

July 29, 2019

To: Property Owners Near 117th and State Streets

Re: Proposed Development by R.L.R. Investments, L.L.C. of Property Located
Northeast of 117th and State Streets

Preliminary Plat for R AND L CARRIERS ADDITION, and rezoning from AG-
Agricultural District to GI-General Industrial District.

Dear Property Owner:

You are receiving this letter because you have been identified as a neighbor to the development proposed by R.L.R. Investments, L.L.C. of certain property located northeast of 117th and State Streets. We would like to invite you to a neighborhood meeting to discuss R.L.R. Investments, L.L.C.'s proposed plans for development of the property into a truck terminal facility including an office, warehouse, maintenance building, fueling station and related parking. Details of the meeting appear below.

The meeting will consist of a short presentation outlining our development plans for the property and a question and answer session. Please note a public hearing with the City of Omaha City Council to consider the preliminary plat for R AND L CARRIERS ADDITION and the related rezoning of the property from AG-Agricultural District to GI-General Industrial District.

Meeting Date: August 7, 2019
Meeting Time: 7:00 pm
Meeting Place: Holiday Inn Express & Suites, Cherry Hills
6939 N. 102nd Circle, Omaha

We are excited to share our plans for the property with the neighborhood and hope to see you at the meeting.

Sincerely,

Stan Richards
Director—Construction and Facilities
Management

14.	C10-19-120 C12-19-121 R.L.R. Investments, LLC	REQUEST:	Preliminary Plat approval of R AND L CARRIERS ADDITION, a subdivision outside the city limits, with rezoning from AG to GI
		LOCATION:	Northeast of 117th and State Streets

DISPOSITION: APPROVAL 4-0-1. Approval of the rezoning from AG to GI. Approval of the Preliminary Plat, subject to the following conditions:

1. Prior to forwarding the request to City Council, the following items must be addressed:
 - a. Submit an updated preliminary plat showing the dedication of 114th Street right-of-way.
 - b. Submit updated plans for all applicable exhibits showing the 114th Street ROW dedication and improvements, including grading and paving.
2. Coordinate with Public Works on an acceptable cross section and design of the 117th Street approach to State Street
3. Submit cross section information that shows the relationship of the proposed site grading to the existing and future 117th Street and State Street improvements.
4. At the time of the final platting of Outlot A, the following conditions must be addressed:
 - a. Dedicate right-of-way and pave 114th Street; coordinate with Public Works on an acceptable design and alignment.
 - b. Coordinate with the neighboring property owner for the acquisition of the necessary ROW for 114th Street on its approach to State Street.
 - c. Improve State Street to three lanes along the Outlot A frontage and for the turn lanes and tapers at 114th Street.
5. Place a note on the plat that there shall be no direct access to State Street from any lots or outlots.
6. Submit storm sewer and/or drainage design computations and final plans to the Douglas County Engineer for review that relate to the handling of roadway and site drainage along the development boundary adjacent to 117th Street and State Street.
7. Acquire all easements necessary for the off-site public sewer.
8. Compliance with all City driveway regulations.
9. Obtain all necessary permits from the Douglas County Engineer's office.
10. Provide sidewalks along all street frontages.
11. Provide for the use, ownership, and maintenance of the outlot in the subdivision agreement.
12. Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area.
13. Submit a letter of approval from Douglas County for a Noxious Weed Plan.
14. Compliance with all applicable stormwater management ordinances and policies, including providing for no net increase in stormwater runoff and treatment of the first half inch of stormwater for water quality.

15.	C10-19-135 C12-19-122 Michael Walker	REQUEST:	Preliminary Plat approval of LONE PINE SUBDIVISION, a subdivision outside the city limits, with a waiver of Section 53-8(4d), Lot frontage, along with rezoning from DR and CC to DR and CC (property is located within the ED-Environmental Resources Overlay District, the FF-Flood Fringe Overlay District, and FW-Floodway Overlay District)
		LOCATION:	14445 North River Drive

DISPOSITON: LAYOVER 5-0.

16.	C12-19-123 Woodsonia-204 Center, LLC	D-APPROVAL	REQUEST:	Preliminary and Final Plat approval of WEST CENTER VILLAGE REPLAT TWO, a minor plat outside the city limits
			LOCATION:	Northeast of 203rd and Vinton Streets

DISPOSITION: APPROVAL 5-0. Approval of the Preliminary Plat, subject to compliance with all