

AGENDA
VALLEY CITY COUNCIL
Tuesday, May 20, 2025
City Hall
203 North Spruce
Valley, NE 68064
4:30 PM

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 April 15, 2025, Planning Commission meeting

8. **Building Design Standards Section 12.5 consideration and recommendation for adjustments to the Building Design Standards Section 12.5.**
9. **Public Hearings**

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.

9.A. Flatwater Lakes Estates, LLC (Champion Shores) consideration and recommendation of change of zoning from Industrial (I-2) and Residential (R-3) to Residential (R-3):

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

9.B. Flatwater Estates, LLC (Champion Shores) consideration and recommendation of approval of preliminary plat:

- 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. **Adjourn**

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

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.

**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, May 20, 2025**, at **4:30 p.m.**, at **Valley City Hall**. PUBLIC HEARINGS will be held on the following:

- Flatwater Lakes Estates, LLC (Champion Shores):
 - Consider approval of application for change of zoning from Industrial (I-2) and Residential (R-3) to Residential (R-3).
 - Consider approval of application for preliminary plat.

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

Larry Bottger, Chair
City of Valley, Planning Commission

5/12 ZNEZ



Proof of Publication

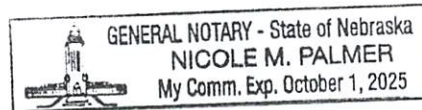
JASON W. HUFF, Publisher

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

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:

5/12/25

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 \$27.33

Additional Copies \$ _____

Filing Fee \$ _____

Total \$27.33

Jason W. Huff

 (Subscribed in my presence and sworn to before

me this MAY 12 2025

Nicole M. Palmer

 Notary Public in and for

Douglas County, State of Nebraska

Deputy Attorney General

OFFICE OF THE ATTORNEY GENERAL
DEPARTMENT OF JUSTICE
DISTRICT OF COLUMBIA

ADDITIONAL INFORMATION

1. Name of Candidate
2. Date of Birth
3. Date of Appointment
4. Date of Termination

OFFICE OF THE ATTORNEY GENERAL
DEPARTMENT OF JUSTICE
DISTRICT OF COLUMBIA

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CITY OF VALLEY
VALLEY PLANNING COMMISSION MINUTES
April 15, 2025

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

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

7. Consent Agenda: Member Foutch moved to approve the consent agenda. Anderson seconded. YES: Bottger, Anderson, Conrey, Foutch, Mayer, Sunde, Tomanek. NO: no one. ABSENT: Burke and Lowry. Motion carried. Items on the consent agenda: March 18, 2025 meeting minutes.

8. KMG Partners, LLC (Glass Lake)

Public hearing to recommend change of zoning from transitional ag to residential and clustered/mixed use development. Chairman Bottger opened the public hearing. Brad Hyck from TD2 addressed the Commission regarding the request for the change of zoning. The Building Inspector addressed the traffic concerns raised. The City Engineer addressed the concerns regarding streets and the correspondence received from the Douglas County Engineer. He also informed the Commission that Glass Lake was proposing an SID.

It was also noted that a portion of the development is outside of Valley's extraterritorial jurisdiction. City Attorney Farnham addressed this issue stating that an application to Douglas County had been completed to seek jurisdiction. The Douglas County Planning Commission is scheduled to meet on April 16, 2025 and the City of Valley's application to cede jurisdiction is on the agenda. The Commission at this time could not make a recommendation regarding the change of zoning nor the request for approval of the preliminary plat. City Attorney Farnham asked for approval of Resolution No. 2025-01 expressing the Planning Commissions support for

recommending approval of the rezoning of Glass Lake from transitional ag to residential and clustered/mixed use development and approval of the preliminary plat.

Chairman Bottger then introduced Resolution No. 2025-01 and moved for its passage and approval: A RESOLUTION REGARDING GLASS LAKE. Tomanek seconded. YES: Bottger, Anderson, Conrey, Foutch, Mayer, Sunde, Tomanek. NO: no one. ABSENT: Burke and Lowry. Motion carried. The passage of the resolution having been agreed upon by a majority of the Commission, the Chair declared the resolution passed and signed the resolution in the presence of the Commission and the Secretary attested to its passage by signing the same.

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



Larry Bottger, Chairman



Christie Donnermeyer, City Clerk

Section 12.05.01 Design Standards for Secondary Structures in Designated 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 Secondary Structures 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 immediately adjacent to an arterial or collector 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 Arterial or collector~~ street facing side façades greater than ~~100~~ 150 feet in length, measured horizontally, shall:

A. Incorporate wall plane projections or recessions of at least 12 inches in depth of the same durable material, extend at least 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~~ 150 feet. The use of contrasting materials and color shall allow wall plane projections or recessions to be less than 12 inches in depth.

B. Have a change in at least one of the following elements each ~~100~~ 150 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~~ 20 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~~ two 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 ~~or storefront~~ windows.

4. Rooflines.

A. Rooflines shall be varied in height, at least each ~~100~~ 150 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 feet in height.

5. Transparent windows and doors.

A. A minimum of **20.5** percent of the surface area of the front façade and street facing walls shall be transparent. Transparency may include **any glazed surface including but not limited to** 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 **50.10** percent of all overhead doors shall be glass or resembling glass (acrylic, polygala 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 **50.25** percent of the front of the building and **25.5** 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 as stated hereinabove. 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 ten 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~~ 200 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 ten 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. Accessory Building or Accessory Structure Exception.

A. An accessory structure or accessory building shall not be subject to the Design Standards for Commercial Areas contained in this Section 12.05 provided that all of the following requirements are satisfied:

i. The primary structure has been finalized.

ii. The total footprint of all accessory structures/buildings is ten percent or less than the total footprint of the primary structure.

iii. No occupancy shall be allowed in any accessory structure/building.

iv. No plumbing or electrical shall be allowed in any accessory structure/building.

v. Any accessory structure/building shall only be used for dead storage, to be defined as the safekeeping or holding of warehouse goods; said warehouse goods to be removed at a later date.

vi. Any accessory structure/building shall only be used only in connection with the specific commercial use of the lot and shall not be leased or rented to any third party.

vii. No accessory structure/building shall be visible from the street.

viii. Any accessory structure/building shall be engineered.

ix. A conditional use permit must be obtained for any accessory structure/building.

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

13. 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.

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City of Valley Planning Commission

Proposed Adjustments to
Sec. 12.05 of Valley Municipal Code
Relating to Site Design Standards

Supporting the Spirit and Intent

Section 12.01 Intent (per the City of Valley Code)

These Site Design Standards are established in order to achieve the following goals:

1. Provide standards for the orderly development of the City and the promotion of quality sustainable development.
2. Implement the goals, objectives and policies of the Comprehensive Plan related to quality development and neighborhood compatibility.
3. Maintain and protect the value of property.
4. Maintain a high quality of life without significantly increasing public or private costs for development or unduly restricting private enterprise, initiative, or innovation in design.
5. Ensure that the placement of buildings, structures, fences, lighting and fixtures on each site shall not interfere with traffic circulation, safety, appropriate use and enjoyment of adjacent properties.
6. Preserve and enhance property values by ensuring that yards, open spaces, parking lots and public rights of way are designed and maintained with respect to plants and landscape materials.
7. Ensure that development respects land capabilities and constraints, minimizes erosion and destruction of natural amenities, and reduces conflicts between lands and uses.

Supporting the Spirit and Intent – Current Code Language

Section 12.05 Revised Design Standards for Secondary Structures in Designated 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.

Supporting the Spirit and Intent – Proposed Code Language

Section 12.05 Revised Design Standards for Secondary Structures in Designated Commercial Areas

All commercial uses immediately adjacent to or within 100 feet of an arterial or collector right of way 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.

*An "arterial or collector right of way" as defined by the City Engineer. Examples include but are not limited to: Maple, Meigs, State, Reichmuth, West, Ida, Hwy 275, 252nd, 264th, 270th, 288th, etc.



N 294th St

N 294th St
N 4362 St

664

US HWY 275



Good for Small Business and Valley Business Owners

- **Supports Valley's goal of attracting and retaining small business**
- **Reduces purchase price or rent rates for small businesses**
- **Affordability of space is key for small businesses to thrive as rent or building cost is often one of the most expensive business overhead items**
- **Increases safety and security of business assets**

Good for Residents and Valley Business Owners

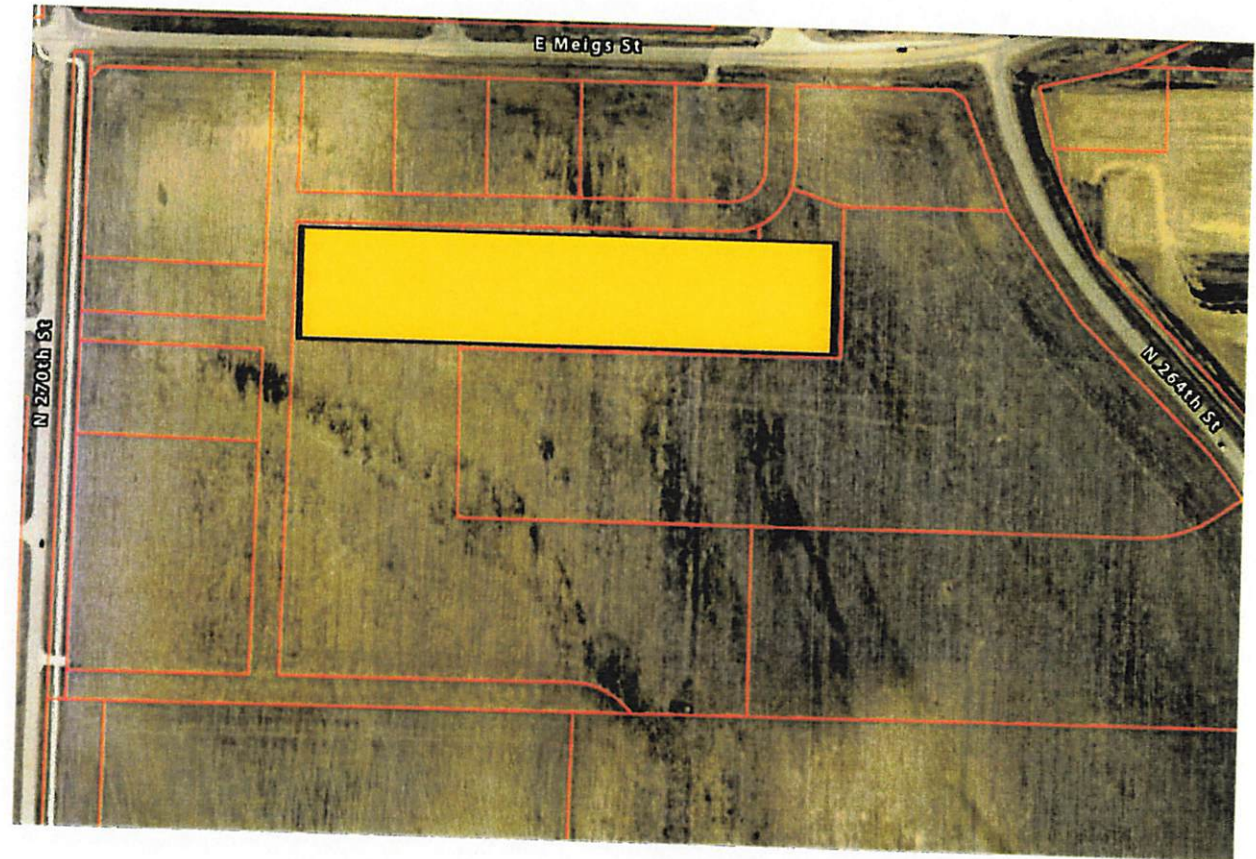
- Valley is home to dozens of small business owners many of which would like to run their business here in Valley
- Keeps local companies local and attracts new businesses offering services and employment opportunities to Valley residents
- Supports our residents with goods and services from local businesses - by Valley Residents for Valley Residents

Good for Valley and Our Residents

- Keeps tax revenue in Valley for Valley
- Turn back tax keeps sales tax revenue generated in Valley that would have otherwise been distributed elsewhere in the state right here in Valley
- Benefits all of us who are saying, “I wish we had....” “Why doesn’t someone open up a”

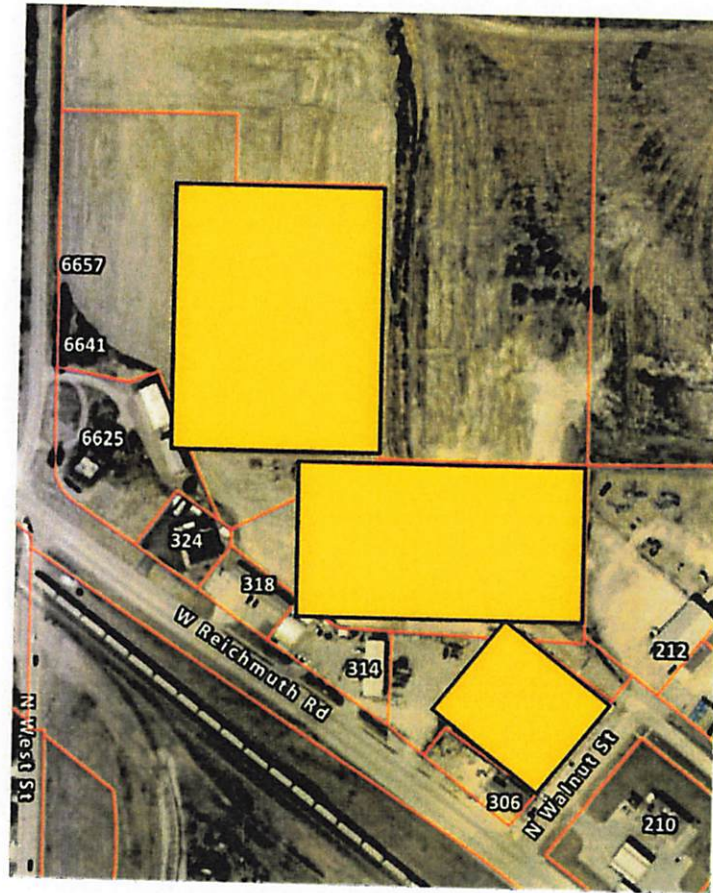
Example 1

Potential secondary building sites. Defined as not immediately adjacent to or within 100 ft. of arterial or collector streets.



Example 2

Potential secondary building sites. Defined as not immediately adjacent to or within 100 ft. of arterial or collector streets.



Example 3

Potential secondary building sites.
Defined as not immediately
adjacent to or within 100 ft. of
arterial or collector streets.



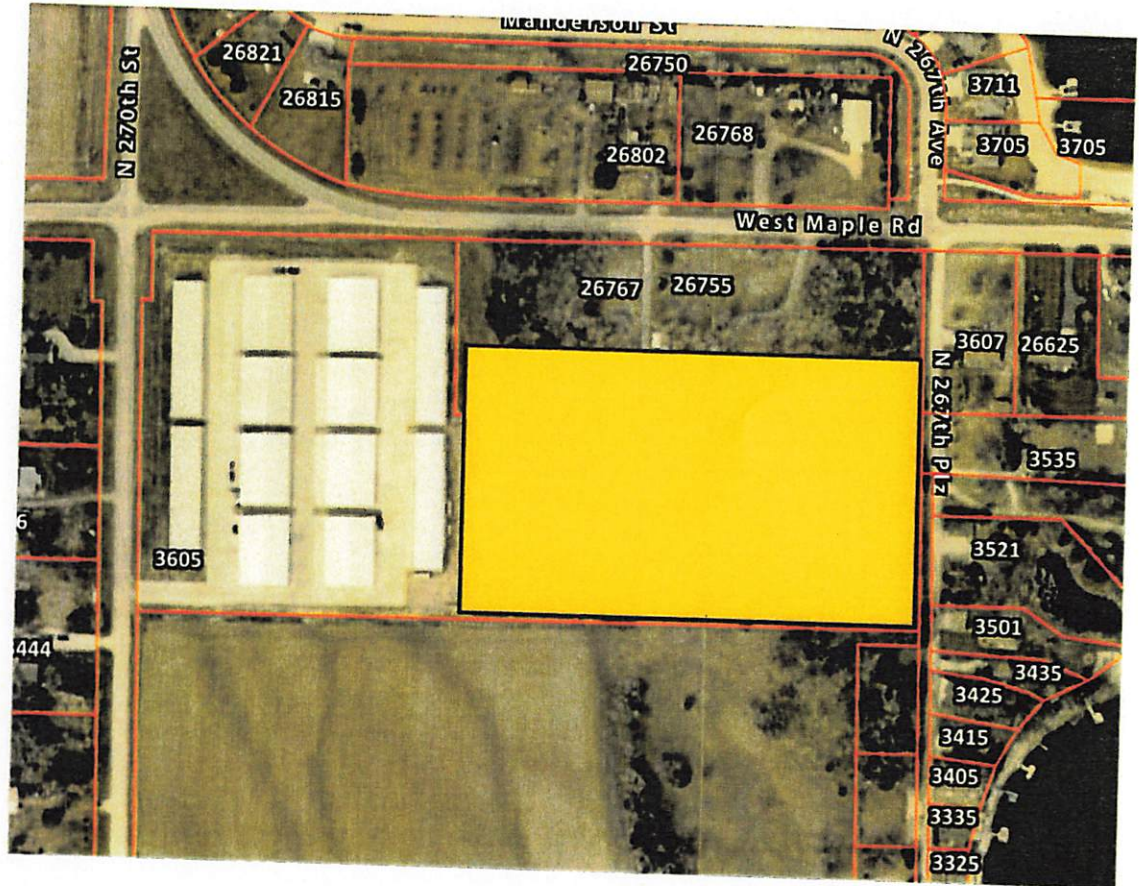
Example 4

Potential secondary building sites.
Defined as not immediately
adjacent to or within 100 ft. of
arterial or collector streets.

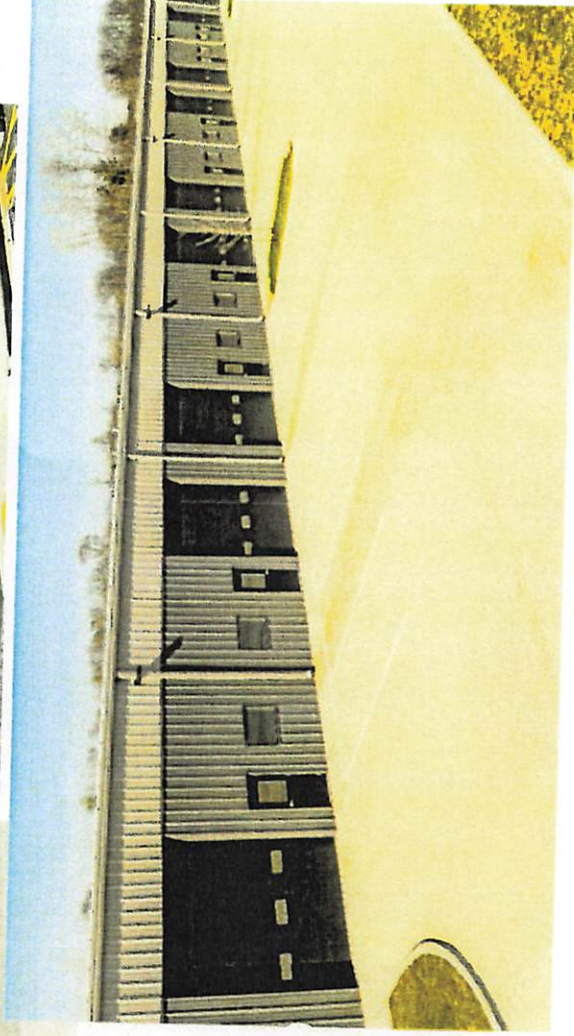
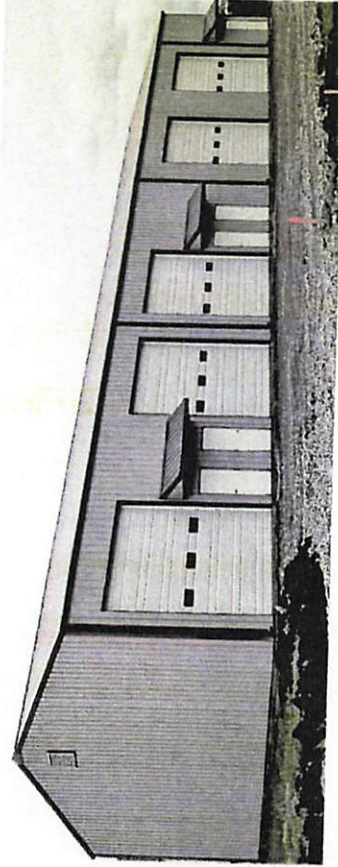
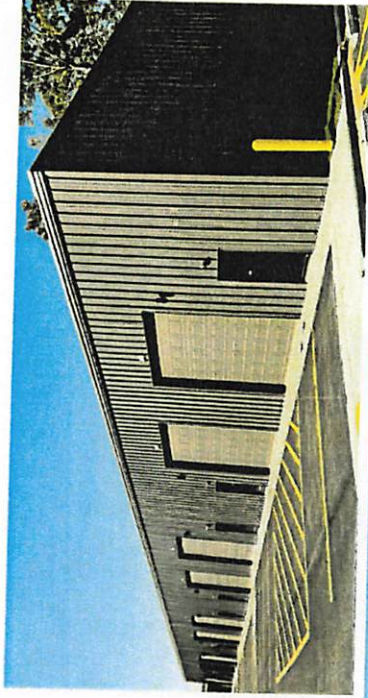
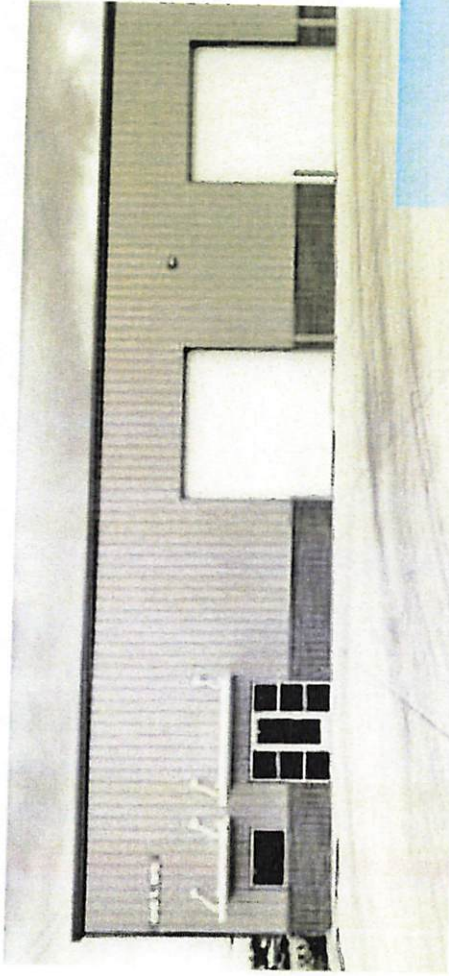


Example 5

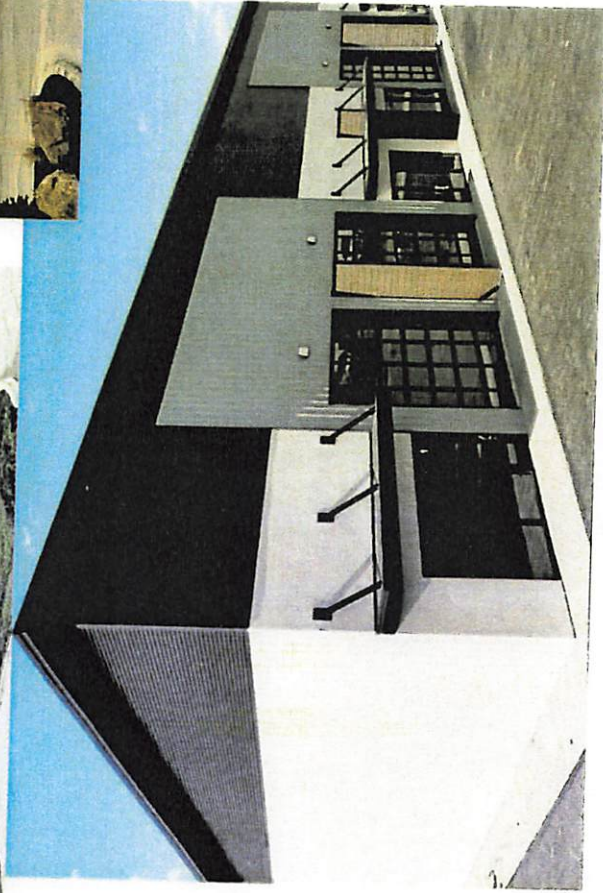
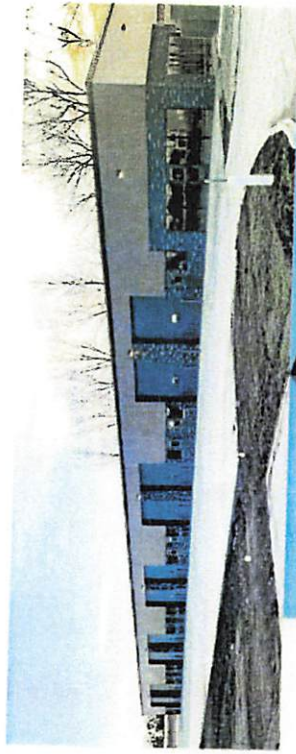
Potential secondary building sites.
Defined as not immediately adjacent to or within 100 ft. of arterial or collector streets.



Falls short of the adjusted standards...



Meets or exceeds the adjusted standards...



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: _____

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

Applicant Name: Flatwater Lakes Estates, LLC Telephone No. _____

Applicants Address: 4089 S 84th Street, Suite 302 Omaha, NE 68124

Applicants Email: _____

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

Present Zoning: I-2 & R-3 Requested Zoning R-3

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

Area of Subject Property (Square Foot/Acres): 195.536 Acres

How are adjoining properties used (Actual Land Zoning)

North: Industrial South: Residential East: Residential West: 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.
- 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 Jeff Stoll
Agent for Owner

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 I-2 and R-3 to just R-3 zoning.

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.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF NW1/4, ALONG WITH PART OF THE NE1/4 OF NW1/4, ALONG WITH PART OF THE SW1/4 OF NW1/4, ALONG WITH PART OF THE SE1/4 OF NW1/4, ALONG WITH PART OF THE NW1/4 OF NE1/4, ALONG WITH PART OF THE SW1/4 OF NE1/4, ALL LOCATED IN SECTION 36, ALSO TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION LOCATED IN SAID NW1/4 OF THE NE1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 09 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



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

May 06, 2025

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

RE: Champion Shores - Change of Zone Justification Letter
E&A File: P2024.015.001

Dear Rune,

On behalf of our client, Flatwater Lakes Estates, LLC, please allow this letter to serve as the Zoning Justification Letter per Change of Zone Application.

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

Response: The site was being used for commercial usage. The site will be converted into a lake residential community. This development will be similar to the other lake communities in the area.

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 streets or roads need to be updated for access to the area? If yes, what will the requirements be?

Response: Being that the proposed development is residential with direct access points to N 288th Street and Ida Street, traffic impacts should be minimal during peak conditions. Having access directly to Ida Street would lead most traffic directly to US HWY 275. At this time, the development shouldn't require any additional improvements to the existing streets. We will continue to coordinate with City staff regarding such improvements.

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.

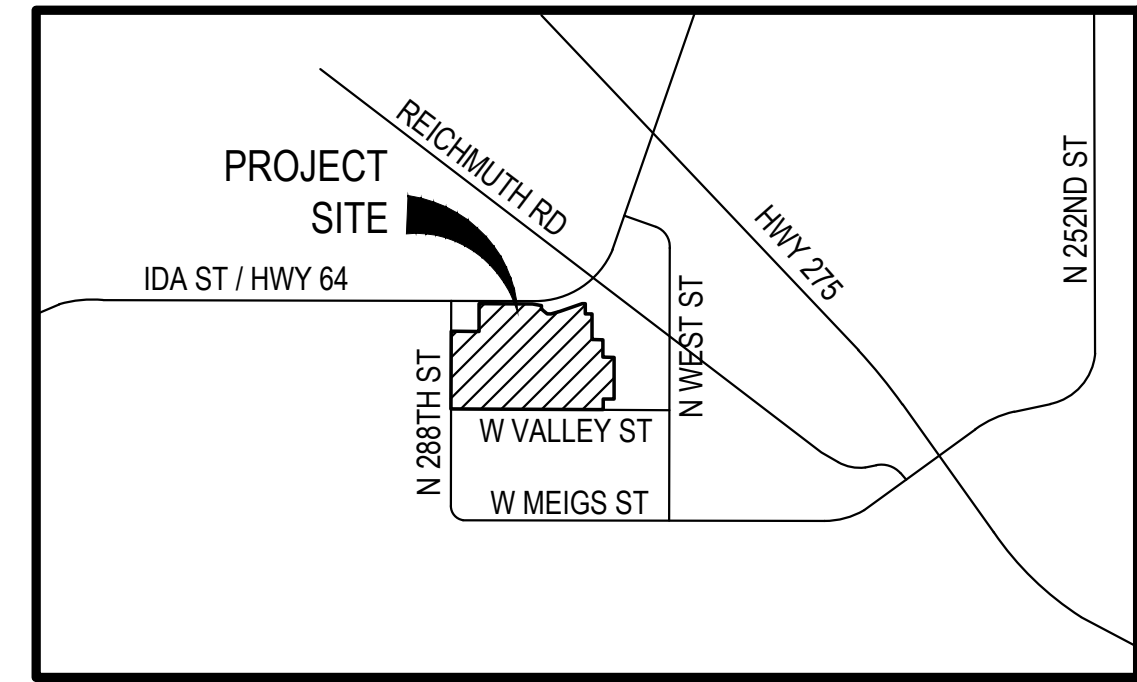
A handwritten signature in blue ink, appearing to read 'J Stoll', is written over a light blue horizontal line.

Jeff Stoll,
Platting Services Assistant Manager

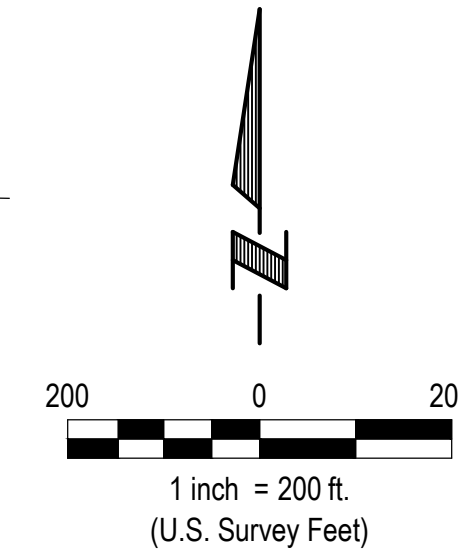
CHAMPION SHORES

LOTS 1 THRU 141 & OUTLOTS "A" THRU "G" INCLUSIVE

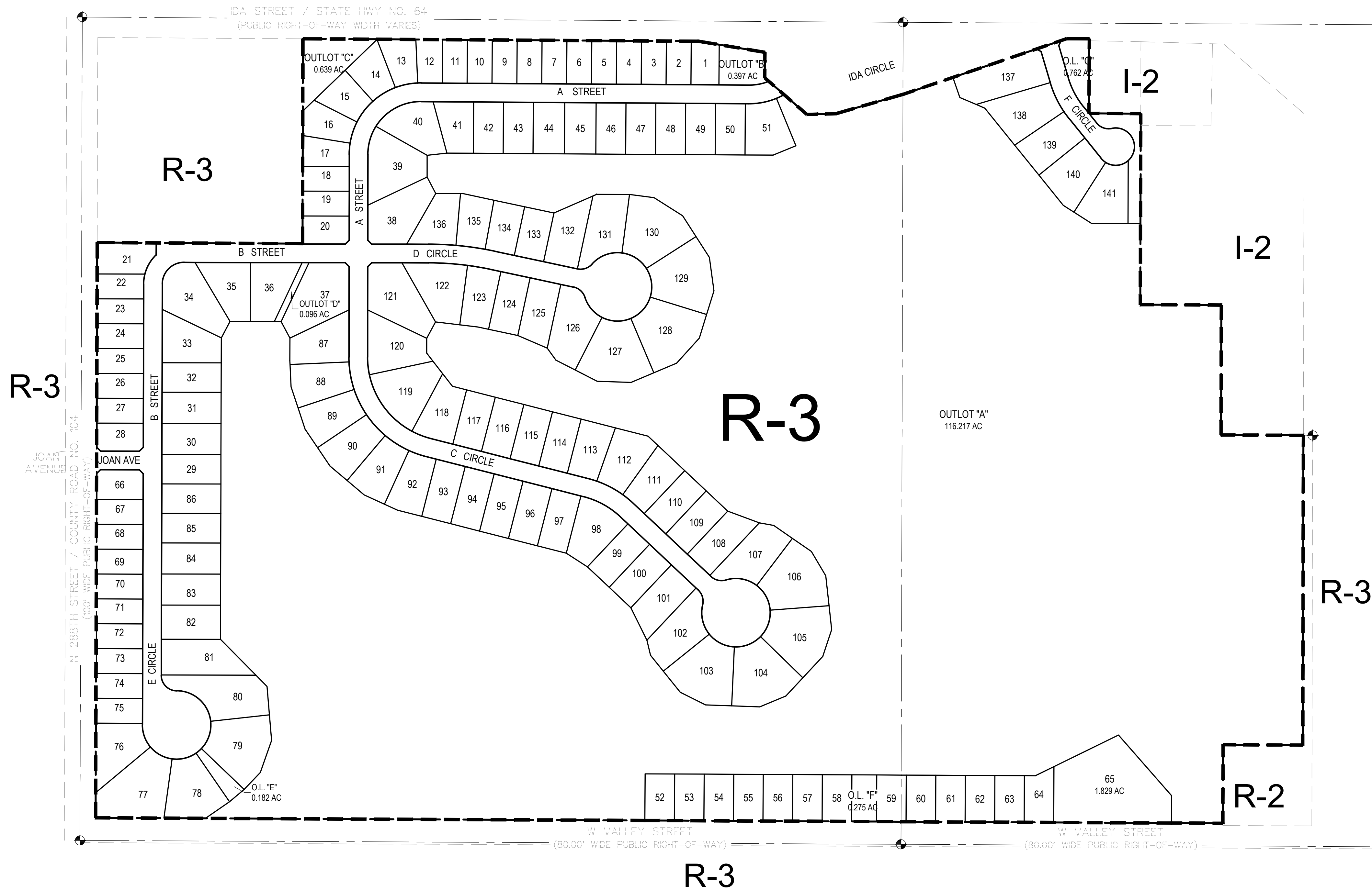
A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF NW1/4, ALONG WITH PART OF THE NE1/4 OF NW1/4, ALONG WITH PART OF THE SW1/4 OF NW1/4, ALONG WITH PART OF THE SE1/4 OF NW1/4, ALONG WITH PART OF THE NW1/4 OF NE1/4, ALONG WITH PART OF THE SW1/4 OF NE1/4, ALL LOCATED IN SECTION 36, ALSO TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION LOCATED IN SAID NW1/4 OF THE NE1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 09 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.



VICINITY MAP



LEGEND	
	BOUNDARY LINE
	RIGHT OF WAY LINE
	LOT LINE
	EASEMENTS
	ADJACENT PROPERTY LINE
	EXIST. SECTION CORNER
	EXIST. SECTION LINES
	CHANGE OF ZONE LINE



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF NW1/4, ALONG WITH PART OF THE NE1/4 OF NW1/4, ALONG WITH PART OF THE SW1/4 OF NW1/4, ALONG WITH PART OF THE SE1/4 OF NW1/4, ALONG WITH PART OF THE NW1/4 OF NE1/4, ALONG WITH PART OF THE SW1/4 OF NE1/4, ALL LOCATED IN SECTION 36, ALSO TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION LOCATED IN SAID NW1/4 OF THE NE1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 09 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS 8,617,533 SQUARE FEET OR 195.536 ACRES, MORE OR LESS.

ENGINEER KYLE VOHL E & A CONSULTING GROUP, INC. 10909 MILL VALLEY ROAD, STE 100 OMAHA, NE 68154	SURVEYOR FRANK ELDER E & A CONSULTING GROUP, INC. 10909 MILL VALLEY ROAD, STE 100 OMAHA, NE 68154
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DEVELOPER FLATWATER LAKE ESTATES LLC 4089 S. 84TH STREET, SUITE 302 OMAHA, NE 68127	OWNER FLATWATER LAKE ESTATES LLC 4089 S. 84TH STREET, SUITE 302 OMAHA, NE 68127
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ZONING:

EXISTING	R-3, I-2	
PROPOSED:	R-3, LOTS 1 THRU 141, OUTLOTS "A" THRU "G"	183.186 AC
	PROPOSED RIGHT-OF-WAY	12.350 AC
	TOTAL	195.536 AC

R-3 VALLEY ZONING SETBACK TABLE	
FRONT YARD	20'
SIDE YARD	5'
STREET SIDE YARD	20'
REAR YARD	20' / 25'

E & A CONSULTING GROUP, INC.
Engineering • Planning • Environmental & Field Services

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154
Phone: 402.895.1700 • Fax: 402.895.3599
www.eaeg.com
State of NE Certificate of Authorization #CA0008



Engineering Answers

CHAMPION SHORES
LOTS 1 THRU 141 &
OUTLOTS "A" THRU "G" INCLUSIVE
VALLEY, NEBRASKA

CHANGE OF ZONE EXHIBIT

Proj No.	Date	Revisions	Description
P2024.015.001	04/18/2025	1	Final
Designed By:	JRS		
Drawn By:	TRH		
Scale:	1" = 200'		
Sheet:	1 of 1		

APPLICATION FOR PRELIMINARY PLAT
Valley, Nebraska
LEGAL DESCRIPTION AND GENERAL LOCATION
See attached sheet

CITY USE ONLY
RECEIPT NO. _____
DATE: _____
PRELIMINARY PLAT #: _____
FEE PAID \$ _____

SUBDIVIDER
Name: Flatwater Lakes Estates LLC
Address: 4089 S 84th Street, Suite 302
Omaha, NE 68127

AGENT (Authorized to act on Subdivider's behalf):
Name: E & A Consulting Group, INC C/O Jeff Stoll
Address: 10909 Mill Valley Road, Suite 100
Omaha, NE 68154

Telephone: () _____

Telephone: () _____

OWNER
Name: Flatwater Lakes Estates LLC
Address: 4089 S 84th Street, Suite 302
Omaha, NE 68127

ANY OTHER ASSOCIATES:
Name: _____
Address: _____

Telephone: () _____

Telephone: () _____

NAME OF PRELIMINARY PLAT: Champion Shores NUMBER OF LOTS: 148

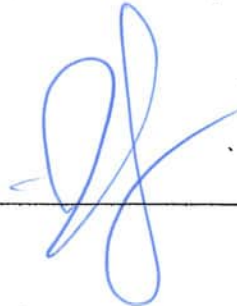
1. Letter or transmittal and action(s) requested.
2. Does the subdivider have any interest in the land surrounding the preliminary plat? Yes ___ No X. If yes, please describe the nature of such interest:

Will the preliminary plat require any zoning or other action (rezoning, conditional use, or vacations) to complete the development?
Yes X No ___ . If yes, please describe the nature of the action:

A portion of the property will need to be rezoned to R-3

4. Does the preliminary plat deviate from the requirements of the Subdivision Regulations of the City of Valley or the City's Design Standards? Yes ___ No X. If yes, please state each deviation, how the proposal meets the intent of the subdivision ordinance and why the proposal should be accepted (additional sheets may be added):
5. Is any part of the land within the preliminary plat within a flood plain? Yes ___ No ___ . If yes, please include the following information: Hydrological and grade information to determine frequency and extent of inundation of flood waters; location of proposed use and type of use; areas of habitation and employment to include location, size and floor elevation of any structures, location and elevation of parking areas, use, location and elevation of open space; all plans and other information conform to Development Standards; limits of the flood plain; amount of Fill Material brought into the flood plain; a certificate that grading will not result in any increase in the flood plain. (additional sheets may be added).

Applicant's Signature: _____


Jeff Stoll
Agent for Applicant

Date: _____

5/6/2005

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST

Valley, Nebraska

NAME OF PRELIMINARY PLAT: Champion Shores

LOCATION OF SUCH PLAT: Southeast of N 288th Street & Ida Street

REQUIREMENTS OF PRELIMINARY PLAT

- Letter or transmittal with action requested.
- Name of Subdivision on each sheet
- Names and addresses of owners/applicants
- Names of adjacent property owners
- Name of engineer or surveyor
- Names of utility companies to be involved
- North arrow and graphic scale (according to sub-division regulations' specs)
- Date prepared
- A vicinity sketch at a scale no greater than one (1) inch = four hundred (400) feet and no smaller than one (1) inch = two thousand (2000) feet
- Sheet number and total number of sheets
- Contour lines (within and adjacent to subdivision, not greater than 2 feet intervals)
- Boundary lines of area to be subdivided and their bearings and distances, lot lines and lot numbers
- Is proposed use of preliminary plat in accordance with permitted City's zoning? Is a zoning action required?
- Existing and proposed streets or access easements to include:
 - R.O.W. width (according to future land use and transportation plans)
 - Paving width (according to future land use and transportation plans)
 - Approximate grades
 - Tangent length
 - Curve data and interior angle
 - Angle of Intersection
 - Name or number
- Sketch of future street system outside of plat where subdivision owns abutting land
- Utilities on and adjacent to the tract showing proposed connections to existing utilities. Rear easements for utility poles and wires shall be required whenever possible. All easements shall meet regulations set forth in subdivision regulations.
- Lot lines and dimensions; curvilinears should be noted as arc or chord
- Lot, block and outlot designation and total acreage of land to be subdivided and square feet in each lot
- Public areas for schools, parks, playgrounds or any other public uses
- All existing and proposed easements with locations, widths and distances
- All existing and proposed sidewalks, pedestrian ways and bikeways
- Location of all existing buildings and structures, easements, roads and major natural features on or within one hundred (100) feet of the boundaries of, within/adjacent to on or within one hundred (100) feet of the proposed subdivision. Any other interest in land surrounding the preliminary plat?
- Minimum building set back lines
- Erosion and sediment control plan
- Certified accurate survey by engineer or professional land surveyor
- All plans and other information conform to the City's General Requirements and Minimum Standards of Design
- Sketch of proposed subdivision sized 8 ½ inches by 14 inches

PRELIMINARY PLAT APPLICANT'S TECHNICAL CHECKLIST (cont.)

Valley, Nebraska

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

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

IF PLAT IS LOCATED WITHIN THE FLOOD PLAIN

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

ANY OTHER INFORMATION OR COMMENTS RELATED TO THE PRELIMINARY PLAT:

(Please use additional sheet if necessary)


Section 3.03 Preliminary Plat Specifications.

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

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

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

Applicant's Signature(s):


 Jeff Stoll
 Agent for Applicant

Date:

5/6/25

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF NW1/4, ALONG WITH PART OF THE NE1/4 OF NW1/4, ALONG WITH PART OF THE SW1/4 OF NW1/4, ALONG WITH PART OF THE SE1/4 OF NW1/4, ALONG WITH PART OF THE NW1/4 OF NE1/4, ALONG WITH PART OF THE SW1/4 OF NE1/4, ALL LOCATED IN SECTION 36, ALSO TOGETHER WITH LOT 1, VALLEY PLANT, A SUBDIVISION LOCATED IN SAID NW1/4 OF THE NE1/4 SECTION 36, ALL LOCATED IN TOWNSHIP 16 NORTH, RANGE 09 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA.