Statement of Proposed Use

Primary use as a membership-based children’s day camp during summer months and other school breaks; providing recreational, arts and athletic activities for children. The single structure on the property will serve for inclement weather as a storm shelter and indoor rainy day activity space, as well as space for arts and crafts activities throughout the summer. Off-season facility rental available for members only for children's events. Any family who wishes to enroll in Camp Spire or use the facilities will need to pay the annual Spire Club membership fee. No outside athletic organizations will be permitted to utilize the amenities for practice or game facilities.

Primary age range 5 years to 13 years. In the summer, the camp operating hours will be daytime hours, Monday through Friday. Camp activities include outdoor sports fields, sport court, ninja warrior gym, outdoor rock wall and splash pad, as well as a building suited for indoor rain day activities, arts and crafts. The building and indoor activities are provided as an accessory use to the outdoor activities. The three garage doors on the building will stay open to the outside facilities unless weather does not permit.

EXTRA INFO
Parking
Primary traffic to the camp would occur in the summer months when school traffic is not an issue. In order to alleviate any traffic and avoid potential stacking onto Pacific, Camp Spire has obtained an agreement with Elkhorn Public Schools to have all drop off and pick up occur at Elkhorn Valley View Middle School and Skyline Elementary. Camp staff will be on site at the front of the property to direct traffic to the school locations for drop off or pick up. Additionally, parents will be educated on the process and reminded at regular intervals if a failure to comply occurs.

Exterior lights
No large stadium type lights on the property at the outdoor field spaces.

Exterior Aesthetics
Structures all built with similar design in mind to Kiddie Academy to enhance the neighborhood feel Leaving the natural tree line that divides the property and middle school. Sidewalk and left turn lane into property will be constructed during Kiddie Academy construction fall 2019 on the south side of Pacific per city's requirements.
This preliminary parking analysis is being provided for the Spire Club at Pacific Reserve located at 206th and Pacific Street. Primary use of this club is a membership-based children’s day camp during summer months and other school breaks; providing recreational, arts and athletic activities for children. Primary traffic to the camp would occur in the summer months when school traffic is not an issue. No outside athletic organizations will be permitted to utilize the amenities for practice or game facilities. In order to alleviate any traffic and avoid potential stacking onto Pacific Street, Camp Spire has obtained an agreement with Elkhorn Public Schools to have all drop off and pick up occur at Elkhorn Valley View Middle School and Skyline Elementary. Camp staff will be on site at the front of the property to ensure traffic is directed to the designated drop off and pick up locations. Additionally, parents will be educated on the process and reminded at regular intervals, if a failure to comply occurs. The project is not planning to have pedestrian or bike traffic to the site as all members will be dropped off and picked up for shuttling to the site.

The development is anticipated to have approximately 30 full/part-time staff members. The planned parking, which is proposed at 31 total stalls (29 standard and 2 ADA) for the site, has been designed for the numbers of employees as there would be no outside activities which would require additional parking for guests.

There is planned off-season facility rental for member only children events. These events will not overlap the hours of the Kiddie Academy or Day Camp. Shared parking between the 2 lots will be utilized only for these off-season events and no parking will be allowed within the street and right-of-way.
WHEREAS, the City of Omaha, Nebraska (the "City"), granted Pacific Reserve, LLC, a Nebraska limited liability company, (hereinafter referred to as “Developer”), having an office for the transaction of business at ______________________, Omaha, Nebraska, a special use permit (the “Special Use Permit”) to operate a children’s day camp during summer months and other school breaks; providing recreational, arts and athletic activities for children on that certain real property located within the City’s extra-territorial jurisdiction, which real property is more particularly described as follows:

(Lot [x], Pacific Reserve, a subdivision as surveyed, platted and recorded in Douglas County, Nebraska, hereinafter referred to as the “Development Property”); and

WHEREAS, the City and Developer desire to record a Memorandum of the Agreement referring to the Development Property and their respective interests therein.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. The recording of this Memorandum of Agreement shall serve as notice to the public that the Special Use Permit contains provisions regulating and restricting development and use of the Development Property.

2. All of the provisions of the Special Use Permit and any subsequent amendments thereto, if any, even though not set forth herein, are by the filing of this Memorandum of Agreement against the Development Property made a part hereof by reference. Anyone making any inquiry or claim regarding any of said Development Property in any manner whatsoever shall be fully advised as to all of the terms and conditions of the Special Use Permit, and any amendments thereto, as if the same were fully set forth herein.
3. A copy of the Special Use Permit and any subsequent amendments thereto, if any, shall be maintained on file for public inspection during ordinary business hours in the office of the City Clerk, Omaha, Nebraska.

4. The topics, regulations, rights, and duties contained in the Special Use Permit include, but are not limited to, the following:

   a. Parking/queuing of vehicles is strictly prohibited along Pacific Street and Developer shall use its commercially reasonable efforts to ensure that any traffic issues which are directly caused by the Developer’s operations pursuant to the Special Use Permit are addressed and remedies as soon as possible. The failure to satisfactorily resolve any such issues could result in the termination/revocation of the Special Use Permit.
IN WITNESS WHEREOF, the City and Developer have executed this Memorandum of Agreement on the _____ day of ___________________, 2019.

PACIFIC RESERVE, LLC,

a Nebraska limited liability company

By: ____________________________
Name: __________________________
Title: __________________________

STATE OF NEBRASKA )
) ss.
COUNTY OF DOUGLAS )

The foregoing instrument was acknowledged, subscribed and sworn to before me by _____
__________________________, _______ of PACIFIC RESERVE, LLC, a Nebraska limited
liability company, on behalf of said limited liability company, this ___ day of _____________, 2019.

[Seal]

Notary Public

CITY OF OMAHA, NEBRASKA

Mayor Date

ATTEST:

City Clerk Date

APPROVED AS TO FORM:

Assistant City Attorney Date
STATE OF NEBRASKA )
COUNTY OF DOUGLAS ) ss.

On this _____ day of ______________, 2019, before me, a Notary Public in and for said County, personally came Elizabeth Butler, City Clerk of the City of Omaha, Nebraska, a Municipal Corporation, to me personally known to be the respective officer of said Municipal corporation and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be their respective voluntary act and deed as City Clerk and the voluntary act and deed of said Municipal Corporation. WITNESS my hand and Notarial Seal the day and year last above written.

Notary Seal: ____________________________
NOTARY PUBLIC

STATE OF NEBRASKA )
COUNTY OF DOUGLAS ) ss.

On this _____ day of ______________, 2019 before me, a Notary Public in and for said County, personally came Jean Stothert, Mayor of the City of Omaha, Nebraska, a Municipal Corporation, to me personally known to be the respective officer of said Municipal corporation and the identical person whose name is affixed to the foregoing instrument, and acknowledged the execution thereof to be her respective voluntary act and deed as Mayor and the voluntary act and deed of said Municipal Corporation. WITNESS my hand and Notarial Seal the day and year last above written.

Notary Seal: ____________________________
NOTARY PUBLIC
**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>LOT 1 &amp; 2</th>
<th>PROPOSED</th>
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</thead>
<tbody>
<tr>
<td>R5</td>
<td>DR</td>
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**OUTLOTS A & B**

- DR

**NOTES**

1. STANDARD UTILITY EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT.

2. STANDARD UTILITY EASEMENTS WILL BE DEPICTED ON THE FINAL PLAT.

3. EASEMENT TO EXISTING AND CONTAIN THE EXISTING EASEMENT/FREQUENCY FACILITY.

4. NO CIRCULAR CURVILINEAR ACCESS SHOWN OF EXISTING OR PROPOSED STREET FROM LOT 1 AND 2 AS WELL AS LOT 3.

**DEVELOPER**

SPIRE MANAGEMENT, LLC

**ENGINEER**

EGGERS DEWEN

**SURVEYOR**

GARRIS SURVEYING LLC

**NOTES**

EXISTING ZONING MAP

**PROJECT LOCATION**

PACIFIC STREET

204TH STREET

**SCALE IN FEET**

100'
1. The plan is preliminary and subject to change. A final detail plan shall be submitted to the relevant agencies for final approval prior to construction.

2. Prior to issuance, all applications shall be presented to the Board of County Commissioners for review.

3. An assessment of the sanitary sewer line may be required for properties within the encroachment area or in areas with special development issues.

4. Proposed stormwater controls shall be designed to meet the requirements of the Nebraska Stormwater Manual.

5. The project design, grading, and drainage plans shall be submitted for approval at the time of final certification.
LOT 2
1.74 AC.

LOT 1
2.00 AC.

115.00' NOISE ATTENUATION EASEMENT

OL A
0.90 AC.

OUTLOT F
EXIST 50.00'' SANITARY EASEMENT

SOUTH 206TH CIRCLE

PLANT SCHEDULE

<table>
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<tr>
<th>QTY.</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>PLANTING METHOD</th>
<th>SIZE @ PLANTING</th>
<th>SPACING</th>
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<tr>
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<td>OVERSTORY DECIDUOUS TREES</td>
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<td>ABM ACER RUBRUM 'AUTUMN BLAZE'</td>
<td>AUTUMN BLAZE MAPLE</td>
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<td>BB/30&quot;</td>
<td>2&quot; CAL.</td>
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<td>LEGACY SUGAR MAPLE</td>
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<td>2&quot; CAL.</td>
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<td>SHADEMASTER HONEYLOCUST</td>
<td>B&amp;B</td>
<td>BB/30&quot;</td>
<td>2&quot; CAL.</td>
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<td></td>
<td>WO QUERCUS ALBA</td>
<td>WHITE OAK</td>
<td>B&amp;B</td>
<td>BB/30&quot;</td>
<td>2&quot; CAL.</td>
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<tr>
<td></td>
<td>VFE ULMUS AMERICANA 'VALLEY FORGE'</td>
<td>VALLEY FORGE AMERICAN ELM</td>
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<td>AM ACER GINNALA</td>
<td>AMUR MAPLE</td>
<td>B&amp;B</td>
<td>BB/20&quot;</td>
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<td>JTL SYRINGA RETICULATA</td>
<td>JAPANESE TREE LILAC</td>
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<td>CONIFEROUS TREES</td>
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<td>LP PINUS FLEXILIS</td>
<td>LIMBER PINE</td>
<td>B&amp;B</td>
<td>BB/30&quot;</td>
<td>6' HT.</td>
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<td>Bosnian Pine</td>
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<td>WHITE PINE</td>
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</table>
LOT 4
0.79 AC.

LOT 2
0.88 AC.

LOT 3
0.95 AC.

LOT 1
1.12 AC.

115.00' NOISE ATTENUATION EASEMENT

MS 3 ADDITION REPLAT
OL B
0.61 AC.

OL A
0.28 AC.

LOT 5
1.96 AC.

OL E
0.32 AC.

OL D
0.54 AC.

OL C
0.44 AC.

OUTLOT F
0.85 AC.

NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 10 EAST

TREE MITIGATION ANALYSIS

TREE MITIGATION CALCULATIONS

AREA (SF)
165,801

A. TOTAL EXISTING CANOPY

41,344

B. TOTAL CANOPY TO BE REMOVED

41,450

C. ALLOWED CANOPY REMOVAL BEFORE MITIGATION

20% OF EXISTING TREE CANOPY

0

D. CANOPY REMOVAL FOR PUBLIC STREETS AND RIGHT OF WAYS

41,450

E. TOTAL ALLOWED REMOVAL

-106

F. CANOPY TO BE MITIGATED

0

G. MITIGATION TREE COUNT

TREE MITIGATION GUIDELINES

1. 20% OF CANOPY MAY BE REMOVED WITHOUT MITIGATION

2. TREE CANOPY REMOVED FOR PUBLIC STREETS AND RIGHT OF WAYS

3. ALL TREE CANOPY ABOVE 20 FT. IN HEIGHT MUST BE MITIGATED.

4. TREE CANOPY REMOVED WITHOUT MITIGATION WILL BE REPLANTED AT A SIMILAR CANOPY DENSITY.

5. MITIGATION RATE IS 2 TREES PLANTED FOR EVERY 300 SF. OF CANOPY REMOVED WITHOUT MITIGATION

6. MITIGATION RATE IS 3 TREES PLANTED FOR EVERY 500 SF. OF CANOPY REMOVED WITHOUT MITIGATION

7. 20% OF THE TREES PLANTED FOR MITIGATION MAY BE URBANITY, ONE EVERY 20 FT. OR OBTAINED

8. 20% OF MITIGATION MAY BE SUBSTITUTE, THREE SPECIES = ONE SPECIES

ON-SITE TREE INVENTORY

<table>
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<tr>
<th>CANOPY</th>
<th>CANOPY DESCRIPTION</th>
<th>CUM. AREA</th>
<th>CUM. BOARD FT.</th>
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<td>CANOPY</td>
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<td>3</td>
<td>WIDGEONIA</td>
<td>150</td>
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<td>4</td>
<td>MULBERRY, SILVER</td>
<td>5050</td>
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TOTAL CANOPY REMOVAL 41,344