAL FEET.
- ALL DISTANCES SHOWN ALONG CURVES ARE ARC DISTANCES NOT CHORD DISTANCES.
- ALL EXISTING EASEMENTS ARE NOT BEING REDEDICATED AND ARE SHOWN FOR REFERENCE ONLY.

BENCHMARK NOTE

ELEVATIONS SHOWN ARE DERIVED FROM DOUGLAS COUNTY, NEBRASKA GIS.

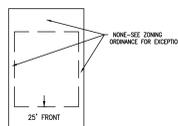
PARCEL AREA TABLE	OUTLOT AREA TABLE
PARCEL # AREA (SF)	PARCEL # AREA (SF)
1 141585	A 650126
2 38943	B 1939077
3 70670	
4 175899	
5 44707	
6 44230	
7 44230	
8 44230	
9 43194	
10 90343	
11 53011	
12 50260	
13 50000	
14 50000	
15 568942	
16 435615	

CENTERLINE CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	100.00'	156.47'	N44°52'14"E	140.99'	89°39'02"



NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY. SEE CITY OF VALLEY ZONING ORDINANCE, SECTION 5.10

CITY OF VALLEY R-2 ZONING SETBACK REQUIREMENTS
NO SCALE



NOTE: OTHER REQUIREMENTS AND SETBACKS MAY APPLY. SEE CITY OF VALLEY ZONING ORDINANCE, SECTION 5.13

CITY OF VALLEY C-1 ZONING SETBACK REQUIREMENTS
NO SCALE

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 10, EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, TO BE MORE PARTICULARLY DESCRIBED BY SURVEY.
THAT PART OF GOVERNMENT LOTS ONE (1) & TWO (2) AND THE SOUTH HALF THE NORTHEAST QUARTER (S1/2 NE1/4) OF SECTION 6, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 6;
THENCE SOUTH 89°37'17" EAST (BEARINGS REFERENCED TO THE DOUGLAS COUNTY LOW DISTORTION COORDINATE SYSTEM) FOR 1322.62 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6;
THENCE SOUTH 02°02'48" EAST FOR 61.84 FEET;
THENCE NORTH 89°41'45" EAST FOR 506.20 FEET TO THE WEST RIGHT OF WAY OF N. 264TH STREET;
THENCE SOUTH 22°24'34" EAST FOR 260.02 FEET;
THENCE SOUTH 35°10'41" EAST FOR 260.24 FEET;
THENCE SOUTH 45°23'58" EAST FOR 358.07 FEET;
THENCE ON A CURVE TO THE RIGHT (HAVING A RADIUS OF 944.88 FEET AND A LONG CHORD BEARING SOUTH 25°58'58" EAST FOR 706.56 FEET) FOR AN ARC LENGTH OF 724.15 FEET;
THENCE SOUTH 01°02'22" WEST FOR 251.41 FEET;
THENCE SOUTH 88°57'08" EAST FOR 39.86 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6;
THENCE SOUTH 01°05'14" WEST FOR 933.20 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6 TO THE SOUTHWEST CORNER THEREOF;
THENCE SOUTH 89°38'11" WEST FOR 1554.64 FEET ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6;
THENCE NORTH 01°03'27" EAST FOR 1279.63 FEET;
THENCE SOUTH 88°50'42" WEST FOR 1005.81 FEET;
THENCE NORTH 01°01'59" EAST FOR 1310.31 FEET;
THENCE SOUTH 90°00'00" WEST FOR 35.41 FEET;
THENCE SOUTH 01°02'58" WEST FOR 1310.43 FEET;
THENCE SOUTH 89°45'52" WEST FOR 33.10 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6;
THENCE NORTH 01°06'12" EAST FOR 1343.63 FEET TO THE POINT OF BEGINNING, SUBJECT TO ROAD RIGHT OF WAYS.
CONTAINS 112.17 ACRES INCLUDES 2.70 ACRES OF EXISTING COUNTY ROADWAY EASEMENT.

OWNER/ APPLICANT

ENGINEER

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

ZONING

EXISTING: I-3

PROPOSED: C-1 & R-2

LOTS 1 THROUGH 16 - 44,662 ACRES
OUTLOTS A & B - 59,440 ACRES
RIGHT OF WAY DEDICATION - 3,645 ACRES
PUBLIC RIGHT OF WAY - 4,428 ACRES
TOTAL AREA - 112,175 ACRES

POWER: OMAHA PUBLIC POWER DISTRICT
444 SOUTH 16TH STREET MALL
OMAHA, NE 68102-2242

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

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

PRELIMINARY PLAT

VALLEY LANDING (LOTS 1 THROUGH 16, INCLUSIVE, AND OUTLOTS A & B) VALLEY, DOUGLAS COUNTY, NEBRASKA



REVISIONS

NO.	DATE	DESCRIPTION

DESIGNER / DRAFTER
BILL KNIGHT/RACHEL RENNECKER
DATE
8/22/2023
PROJECT NUMBER
0121079.02
BOOK AND PAGE

P.O. Box 682
 Valley, NE 68064
 Phone: 402-359-2251 Ext. 306
 Fax-402-359-2610
www.valleyne.org
 Business Hours 9 am – 5 pm M-F



Official Use Only	
Planning Meeting Date _____	
<input type="checkbox"/> Check	<input type="checkbox"/> Cash <input type="checkbox"/> Credit Card
Check # _____	

APPLICATION FOR A CHANGE OF ZONING

Date: 07/11/2023

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

Applicant Name: OSC Valley Meigs 1, LLC c/o Access Property Management **Telephone No.** (402) 502-1983

Applicants Address: 1303 S 72nd Street, Suite 209, Omaha, NE 68124

Applicants Email: rick@rwkpc.com

Present Use of Subject Property: Agriculture **Desired Use of Subject Property:** Commercial and Residential

Present Zoning: I-3 General Industrial **Requested Zoning** C-1 (Lots 1-14); R-2 (Lot 15)

Legal Description of Property Requested to be Rezoned: LANDS SEC-TWN-RGE 06-15-10 -EX STS & IRREG E 35.41 W 68.41 S 1310.07 N 1342.46 FT & IRREG S 1283.23 W 1066.08 FT- IRREG PT NE 1/4 BEING SW OF 264 ST (see plat for full legal description)

Area of Subject Property (Square Foot/Acres): 4,886,343 SF (112.175 AC)

How are adjoining properties used (Actual Land Zoning)

North: I-1 Light Industrial **South:** R-2 Med-High Density Residential, R-3 Lakefront Residential **East:** I-1 Light Industrial **West:** TA Transitional Agriculture, R-1 Low Density Residential, R-2 Med-High Density Residential

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

The Zoning Administrator, who may be accompanied by others in 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. Current land use is irrigated agriculture with single-family residential to the west and south, and adjacency to DC West School. Light industrial uses currently exist to the north and east.
2. What utilities provider will be used?
 A. Sewer City of Valley B. Water City of Valley C. Electric Omaha Public Power District D. Gas Black Hills Energy
3. 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? Yes. Draft traffic study provided with preliminary plat. Coordination continuing with City of Valley engineer regarding improvements to road network.

Signature of Owner _____ or Signature of Agent _____

Does this zoning change conform to the Current Future Land Use Plan? Y _____ N x If not, please fill out the following page.

I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

APPLICATION FOR A CHANGE OF FUTURE LAND USE MAP

Set up a request for a pre-application conference with City Staff prior to submittal. Email (buildinginspector@valleyne.org)

Date: 07/11/2023 Time: 12:00 pm

Additional Material Required

1. Site Plan with all pertinent details to amend the Future Land Use Map
 - A. Schematic lay out, proposed lots, roadway layout, etc.
2. Does the proposed map change result in an excessive or burdensome use of public facilities such as streets, schools, transportation facilities or utilities?
3. Additional information deemed necessary by City Staff to conduct a thorough analysis of the application, which may include, but not limited to stormwater analysis, sanitary sewer analysis, traffic impact study, or environmental study.
4. Ownership record.

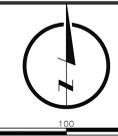
Project Narrative: Valley Landing is a mixed-use development project. The developer intends to construct the project in two phases. Phase I shall be within Lots 1-9 with all required improvements, with Phase II being within Lots 10-15 with Outlot A and all necessary improvements. The development as a whole will consist of 15 lots with an Outlot A. Outlot A is intended to be a lake that is dredged in order to bring the rest of the development site up to an elevation that meets the requirements of building in a Flood Fringe. The lake is proposed to be 22 feet in depth with an area of 14.924 acres.

Signature of Owner  or Signature of Agent _____

I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

Responses

1. Preliminary site plan indicating proposed land use is provided.
2. Proposed map change is consistent with adjacent development. Interior road network and utilities to be provided to accommodate change of use.
3. Draft traffic study and Waters of the U.S. executive summary included with preliminary plat submittal.
4. Ownership record is provided.



PRELIMINARY

NOT RELEASED FOR CONSTRUCTION

ZACHARY R. FERGIS
LA SET

PRELIMINARY
LAND USE LAYOUT

VALLEY LANDING
264TH AND MEIGS, VALLEY, NE

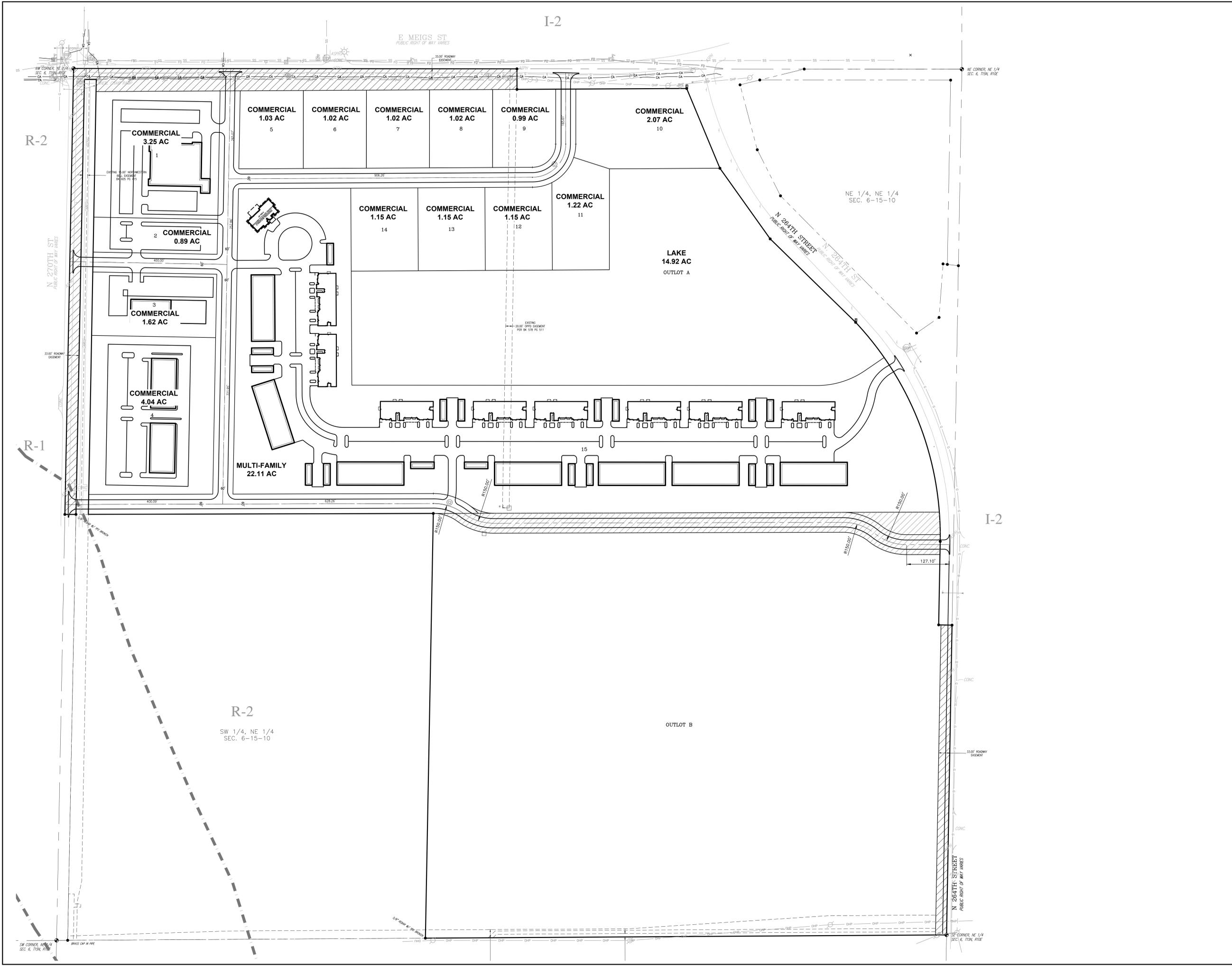


Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER
ZACHARY R. FERGIS
DATE
7/27/2023
PROJECT NUMBER
0121079-02-001
BOOK AND PAGE

SHEET



L:\p\0121079-02\0121079-02.dwg 7/27/2023 10:47:47 AM ZACHARY R. FERGIS, LAMP RYNEARSON



Return To:
 Ambassador Title Services
 331 Village Points Plaza, Ste 102
 Omaha, NE 68118

SPECIAL WARRANTY DEED

G.F. Pesek, Inc., a Nebraska corporation

Grantor, whether one or more, in consideration of One Dollar and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto, Grantee,

OSC Valley Meigs 1, LLC, a Nebraska limited liability company, as to an undivided 64.75% interest; and

OSC Valley Meigs 2, LLC, a Nebraska limited liability company, as to an undivided 27.75% interest; and

Omicorp Valley, LLC, a Nebraska limited liability company, as to an undivided 7.50% interest

whether one or more, the following described real estate (as defined in Neb. Rev. Stat. 76-201) in Douglas County, Nebraska, more particularly described as follows;

SEE EXHIBIT A

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seized of such real estate and that it is free from encumbrances, except easements, covenants and restrictions of record, if any;
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons claiming the same or any part thereof by, through, or under Grantor.

Executed this 9th day of Sept., 2022

G.F. Pesek, Inc., a Nebraska corporation

By: Gerald Pesek, Pres.
 Gerald Pesek, President

State of NE
 County of Douglas

The foregoing instrument was acknowledged before me on this 9th day of Sept., 2022 by Gerald Pesek as President of G.F. Pesek, Inc, a Nebraska Corporation.

[Signature]
 Notary Public

My commission Expires: 11-13-24

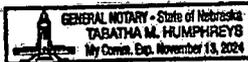
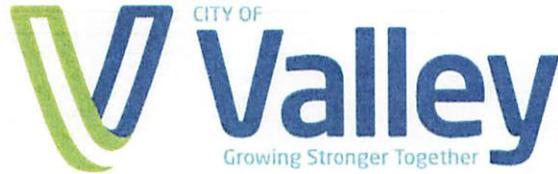


EXHIBIT A

That part of Government Lots One (1) & Two (2) and the South Half of the Northeast Quarter (S1/2 NE1/4) of Section 6, Township 15 North, Range 10 East of the 6th P.M., Douglas County, Nebraska, more particularly described as follows:

Beginning at the Northwest corner of the Northeast Quarter (NE1/4) of said Section 6; thence South 89°57'17" East (bearings referenced to the Douglas County Low Distortion Coordinate System) for 1322.62 feet along the North line of the NE1/4 of said Section 6; thence South 00°05'48" East for 61.84 feet; thence North 89°41'45" East for 506.20 feet to the West right of way of N. 264th Street; thence South 22°24'34" East for 260.02 feet; thence South 35°10'41" East for 260.24 feet; thence South 45°23'58" East for 358.07 feet; thence on a curve to the Right (having a radius of 944.88 feet and a long chord bearing South 20°54'58" East for 706.56 feet) for an arc length of 724.15 feet; thence South 01°02'22" West for 251.41 feet; thence South 88°57'38" East for 39.86 feet to the East line of the NE1/4 of said Section 6; thence South 01°00'14" West for 933.29 feet along the East line of the NE1/4 of said Section 6 to the Southeast corner thereof; thence South 89°38'11" West for 1554.64 feet along the South line of the NE1/4 of said Section 6; thence North 01°03'27" East for 1279.63 feet; thence South 89°50'42" West for 1065.90 feet; thence North 01°01'59" East for 1310.31 feet; thence South 90°00'00" West for 35.41 feet; thence South 01°05'58" West for 1310.43 feet; thence South 89°45'52" West for 33.10 feet to the West line of the NE1/4 of said Section 6; thence North 01°06'12" East for 1343.63 feet along the West line of the NE1/4 of said Section 6 to the Point of Beginning, subject to road right of ways.

P.O. Box 682
Valley, NE 68064
Phone: 402-359-2251 Ext. 306
Fax-402-359-2610
www.valleyne.org
Business Hours 9 am – 5 pm M-F



Official Use Only

Planning Meeting Date 8-15-23
 Check Cash Credit Card
Check # 3197 - \$150⁰⁰

APPLICATION FOR CONDITIONAL USE PERMIT

Date: 7-24-23

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

Property Owner's Name: FLATWATER LAKE LLC Telephone No. 402-540 2255

Applicants Address: 4089 S BHM St. OMAHA 68127

Applicants Email: SAILHAMPTON@yahoo.com

Legal Description of Property: Lot 2 FLATWATER LAKE

Request: INSTALL 4,000 GALLON GAS TANK ABOVE GROUND AND DISPENSER.

Lot Size: 8,100 (Sq. Ft. / Acres) Zoning District _____

Will use in all other respects conform to the applicable regulations of the district in which it is located? yes

Will use conform to all other applicable regulations and laws of any governmental jurisdiction? yes

Will use have adequate water, sewer, and drainage facilities? NA

Will ingress and egress be so designed as to minimize traffic congestion in the public streets/ roads? NA

Estimated Cost of Structure \$ \$65,000

Applicant Signature [Signature]

Enclosed(Y/N) : Site Plan _____ Easements _____ Permit Plans (If Applicable) _____ \$150.00 (Non-Refundable) Fee _____

See fine permit.

OFFICE USE ONLY

Permit # _____ Permit is: _____ transferable, _____ transferable upon review/renewal

X _____
Chair, Valley Planning Commission

Date: _____ Approved _____ Approved with added condition's _____ Disapproved _____

X _____
Mayor

X _____
City Clerk

I hereby state that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.



Nebraska State Fire Marshal
 Fuels Division – FLST Section
 246 South 14th Street – Lincoln, NE 68508-1804
 402-471-9465

Application for Permit to Install
 Aboveground Petroleum Storage Tanks

Today's Date: 07/10/2023

Proposed Installation Date: 07/27/2023

Owner			Installation Site		
Owner/Operator Bob Hampton			Site Name Flatwater Lake		
Mailing Address 6202 N 289th Circle			Street (or directions, if rural) 28031 West Valley St		
City Valley	State NE	Zip 68064	City Valley	State NE	Zip 68064
Telephone 402-540-2255			County Douglas		Telephone # 402-540-2255
Sailhampton@yahoo.com			GPS Coord Lat 41°18'48" N		GPS Long 96°21'20"W

Installation Contractor			
Company Name Midwest Petroleum Equipment		Address 2255 S 7th St.	
City Lincoln	State NE	Zip 68502	Telephone # 402-476-6681

Tank Information	#001	#002	#003	#004	#005	#006
Tank Capacity (gallons)	4,000					
Substance To Be Stored UL, Pr, E-10, E-85, E-95, #1Diesel, #2Diesel, Dyed Diesel, SoyDiesel, E- Diesel, #1HO, #2HO, Kerosene, Other (Specify)	Pr					

- This permit application is for (check one box only): New site New tank(s) Product line only
- Is this a request for temporary usage (4 months maximum)? Yes No (There is no charge for temporary permits)
- Type of facility and intended use of tank(s) (check all that apply):
 Motor Vehicle Fueling: Fleet Fueling Retail Marketing
 Bulk Plant Heating Oil Generator Aircraft Refueling Pump Irrigation Other _____
- Mark each item that applies to the tank or tanks: Listed or approved for aboveground use (UL 142)
 Protected (UL 2085)
 Fire resistant (UL 2080 or SWRI 97-04)
 Field constructed (API 650)
- Type of impoundment: Impoundment by diking Containment tank system (Double Wall)
 Remote impoundment
- Type of overfill control: 90% Alarm 95% Shut Off N/A
- Tank type: Single-walled Double-walled
- Piping located: Aboveground Underground
- Piping type: Single-walled Double-walled
- Material used for product lines: FRP Flexible Plastic (specify brand) _____
 Steel Other (specify) _____

11. Will the tank be located inside a building? Yes No
12. Will dispenser utilize a card-trol or key-trol system? Yes No
13. Is facility unattended at any time (day or night)? Yes No
14. Will electrical work be performed as part of installation? Yes No
 If yes, will electrical permit be obtained? Yes No

Other comments regarding work to be performed: Installation of (1) 4, 000-gallon flame shield AST & (1) Gasboy fuel dispenser w/ hose reel.

General Site Plan

Minimum requirements: site plan must show:

- Buildings on property (be specific)
- Location of dispensers
- Distances from tanks to property lines/buildings/dispensers
- Approximate location of tanks and piping

(Attach Drawings)

Plan Review and Inspection Fee: A fee of fifty (\$50) dollars per installation for the plan review and final inspection must be submitted with this application. The application will be approved or denied within ten working days after the receipt of the permit application and fee. Payment shall be made by check or money order. Cash will not be accepted. You may also pay online at <https://sfm.nebraska.gov/fees> . There is a \$1.75 fee if you pay by eCheck and a 2.49% fee if you pay by credit card.

Aboveground Storage Tank Facilities Must Comply with All State and Local Codes.

All installations shall be done in accordance with NFPA 30, NFPA 30A, and/or other applicable codes and amendments. Installation inspection requests shall be made at least 72 hours in advance of the desired installation date to facilitate the inspector's availability. Inspections will be scheduled in the order that requests are received.

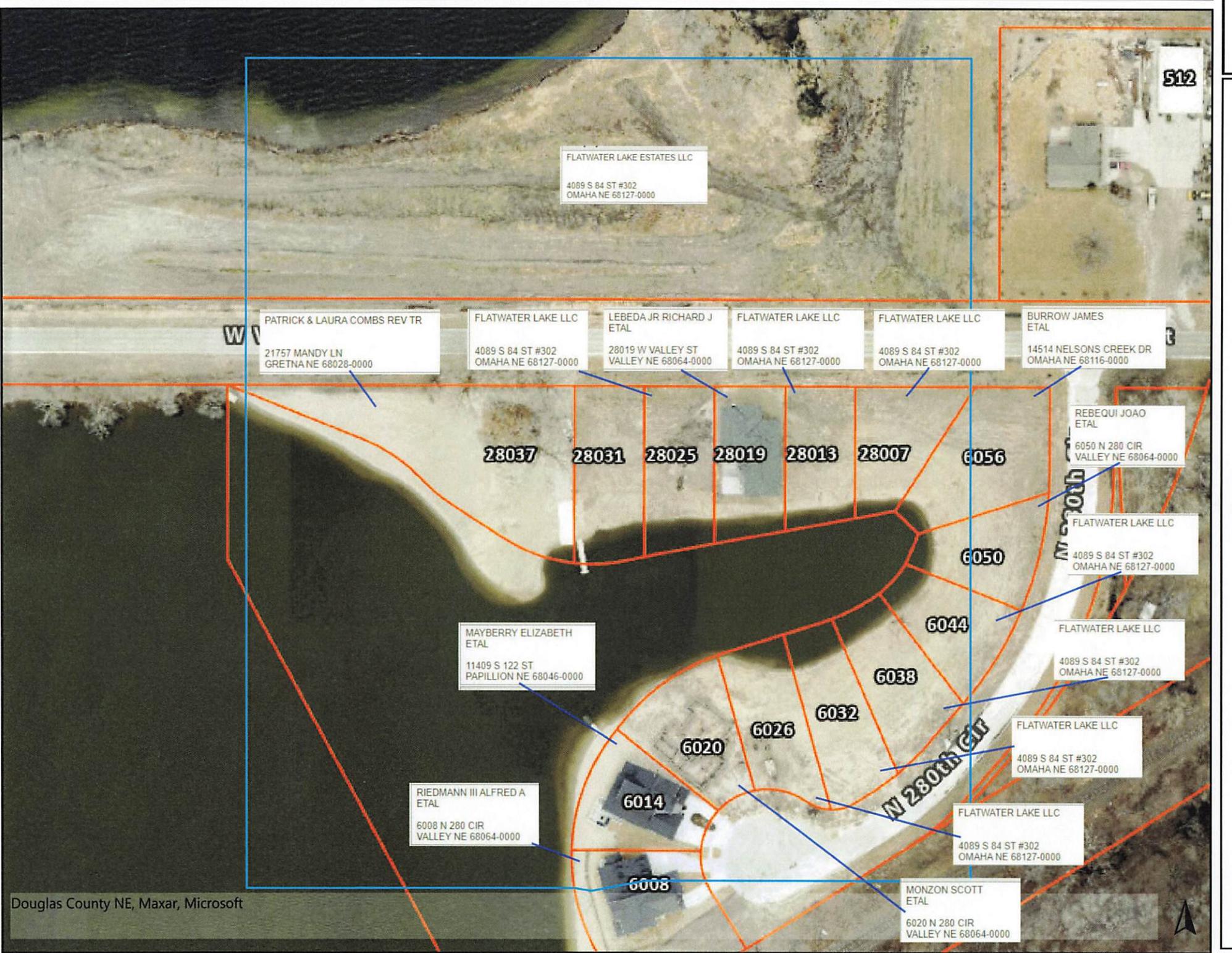
APPLICATION MAY BE SUBMITTED ELECTRONICALLY VIA EMAIL. PLEASE EMAIL TO taryn.sandin@nebraska.gov

APPLICATION SUBMITTED BY:

Shaun Buck	Midwest Petroleum Equipment	07/10/2023
(NAME)	(COMPANY NAME)	(DATE)
Shaun.Buck@mwpetroleum.com	402-718-6388	
(EMAIL ADDRESS)	(PHONE NUMBER)	

THIS PERMIT AND ANY ADDITIONAL PAPERWORK WILL BE RETURNED VIA EMAIL, PLEASE LIST ALL EMAIL ADDRESSES TO RECEIVE THIS INFORMATION:

- jim.ebke@mwpetroleum.com
- ben.koch@mwpetroleum.com



FLATWATER LAKE ESTATES LLC

4089 S 84 ST #302
OMAHA NE 68127-0000

512

W

PATRICK & LAURA COMBS REV TR

21757 MANDY LN
GRETNA NE 68028-0000

FLATWATER LAKE LLC

4089 S 84 ST #302
OMAHA NE 68127-0000

LEBEDA JR RICHARD J
ETAL

28019 W VALLEY ST
VALLEY NE 68064-0000

FLATWATER LAKE LLC

4089 S 84 ST #302
OMAHA NE 68127-0000

FLATWATER LAKE LLC

4089 S 84 ST #302
OMAHA NE 68127-0000

BURROW JAMES
ETAL

14514 NELSONS CREEK DR
OMAHA NE 68116-0000

28037

28031

28025

28019

28013

28007

6056

REBEQUI JOAO
ETAL

6050 N 280 CIR
VALLEY NE 68064-0000

N 280th Cir

FLATWATER LAKE LLC

4089 S 84 ST #302
OMAHA NE 68127-0000

6050

6044

FLATWATER LAKE LLC

4089 S 84 ST #302
OMAHA NE 68127-0000

MAYBERRY ELIZABETH
ETAL

11409 S 122 ST
PAPILLION NE 68046-0000

6038

FLATWATER LAKE LLC

4089 S 84 ST #302
OMAHA NE 68127-0000

RIEDMANN III ALFRED A
ETAL

6008 N 280 CIR
VALLEY NE 68064-0000

6020

6026

6032

N 280th Cir

FLATWATER LAKE LLC

4089 S 84 ST #302
OMAHA NE 68127-0000

6014

FLATWATER LAKE LLC

4089 S 84 ST #302
OMAHA NE 68127-0000

6008

MONZON SCOTT
ETAL

6020 N 280 CIR
VALLEY NE 68064-0000



P.O. Box 682
Valley, NE 68064
Phone: 402-359-2251 Ext. 306
Fax-402-359-2610
www.valleyne.org
Business Hours 9 am - 5 pm M-F



Official Use Only

Planning Meeting Date _____

Check Cash Credit Card

Check # _____

APPLICATION FOR A CHANGE OF ZONING

Date: 7/28/2023

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

Applicant Name: Jeff Armstrong Telephone No. _____

Applicants Address: 9508 N 294 ST, Valley NE 68064

Applicants Email: jeffwhitespyder@gmail.com

Present Use of Subject Property: Residential Desired Use of Subject Property: Residential

Present Zoning: C-3 Requested Zoning TA

Legal Description of Property Requested to be Rezoned: _____

ARMSTRONG ESTATES LOT 3 BLOCK 0 LOT 3 5.26 AC

Area of Subject Property (Square Foot/Acres): 5.26

How are adjoining properties used (Actual Land Zoning)

North: C-3 South: C-3 East: C-3 West: C-3

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

The Zoning Administrator, who may be accompanied by others in 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. ^{STORAGE} What is the general character of the area? Describe. This is a retirement home with a requested accessory structure.

2. What utilities provider will be used? O.P.P.D.
A. Sewer Septic B. Water Well C. Electric OPPD D. Gas Blackhills

3. 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? This will not effect the traffic at all. In fact it would reduce it due to change from commercial to residential.

Signature of Owner [Signature] or Signature of Agent _____

Does this zoning change conform to the Current Future Land Use Plan? Y N X X If not, please fill out the following page.

I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

APPLICATION FOR A CHANGE OF FUTURE LAND USE MAP

Set up a request for a pre-application conference with City Staff prior to submittal. Email (buildinginspector@valleyne.org)

Date: 7/28/2023 Time: 9AM

Additional Material Required

1. Site Plan with all pertinent details to amend the Future Land Use Map
 - A. Schematic lay out, proposed lots, roadway layout, etc.
2. Does the proposed map change result in an excessive or burdensome use of public facilities such as streets, schools, transportation facilities or utilities? *ND*
3. Additional information deemed necessary by City Staff to conduct a thorough analysis of the application, which may include, but not limited to stormwater analysis, sanitary sewer analysis, traffic impact study, or environmental study.
4. Ownership record.

Project Narrative: This lot is not being used for commercial purposes and is just a single family
dwelling on a an acreage with a proposed accessory structure.

Signature of Owner  or Signature of Agent _____

I hereby state that that the information submitted on this application is accurate and correct. I recognize that the issuance of this application shall not grant approval to violate any of the provisions of the building codes or zoning ordinances enforced by this jurisdiction, state or federal law; and that this application shall not prevent the building official from requiring site to be in compliance with all applicable code provisions during field inspections.

Douglas County, Nebraska Property Record - R0528170034

Information is valid as of 2023-07-28

[Print Report](#)
[View Interactive GIS Map](#)
[Treasurer's Tax Report](#)
[Subdivision Sales Search](#)

Great Feature → → →

Taxpayer

ARMSTRONG JEFFREY
 ETAL
 237 SE 2ND ST
 CAPE CORAL FL 33990-0000

Property Information

Key Number:	2817 0034 05
Account Type:	Agricultural<=20
Parcel Number:	0528170034
Parcel Address:	9508 N 294 ST DOUGLAS COUNTY NE 68064-0000
Abbreviated Legal Description:	ARMSTRONG ESTATES LOT 3 BLOCK 0 LOT 3 5.26 AC

Value Information

	<i>Land</i>	<i>Improvement</i>	<i>Total</i>
2023	\$35,620	\$220,000	\$255,620
2022	\$12,100	\$0	\$12,100
2021	\$12,100	\$0	\$12,100
2020	\$0	\$0	\$0
2019	\$0	\$0	\$0
2018	\$0	\$0	\$0

Sales Information

Sales Date:	2022-03-18	View Document
Deed Type:	WD	Book: 2022 Page: 030653
Price:	\$120,000	
Grantor:	Clover Construction LLC	
Grantee:	Armstrong Jeffrey K etal	
Valid/Invalid:	Valid	
Exclusion Reason:		

Land Information

<i>Acres</i>	<i>SF</i>	<i>Units</i>	<i>Depth</i>	<i>Width</i>	<i>Vacant</i>
5.26	229125.6	0.0	0.0	0.0	

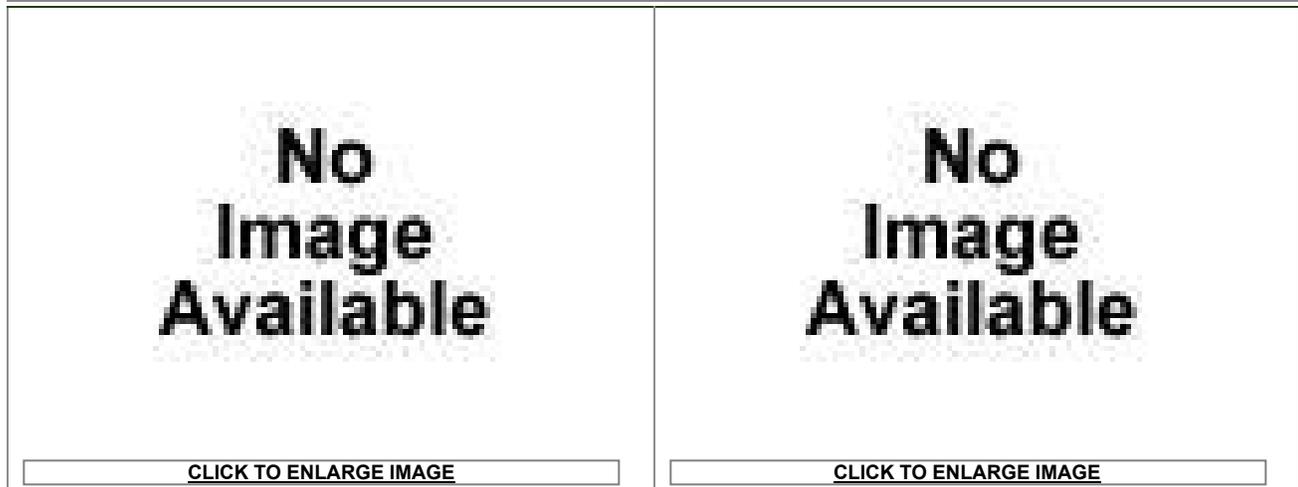
Farm Soils

<i>Land Use</i>	<i>LVG Code</i>	<i>Soil Type</i>	<i>Acres</i>	<i>Value per Acre</i>	<i>Value</i>
Grassland	1G1	8480	1.91	\$2,400	\$4,584
Grassland	1G1	8443	0.4	\$2,400	\$960

Farm Soils					
Grassland	1G1	8510	1.95	\$2,400	\$4,680
			1.0	\$25,400	\$25,400
		Total Acres	5.26	Total Value	\$35,624

Improvement Information

Building 1



Square Footage:	2130.0	Percent Complete:	65.0%
Perimeter	254.0	Quality:	Average
Unit Type:		Condition:	Good
Built As:	Ranch	Condo Square Footage:	0.0
HVAC:	Central Air to Air	Rooms:	5.0
Exterior:	Frame Aluminum	Units:	1.0
Interior:	Drywall	Baths:	2.0
Roof Cover:	Formed Seam Metal	Bedrooms:	2.0
Roof Type:	Gable	Stories:	1.0
Floorcover:	Allowance	Foundation:	Slab
		Sprinkler Square Footage:	0.0

Year Built	Year Remodeled	Percent Remodeled	Adjusted Year Built	Physical Age
2022	0	0%	2022	0

Detail Type	Detail Description	Units
Add On	Nat Stone/moss Rock	350.0
Appliance	Allowance	1.0
Carport	Gable	720.0
Fixture	Additional Fixtures	1.0
Fixture	Base Fixtures	1.0
Fixture	Bath Full	2.0
Garage	Attached	1296.0
Porch	Slab Roof Ceil	840.0

41°20'43.1"N 96°22'27.7"W

Elm Tree Public School, NE 68064

[Directions](#)

[View larger map](#)



To interact more fully with Google Maps and Street View go to this link [Google](#). If you require a more exact property location, you may use the [Interactive GIS Maps](#) that are maintained by our office.



Map Title



Douglas County NE, Maxar, Microsoft



Please contact Douglas County GIS for map questions (gis@douglascounty-ne.gov)

Printed from dogis.org:
06/08/2023 09:25:15

This map is a user generated static output from an Internet mapping site and is for reference only. Data on this map may or may not be accurate, current, or otherwise reliable. It is for informational purposes only, and may not be suitable for legal, engineering, or surveying purposes. Do NOT use property lines from this website for plan submissions.

Legend

Parcels

Property Lines (Parcels)

