

AGENDA
VALLEY CITY COUNCIL
Tuesday, May 21, 2024
City Hall
203 North Spruce
Valley, NE 68064
4:30 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PROOF OF PUBLICATION**

4. **Jeff Allen - drainage issues**

5. **PUBLIC HEARINGS**

5.A. Application for Change of Zoning

- OSC Valley Meigs 1, LLC c/o Access Property Management (Valley Landing)

Open Public Hearing

Public comments: proponents and opponents

Close public hearing

Discussion and questions by Planning Commission Members

Vote on recommendation to City Council

5.B. Ordinance Amendments:

- Ordinance No. 802 to allow expansion of existing non-conforming uses.
- Adding Floodplain Development Ordinances regarding outdoor storage.
- Amending R-2/R-3 zoning.

5.C.

- 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.

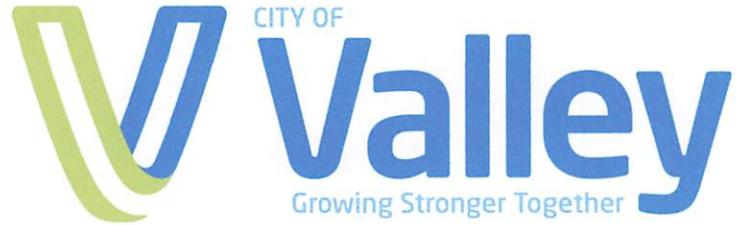
It is the intention of the City Council to take up the items on the agenda in sequential order. However, the City Council reserves the right to take up matters in a different order to accommodate the schedules of the City Council members, persons having items on the agenda, and the public.

6. ADJOURN

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Planning Commission
Agenda Item



Anyone wishing to request an agenda item, is asked to complete this form and return it to the City Office, 203 North Spruce Street, P. O. Box 682, Valley, Nebraska, 68064-0682

For the meeting date of: May 21 meeting

Agenda Item title: Drainage problem

Please clearly state your comment or concern _____

Drainage problem

Please state what action you would like the Commission to take _____

building more units and forcing water to my corn field

Date: May 20, 2024

Name: Jeff Allen

Address: 623 N Spruce

Telephone: 402-690-6848

Email: Apigwild@gmail.com

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: 11/21/2023

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: 10730 Pacific Street, Suite 230, Omaha, NE 68114

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 (Lots 15-16)

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): 2,595,740 SF (59.59 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:** Residential

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: 11/21/2023 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.

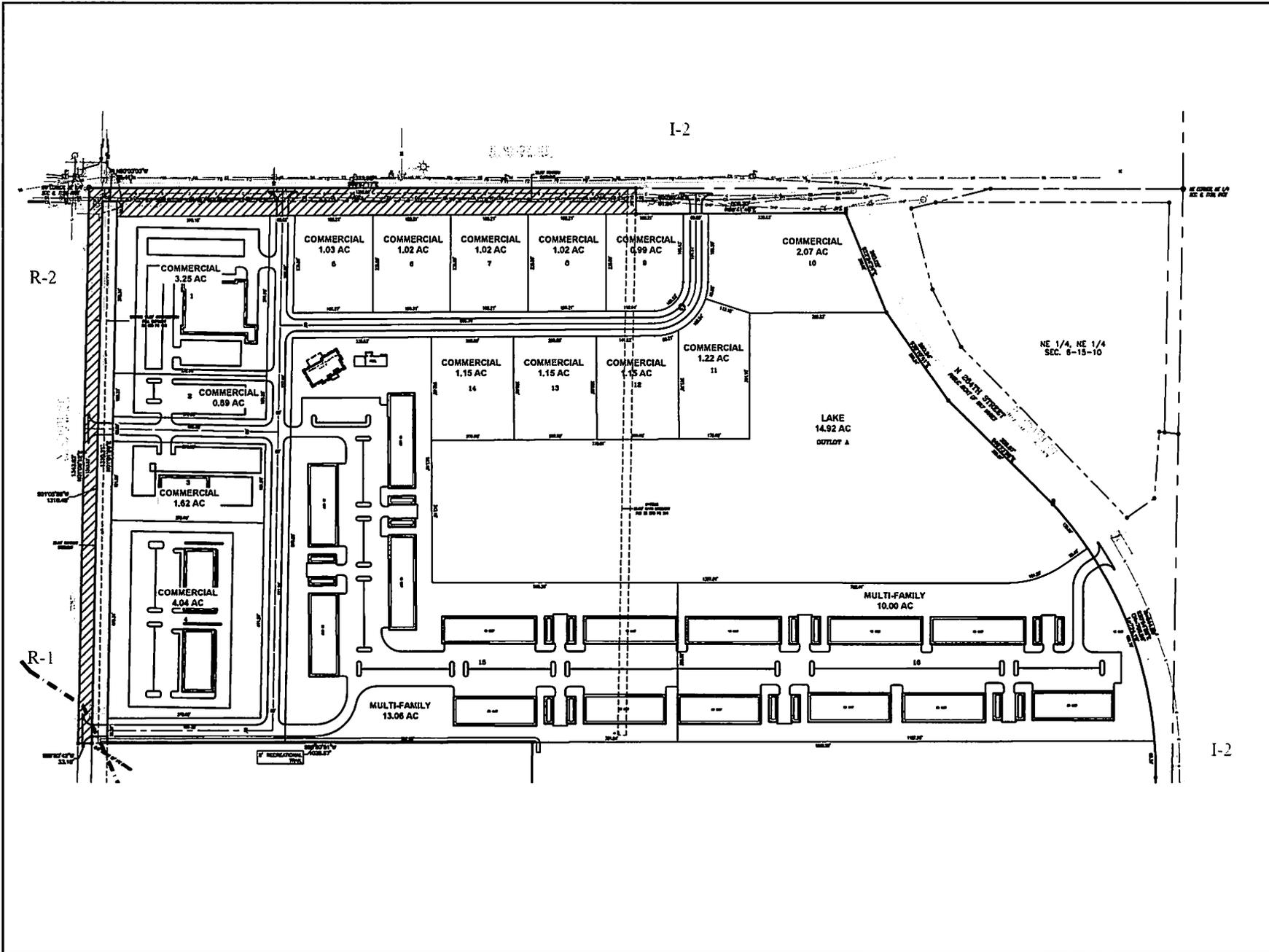
Project Narrative: Valley Landing is a mixed-use development project. The developer intends to construct the project in two phases. Phase I shall be within Lots 1-9 with all required improvements, with Phase II being within Lots 10-16 with Outlot A and all necessary improvements. The development as a whole will consist of 16 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 Zone AO. The lake is proposed to be 22 feet in depth with an area of 14.924 acres.

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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.
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 FORT COLLINS, COLORADO
 4118 BRONKHORST DR. STE. 100 WOODRIDGE, CO
 KANSAS CITY, MISSOURI
 8001 STATE LANE, RD. STE. 200 WILSONVILLE, MO



PRELIMINARY

BY ORDER OF ARCHITECT
 CONSULTANTS

PRELIMINARY
 MULTI-USE LAYOUT

ACCESS COMMERCIAL
 264TH AND WELLS, VALLEY, NE



Use users below.
 Call before you dig.

OWNER / CLIENT
 ARCHITECT / ENGINEER
 DATE
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 SHEET NO. OF TOTAL SHEETS

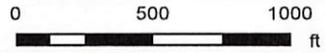
SHEET



Legend

- Parcels
 - Property Lines (Parcels)
-

Douglas County NE, Maxar



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

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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.

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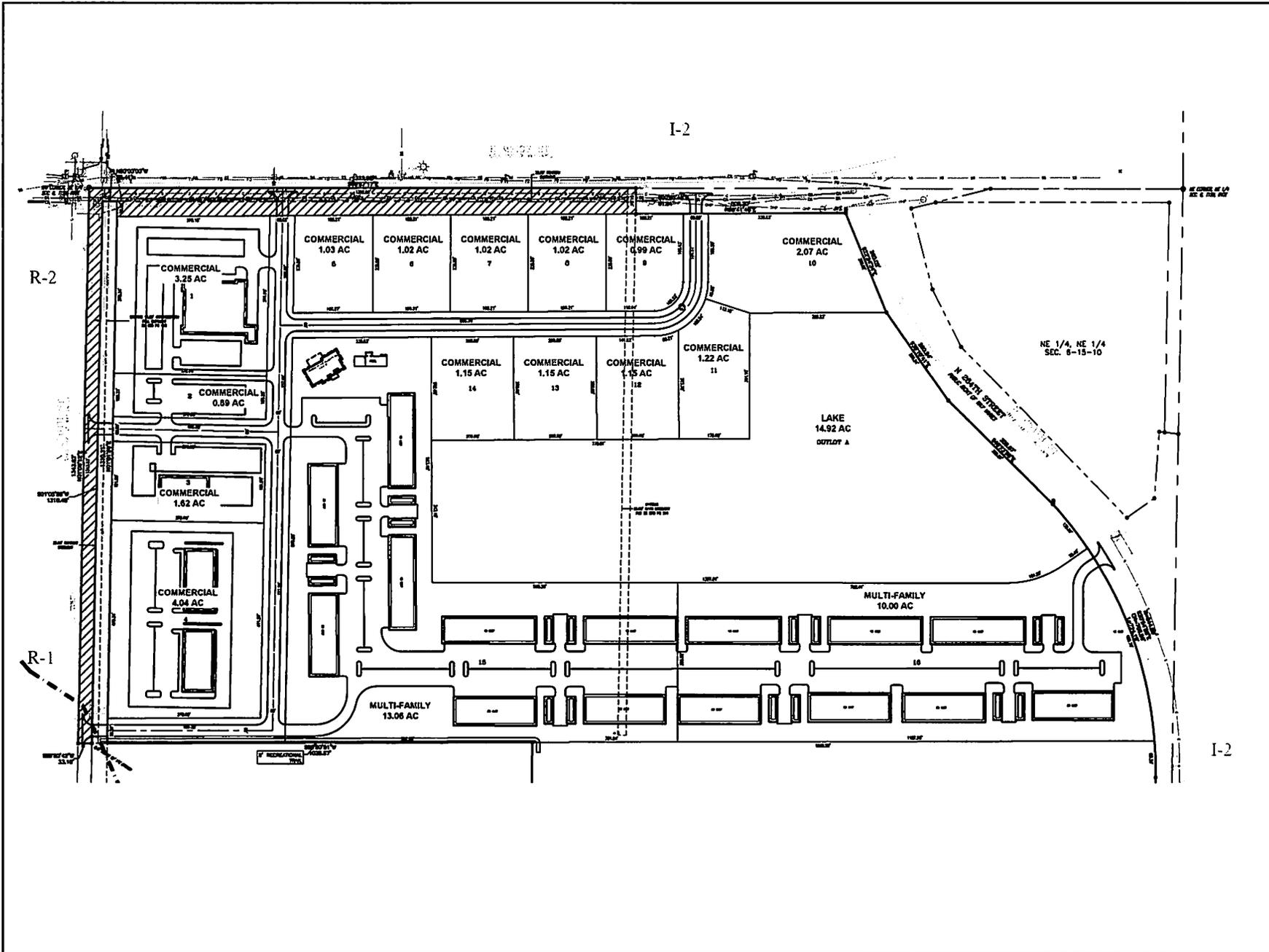
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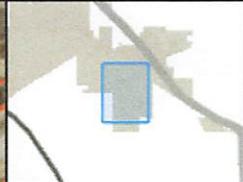
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