

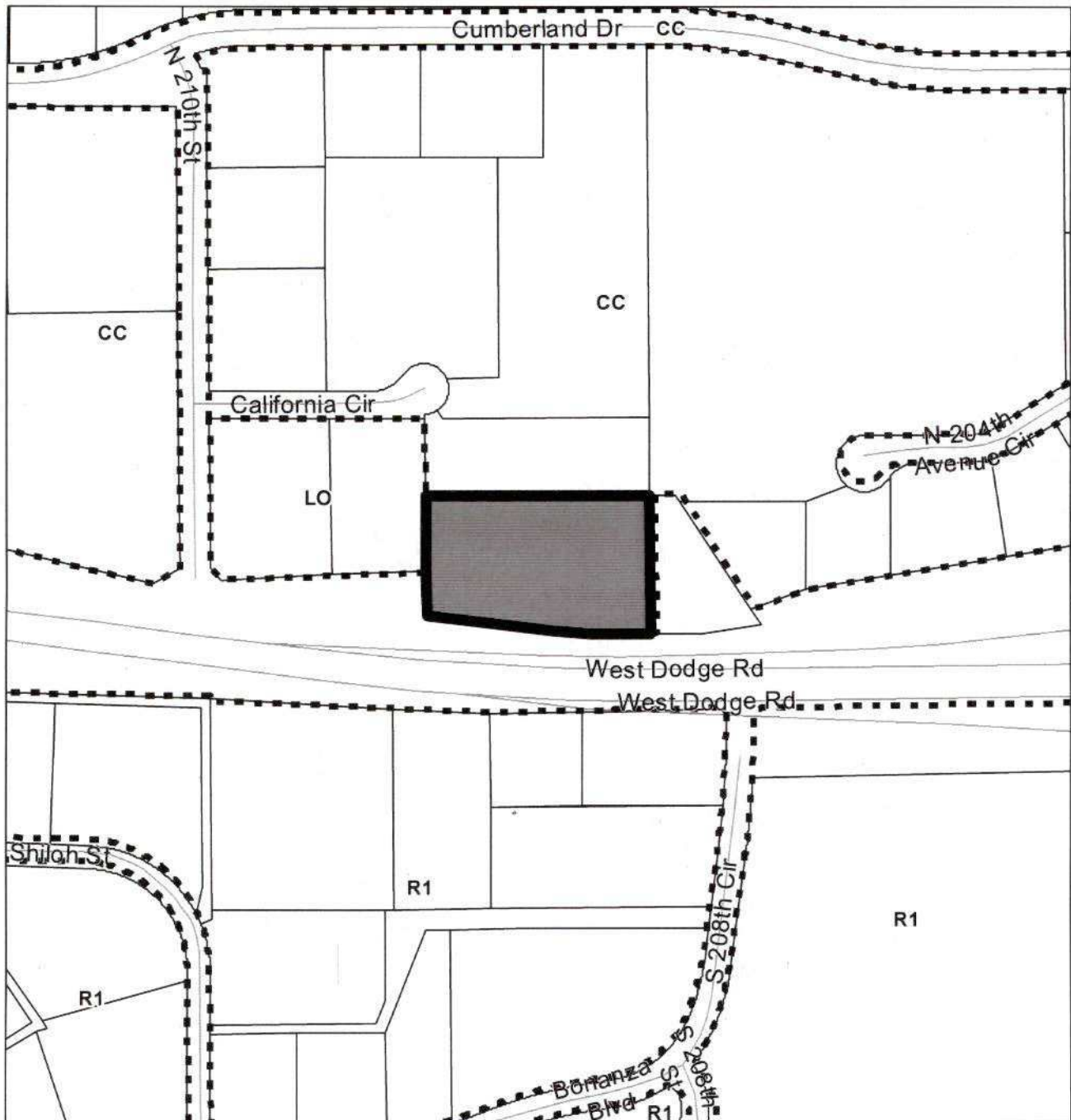
CASE: C8-18-075, C7-10-068

APPLICANT: Dave Paladino

REQUEST: Approval of a Major Amendment to a Special Use Permit (assumed) to allow Convenience storage in a CC District with a waiver of Section 55-366, Height, for a 125 foot tall flagpole and Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Warehousing and distribution (limited) in a CC District, with a waiver of Section 55-366, Height, for a 125 foot tall flagpole

LOCATION: 20800 West Dodge Road

SUBJECT AREA IS SHADED - MAY 2018



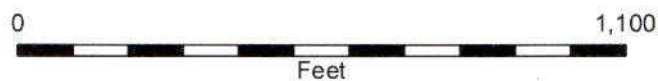
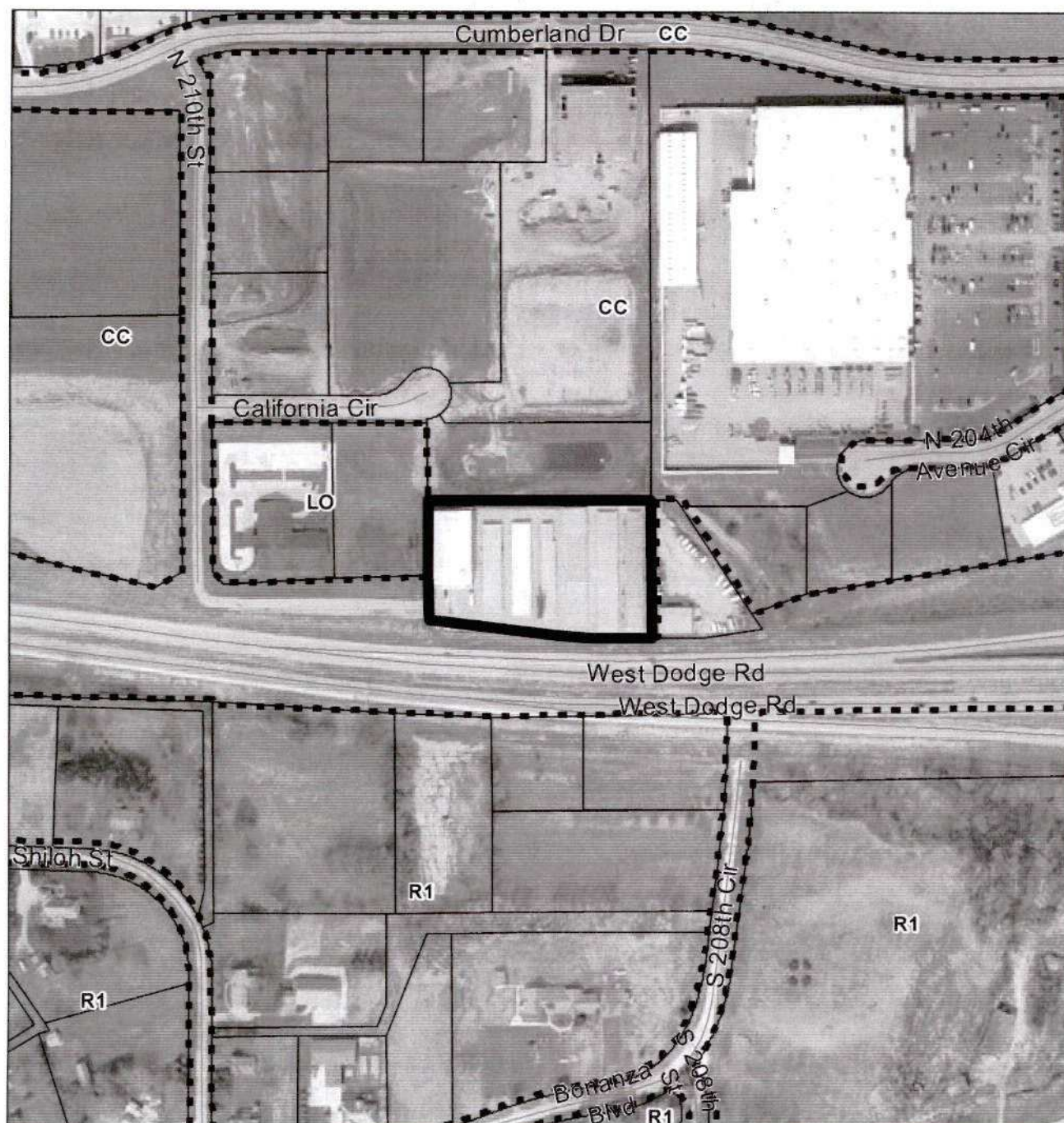
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LOCATION: 20800 West Dodge Road

SUBJECT AREA IS SHADED - MAY 2018





City of Omaha
Planning Department
1819 Farnam Street
Suite 1100
Omaha, NE 68183
402-444-5150
Planning.CityofOmaha.org

Date:	April 25, 2018		
Case Number:	C8-18-075, C7-10-068		
Applicant:	Dave Paladino		
Request:	Approval of a Major Amendment to a Special Use Permit (assumed) to allow Convenience storage in a CC-Community Commercial District with a waiver of Section 55-366, Height and Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Warehousing and distribution (limited) in a CC-Community Commercial District, with a waiver of Section 55-366, Height, for a 125 foot tall flagpole.		
Location:	20800 West Dodge Road		
I. GENERAL INFORMATION:			
Purpose:	To install a 125 foot tall flagpole		
Existing Use(s):	Commercial (self storage)	Existing Zoning:	CC
Adjacent Land Use(s):		Adjacent Zoning	
North:	Commercial	North:	CC
South:	Residential	South:	R1
East:	Commercial	East:	CC
West:	Office	West:	LO
Future Land Use Designation(s):	Office Commercial		
Zoning History:	Case #C7-10-068, approval of a Minor Amendment to a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District, for the construction of a 90' x 160' 4 story storage building as a replacement for a structure that was damaged by weather in the winter of 2009 / 2010, approved by the Planning Department on July 23, 2010. Case #C3-08-056, approval to amend the City of Omaha's official zoning map to reflect the conversions from Elkhorn and Douglas County zoning to Omaha's most comparable zoning districts, approved by the City Council on April 22, 2008. Case #C3-07-042, approval of the adoption of the Elkhorn Master Plan to take effect in those areas not covered by the current Omaha Master Plan, approved by the City Council on May 1, 2007.		
Applicable Regulations:	If approved, the site is subject to compliance with the CC District, the assumed CUP and SUP, as well as all other applicable development regulations. Sec. 55-783(a), Height exceptions.		

No building permits will be issued based on a site plan that does not comply with the provisions of the Zoning Ordinance.

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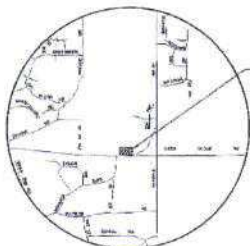
CT

II. SPECIAL INFORMATION:	
Site Characteristics:	This property is located at 20800 West Dodge Road and is home to a Dino's Storage Facility. The site is approximately 3.26 acres in size and contains 6 single story outdoor storage buildings and one multi-floor structure which provides climate controlled storage.
Development Proposal:	The applicant has proposed to construct a 125 foot tall flagpole. As noted by the applicant: <i>"One of our reasons for seeking to build a larger US flagpole is to make a solid step towards expressing our businesses stance on support of our country. Expressing our patriotic view is important to our business. This flag pole will ONLY be used for flying the US flag and possibly the "N" Nebraska flag on Cornhusker game days (if acceptable). At no time will the flag pole be used to fly any business related flag or item.</i> <i>This is a perfect location to fly a large flag, making a beautiful patriotic statement on a high elevation location. It would enhance the west end of the Dodge Street corridor before it descends into the Elkhorn River valley."</i>

III. ANALYSIS:
As previously noted, this property is zoned CC-Community Commercial. The site development regulations for this district state that the maximum height allowed is 60 feet, however there is an added allowance of 25% to this limit, as stated in Sec. 55-783(a), Height exceptions. Flagpoles (among other listed items) may exceed the height limit of any district by not more than 25%. In this case, while requesting 125 feet, the applicant is asking for an increase of 108%. Using the allowance of an additional 25%, the tallest allowable flagpole in a CC district would have a maximum height of 75 feet.

IV. RECOMMENDATIONS:
Denial.

V. ATTACHMENTS:
Site Plan Operating Statement Location Map



VICINITY MAP

LEGEND

- POWER POLE
- LIGHT POLE
- GUY POLE
- ELECTRICAL PEDISTAL
- TELEPHONE PEDISTAL
- ELECTRIC METER
- GAS METER
- HANDICAPPED PARKING SPACE
- AIR CONDITIONER
- SEWER MANHOLE
- ELECTRICAL MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- DATE
- WATER VALVE
- BOLLARD
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRICAL LINE
- CHAIN LINK FENCE
- IRON FENCE
- DATE
- GUARD RAIL
- MODULAR BLOCK WALL

NOTES

- PHYSICAL ITEMS DESCRIBED IN THE LEGEND ARE NOT DRAWN TO SCALE FOR THE SAKE OF CLARITY AND ARE SUBJECT TO ANY SUBSEQUENT INACCURACIES.
- THE PROPERTY LIES WITHIN A DESIGNATED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE DOUGLAS COUNTY, NEBRASKA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP NUMBER 31050501060 DATED MAY 3, 2010.
- THE PROPERTY CONTAINS 142,016 SQUARE FEET OR 3.26 ACRES MORE OR LESS.
- THE BUILDING SQUARE FOOTAGE AS SHOWN HEREON WERE CALCULATED USING EXTERIOR BUILDING DIMENSIONS MEASURED AT DROUING LEVEL.
- THE UTILITY LOCATIONS ON THIS DRAWING WERE DETERMINED BY OBSERVED EVIDENCE AT THE TIME OF SURVEY, RECORDS PROVIDED BY UTILITY COMPANIES AND THOSE MARKED BY UTILITY COMPANY REPRESENTATIVES THAT RESPONDED TO "ONE CALL" TICKET NUMBER 133180248 NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST.
- THE DRAWING SHOWS OR NOTES THE EASEMENTS LISTED UNDER SCHEDULE B-SECTION 2 OF FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER L-173596, EFFECTIVE DATE 10/10/2013 AT 8:00 A.M. ITEM NUMBERS SHOWN HEREON REFER TO THIS COMMITMENT BOOK AND PAGE NUMBERS SHOWN HEREON REFER TO DOCUMENTS IN THE OFFICE OF THE DOUGLAS COUNTY REGISTER OF DEEDS.

LEGAL DESCRIPTION

PANEL A:
THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SECTION THIRTEEN (13), TOWNSHIP FIFTEEN (15) NORTH, RANGE TEN (10) EAST OF THE SIXTH (6TH) P.M. IN DOUGLAS COUNTY, NEBRASKA, EXCEPT THAT PORTION BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHEAST QUARTER (SE-1/4) OF SAID SECTION THIRTEEN (13), THENCE NORTH 557.0 FEET, THENCE EAST 474.0 FEET, THENCE SOUTH 557.0 FEET, THENCE WEST 474.0 FEET TO THE PLACE OF BEGINNING, AND EXCEPT ALSO THE STATE HIGHWAY RIGHT-OF-WAY ON THE SOUTH AND EXCEPT THAT PART OF THE SOUTHWEST QUARTER (SW-1/4) OF THE SOUTHWEST QUARTER (SE-1/4) OF SECTION THIRTEEN (13), TOWNSHIP FIFTEEN (15) NORTH, RANGE TEN (10) EAST OF THE SIXTH (6TH) P.M. IN DOUGLAS COUNTY, NEBRASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH AND SOUTH ONE-HALF (1/2) SECTION LINE OF SAID SECTION THIRTEEN (13) WHICH IS 1317.5 FEET NORTH OF THE SOUTH LINE OF SAID SECTION THIRTEEN (13), THENCE SOUTH ALONG SAID ONE-HALF (1/2) SECTION LINE A DISTANCE OF 760.6 FEET, THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION THIRTEEN (13) FOR A DISTANCE OF 474.0 FEET, THENCE SOUTH FOR A DISTANCE OF 166.5 FEET, THENCE EAST ALONG A LINE WHICH IS 353.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION THIRTEEN (13) FOR A DISTANCE OF 560.0 FEET, THENCE SOUTHEAST TO A POINT WHICH IS 1291.4 FEET EAST OF AND 33.6 FEET NORTH OF THE SOUTH LINE OF SAID SECTION THIRTEEN (13), CORNER OF SAID SECTION THIRTEEN (13), THENCE EAST A DISTANCE OF 27.5 FEET, THENCE NORTH ALONG THE NORTH-SOUTH 40 ACRE LINE IN THE SOUTHWEST QUARTER (SW-1/4) OF SAID SECTION THIRTEEN (13) FOR A DISTANCE OF 1286.1 FEET, THENCE WEST FOR A DISTANCE OF 1314.0 FEET TO THE POINT OF BEGINNING.

AND EXCEPT A PORTION OF THE SOUTH 363 FEET OF THE EAST 342.44 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 10 EAST OF THE 6TH P.M., DOUGLAS COUNTY, NEBRASKA AND ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 13, THENCE NORTH 88°08'31" EAST ALONG THE SOUTH LINE OF SECTION A DISTANCE OF 1286.1 FEET TO THE SOUTHEAST CORNER OF THAT PROPERTY DESCRIBED IN DEED RECORDED AT BOOK 1283, PAGE 589; THENCE CONTINUING 27.5 FEET TO THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF SOUTHWEST QUARTER, THENCE NORTH 02°14'51" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER A DISTANCE OF 35.0 FEET, THENCE SOUTH 88°08'31" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF DODGE STREET A DISTANCE OF 49.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88°08'31" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF DODGE STREET A DISTANCE OF 292.74 FEET, THENCE NORTH 02°23'53" WEST FOR 359.0 FEET ON A LINE PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 13 AND 869.35 FEET SOUTHWEST THEREFROM, THENCE NORTH 88°08'31" EAST FOR 84.44 FEET ON A LINE PARALLEL TO THE SOUTH LINE OF SECTION 13 AND 392 FEET EQUIDISTANT THEREFROM TO CENTER LINE OF ACCESS ROAD, THENCE SOUTH 35°14'57" EAST ALONG CENTER LINE OF ACCESS ROAD A DISTANCE OF 43.31 FEET TO THE POINT OF BEGINNING.

AND EXCEPT A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER (SW-1/4) OF SECTION THIRTEEN (13), TOWNSHIP FIFTEEN (15) NORTH, RANGE TEN (10) EAST OF THE SIXTH (6TH) P.M. IN DOUGLAS COUNTY, NEBRASKA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTHEAST A DISTANCE OF 17.68 METERS (58.00 FEET) TO A POINT ON THE SOUTHERLY WEST DODGE ROAD RIGHT OF WAY LINE, THENCE EASTERLY DEFLECTING 093°24'44" RIGHT, A DISTANCE OF 144.73 METERS (474.53 FEET) ALONG SAID RIGHT OF WAY LINE TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE GRANITORS TO THE POINT OF BEGINNING, THENCE EASTERLY DEFLECTING 000°00'00" A DISTANCE OF 7.67 METERS (25.18 FEET) ALONG SAID RIGHT OF WAY LINE, THENCE EASTERLY DEFLECTING 002°42'53" LEFT, A DISTANCE OF 142.44 METERS (467.51 FEET) TO A POINT ON THE EAST LINE OF THE PROPERTY OWNED BY THE GRANITORS, THENCE NORTHERLY DEFLECTING 090°41'51" LEFT, A DISTANCE OF 18.17 METERS (59.60 FEET) ALONG THE PROPERTY LINE OF THE GRANITORS, THENCE WESTERLY DEFLECTING 090°42'01" LEFT, A DISTANCE OF 39.50 METERS (129.60 FEET), THENCE WESTERLY DEFLECTING 006°38'10" RIGHT, A DISTANCE OF 24.63 METERS (80.77 FEET), THENCE WESTERLY DEFLECTING 90°17'52" RIGHT, A DISTANCE OF 66.81 METERS (219.80 FEET) TO A POINT ON THE WEST LINE OF THE PROPERTY OWNED BY THE GRANITORS, THENCE SOUTHERLY DEFLECTING 087°19'55" LEFT, A DISTANCE OF 29.11 METERS (95.49 FEET) TO THE POINT OF BEGINNING.

CERTIFICATION

TO: WEST DODGE STORAGE, LLC;
DANOTA TITLE AND ESCRROW CO. AND
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSRP, AND INCLUDES ITEMS 2, 4, 4.7, 5.0(1), 8 AND 11.0 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2013.

DECEMBER 12, 2013
DATE

CHPIS E. DORNER
NEBRASKA RLS #507

TD2
engineering
& surveying

thompson, drossen & dorrner, inc.
10836 Old Mill Rd
Omaha, NE 68154
p.402.330.8860 f.402.330.5869
td2co.com

Survey Type

ALTA/ACSM LAND
TITLE SURVEY

Client Name
LANDMARK GROUP

20800 WEST DODGE
ROAD

Description
PART OF THE SW 1/4
OF THE SE 1/4 OF
SECTION 13-15-10,
DOUGLAS COUNTY,
NEBRASKA



Revision Dates	No.	Description	MM-DD-YY
	1	Original	12-12-13
	2		
	3		
	4		

Job No.: 1767-151-1 AL
Drawn By: MRS
Reviewed By: BJM/CED
Date: 12/12/2013
Book: 13-37
Pages: 50-51

Sheet Title

Sheet Number

SHEET 1 OF 1



Dino's Storage



City of Omaha
Current Planning Division
1819 Farnam Street
Omaha, NE 68183

RE: Amendment to Conditional Use Permit - construct 125' flag pole.

Dinos Storage would like to respectfully submit an application for amendment to our Conditional Use permit. We are seeking planning department approval to construct a 125' Flag Pole at our 20800 West Dodge Road location. No others changes are requested.

One of our reasons for seeking to build a larger US Flag pole is to make solid step toward expressing our business's stance on support of our Country. Expressing our patriotic view is important to our business. This flag pole will ONLY be used for flying the US Flag and possibly the "N" Nebraska flag on Cornhusker game days, (if acceptable) At no time will the Flag pole be used to fly any business related flag or item.

This is a perfect location to fly a large flag, making a beautiful patriotic statement on a high elevation location. It would enhance the West end of the Dodge Street corridor before is descends into the Elkhorn river valley.

Our location has very few close businesses. The closets residential home is 925' to the South across the Dodge Street expressway. We are hopeful the Planning Board will grant our request to invest in making this patriotic public expression possible.

Respectfully

Dale Clymens
Dinos Storage
402-968-3950

