City of Omaha Planning Department

APPLICATION
ZONING

☐ Rezoning from ______ to ______
☐ Special Use Permit
☐ Conditional Use Permit

[ ] Other Major Mixed Use Amendment

Base Zoning District: MU

Property Owner:
192 Maple LLC
1925 N. 120th Street, Omaha, NE 68154
402-934-4029

Applicant:
192 Maple LLC
1925 N. 120th Street, Omaha, NE 68154
Phone # 402-934-4029

Representative:
TD2
10836 Old Mill Road, Omaha, NE 68154
Phone # 402-330-8860

Contact:
Douglas E. Kellner, P.E.
10836 Old Mill Road, Omaha, NE 68154
Phone # 402-330-8860

E-Mail Address:
Dkellner@ld2co.com

Postal Address (or General Location if no address has been assigned):
192nd & West Maple Road

Legal Description: Lots 3 through 17 and Outlots "D" and "E", being a platting of that part of the NW 1/4 of the NW 1/4 of Section 8, T15N, R11E of the 6th P.M., Douglas County, Nebraska, lying south of the south line of West Maple Road

Proposed Use Type: ____________________________

Existing Use Type: ____________________________

Building and Parking Information:
a. Total Site Area ________ Sq. Ft.
c. Building Coverage (b+a) ________ %
d. Maximum Building Height ________ Ft.
e. Total Floor Area ________ Sq. Ft.
f. Floor Area Ratio (e+a) ________
g. Total Paved Area ________ Sq. Ft.
h. Impervious Coverage (b+g+a) ________ %
i. Number of Parking Stalls ________
Number of Compact Stalls ________
Number of Handicapped Stalls ________

Landscaping Information:
j. Total Area of Street Yard ________ Sq. Ft.
k. Street Yard Landscaped Area ________ Sq. Ft.
l. Street Yard Landscaped Area (k+i) ________ %
m. Parking Lot Area ________ Sq. Ft.
o. Interior Lot Landscaping (n+m) ________ %

Residential Uses Only:
p. Total Number of Units ________

for Multi-Family:
q. Density (a+p) ________ %
r. Total Floor Area of Any Incidental Office ________ Sq. Ft.
 or Commercial Use ________

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

192 Maple, LLC

Owner's Signature: ________________________

Applicant Signature: ________________________

Date: 12/7/18

1/28/2014
THIRD AMENDMENT TO DEVELOPMENT AGREEMENT

This MAJOR AMENDMENT to Development Agreement ("Agreement") is made pursuant to the Omaha Master Plan and Chapter 55, Omaha Municipal Code, and is made and entered into by and between the CITY OF OMAHA, NEBRASKA, a municipal corporation of the State of Nebraska (City) and 192 MAPLE, LLC, a Nebraska limited liability company.

WITNESSETH:

WHEREAS, the City and Developer have entered into a certain Development Agreement, approved by the City Council of the City of Omaha on July 25, 2017, First Amendment to the Development Agreement approved on August 7, 2018, and Second Amendment dated November 16, 2018, which is in city review process, all setting forth certain conditions with respect to the development of property owned by the Developer known as Antler View.

The Agreement needs to be amended to revise the Agreement as set forth below.

NOW, THEREFORE, the following is agreed between the parties hereto:

1. Lots 15 and 16 shall be contain multi-story, multi-use buildings and shall contain a total square footage equal to one-eighth of the otherwise required ten percent office site area. The site area is 25,583 acres so the buildings will contain a minimum of 13,886 (25.503*43560/8) square feet complying with the Office definition characterized by a single primary entrance, a central lobby serving to access tenant suites, and when appropriate, multiple stories. Both single story buildings located on the east side of the Lots 15 and 16 will meet the definition of Office in the proposed amount of 14,800 square feet by having the single primary entrance and central lobby servicing to access tenant suites.

2. Developer shall remove the existing light poles in the Development and have replaced with decorative lighting. In addition, lots 12-16 shall be required to install a seven (7) foot wide trail as shown on Exhibit "B" at the time of construction for each lot. In addition, Lots 15-16 shall contain the pedestrian oriented space created by the grouping of buildings meeting the criteria contained in Section 55-564(e).

3. Exhibit B to the original agreement is repealed in its entirety and the attached Exhibit B is substituted in its place.

4. Exhibit C to the original agreement is repealed in its entirety and the attached Exhibit C is substituted in its place.

5. Exhibit F to the original agreement is repealed in its entirety and the attached Exhibit F is substituted in its place.

In all other respects, this Agreement shall remain in full force and effect, and it is hereby ratified and confirmed.

IN WITNESS WHEREOF, the executing parties, by their respective duly authorized agents, have entered into this amendment to the Development Agreement on or before the day and year first written.

CITY OF OMAHA

By: ____________________________ Date ___________________
192 Maple, LLC

By [Signature]
R. Thomas Vann, Manager

STATE OF NEBRASKA

COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 27th day of December, 2018, by R. Thomas Vann, Manager of 192 Maple, LLC, a Nebraska limited liability company, on behalf of such limited liability company.

[Notary Seal]
Scott Brown
Notary Public
My Comm. Exp. Sept. 30, 2020
CALCULATION OF REQUIRED OPEN AREA = 10% OF THE MINIMUM TOTAL OF OFFICE/COMMERCIAL SQUARE FOOTAGE

REQUIRED OPEN AREA = 360,768 SF X 0.10

REQUIRED OPEN AREA = 36,077 SF

PROPOSED OPEN AREA = 59,276 SF

* ADDITIONAL USES FOR LOTS 12-14 SHALL INCLUDE THE FOLLOWING:

1. INDOOR SPORTS AND RECREATION
2. CONVENIENCE STORAGE
3. WAREHOUSE AND DISTRIBUTION (LIMITED)
4. BROADCASTING TOWER (CELL TOWER)
5. AUTOMOTIVE RENTAL
## Exhibit C - Sign Budget
### Antler View Phase 2

<table>
<thead>
<tr>
<th>Lot No.</th>
<th>Site Area (SF)</th>
<th>Primary Frontage (ft)</th>
<th>Secondary Frontage (ft)</th>
<th>Adjustment</th>
<th>Multiplier</th>
<th>Allowable Sign Area</th>
<th>Allocation</th>
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<tbody>
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<td>53115</td>
<td>151</td>
<td>484</td>
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<td>1.5</td>
<td>590</td>
<td>490</td>
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<td>5</td>
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<td>227</td>
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<td>64904</td>
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<td>259</td>
<td>130</td>
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<td>850</td>
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<td>1R1</td>
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<td>185</td>
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<td>651</td>
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<td>12</td>
<td>97139</td>
<td>366</td>
<td>348</td>
<td>174</td>
<td>1.5</td>
<td>810</td>
<td>780</td>
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<td>390</td>
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<td>585</td>
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<td><strong>Total</strong></td>
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<td></td>
<td></td>
<td><strong>8760</strong></td>
<td><strong>8760</strong></td>
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**Project Signage Allocated - Subtotal**

3 Project Identification Signs (x 400 SF)

**TOTAL PROJECT SIGNAGE ALLOCATED** 9960

**Lot No.:** Each lot in the development is listed in this column

**Site Area:** The total area of each lot

**Primary Frontage:** The length of the longest property line fronting a street

**Secondary Frontage:** The length of all other property lines fronting a street

**Adjustment:** One half (1/2) of the length of secondary frontage

**Multiplier:** The formula number of 1.5 used to establish the sign area

**Total Sign Area:** (Primary frontage + Adjustment) x Multiplier = Total Sign Area
### Exhibit "F" to the Development Agreement
#### Antler View

<table>
<thead>
<tr>
<th>Lots</th>
<th>Lot Acres</th>
<th>Lot Square Feet</th>
<th>Use</th>
<th>Anticipated SF</th>
<th>Anticipated Open Area</th>
</tr>
</thead>
<tbody>
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<td>53,143</td>
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<td>350</td>
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<td>41,818</td>
<td>fast food</td>
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<td>350</td>
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<td>1.17</td>
<td>50,965</td>
<td>retail</td>
<td>7000</td>
<td>700</td>
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<tr>
<td>6</td>
<td></td>
<td></td>
<td>day care (civic)</td>
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<td>7</td>
<td>2.19</td>
<td>95,396</td>
<td>hotel</td>
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<td>58,806</td>
<td>restaurant</td>
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<td>780</td>
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<td>See below*</td>
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<td>86,684</td>
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<td>69,696</td>
<td>office</td>
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<tr>
<td>17</td>
<td>4</td>
<td>174,240</td>
<td>self storage (see Exhibit &quot;B&quot;)</td>
<td>143,500</td>
<td>43,500</td>
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</table>

<table>
<thead>
<tr>
<th>Lots</th>
<th>Lot Acres</th>
<th>Lot Square Feet</th>
<th>Use</th>
<th>Anticipated SF</th>
<th>Anticipated Open Area</th>
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<td>25.503</td>
<td>1,110,918</td>
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#### Site Statistics

<table>
<thead>
<tr>
<th>Site Statistics</th>
<th>% Required</th>
<th>Lot Acres</th>
<th>Total SF Required</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Office Site Area</td>
<td>10%</td>
<td>2.55</td>
<td>111,091.84</td>
<td>35.9 Acres</td>
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<tr>
<td>Restaurant (drive in or FF)</td>
<td>12%</td>
<td>2.18</td>
<td>133,310.21</td>
<td>2.18 Acres (less than 3.06 allowed)</td>
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<tr>
<td>Minimum Open Space</td>
<td>10%</td>
<td>360,768</td>
<td>36,076.80</td>
<td>59,276.00</td>
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</table>

Note: Office buildings contained on Lots 15 and 16 will be grouped together for Section 55-564 (e)

* Additional uses for Lots 12-14 shall include the following:
- indoor sports and recreation
- convenience storage
- warehouse and distribution (limited)
- broadcasting tower (cell tower)
- Automotive rental