

AGENDA
VALLEY CITY COUNCIL
September 17, 2024 4:30 PM

Anyone desiring to speak on any item on the Agenda is invited to do so during the visitor/correspondence section but will be limited to three minutes. After being recognized by the Mayor, please state your name and address for the record. Anyone desiring to speak for a longer period of time should make arrangements with the City Clerk prior to the meeting. A person wishing to speak during the business portion of the meeting must complete a City Council Agenda Request form. This form is available on the City's website and must be completed and submitted no later than 5:00 p.m. on the Thursday preceding any City Council meeting.

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

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

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

1. **Call to Order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Proof of Publication**

5. **Visitors/Correspondence**

Anyone desiring to speak on any item or issue not on the agenda or any item on the agenda that does not include a public hearing may do so, but shall be limited to three (3) minutes. Persons should identify themselves by name and address. Persons speaking should not expect the Planning Commission to engage in back-and-forth dialogue regarding their comments. Unless an agenda item includes a public hearing, no person may speak during the business portion of the meeting; provided, however, persons speaking during a public hearing are limited to between five (5) and twenty (20) minutes.

The public is advised that a copy of the Open Meetings Act is located on the north wall of the Council Chamber, and one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

6. **Approval of Agenda**

7. **Consent Agenda**

All agenda items on the consent agenda will be acted on in a single motion. Consent agenda items are being forwarded to the Commission Members. Any individual item may be removed by a commission member for special discussion and consideration.

7.A. Approve Minutes of August 20, 2024 Planning Commission meeting

8. **116 E Reichmuth & North Field** - consideration of request to change zoning code to allow sales yards not to be hard-surfaced.

9. **DC West Athletic Facility** - consideration of request for Wavier of Site Design Standards

10. **Public Hearings**

10.A. Prominence Global, LLC (Catalina) - consideration of Substandard and 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

10.B.

10.C. Prominence Global, LLC (Catalina) - Amendment to Future Land Use Map - consideration of change to the future land use designation

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

10.D.

11. Adjourn

**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 17, 2024, at 4:30 p.m.**, at **Valley City Hall**. PUBLIC HEARINGS will be held on the following:

1. Prominence Global, LLC (Catalina)
 - Consideration of Substandard and Blight Study (See Separate Notice)
2. Prominence Global, LLC (Catalina)
 - Amendment to Future Land Use Map: Consideration of change to the future land use designation for a parcel of land described as follows: approximately 276.606 acres located Southwest of 252nd and Ida Street, within Section 32, Township 16 North, Range 10 East of the 6th P.M., Douglas County, Nebraska.

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

Larry Bottger, Chair
City of Valley, Planning Commission

9/6 ZNEZ



Proof of Publication

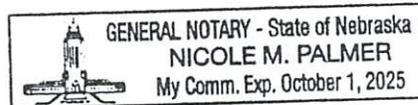
JASON W. HUFF, Publisher

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

JASON W. HUFF, 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 1 consecutive weeks on:

9/6/24

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 \$31.33 Jason W Huff

Additional Copies \$ _____ Subscribed in my presence and sworn to before me this SEPTEMBER 06 2024

Filing Fee \$ _____

Total \$31.33 Nicole M Palmer
Notary Public in and for
Douglas County, State of Nebraska

Daily Record

MEMORANDUM FOR THE RECORD

DATE: 10/15/2003
TO: [Name]
FROM: [Name]
SUBJECT: [Subject]

The following information was received from [Source] regarding [Topic]. It is noted that [Details]. This information is being provided for your information and is not intended to constitute an official statement of the [Agency].

MA
GENERAL INVESTIGATIVE DIVISION
MICHAEL J. MALONEY
NY Comm. Exp. Director # 2022

[Signature]

**NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
CITY OF VALLEY, NEBRASKA**

PUBLIC NOTICE is hereby given by the Chairman of the Planning Commission of the City of Valley, Nebraska that a public hearing will be held on Tuesday, September 17, 2024, at 4:30 p.m., at Valley City Hall, 203 North Spruce Street, Valley, Nebraska. The purpose of the hearing is to obtain public comment prior to the Planning Commission's review of a Substandard and Blight Study. The Planning Commission shall review the Substandard and Blight Study and make a recommendation as to whether such redevelopment project area is substandard and blighted.

All interested parties shall be afforded a reasonable opportunity to express their views at the public hearing regarding the Substandard and Blight Study and the proposed substandard and blight designation, A copy of the Substandard and Blight Study, including a map showing the area covered by the Substandard and Blight Study, is available at Valley City Hall.

Larry Bottger, Chair
City of Valley, Planning Commission

8/30, 9/6 ZNEZ



Proof of Publication

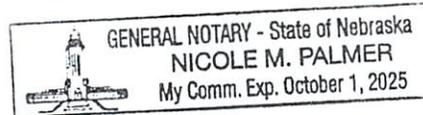
JASON W. HUFF, Publisher

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

JASON W. HUFF, 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:

8/30/24 9/6/24

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 \$48.58 Jason W Huff

Additional Copies \$ _____ Subscribed in my presence and sworn to before me this SEPTEMBER 6 2024

Filing Fee \$ _____

Total \$48.58 Nicole M. Palmer
Notary Public in and for
Douglas County, State of Nebraska

CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES
August 20,2024

1 and 2. Roll Call and Call to Order: Larry Bottger, Chairman, Scott Burke, Jim Tomanek, Mark Conrey, Brian Foutch, Greg Sunde, Danielle Lowry, Kyle Anderson and Jeremy Mayer. Also present: Cindy Grove, Mayor, Cameron Gales, City Administrator, Christie Donnermeyer, City Clerk, Rune van den Boogaart, Building Inspector, Greg Perry, City Engineer, and Jeff Farnham, City Attorney.

Chairman Bottger noted the location of the open meetings act, and stated one copy of all reproducible written material to be discussed at this meeting is available for examination or copying.

3. Pledge of Allegiance: The Pledge of Allegiance was recited.

4. Proof of Publication: The Proof of Publication was on the desk.

5. Visitors/Correspondence: No one spoke.

6. Approval of Agenda: member Anderson moved to approve the agenda. Bottger seconded. YES: Bottger, Burke, Tomanek, Conrey, Foutch, Sunde, Lowry, Anderson and Mayer. NO: no one. Motion carried.

7. Consent Agenda member Foutch moved to approve the consent agenda. Burke seconded. YES: Bottger, Burke, Tomanek, Conrey, Foutch, Sunde, Lowry, Anderson and Mayer. NO: no one. Motion carried.

8. Public Hearings:

Armstrong Estates – request for change of zoning from commercial to transitional ag. Chairman Bottger opened the public hearing. The Building Inspector addressed the Commission in support of the request. Chairman Bottger closed the public hearing. After discussion, member Tomanek moved to recommend approval to City Council of the request for change of zoning from commercial to transitional ag. Anderson seconded. YES: Bottger, Burke, Tomanek, Conrey, Foutch, Sunde, Lowry, Anderson and Mayer. NO: no one. Motion carried.

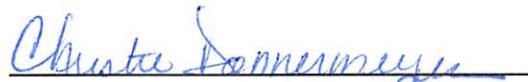
Prominence Global, LLC request for change of zoning from transitional ag to C-1, R-2 and R-3. Chairman Bottger opened the public hearing. Brent Beller from E&A Consulting Group addressed the Commission with a site plan showing the different areas for development and zoning needs. Kyle Bole from E&A Consulting Group addressed the traffic study concerns. Terry Miller 527 N Center Street had a concern regarding how the water and sewer hookups would affect her property. City Attorney Jeff Farnham addressed the Commission with the timetable of the project, necessary agreements, and the remaining work to be completed. Greg Perry City Engineer also addressed the Commission regarding the request for rezoning and the need for same. Chairman

Bottger closed the public hearing. After discussion, member Conrey moved to recommend approval to City Council of the rezoning of Catalina development from transitional ag to C-1, R-2 and R-3 as follows: Lot 1 C-1 (Commercial, changed from transitional ag as stated in the application); Lots 2-3 R-2; Lots 4-15 R-3; Lots 16-88 R-2; Lots 89-128 R-3 (Lakefront residential, changed from R-2 as stated in the application); Lots 129-160 R-2; and Lots 205-225 C-3. Tomanek seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek, Anderson, and Mayer. NO: no one. Motion carried.

Prominence Global, LLC request for approval of preliminary plat. Chairman Bottger opened the public hearing. The Building Inspector addressed the Commission in support of approval of the preliminary plat. Chairman Bottger closed the public hearing. After discussion member Foutch moved to recommend approval of the preliminary plat to City Council. Burke seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek, Anderson, and Mayer. NO: no one. Motion carried.

Electrical Code Adoption Chairman Bottger opened the public hearing. The Building Inspector addressed the Commission with his recommendation for adopting the National Electrical Code 2023 . Chairman Bottger closed the public hearing. After discussion member Conrey moved to recommend approval of adopting the National Electrical Code 2023 to City Council. Anderson seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek, Anderson, and Mayer. NO: no one. Motion carried.

Member Sunder moved to adjourn. Conrey seconded. YES: Bottger, Burke, Conrey, Foutch, Lowry, Mayer, Sunde, and Tomanek, Anderson, and Mayer. NO: no one. Motion carried.


Christie Donnermeyer, City Clerk

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 WAIVER OF SITE DESIGN STANDARDS

Date: 08/23/2024

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

Applicant Name: DC West Community Schools Telephone No. 402-359-2121

Applicants Address: 401 S Pine St. Valley, NE 68064

Applicants Email: cgoehring@bcdm.net ahenery@rdpne.com

Present Use of Subject Property: I-3 Desired Use of Subject Property: C-1

Legal Description of Property Requested in Waiver: Property is being designed into a Sports Complex that will consist of a Track and Field, Softball and Baseball Fields, and 3 Stand alone buildings to support the Fields.

Area of Subject Property (Square Foot/Acres): 44.4978 Acres

How are adjoining properties used (Actual Land Zoning)

North: C-1 South: R-3 East: I-2 West: R-2

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 for Site Design Waiver

You must justify your request. Use separate sheets if necessary.

The current Design of the Sports Complex will consist of 3 stand alone Buildings. The first is a Concessions / Storage Building, this Building is being planned to be constructed with painted CMU (BMU was Value Engineered). The other two Buildings are Press Boxes for the Track/Field and the Softball / Baseball Fields. Both Press Boxes are made with painted CMU and Fiber Cement Panel.

Some of the waivers that we have called out are that we are not showing 60% of windows awnings or other features on the Front Façade. Also, the Sectional Doors do not have glazing and we are using Painted CMU.

We believe that these changes can be accepted as the Buildings are at least 400' from the nearest street (N264th St) and that these Buildings are to serve the Fields which will be the focal point of the Project. See attached Drawings to help convey our proposal.

Signature of Owner _____ or Signature of Agent Calib Goehring

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 WAIVER OF SITE DESIGN STANDARDS

Additional Material Required

1. Please highlight the items on the following sheets that you wish to apply for a waiver.
2. Site Plan with all pertinent details to the waiver request.
 - A. Schematic lay out, proposed lots, roadway layout, etc.
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.

Ordinance Reference – Section 12.02.3

3. **Waiver from Site Design Standards:** The City Council with concurrence of the Planning Commission may grant waivers from the Site Design Standards of this Article, as may be reasonable and within the general purpose and intent of the site plan review and approval provisions of this Article if the literal enforcement of one or more provisions of this Article is impracticable or will exact an undue hardship because of peculiar conditions pertaining to the land in question. The affirmative vote of at least four Planning Commissioners shall be necessary to grant a waiver. The waiver may be granted subject to such conditions as the Commission may establish to ensure the general purpose and intent of the provisions of this Article are followed. At the Commission meeting, the applicant and all other interested parties shall be presented a reasonable opportunity to present their views. Decisions of the Zoning Advisory Commission may be appealed to the Board of Adjustment in the same manner as appeals from a decision of an administrative officer.

Signature of Owner _____ or Signature of Agent Calvin Gaehring

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.

Section 12.05 Design Standards for Designated Commercial Areas

Any retail commercial uses or regional shopping centers or within any designated district, the applicant shall submit building elevations for review by the City. Any structure existing at the time of adoption of this Code which is expanded for retail commercial use by 25 percent or more to the building area shall be subject to these Design Standards. In addition to the site design standards set forth herein, big box retail uses shall comply with the following standards:

1. Definitions of Facades. For purposes of this section, the façades of a building shall be defined as follows:
 - A. Façade. The portion of any exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building.
 - B. Front façade. The front or principal face of a building, containing the main entrance; any building face, which can be touched by a line drawn perpendicular to street (public or private).
 - C. Side façade. The face of a building extending from the front façade to the rear façade of the building.
 - D. Rear façade. The face of a building extending along the rear of the lot or site, containing employee and service entrances, loading docks, etc.
2. Façade Design. The building facades shall be designed in a way that will reduce the massive scale and minimize a uniform and impersonal appearance of the building, and that will provide visual interest consistent with the community's identity, character, and scale.
 - A. Façades of 100 feet or longer shall be broken up with projections or recessions not less than five feet in depth, and in sufficient number, to reduce the unbroken massing into lengths of 40 feet or less along all sides of the building. Projections from the facade can be used as an alternate approach.
 - B. The front façade shall include windows, arcades, awnings, projecting canopies, covered walkways, porticos, or other acceptable features along at least 60 percent of the front façade length and over at least 25 percent of the front façade area.
 - C. Except for entrances to the building, any part of the front façade higher than 11 feet shall give the visual exterior appearance of having more than one floor for each additional 11 feet in height, i.e., a 22-foot-high building shall give the appearance of a two-story building.
 - D. Arcades and other weather protection features shall be of sufficient depth and height to provide a light-filled and open space along the front façade. Architectural treatment, similar to that provided to the front façade, shall be provided to the side façades to mitigate any negative view from any location off-site and any public area (e.g. parking lots, walkways, etc.) on site.
 - E. A landscape buffer of evergreens approved by the City Council shall be required along the property line to screen service areas and rear facades from the adjacent property.
3. Detail features. The building shall include architectural features that contribute to visual interest at the pedestrian scale and reduce the massive aesthetic effect by breaking up the building wall, front, and side, with color, texture change, wall offsets, reveals, or projecting ribs.
4. Roofs. The roof design shall provide variations in rooflines, add interest to, and reduce the massive scale of, large buildings. Roofs shall include two or more roof planes. Parapet walls shall be architecturally treated to avoid a plain, monotonous look.
5. Maximum Parking:
 - A. The maximum number of off-street parking spaces allowed shall be equal to 125 percent of the required minimum number of spaces.
 - B. Parking spaces in excess of the maximum number permitted may be allowed, provided:
 - i. Each parking space provided in excess of the maximum number allowed shall be paved with a permeable paving material approved by the City; or
 - ii. For each parking space provided in excess of the maximum number allowed, 300 square feet of additional on-site green space shall be provided and maintained with landscaping; or

- iii. For each parking space provided in excess of the maximum number allowed, 300 square feet of green roof shall be provided and maintained. A green roof is herein defined as a roof of a building that is covered with vegetation and soil, or a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. Unhealthy or dead vegetation shall be removed within seven days and replaced with suitable new plant materials at the earliest practical time, but not longer than nine months, based on the appropriate season.
6. Materials and color. The building shall have exterior building materials and colors that are aesthetically pleasing and compatible with materials and colors that are used in adjoining neighborhoods. This includes the use of high-quality materials and colors that are low reflective, subtle, neutral, or earth tone. Certain types of colors shall be avoided such as fluorescent or metallic although brighter colors in limited quantities may be used on building trim and as accents at the discretion of the City Council. Construction materials such as tilt-up concrete, smooth-faced concrete block, prefabricated steel panels, and other similar materials shall be avoided unless the exterior surface incorporates an acceptable architectural treatment. Not less than 75 percent of the front of the building and 50 percent of the sides of the building shall be brick, stone, textured CMU, or other acceptable durable modern materials as approved by the City.
7. Entryways. The building design shall provide design elements which clearly indicate to customers where the entrances are located and which add aesthetically pleasing character to buildings by providing highly-visible customer entrances.
8. Amenities. The building site shall include at least one public gathering space, such as a patio seating area, pedestrian plaza with benches, outdoor play area, and not less than two public space amenities, such as kiosks, a water feature, a clock tower, or a landscaped site for public artwork. Pedestrian public space shall be shaded, landscaped, and screened. The size of the public gathering space shall not be less than one percent of the gross enclosed building area.
9. Any conflict between these standards and the CMD Ordinance shall be resolved in favor of the stricter standard.
10. In determining whether the plan complies with the above standards, the City Council may accept alternative or substitute features which have a comparable aesthetic and visual effect in light of the location and topography of a particular site.

Section 12.05 Design Standards for Commercial Areas.

All commercial uses shall comply with the following standards. This section does not apply to areas zoned residential or transitional agricultural within the Highway Corridor Protection District. In addition, the applicant shall submit building elevations for review by the City. Any structure existing at the time of adoption of this Code which is expanded for retail commercial use by 25 percent or more to the building area shall be subject to these Design Standards.

Intent: The building facades shall be designed including architectural features that contribute to visual interest at the pedestrian scale, reduce the massive scale of the building, minimize a uniform and impersonal appearance of the building, and will provide visual interest consistent with the community's identity, character, and scale. The design shall provide variations in the roofline, add interest to, and reduce the massive scale of large buildings.

All commercial uses within the Highway Overlay District or within any designated commercial areas shall comply with the following standards:

1. Definitions. For purposes of this section, the building types and the façades of a building shall be defined as follows:
 - a. Large free-standing commercial retail. A singular retail or wholesale user that occupies no less than 30,000 square feet of gross floor area. These uses typically include: membership wholesale clubs, discount stores, pharmacies, and grocery stores. See Exhibit A at the end of this section.
 - b. Contractor bay. A bay style industrial flex space that occupies no more than 10,000 square feet which have limited office space with a large open bay and either a loading dock or overhead doors. Uses typically include: auto repair, small building contractors, distributors, machine shops, plumbing and heating contractors, electricians, roofer, etc. See Exhibit B at the end of this section.
 - c. Shopping Center, Commercial Strip. A commercial development, usually one store deep, that fronts on a major street for a distance of one city block or more. Includes individual buildings on their own lots, and small linear shopping centers with shallow on-site parking in front of the stores. See Exhibit C at the end of this section.
 - d. Façade. The portion of any exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building.
 - e. Front façade. The front or principal face of a building, containing the main entrance; any building face, which can be touched by a line drawn perpendicular to street (public or private).
 - f. Side façade. The face of a building extending from the front façade to the rear façade of the building.
 - g. Rear façade. The face of a building extending along the rear of the lot or site, containing employee and service entrances, loading docks, and service areas (e.g., trash dumpster, utility boxes, and HVAC equipment).

2. Façade Design. Front and street facing side façades greater than 100 feet in length, measured horizontally, shall:
 - a. Incorporate wall plane projections or recessions of at least twelve (12) inches in depth of the same durable material, extend at least twenty (20) percent of the length of the façade, and extend full height of the wall. The maximum uninterrupted length of wall shall be no more than 100 feet. The use of contrasting materials and color shall allow wall plane projections or recessions to be less than twelve (12) inches in depth.
 - b. Have a change in at least one of the following elements each 100 feet along the front and all street facing sides: color change, material change, and/or texture change.
 - c. The front façade shall include architectural elements, such as columns, awnings, projecting canopies, accent lines, colonnades, arcades, reveals or projecting ribs along at least 40 percent of the front façade length.
 - d. Except for entrances to the building, any part of the front façade higher than 11 feet shall give the visual exterior appearance of having more than one floor for each additional 11 feet in height, i.e., a 22-foot-high building shall give the appearance of a two-story building.

3. Entryways.

- a. Front facades shall have visible, clearly defined entrances that include at least three of the following elements: canopies or porticos, awnings, overhangs, recesses or projections, arcades, raised corniced parapets over the door, distinctive roof forms, arches, or display windows.

4. Rooflines.

- a. Rooflines shall be varied in height, at least each one hundred (100) feet, measured horizontally, along the front façade and any side of a building facing a street. Hips, gables, or changes in parapet elevation shall be used to provide relief in height.
- b. Gables and hip roofs are permitted. Parapets shall be used on flat roofs to conceal rooftop mechanical equipment. The parapet design shall be a minimum of three (3) feet in height.

5. Transparent windows and doors.

- a. A minimum of 20 percent of the surface area of the front façade and street facing walls shall be transparent. Transparency may include glazed doors, windows, overhead doors and display windows.
- b. Highly reflective or glare producing glass with an external reflectance factor of 25 percent or higher is prohibited on all facades.
- c. All overhead doors (frame and paneling) on the front façade and street facing walls shall vary from the adjacent building panels and façade and shall not be white. A minimum of 50 percent of all overhead doors shall be glass or resembling glass (acrylic, polygal or approved equivalent) and may be transparent, tinted,

frosted, or opaque. The color and appearance of the glass or glass resembling material must contrast from the color of the frame and paneling of the overhead door.

6. Materials.

- a. Not less than 50 percent of the front of the building and 25 percent of the sides of the building exclusive of transparent windows and doors shall be durable material including brick, stone, masonry units that are integrally colored, burnished, glazed, or textured concrete drainable EFIS (Stucco). Painted R and PBR panels, and prefinished metal panel systems (e.g., Aluminum Composite Material (ACM) panels) are allowed but do not count towards the required percentage stated above. Cementitious lap siding may be used as an accent material only.
- b. The following exterior materials are prohibited: Materials with the appearance of unfinished concrete block, smooth natural (grey) concrete, painted smooth faced concrete block, vinyl siding, corrugated metal, or tilt-up concrete panels without an architectural finish.

7. Colors

- a. Predominant building colors shall be subtle, neutral, or earth tone that have low reflectivity with less than a 30 percent reflection factor. Intense, bright, fluorescent, or metallic colors (e.g., bright yellow, orange, bright red) shall not be used as the predominant color on any wall or roof. These colors may be used as the building accent color but shall not constitute more than 10 percent of the area of each building façade.

8. Landscape Buffer or Screening

- a. A landscape buffer shall meet requirements of section 12.04.07 and shall be required near or offset from the property line to screen service areas and rear facades so they shall not be easily visible to the public from streets, parking lots or adjacent properties. If the dumpsters or HVAC equipment are not located along the rear faced, they shall be screened per section 12.04.08

9. Maximum Parking:

- a. The maximum number of off-street parking spaces allowed shall be equal to 125 percent of the required minimum number of spaces.
- b. Parking spaces in excess of the maximum number permitted may be allowed, provided:
 - i. Each parking space provided in excess of the maximum number allowed shall be paved with a permeable paving material approved by the City; or
 - ii. For each parking space provided in excess of the maximum number allowed, 300 square feet of additional on-site green space shall be provided and maintained with landscaping.

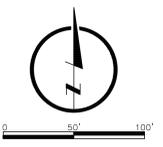
10. Amenities.

- a. Commercial building sites with a lot size of 10-acres or more shall include at least one public gathering space, such as a patio seating area, pedestrian plaza with benches, outdoor play area, and not less than two public space amenities, such as kiosks, a water feature, a clock tower, or a landscaped site for public artwork. Pedestrian public space shall be shaded, landscaped, and screened. The size of the public gathering space shall not be less than one percent of the gross enclosed building area.

11. Any conflict between these standards and the CMD Ordinance shall be resolved in favor of the stricter standard.

12. These guidelines are not intended to inhibit creativity and innovation in building design. The City will consider other building materials if the applicant demonstrates that the use of such materials results in a quality, durable building.

LEFT BINDING EDGE
7/16/2024 2:02:44 PM



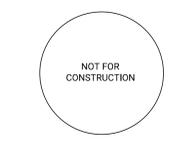
PROJECT TEAM

ARCHITECTURE + INTERIORS
BCDM ARCHITECTS
1015 North 98th Street, Suite 300
Omaha, NE 68114
CA Number: CA-0271

CIVIL ENGINEER
LAMP RYNEARSON
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Omaha, NE 68154
CA Number: CA-0130

STRUCTURAL ENGINEER
PERFORMANCE ENGINEERING
11811 Fort St #104
Omaha, NE 68164
CA Number: CA-2455

MECHANICAL + ELECTRICAL ENGINEER
MORRISSEY ENGINEERING
4940 N 118th St,
Omaha, NE 68164
CA Number: CA-0835



#	Description	Date

DC WEST - ATHLETIC COMPLEX

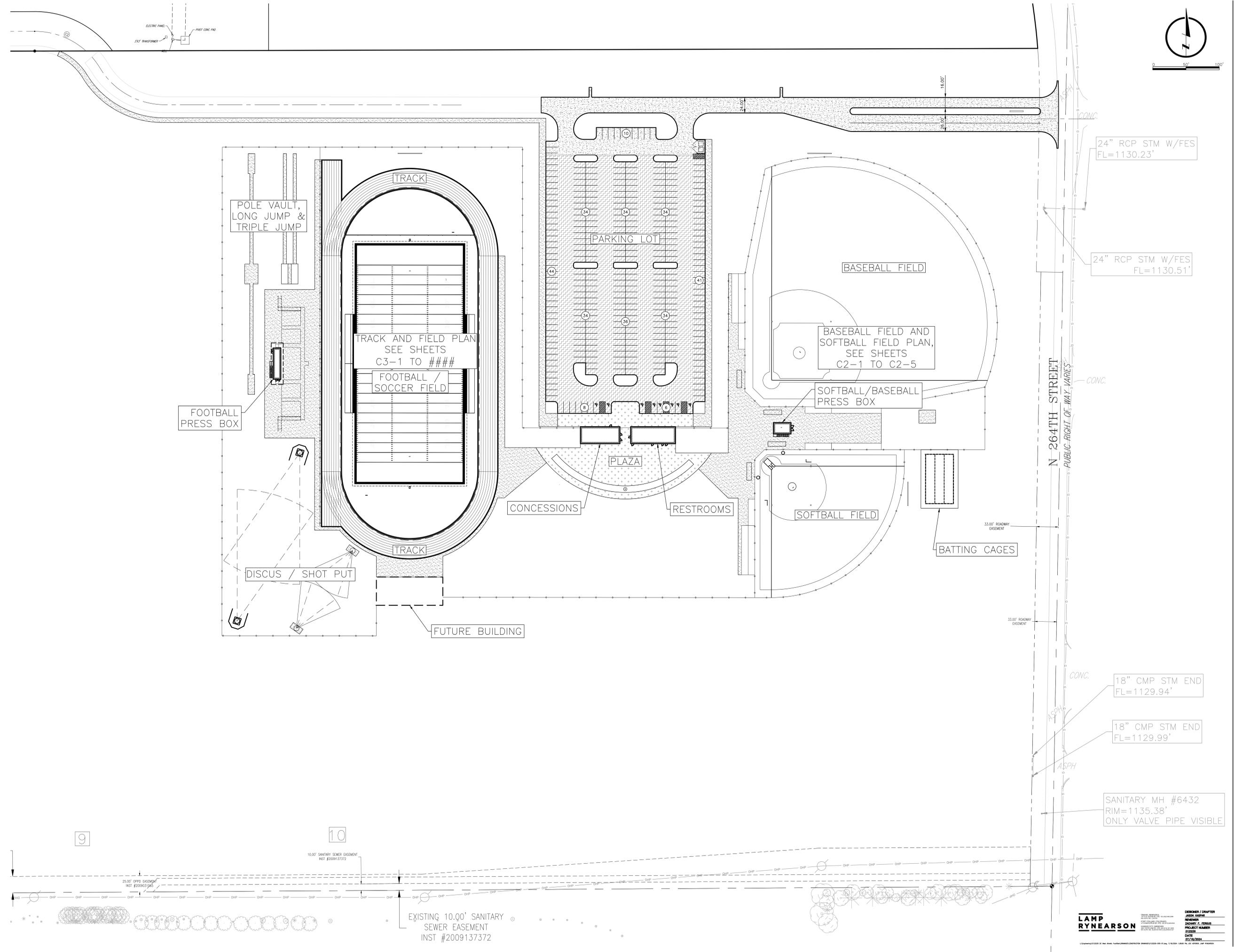
SOUTHWEST OF E MEIGS AND N 264TH ST

DC WEST COMMUNITY SCHOOLS

OVERALL SITE PLAN

C1-2

DESIGN DEVELOPMENT
BCDM NO. 5322-05
07/18/2024



24" RCP STM W/FES
FL=1130.23'

24" RCP STM W/FES
FL=1130.51'

18" CMP STM END
FL=1129.94'

18" CMP STM END
FL=1129.99'

SANITARY MH #6432
RIM=1135.38'
ONLY VALVE PIPE VISIBLE

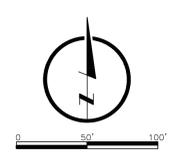
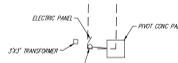
EXISTING 10.00' SANITARY SEWER EASEMENT
INST #2009137372

LAMP RYNEARSON

OWNER / CLIENT: DC WEST ATHLETIC COMPLEX
PROJECT NUMBER: 5322-05
DATE: 07/18/2024

DESIGNER / ARCHITECT: JASON RYNEARSON
REVISION: 01
PROJECT NUMBER: 5322-05
DATE: 07/18/2024

LEFT BINDING EDGE
7/15/2024 2:02:44 PM



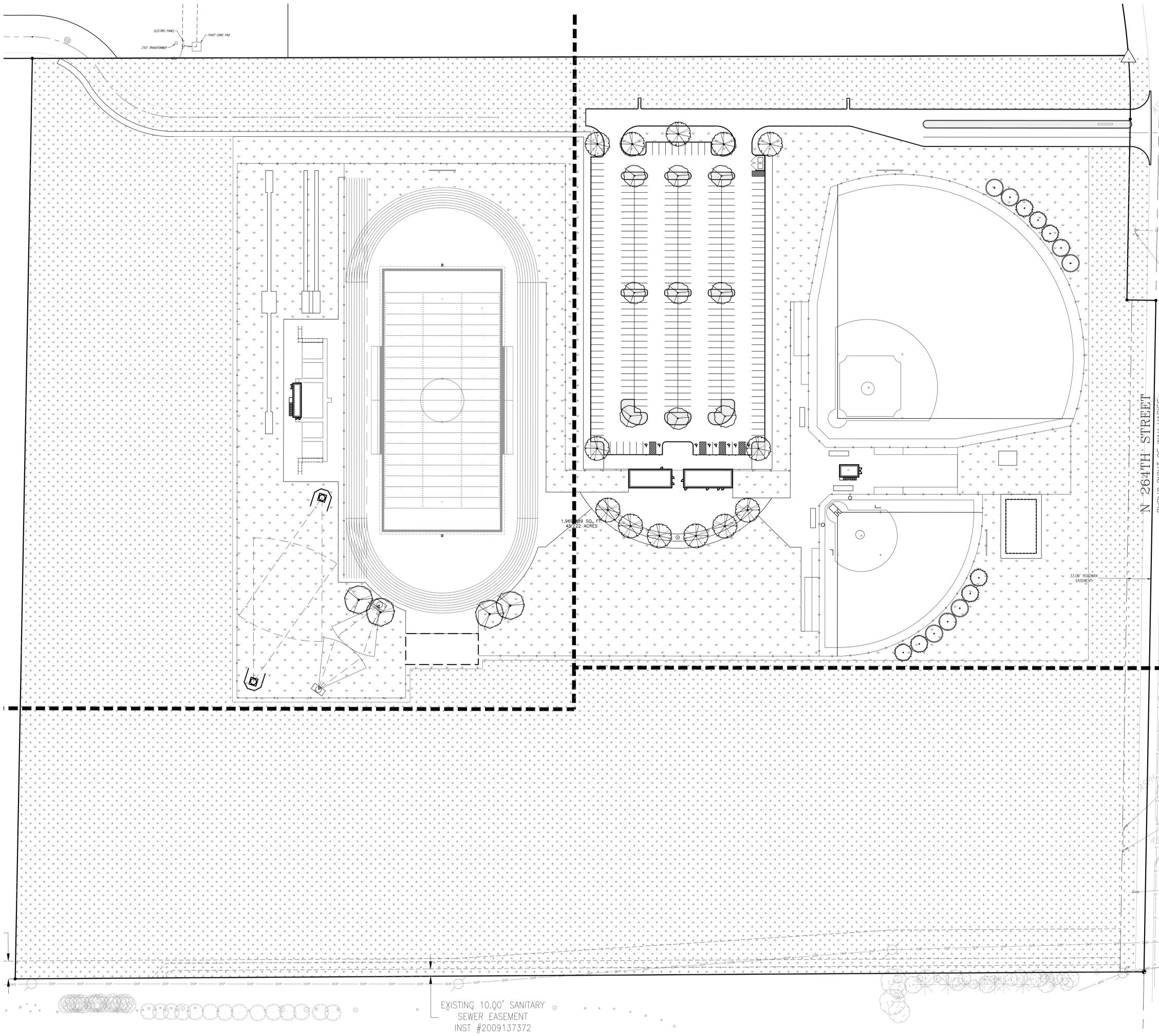
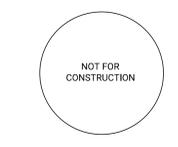
PROJECT TEAM

ARCHITECTURE + INTERIORS
BCDM ARCHITECTS
1015 North 98th Street, Suite 300
Omaha, NE 68114
CA Number: CA-0271

CIVIL ENGINEER
LAMP RYNEARSON
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Omaha, NE 68154
CA Number: CA-0130

STRUCTURAL ENGINEER
PERFORMANCE ENGINEERING
11811 Fort St #104
Omaha, NE 68164
CA Number: CA-2455

MECHANICAL + ELECTRICAL ENGINEER
MORRISSEY ENGINEERING
4940 N 118th St.
Omaha, NE 68164
CA Number: CA-0835



24" RCP STM W/FES
FL=1130.23'

24" RCP STM W/FES
FL=1130.51'

N 264TH STREET
PUBLIC RIGHT-OF-WAY VARIES

1.968,859 SQ. FT.
45,272 ACRES

33.00' EASEMENT

18" CMP STM END
FL=1129.94'

18" CMP STM END
FL=1129.99'

SANITARY MH #6432
RIM=1135.38'
ONLY VALVE PIPE VISIBLE

EXISTING 10.00' SANITARY
SEWER EASEMENT
INST #2009137372

#	Description	Date

**DC WEST -
ATHLETIC
COMPLEX**

SOUTHWEST OF E MEIGS
AND N 264TH ST

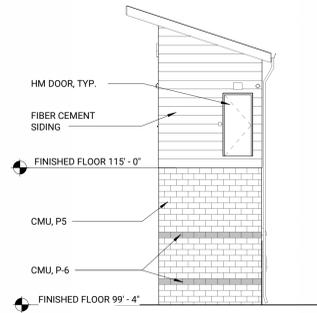
**DC WEST COMMUNITY
SCHOOLS**

**OVERALL
LANDSCAPE PLAN**

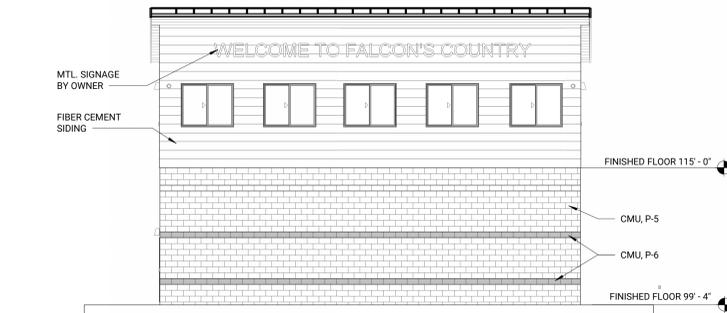
LAMP RYNEARSON

DESIGNER / DRAFTER
JOHN RYNEARSON
DATE 07/18/2024

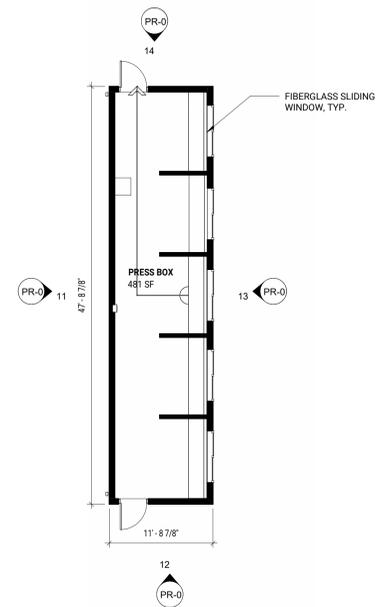
PROJECT NUMBER
5322-05



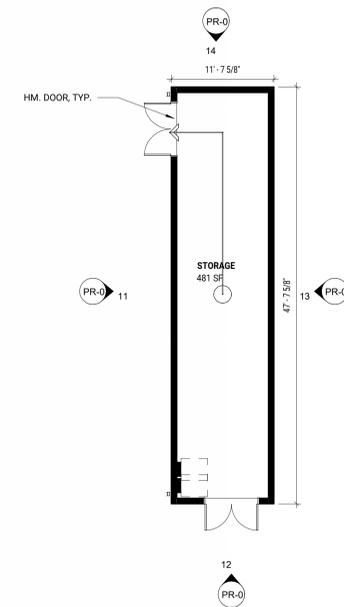
14 PRESENTATION - FOOTBALL PRESS BOX - NORTH ELEVATION
 PR-0 1/8" = 1'-0" 0' 8' 16'



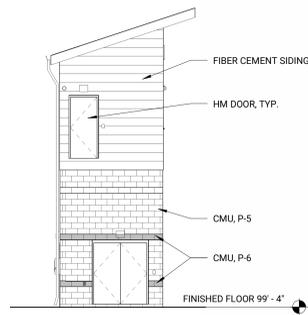
13 PRESENTATION - FOOTBALL PRESS BOX - EAST ELEVATION
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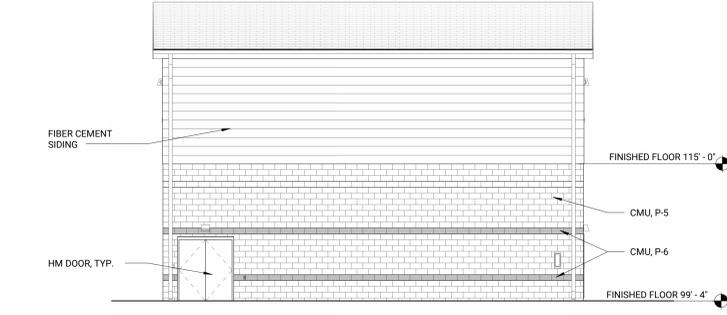
10 PRESENTATION FOOTBALL PRESS BOX SECOND FLOOR
 PR-0 1/8" = 1'-0" 0' 8' 16'



9 FIRST FLOOR PLAN - FOOTBALL PRESS BOX
 PR-0 1/8" = 1'-0" 0' 8' 16'



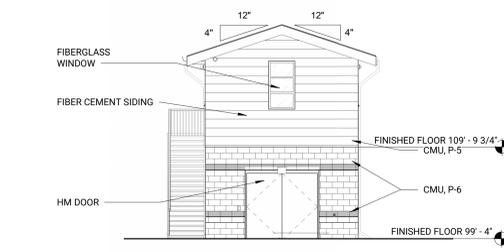
12 PRESENTATION - FOOTBALL PRESS BOX - SOUTH ELEVATION
 PR-0 1/8" = 1'-0" 0' 8' 16'



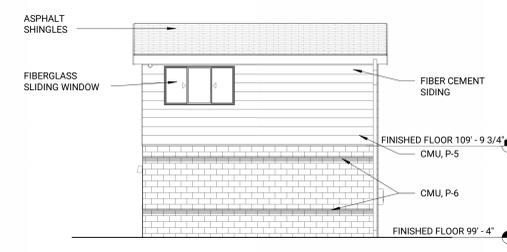
11 PRESENTATION - FOOTBALL PRESS BOX - WEST ELEVATION
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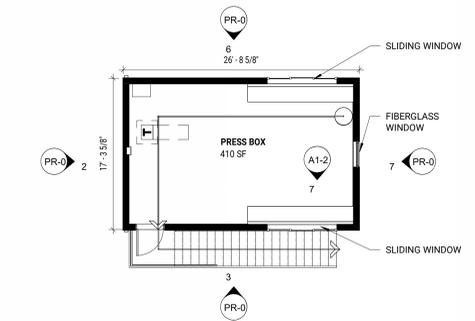
8 FOOTBALL PRESS BOX PRESENTATION



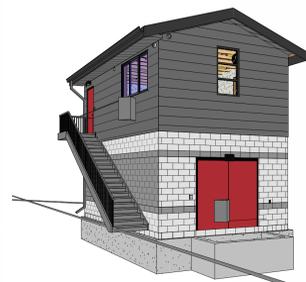
7 PRESENTATION - SOFTBALL / BASEBALL PRESS BOX - EAST ELEVATION
 PR-0 1/8" = 1'-0" 0' 8' 16'



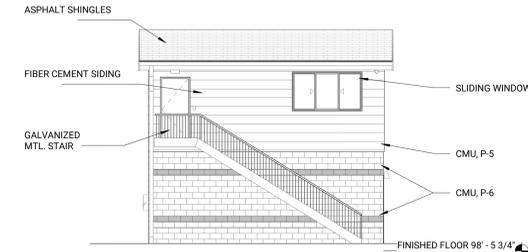
6 PRESENTATION - SOFTBALL / BASEBALL PRESS BOX - NORTH ELEVATION
 PR-0 1/8" = 1'-0" 0' 8' 16'



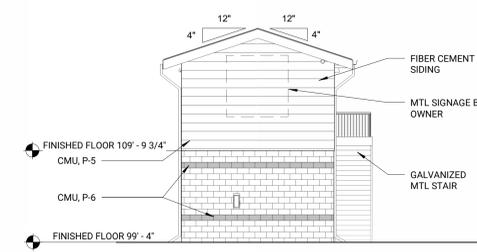
5 SECOND FLOOR PLAN - SOFTBALL / BASEBALL PRESS BOX
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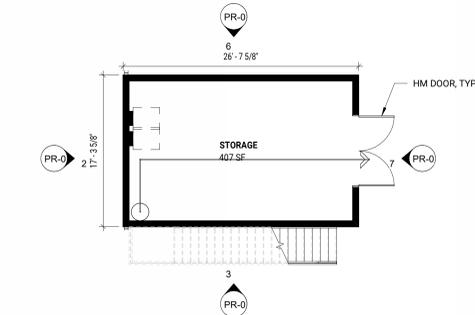
4 SOFTBALL / BASEBALL PRESS BOX PRESENTATION



3 PRESENTATION - SOFTBALL / BASEBALL PRESS BOX - SOUTH ELEVATION
 PR-0 1/8" = 1'-0" 0' 8' 16'



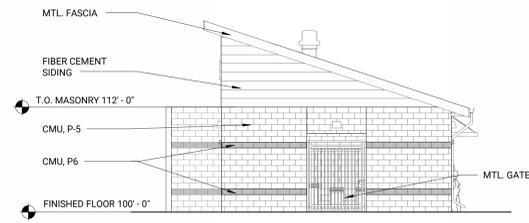
2 PRESENTATION - SOFTBALL / BASEBALL PRESS BOX - WEST ELEVATION
 PR-0 1/8" = 1'-0" 0' 8' 16'



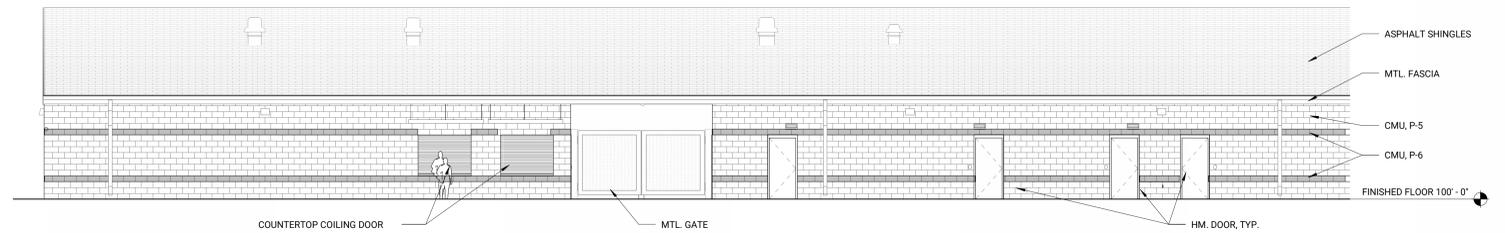
1 FIRST FLOOR PLAN - SOFTBALL / BASEBALL PRESS BOX
 PR-0 1/8" = 1'-0" 0' 8' 16'

DC WEST - ATHLETIC COMPLEX

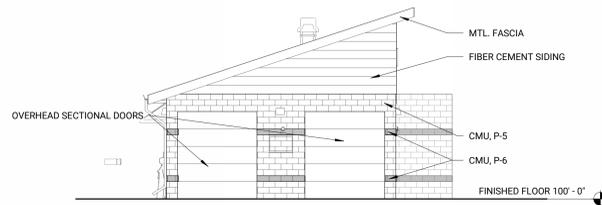
DC WEST COMMUNITY SCHOOLS



5 PRESENTATION - CONCESSIONS WEST ELEVATION
 1/8" = 1'-0" 0' 8' 16'



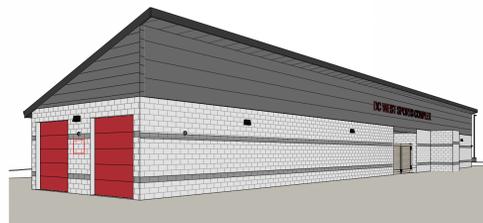
4 PRESENTATION - CONCESSIONS SOUTH ELEVATION
 1/8" = 1'-0" 0' 8' 16'



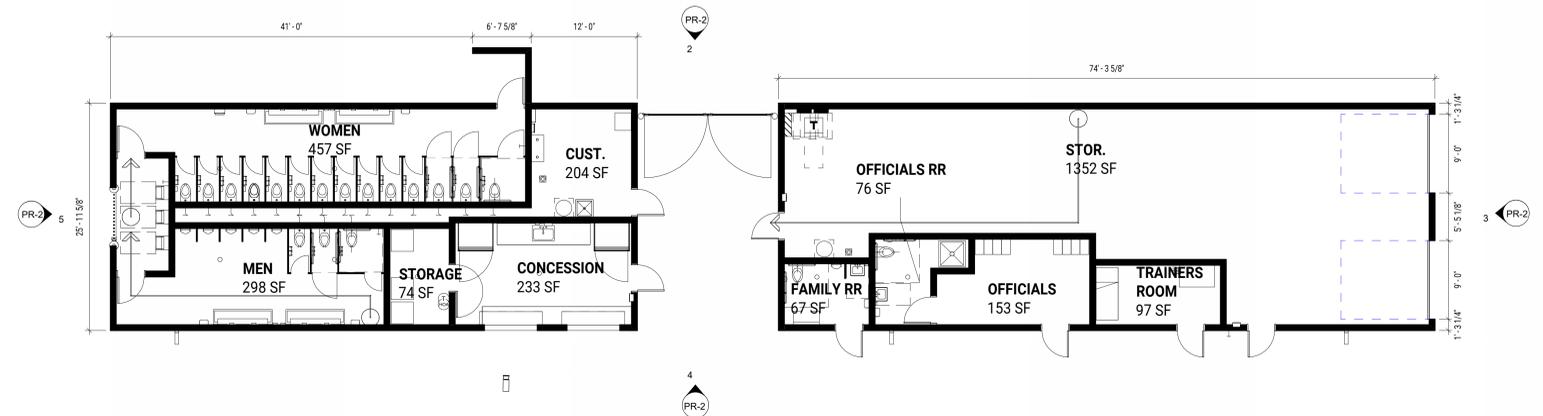
3 PRESENTATION - CONCESSIONS EAST ELEVATION
 1/8" = 1'-0" 0' 8' 16'



2 PRESENTATION - CONCESSIONS NORTH ELEVATION
 1/8" = 1'-0" 0' 8' 16'



6 CONCESSIONS / STROAGE



1 FLOOR PLAN - CONCESSIONS
 1/8" = 1'-0" 0' 8' 16'

DC WEST - ATHLETIC COMPLEX

DC WEST COMMUNITY SCHOOLS

2024

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 platted 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.

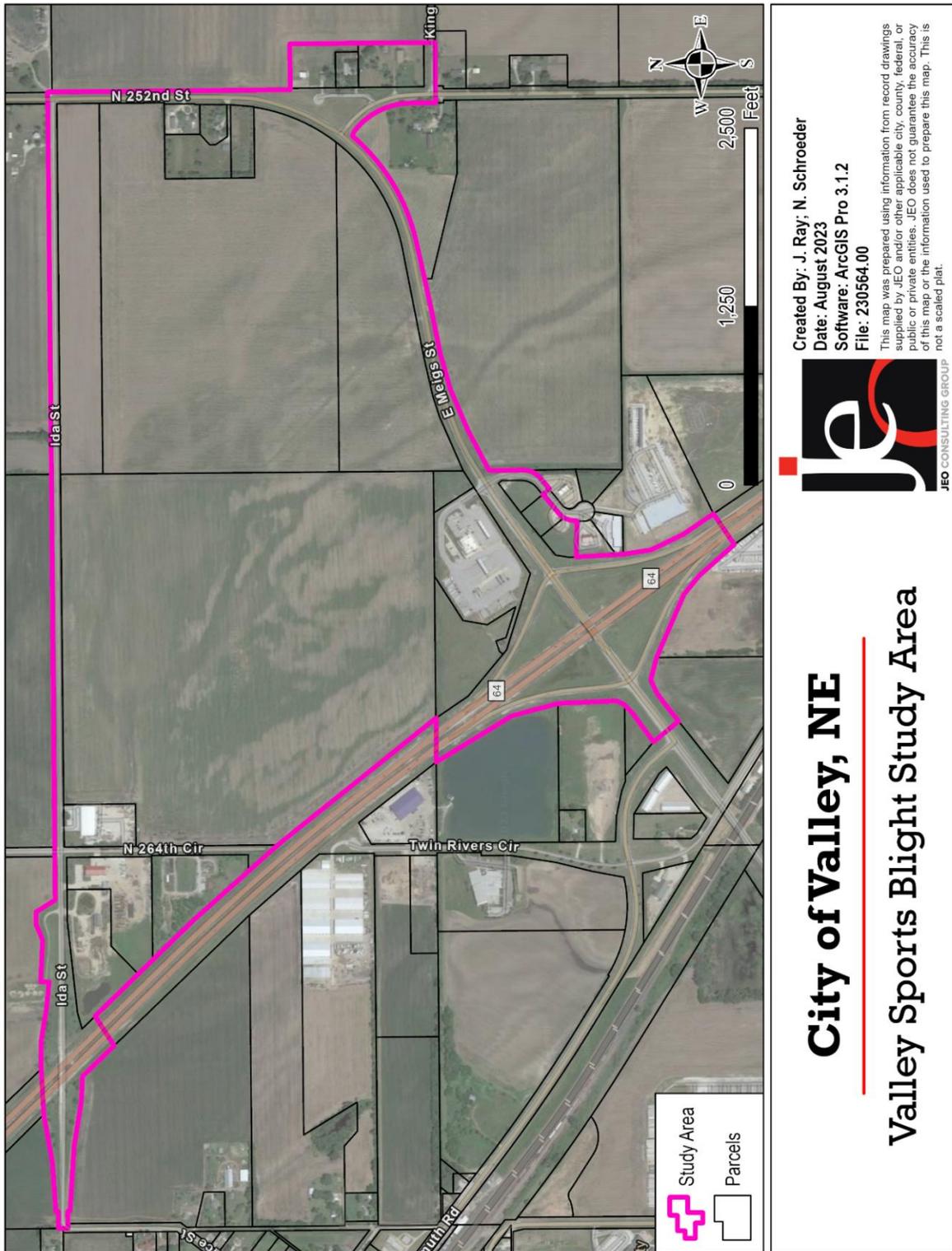
Dilapidated Condition

- 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 335.97 acres. The following legal description delineates the Recommended Area

A PARCEL OF LAND LOCATED IN SECTIONS 29, 30, 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 615 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF KING LAKE ROAD; THENCE EAST ON SAID SOUTH RIGHT OF WAY LINE OF KING LAKE ROAD AND ITS WESTERLY EXTENSION, A DISTANCE OF 420 FEET, MORE OR LESS TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF TERRY'S ACRES; THENCE NORTH ON SAID SOUTHERLY EXTENSION, 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 7100 FEET, MORE OR LESS, TO THE WESTERLY LINE OF US HIGHWAY 275; THENCE SOUTHEASTERLY ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 5600 FEET, MORE OR LESS; THENCE NORTHEASTERLY A DISTANCE OF 500 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 4, LEGACY VALLEY; THENCE NORTH ON THE WEST LINE OF SAID LEGACY VALLE, A DISTANCE OF 331 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, and Thursday September 5, 2024, indicated the study area has such deterioration or lack of municipal infrastructure, thus the study area warrants further examination regarding blighted and substandard conditions. While the initial study examined the criteria in spring of 2023, the area was reexamined in the fall of 2024 and found that area have developed new athletic fields; however, the blight and substandard criteria where still present throughout the 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.

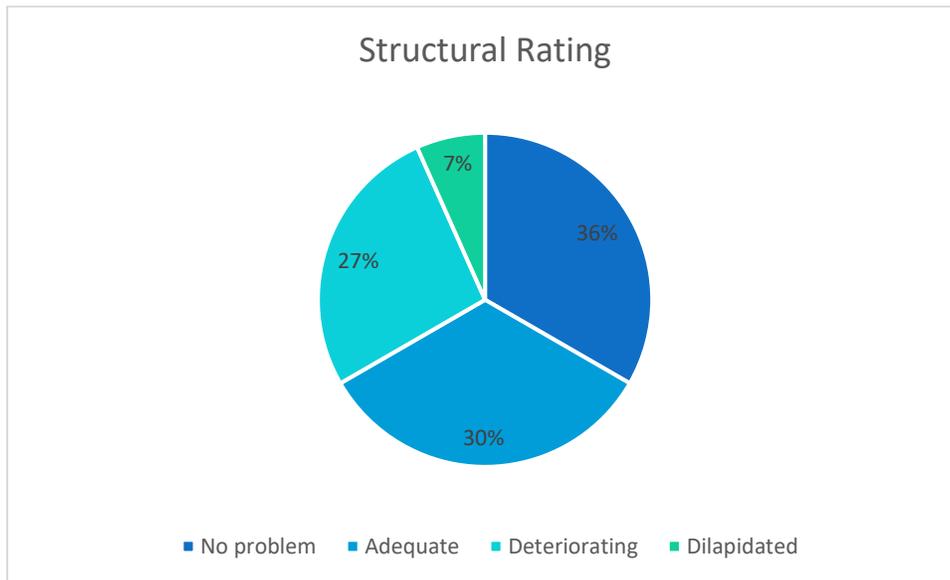
BLIGHTED CRITERIA CONDITIONS

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 5 of 14 or 36% 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

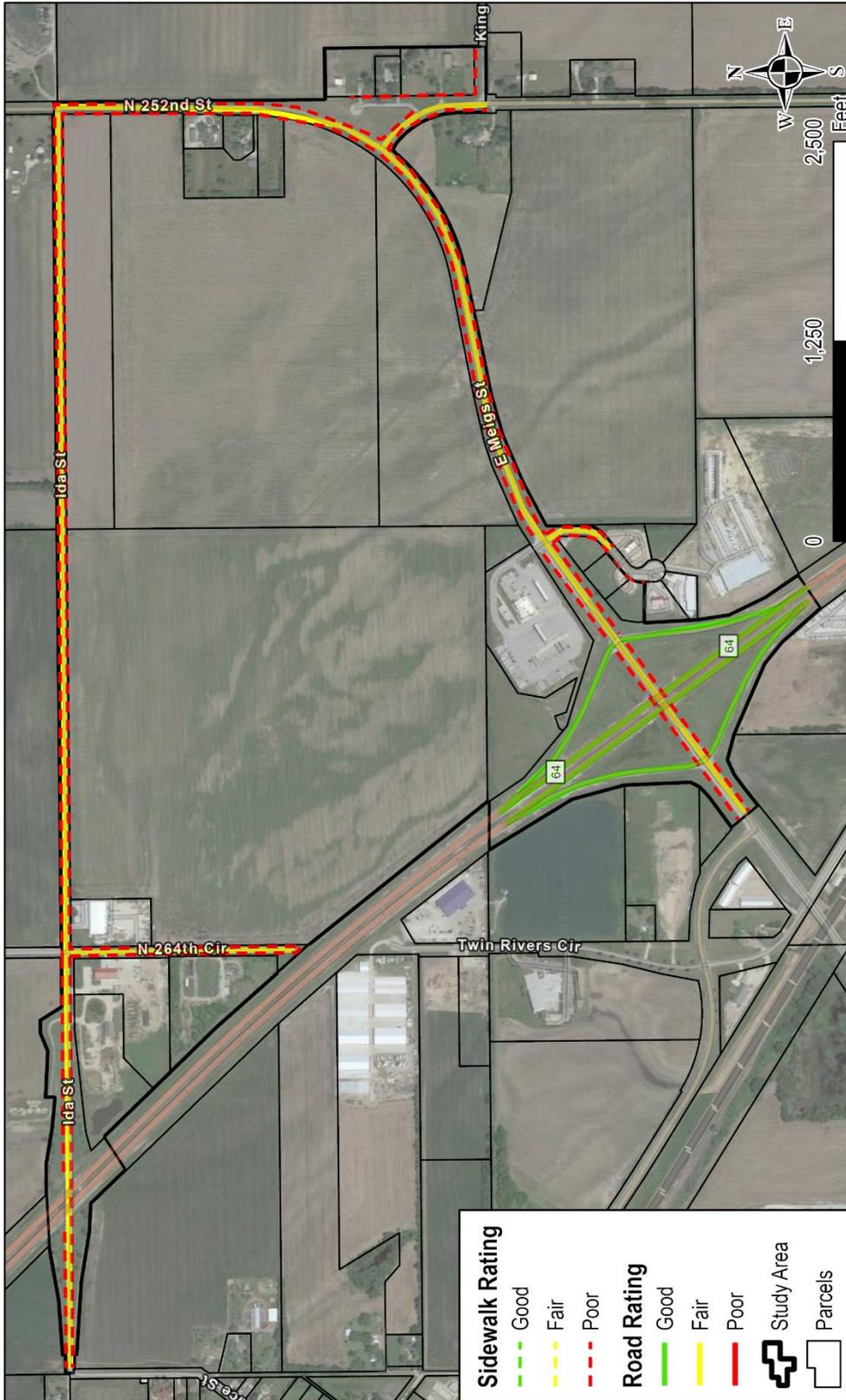
Street conditions and accessibility within the Valley Sports District Area Blight Study Area were evaluated in relation to the provision of safe and efficient public circulation and access, and with regard to ease of travel and appearance. The noted deficiencies are: missing portions or incomplete street 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; N. Schroeder
 Date: August 2023
 Software: ArcGIS Pro 3.1.2
 File: 230564.00

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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 ten locations. 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 16 unique private property owners of the 21 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 ten locations. 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

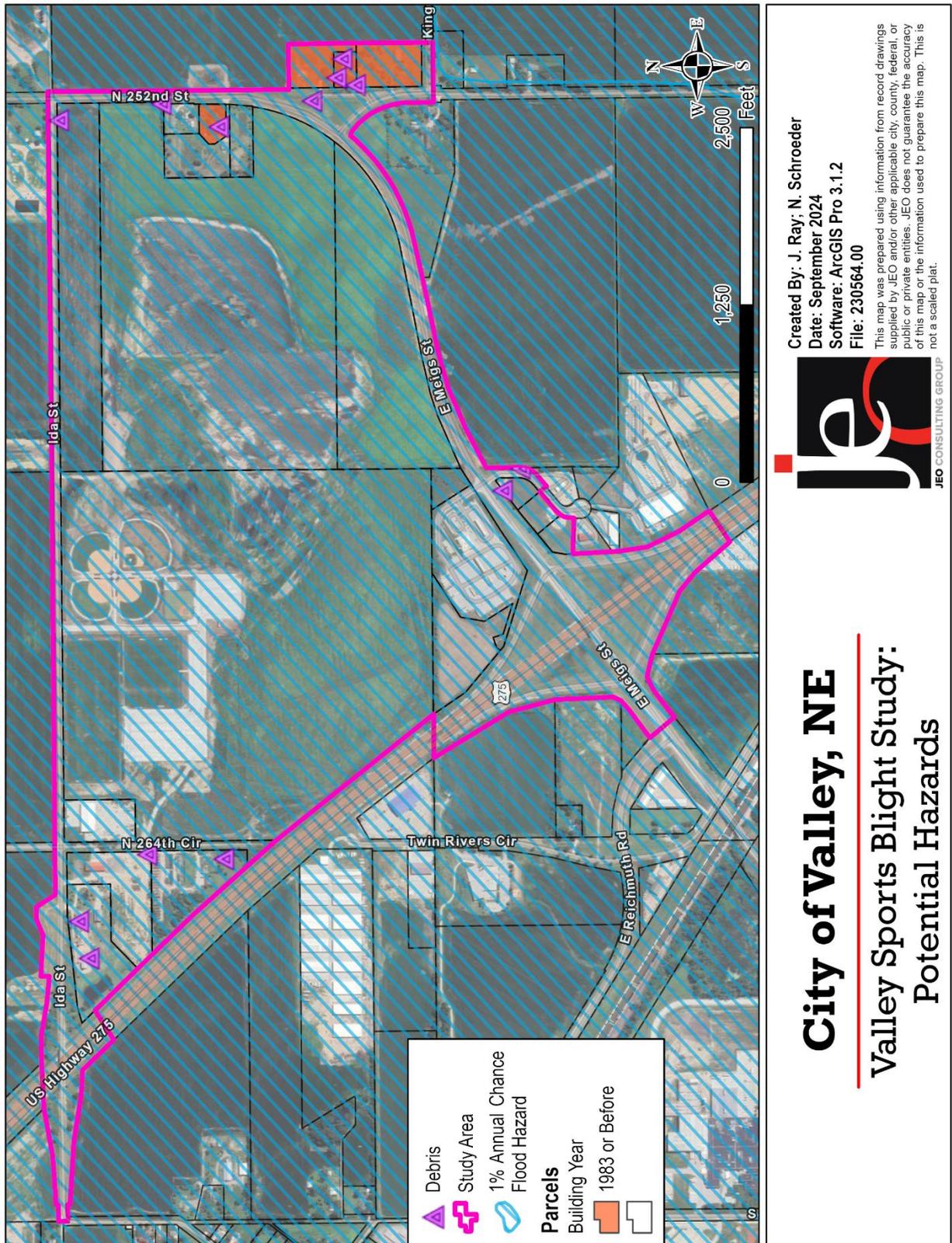
The entire area is with a designated 100-year floodplain. The potential flooding may endanger life or property.

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



City of Valley, NE

Valley Sports Blight Study: Potential Hazards

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 or residential 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 5 or 36% 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 is 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.

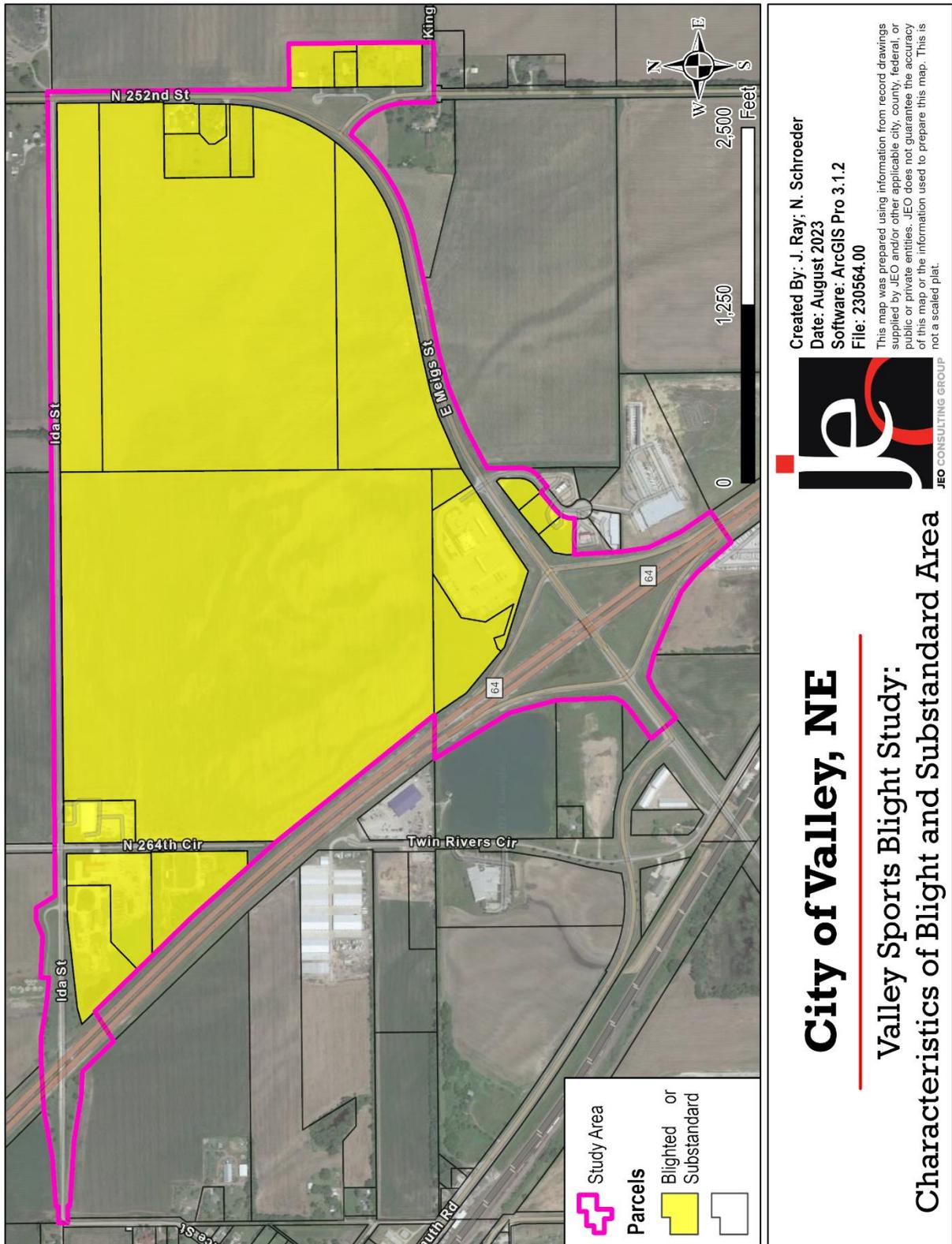
Sidewalks

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.

Figure 5: Parcels Showing Blight and Substandard Criteria



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

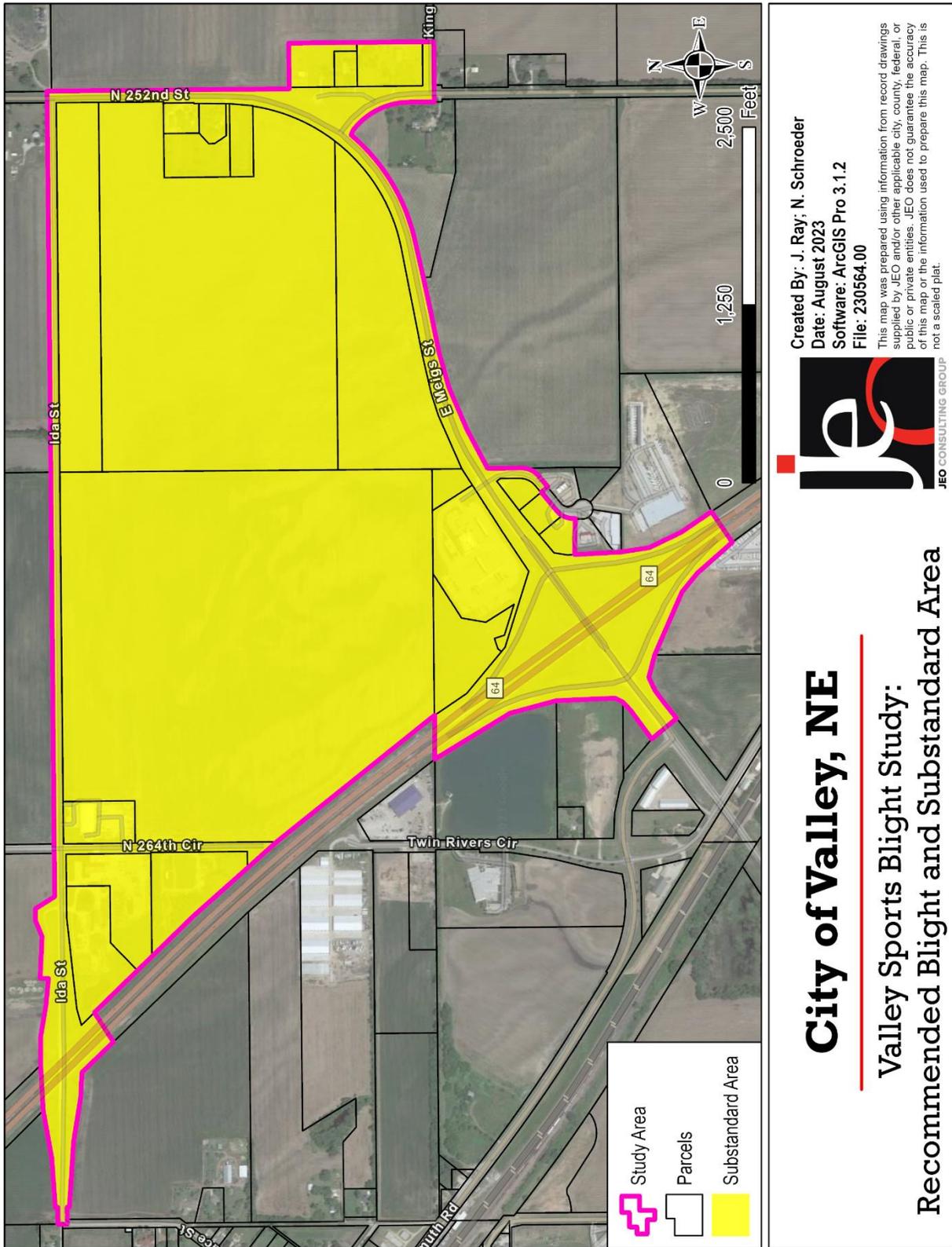
Criteria	
Structure condition	Yes
Street layout	Yes
Faulty lot layout	Yes
Unsanitary or unsafe conditions	Yes
Deterioration of site	Yes
Diversity of owners	Yes
Tax special assessment	No
Titles conditions	No
Obsolete platting	Yes
Endanger life/property	Yes
Any combination	No
Age of Structure	Yes
BLIGHT 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

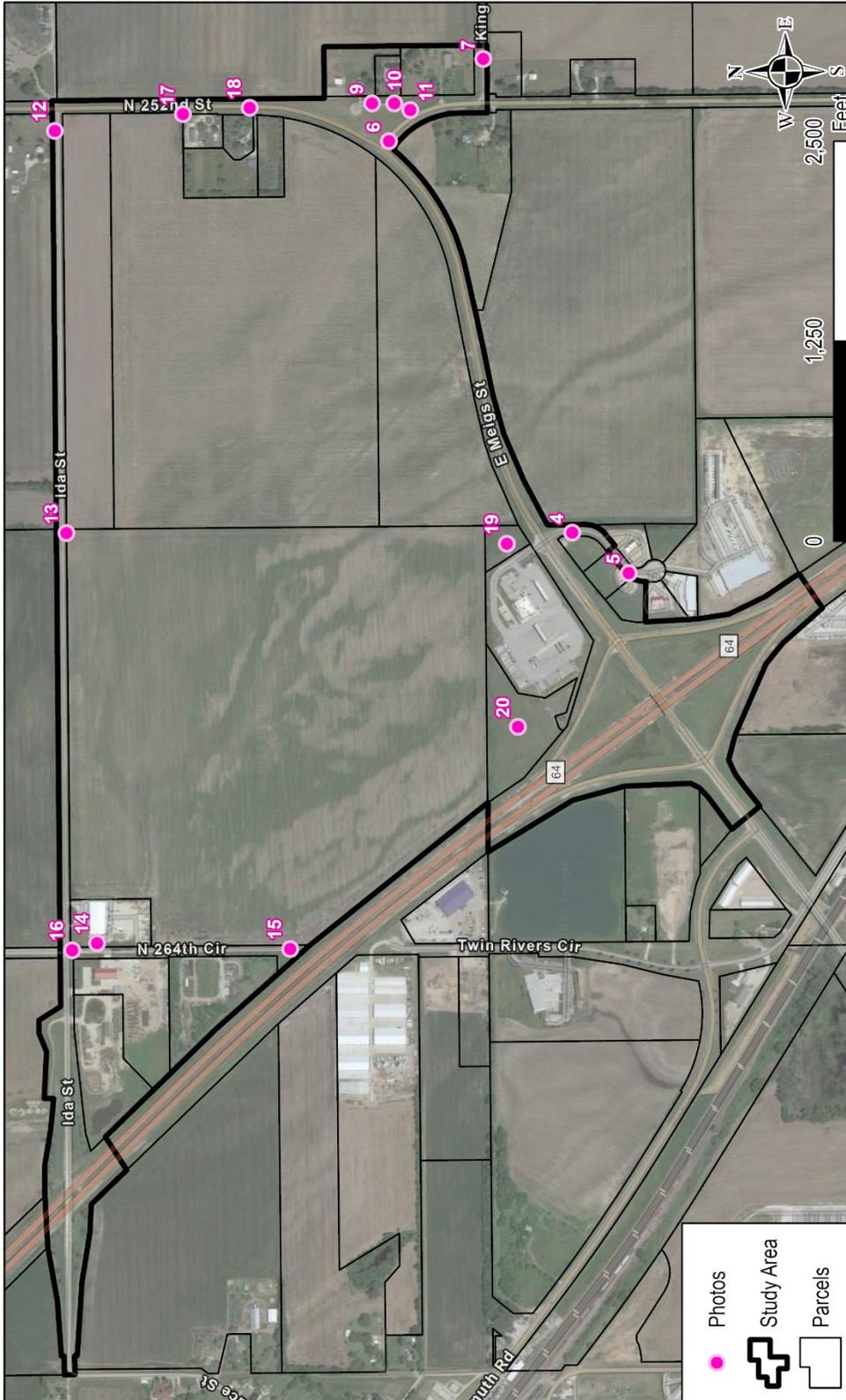
Several conditions within the Valley Sports District Area were observed during the field survey and review of the Douglas County Assessor’s property data which warrant a designation as blighted and substandard. The conditions showing evidence of blight are interspersed throughout the Valley Sports District 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, N. Schroeder
Date: August 2023
Software: ArcGIS Pro 3.1.0
File: 230564.00

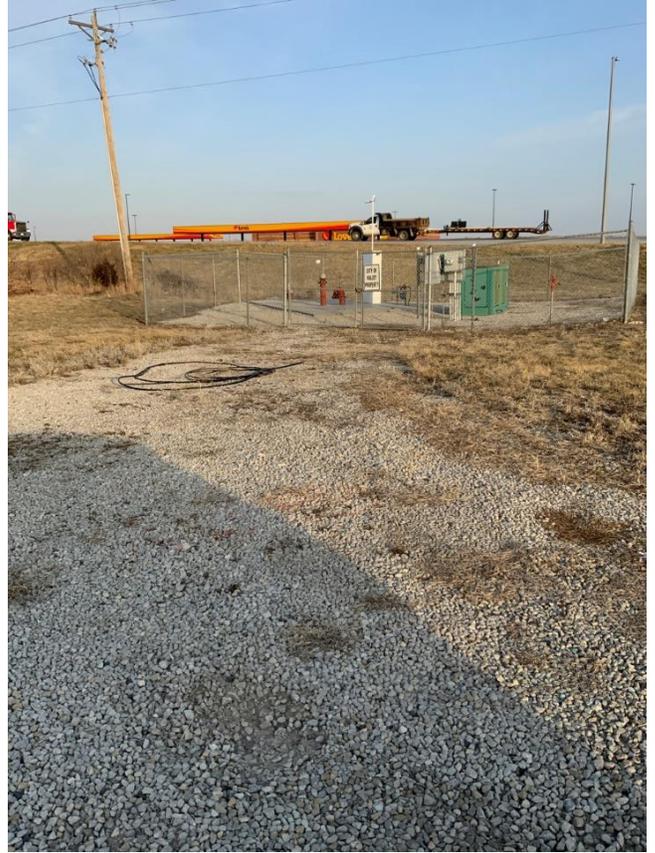


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City of Valley, NE

Valley Sports Blight Study: Photo Guide

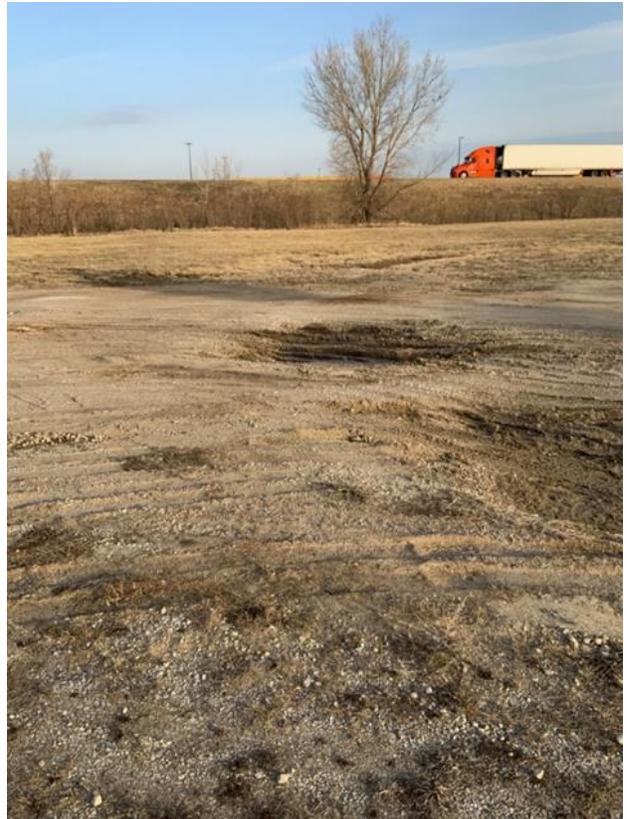
Location 4



Location 4



Location 5



Location 6



Location 7



Location 9



Location 10



Location 11



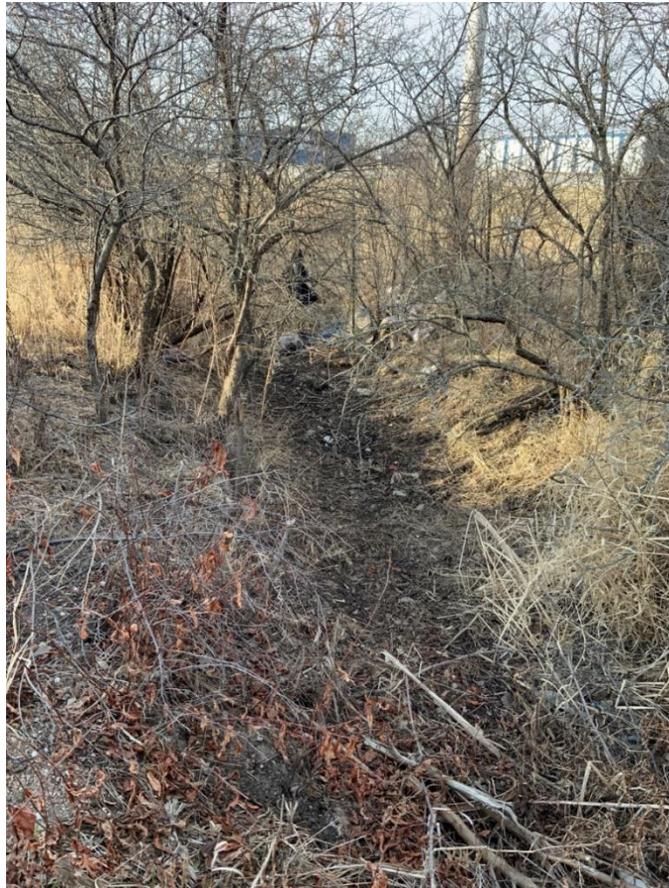
Location 12



Location 14



Location 15



Location 16



Location 17



Location 18



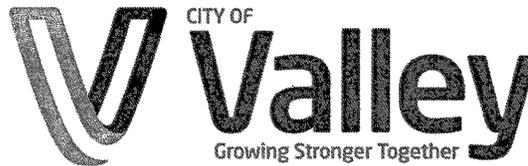
Location 19



Location 20



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: 9/11/24

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

Applicant Name: Prominence Global, LLC Telephone No. _____

Applicants Address: 5802 S 239th ST., Elkhorn, NE 68022

Applicants Email: Jeff Moore jeff@prominencegloballlc.com

Present Use of Subject Property: Ag Desired Use of Subject Property: Residential, Business

Present Zoning: TA Requested Zoning R-2, R-3 & C-3

Legal Description of Property Requested to be Rezoned: See attached sheet

Area of Subject Property (Square Foot/Acres): 276.606 Acres

How are adjoining properties used (Actual Land Zoning)

North: TA South: TA, C-3 East: TA 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

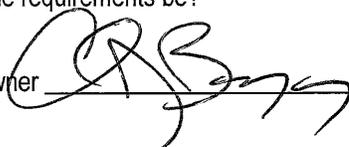
You must justify your request. Questions 1 through 4 must be answered completely. Use separate sheet if necessary. **See attached**

1. What is the general character of the area? Describe.

2. What utilities provider will be used?

A. Sewer _____ B. Water _____ C. Electric _____ D. Gas _____

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?

Signature of Owner  or Signature of Agent _____

Does this zoning change conform to the Current Future Land Use Plan? Y N _____ 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: _____ Time: _____

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: _____

The proposed development intends to rezone the overall development from TA to commercial uses on the western side and residential uses on the eastern side of the development.

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.



E & A CONSULTING GROUP, INC.

Engineering Answers

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950
P 402.895.4700 • F 402.895.3599
www.eacg.com

September 11, 2024

Rune Van Den Boogart
City of Valley - Building Inspector
203 N Spruce Street
Valley, NE 68064

RE: Catalina - Change of Zone Justification Letter
E&A File: P2023.296.001

Dear Rune,

On behalf of our client, Prominence Global, LLC, please allow this letter serve as the Zoning Justification Letter per Change of Zone Application.

1. What is the general character of the area? Describe.

Response: Currently the site is being used as farmland and outdoor recreational facility for the Elkhorn Athletic Association. The proposed use for the site will be a combination between residential, commercial and outdoor recreational facility. This request will allow for the most flexibility among the permitted use types allowed per the zoning code.

The proposed development requests to rezone the property to the following zoning:

C-1 (General Commercial) - Lot 1

R-2 (Medium/High Density Residential District) - Lots 2-3, 16-88, & 129-160

R-3 (Lakefront Residential District) - Lots 4-15 & 129-128

C-3 (Highway Commercial District) - Lots 205-225

2. What utilities provider will be used?

A. Sewer: Public (City of Valley)

B. Water: Metropolitan Utilities District (MUD)

C. Electric: Omaha Public Power District (OPPD)

D. Gas: Metropolitan Utilities District (MUD)

3. How will the proposed Zoning District affect traffic in the area? Will street or roads need to be updated for access to the area? If yes, what will the requirements be?

Response: Being directly connected to US Highway 275 and providing more internal routes to and from Highway 275 should minimize the impacts at peak conditions. We are coordinating with the Douglas County Engineering Office and will continue to work with City of Valley required improvements to E Meigs Street/N 252nd Street, S 264th Street, and Ida Street.

If you have any questions regarding this justification letter, please contact me at 402-895-4700 or by email at jstoll@eacg.com.

Sincerely,
E & A Consulting Group, Inc.

A handwritten signature in blue ink, appearing to read 'J Stoll', with a long horizontal stroke extending to the right.

Jeff Stoll,
Platting Services Assistant Manager

Applicant

Prominence Global, LLC
5282 S 239th Street
Elkhorn, NE 68022

Jeff Moore jeff@prominencegloballlc.com
Chris Banyay chris@prominencegloballlc.com

Property Owner

Elkhorn Athletic Association
1402 N 203rd Street
Omaha, NE 68022

Agent (Engineer)

E & A Consulting Group, Inc.
10909 Mill Valley Road, Suite 100
Omaha, NE 68154
Phone: 402.895.4700

Kyle Vohl kvohl@eacg.com
Jeff Stoll jstoll@eacg.com

Agent (Attorney)

Fullenkamp Jobeun Johnson & Beller
11440 W Center Road, Suite C
Omaha, NE 68144
Phone: 402.334.0700

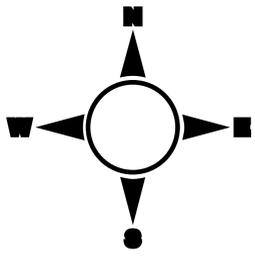
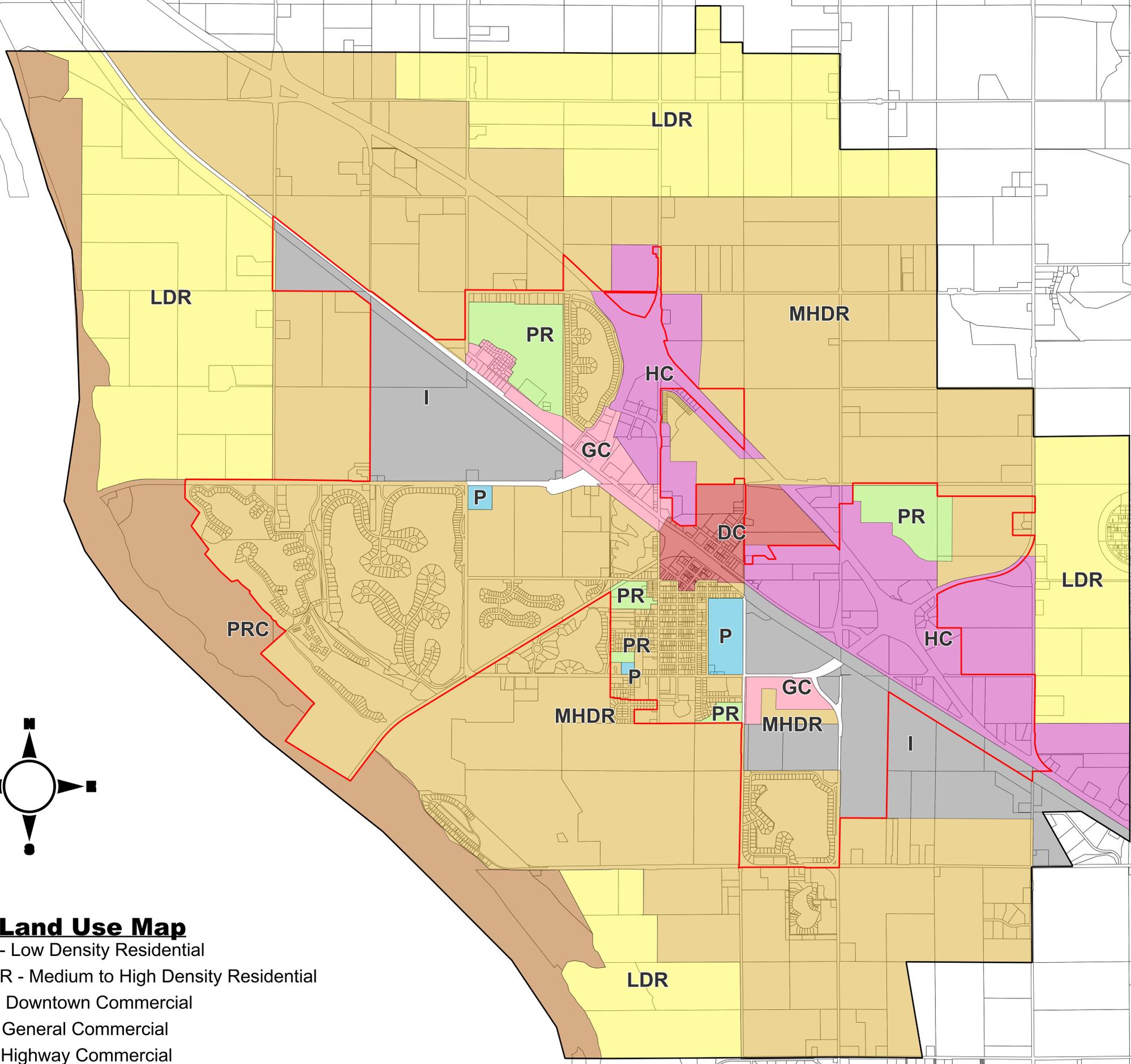
Brent Beller bbeller@fjblaw.com

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NW 1/4 OF THE NW1/4, ALONG WITH PART OF THE NE1/4 OF THE NW1/4, ALONG WITH PART OF THE SW1/4 OF THE NW1/4, ALONG WITH PART OF THE SE1/4 OF THE NW1/4, ALONG WITH PART OF THE NW1/4 OF THE NE1/4, ALONG WITH PART OF THE NE1/4 OF THE NE1/4, ALONG WITH PART OF THE SW1/4 OF THE NE1/4, ALONG WITH PART OF THE SE1/4 OF THE NE1/4, ALONG WITH PART OF THE NW1/4 OF THE SE1/4, AND PART OF THE LOCATED IN SECTION 32, TOWNSHIP 16 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 12,048,943 SQUARE FEET OR 276.606 ACRES, MORE OR LESS.

FUTURE LAND USE MAP

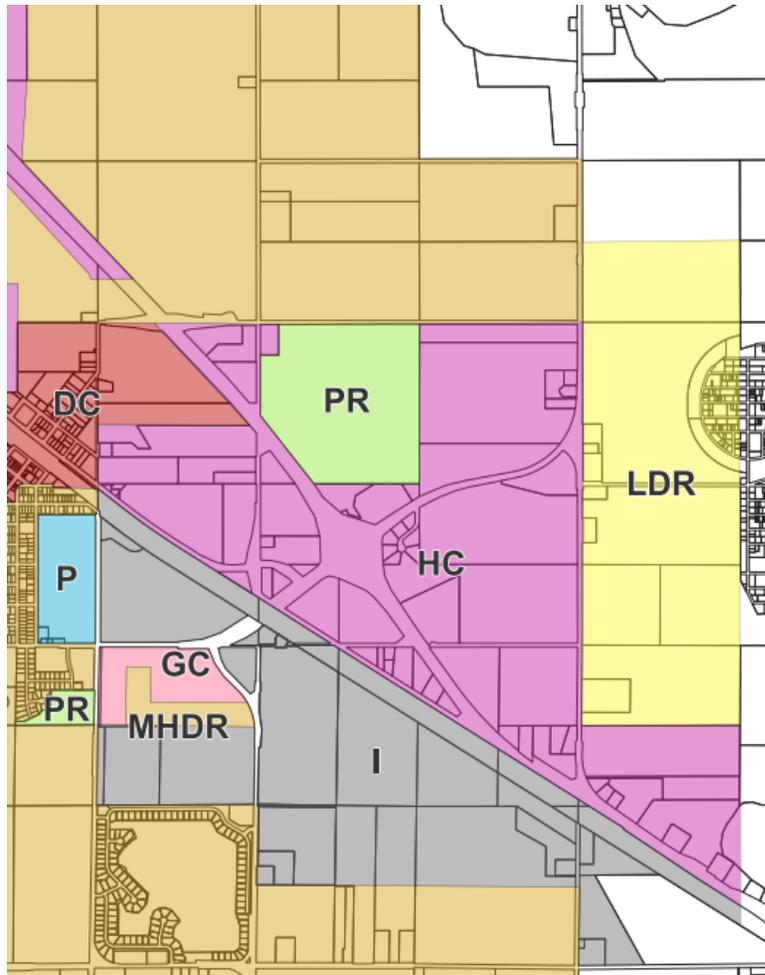


Future Land Use Map

-  LDR - Low Density Residential
-  MHDR - Medium to High Density Residential
-  DC - Downtown Commercial
-  GC - General Commercial
-  HC - Highway Commercial
-  I - Industrial
-  P - Public Use
-  PR - Park and Recreation
-  PRC - Platte River Corridor
-  Corporate Limits
-  Extraterritorial Jurisdiction



Current Future Land Use Map:



Proposed Future Land Use Map Amendment

