Omaha City Planning Department

APPLICATION
SUBDIVISION PLAT

Name of Addition: Spire Club at Pacific Reserve

SID #

☑ Preliminary
☐ Revised Preliminary
☐ Final

Property Owner(s): Spire Foundation, LLC

1921 S. 220th Street 68022 402-619-8549

Applicant:

Same

Contact:

Olsson

2111 S. 67th Street, #200 68106 402-970-2311

ewilliams@olsson.com

E-Mail Address

General Location/Address: 1110, 1116, 1119, 1125 S. 206th Circle

(Attach Legal Description)

Total Area: 6.5 Acres

Existing Zoning: R-5

Total Lots: 6.5

Projected Total Taxable Valuation:

Development Plans:

<table>
<thead>
<tr>
<th>Lot#s</th>
<th>Zoning</th>
<th>Total Lots</th>
<th>Acres</th>
<th>Residential (No. of Units)</th>
<th>Office/Commercial (Square Feet)</th>
<th>Value/Price (w/Improvements)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-2</td>
<td>DR</td>
<td>2</td>
<td>3.74</td>
<td></td>
<td>22,000</td>
<td></td>
</tr>
<tr>
<td>Outlots A-B</td>
<td>DR</td>
<td>2</td>
<td>1.87</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>4</td>
<td>5.61</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Yes ☐ No ☑ A property owners’ association is to be formed. If yes, attach copies of covenants.

☐ ☑ Exceptions to the standard form subdivision agreement are proposed. If yes, attach a statement of changes.

☐ ☑ Waivers to design standards, improvements or plat certifications are proposed. If yes, attach a request letter.

This subdivision will be processed as a series of phased final plats. If yes, include phase boundaries on the preliminary plat. Changes in boundaries will require a revised preliminary.

If you have any questions about this application form or submission dates, please contact the Current Planning Division at 444-5150.

Owner’s Signature

Applicant Signature (If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)

Date Submitted

Print or Type Name of Applicant
**Source and Use of Funds:** (Provide a separate sheet for the preliminary plat and for each final plat phase.)

<table>
<thead>
<tr>
<th>Proposed Improvements</th>
<th>Financing (2)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>General Obligation</td>
</tr>
<tr>
<td><strong>Quantity</strong></td>
<td><strong>Construction Cost</strong></td>
</tr>
<tr>
<td>Storm Sewer</td>
<td>$</td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td>$</td>
</tr>
<tr>
<td>Interceptor</td>
<td>$</td>
</tr>
<tr>
<td>Outfall</td>
<td>$</td>
</tr>
<tr>
<td>Interior</td>
<td>$</td>
</tr>
<tr>
<td>Paving</td>
<td>$</td>
</tr>
<tr>
<td>Minor</td>
<td>$</td>
</tr>
<tr>
<td>Collector</td>
<td>$</td>
</tr>
<tr>
<td>Major</td>
<td>$</td>
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<tr>
<td>Sidewalks</td>
<td>$</td>
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<td>Parks</td>
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</tr>
<tr>
<td>Acquisition</td>
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<tr>
<td>Improvements</td>
<td>$</td>
</tr>
<tr>
<td>Water</td>
<td>$</td>
</tr>
<tr>
<td>Interior</td>
<td>$</td>
</tr>
<tr>
<td>Off-Site</td>
<td>$</td>
</tr>
<tr>
<td>Gas</td>
<td>$</td>
</tr>
<tr>
<td>Interior</td>
<td>$</td>
</tr>
<tr>
<td>Off-Site</td>
<td>$</td>
</tr>
<tr>
<td>Electricity (3)</td>
<td>$</td>
</tr>
<tr>
<td>Total</td>
<td>$</td>
</tr>
</tbody>
</table>

(1) Total cost includes the addition of legal, engineering, and fiscal fees, and interest.
(2) Attach a statement of assumptions used as a basis for preliminary projections.
(3) Indicate any need to relocate on- or off-site lines.

Date ____________________________
City of Omaha Planning Department

APPLICATION
ZONING

- Rezoning from **R-5** to **DR**
- **Other**
- Special Use Permit
- **Conditional Use Permit**

**Base Zoning District:** **R-5**

<table>
<thead>
<tr>
<th>Property Owner:</th>
<th>Spire Foundation, LLC</th>
<th>1921 S. 220th Street</th>
<th>68022</th>
<th>402-619-8549</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td></td>
<td>Address</td>
<td>Zip</td>
<td>Phone #</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Same</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Name</td>
<td>Olsson</td>
<td>2111 S. 67th Street, #200</td>
<td>68106</td>
<td>402-970-2311</td>
</tr>
<tr>
<td>Address</td>
<td>Firm Name</td>
<td>2111 S. 67th Street, #200</td>
<td>68106</td>
<td>402-970-2311</td>
</tr>
<tr>
<td>Zip</td>
<td>Phone #</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact:</td>
<td>Eric Williams</td>
<td>2111 S. 67th Street, #200</td>
<td>68106</td>
<td>402-970-2311</td>
</tr>
<tr>
<td>Name</td>
<td><a href="mailto:ewilliams@olsson.com">ewilliams@olsson.com</a></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>E-Mail Address</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Postal Address (or General Location if no address has been assigned):** 1110, 1116, 1119, 1125 S. 206th Circle

**Legal Description:** Lots 1,2,3,4 of Pacific Reserve Lots 1 thru 5 and Outlots A-F

<table>
<thead>
<tr>
<th>Proposed Use Type:</th>
<th>Outdoor Sports and Recreation</th>
<th>Existing Use Type:</th>
<th>Residential</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Building and Parking Information:</th>
<th>Landscaping Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Total Site Area 281,397 Sq. Ft.</td>
<td>j. Total Area of Street Yard</td>
</tr>
<tr>
<td>b. Building Coverage 32,000 Sq. Ft.</td>
<td>k. Street Yard Landscaped Area</td>
</tr>
<tr>
<td>c. Building Coverage (b-a) 12 %</td>
<td>l. Street Yard Landscaped Area (k+j) %</td>
</tr>
<tr>
<td>d. Maximum Building Height 35'6&quot; Ft.</td>
<td>m. Parking Lot Area</td>
</tr>
<tr>
<td>e. Total Floor Area 22,000 Sq. Ft.</td>
<td>n. Interior Parking Lot Landscaping</td>
</tr>
<tr>
<td>f. Floor Area Ratio (e-a) 8%</td>
<td>o. Interior Lot Landscaping (n-m) %</td>
</tr>
<tr>
<td>g. Total Paved Area 18,500 Sq. Ft.</td>
<td></td>
</tr>
<tr>
<td>h. Impervious Coverage (b+g-a) 18 %</td>
<td></td>
</tr>
<tr>
<td>i. Number of Parking Stalls 32</td>
<td>p. Total Number of Units</td>
</tr>
<tr>
<td>Number of Compact Stalls</td>
<td>for Multi-Family: #of Efficiencies</td>
</tr>
<tr>
<td>Number of Handicapped Stalls</td>
<td>#1 Bedrooms</td>
</tr>
<tr>
<td>q. Density (a+p)</td>
<td>#2 Bedrooms</td>
</tr>
<tr>
<td>r. Total Floor Area of Any Incidental Office</td>
<td>#3 Bedrooms</td>
</tr>
<tr>
<td></td>
<td>Sq. Ft./Unt</td>
</tr>
<tr>
<td></td>
<td>Sq. Ft.</td>
</tr>
</tbody>
</table>

If you have any questions about this application, please contact the Current Planning Division at 402-444-5150.

**Owner’s Signature**

**Applicant Signature**

(If not the property owner, the applicant certifies with this signature to be the authorized agent of the property owner.)
CHECKLIST
ZONING

All zoning applications will be presented at a public hearing before the Planning Board. Completed applications must be filed with the City Planning Department by the applicable deadline before the Planning Board hearing to assure timely review and to meet public notice requirements. Applications received after that time will be placed on the following board agenda. **Incomplete Applications Cannot Be Processed.**

Site Plan

A general site plan, drawn to scale with dimensions, must be included as a part of the application. The site plan is required to show the following:

- The date, scale, north arrow, title, name of owner and name of the person preparing the plan
- The location and dimensions of boundary lines and easements
- The location and size of public utilities to service the site
- The location of major site features, including drainage systems with existing and proposed contour lines to display proposed grading, but in no case greater than at 5-foot intervals
- The location of site improvements, including signage; parking and loading areas; pedestrian and vehicular access (sidewalks, driveways, vehicle stacking lanes); service, display and storage areas
- Location, size, height, bulk and use of existing and proposed structures on the site including storm shelters, if required
- Landscape concept plan showing location and type of existing trees over 6 inches in diameter and proposed plantings, berms, bufferyards, screening, fencing and lighting schemes

A traffic impact analysis may be required by the Public Works Director.

**Application Checklist:**
- [ ] Completed and Signed Application Form
- [ ] Filing Fee
- [ ] Site Plan (18 x 24 Max. Preferred)
- [ ] Traffic Impact Analysis, if required

**Number of Plans Required for Submittal:**

- **Rezonings:**
  - to AG, DR, R1 – R5 OR MH.......................... 10
  - to R6-R8............................................. 10
  - all others ........................................... 10

- **Special Use Permits**
  - .......................... 10
- **Major Amendments**
  - .......................... 10
- **Minor Amendments**
  - .......................... 2

- **Conditional Use Permits**
  - .......................... 10
- **Major Amendment**
  - .......................... 10
- **Minor Amendment**
  - .......................... 2
- **Overlay District**
  - .......................... 10
- **Major Amendment**
  - .......................... 10
- **Minor Amendment**
  - .......................... 2

**Special and Conditional Use Permits and Industrial Uses**

Please submit a detailed statement describing the proposed use. This should include information about the hours of operation, number of employees and clients, type of programming or services, traffic expected to be generated, and any other pertinent operating and/or site development characteristics listed in Table 55-885 of the Zoning Ordinance. Use permit applications also require submittal of building elevations to show the general appearance of existing and proposed structures.
SUBDIVISION AGREEMENT
SPIRE CLUB DAYCAMP (LOTS 1-4, OUTLOTS A THRU C)

This Subdivision Agreement, made this _____ day of _________________, 20 ___ by and between _____________________________, a Nebraska Corporation (hereinafter referred to as “SUBDIVIDER”), and the CITY OF OMAHA (hereinafter referred to as “CITY”).

WHEREAS, the Subdivider is the owner of the land shown on the proposed plat attached hereto as Exhibit “A” (hereinafter referred to as “PROPERTY”), and,

WHEREAS, the Subdivider proposes to build public and private improvements on the property; and,

WHEREAS, the Subdivider wishes to connect the system of sanitary sewers to be constructed within the property to the sewer system of the City of Omaha; and,

WHEREAS, the Subdivider and City desire to agree on the method for the installation and allocation of expenses for public improvements to be constructed in the property.

NOW, THEREFORE, in consideration of the above the following is agreed between the parties hereto:

1. **Public improvements.** Attached hereto as Exhibit “B” and incorporated herein by reference are plats showing the public improvements to be installed on the property, i.e. storm sewer, sanitary sewer, and paving of public streets (hereinafter referred to as “IMPROVEMENTS”). All improvements must receive the approval of the Public Works Department of the City prior to construction.

2. **Water, gas, and electrical power.** The Subdivider agrees to enter into an Agreement with the Metropolitan Utilities District regarding all water and gas line extensions on the property, and into an Agreement with the Omaha Public Power District for power lines to be installed on the property. Copies of all Agreements with the Metropolitan Utilities District and the Omaha Public Power District will be provided to the City within four months from the date of this Agreement.

3. **Installation of improvements.** The Subdivider agrees to commence the timely and orderly installation of the improvement following execution of this Agreement, pursuant to Section 53-9 of the Omaha Municipal Code.

4. **Payment for improvements.** The Subdivider shall pay the cost of all the improvements, as well as all charges by the Metropolitan Utilities District for water and gas line installation and charges by the Omaha Public Power District for Underground electrical service or overhead power installations.
5. **Sidewalks.** The Subdivider shall cause sidewalks along both sides of all public streets within the area to be developed to be constructed according to the following schedule:

   a. Sidewalks shall be constructed immediately abutting undeveloped lots on either side of any block or cul-de-sac (i.e. circle) as soon as the lots comprising 65% of the abutting footage on such side have been developed. A lot shall be developed for the purpose of this section when a dwelling has been constructed on the lot.

   b. Sidewalks shall be constructed immediately abutting developed lots as soon after development as weather shall permit.

   c. In any event, all sidewalks shall be constructed upon both sides of all public streets within the property within three years of the recording of the subdivision plat.

6. **Right to connect to City sewer system.** The City hereby acknowledges that it has given the Subdivider the right to connect the sanitary sewer system of the property to the City sanitary sewer system, subject to obtaining proper permits and paying the regular fees.

7. **Interceptor Sewer Fee.** The owner of each lot shall make payment to the City of Omaha for the construction of interceptor sewers. This fee is computed as follows for the lots shown on the plats (Exhibit "A"). Payment shall be made to the City Permits and Inspections Division prior to receiving a building permit to construct improvements on any lot. Payment shall be based on the then-current fee on the date of the building permit application, as adopted by the Omaha City Council. For example, for 2018, the fee would be as follows:

   Lots _____-____-, MU, Acres @ $7,048.00 $__________

   Lots _____-____-, Single Family or Duplex Residential, Units @ $1,298.00 $__________

   Lots _____-____-, Multi Family Residential, Units @ $1,012.00 $__________

   TOTAL: $__________

8. **Watershed Management Fee.** The owner of each lot shall make payment to the City of Omaha for Watershed Management Fees. This fee is computed as follows for the lots shown on the plats (Exhibit "A"). Payment shall be made to the City Permits and Inspections Division prior to receiving a building permit to construct improvements on any lot. Payment shall be based on the then-current fee on the date of the building permit application, as adopted by the Omaha City Council. For example, for FY2018, the fee would be as follows:

   Lots _____-____-, Commercial/Industrial/Mixed Use/Institutional,
_______ Acres @ $4,724.00 $_______

Lots _____ - _____, Single Family or Duplex Residential,
______ Units @ $886.00 $_______

Lots _____ - _____, Multi Family Residential,
_______ Acres @ $3,898.00 $_______

TOTAL: $_______

9. Park Fees. The owner of each lot shall make payment to the City of Omaha for Park Fees.

Trails / Boulevard Fee. There will be no platting fees for trails and boulevards. A Trail and Boulevard Fee will be assessed at the time of building permit.

Community Parks. Approximately fifty percent (50%) of the Community Park (CP) Fee will be paid by the Subdivider at the time of final platting. This portion of the CP Fee is calculated on a per-acre basis as follows:

Lots _____ - _____, Residential,
_________ Acres @ $400.00 per acre $_______

Lots _____ - _____, Commercial or Industrial,
_______ Acres @ $750.00 per acre $_______

TOTAL: $_______

The remaining portion of the Community Park Fee will be assessed at the time of building permits on a per-lot basis.

10. Outlots. Outlots ____________ shall be used for ________________________ and will be owned and maintained by the Association.

11. Binding effect. The Subdivision Agreement shall be binding upon the parties, their respective successors, and assigns.

ATTEST: CITY OF OMAHA

Rev. 1/1/2018
CITY CLERK OF THE CITY OF OMAHA

APPROVED AS TO FORM:

___________________________________

DEVELOPER:

___________________________________

subagree

Date
SPIRE CLUB AT PACIFIC RESERVE
PRELIMINARY PLAT

BEING A PLATTING OF A PART OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 10
EAST, OF THE 6TH P.M., DOUGLAS COUNTY NEBRASKA.

LEGEND

PROPERTY BOUNDARY
EXISTING PROPERTY LINE

ZONING TABLE

<table>
<thead>
<tr>
<th>EXISTING</th>
<th>PROPOSED</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</tbody>
</table>

NOTES
1. STANDARD UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT.
2. STANDARD UTILITY EASEMENTS WILL BE DEPICTED ON THE FINAL PLAT.
3. CERTIFY TO EXISTING AND CONTINUE THE STANDARD UTILITY/EASEMENT FACILITIES.
4. NO OTHER PUBLIC ACCESS SHALL BE GRANTED OVER PACIFIC STREET FROM LOTS 1 AND 2 AS WELL AS OCLA's LOTS.

DEVELOPER
SPIRE RESORTS, LLC
5401 S. 67TH STREET
OMAHA, NE 68124

ENGINEER
SKY-WALKER, PEDERSEN, IRELAND, HASS & SHEPARD - PE
3015 S 67TH STREET SUITE 300
OMAHA, NE 68124

SURVEYOR
MARTIN SURVEYING
3015 S 67TH STREET SUITE 300
OMAHA, NE 68124

NOTES
EXISTING ZONING MAP
PROJECT LOCATION
VICINITY MAP

EXISTING ZONING MAP
NOT TO SCALE

SCALE = 100'
Conceptual Post Construction Stormwater Management Plan

Project Name: Spire Club Day Camp

PCSMP Number: OMA-20180830-4698-P

Subdivision Name: Pacific Reserve

Existing Overall Acreage: 9.49 Acres

Total Acreage Draining to Site (Including Off-Site Run-on): 9.49 Acres

Required Water Quality Treatment Volume: On-Site Drainage Area x 1,185 CF/Acre (0.5” per Acre)

9.49 x 1,815 = 17,224 CF

Drainage and Treatment Summary

The project is part of the existing Pacific Reserve Improvements located at 206th Circle and Pacific Street. With the Pacific Reserve Improvements project the site was mass graded including the detention and quality pond, infrastructure for the overall development was installed including 206th Circle under OPW53511 and a Kiddie Academy Day Care located on existing Lot 5. The Kiddie Academy and public improvements are currently under construction with a planned opening date of October 2019. The surrounding areas consist of a mix of single family residential to the north and east. West of the site is an existing Middle School and south is farmland. Water quality requirements will be met with an outlet structure within the pond that include perforated plate attached as noted on the approved drawings under PCSMP OMA-20180830-4698-P and PCWP OMA-20180830-4698-GP2.

The intent is to utilize the site as mass graded to develop the Day Camp project. The drainage patterns per the approved plans will be utilized and the grading to the site will be minimized from the mass grading that has already been complete onsite.