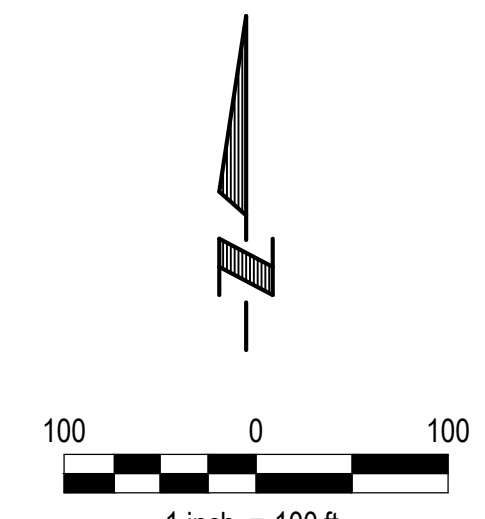
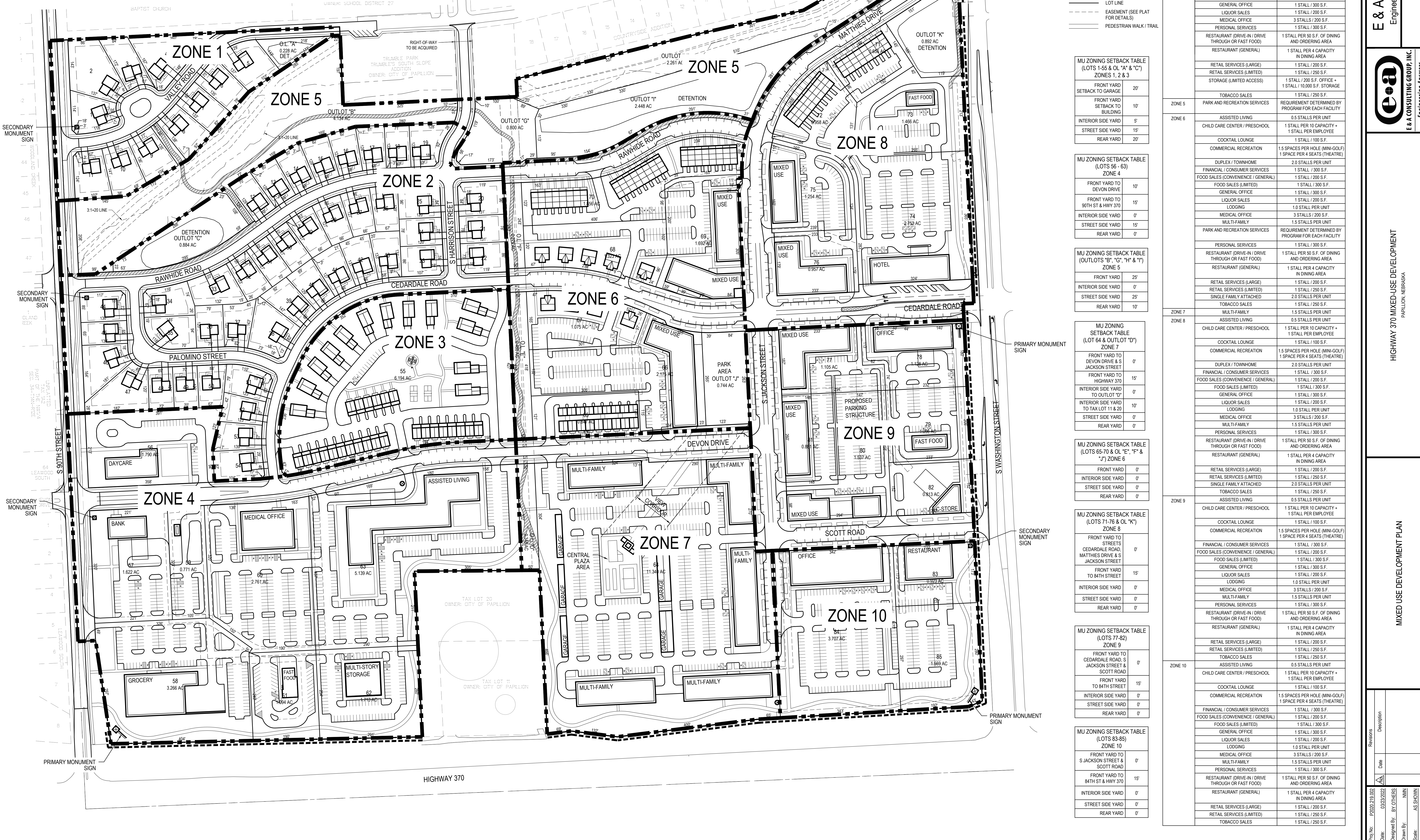


PARKING STATISTICS TABLE						
ZONE NO.	ZONE AREA	BUILDING TYPE	BUILDING SIZE	REQUIRED PARKING	PROVIDED PARKING	PARKING RATIO
1	5.36 AC.	SINGLE FAMILY	11 UNITS	22 STALLS	22 STALLS	2.0 STALLS / UNIT
2	15.56 AC.	SINGLE FAMILY	43 UNITS	86 STALLS	86 STALLS	2.0 STALLS / UNIT
3	6.19 AC.	SINGLE FAMILY / MULTI FAMILY	38 UNITS	76 STALLS	109 STALLS	3.3 STALLS / UNIT
4	20.81 AC.	OFFICE / RETAIL / CIVIC	108,350 S.F.	433 STALLS	746 STALLS	6.9 STALLS / 1,000 S.F.
5	10.04 AC.	PARK / REC RECREATION	N/A	N/A	N/A	N/A
6	12.89 AC.	MIXED USE - RETAIL	51,625 S.F.	206 STALLS	206 STALLS	4.0 STALLS / 1,000 S.F.
		MULTI FAMILY	86 UNITS	129 STALLS	172 STALLS	2.0 STALLS / UNIT
		SINGLE FAMILY / MULTI FAMILY	42 UNITS	84 STALLS	84 STALLS	2.0 STALLS / UNIT
7	12.44 AC.	MULTI FAMILY	326 UNITS	489 STALLS	712 STALLS	2.2 STALLS / UNIT
8	12.48 AC.	MIXED USE - RETAIL	48,350 S.F.	193 STALLS	193 STALLS	4.0 STALLS / 1,000 S.F.
		MULTI FAMILY	83 UNITS	125 STALLS	167 STALLS	2.0 STALLS / UNIT
		SINGLE FAMILY / MULTI FAMILY	16 UNITS	32 STALLS	32 STALLS	2.0 STALLS / UNIT
9	8.96 AC.	MIXED USE - RETAIL	70,800 S.F.	284 STALLS	284 STALLS	4.0 STALLS / 1,000 S.F.
		MULTI FAMILY	83 UNITS	125 STALLS	166 STALLS	2.0 STALLS / UNIT
10	6.64 AC.	OFFICE / RETAIL	40,032 S.F.	160 STALLS	351 STALLS	8.8 STALLS / 1,000 S.F.
TOTAL				2,444 STALLS	3,330 STALLS	

NOTE: PARKING BASED ON SINGLE STORY USES AND MINIMUM PARKING REQUIRED PER CODE WITH THE EXCEPTION OF THE MIXED-USE BUILDINGS WHICH HAVE MULTI-FAMILY UNITS ABOVE.



LEGEND

- BOUNDARY LINE
- - - RIGHT OF WAY LINE
- LOT LINE
- - - EASEMENT (SEE PLAT FOR DETAILS)
- PEDESTRIAN WALK / TRAIL

MU ZONING SETBACK TABLE (LOTS 1-55 & OL "A" & "C") ZONES 1, 2 & 3

FRONT YARD SETBACK TO GARAGE	20'
FRONT YARD SETBACK TO BUILDING	10'
INTERIOR SIDE YARD	5'
STREET SIDE YARD	15'
REAR YARD	20'

MU ZONING SETBACK TABLE (LOTS 56 - 63) ZONE 4

FRONT YARD TO DEVON DRIVE	10'
FRONT YARD TO HIGHWAY 370	15'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	15'
REAR YARD	10'

MU ZONING SETBACK TABLE (OUTLOTS "B", "G", "H" & "I") ZONE 5

FRONT YARD	25'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	25'
REAR YARD	10'

MU ZONING SETBACK TABLE (LOT 64 & OUTLOT "D") ZONE 6

FRONT YARD TO DEVON DRIVE & JACKSON STREET	0'
FRONT YARD TO HIGHWAY 370	15'
INTERIOR SIDE YARD TO OUTLOT "D"	0'
INTERIOR SIDE YARD TO TAX LOT 11 & 20	10'
STREET SIDE YARD	0'
REAR YARD	0'

MU ZONING SETBACK TABLE (LOTS 65-70 & OL "E", "F" & "J") ZONE 6

FRONT YARD	0'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	0'
REAR YARD	0'

MU ZONING SETBACK TABLE (LOTS 71-76 & OL "K") ZONE 8

FRONT YARD TO STREETS CEDARDALE ROAD, MATHIES DRIVE & JACKSON STREET	0'
FRONT YARD TO 84TH STREET	15'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	0'
REAR YARD	0'

MU ZONING SETBACK TABLE (LOTS 77-82) ZONE 9

FRONT YARD TO CEDARDALE ROAD, S JACKSON STREET & SCOTT ROAD	0'
FRONT YARD TO 84TH STREET	15'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	0'
REAR YARD	0'

MU ZONING SETBACK TABLE (LOTS 83-85) ZONE 10

FRONT YARD TO S JACKSON STREET & SCOTT ROAD	0'
FRONT YARD TO 84TH ST & HWY 370	15'
INTERIOR SIDE YARD	0'
STREET SIDE YARD	0'
REAR YARD	0'

PARKING REQUIREMENTS		
ZONE	BUILDING USE	PARKING RATIO
ZONE 1	SINGLE FAMILY ATTACHED	2.0 STALLS PER UNIT
	SINGLE FAMILY DETACHED	2.0 STALLS PER UNIT
	SINGLE FAMILY ATTACHED	2.0 STALLS PER UNIT
ZONE 2	SINGLE FAMILY DETACHED	2.0 STALLS PER UNIT
	SINGLE FAMILY ATTACHED	2.0 STALLS PER UNIT
ZONE 3	DUPLEX / TOWNHOME	2.0 STALLS PER UNIT
	MULTI-FAMILY	1.5 STALLS PER UNIT
ZONE 4	PARK AND RECREATION SERVICES	REQUIREMENT DETERMINED BY PROGRAM FOR EACH FACILITY
	RELIGIOUS ASSEMBLY	1 STALL PER 4 CAPACITY OF LARGEST ASSEMBLY AREA
	SINGLE FAMILY ATTACHED	2.0 STALLS PER UNIT
	SINGLE FAMILY DETACHED	2.0 STALLS PER UNIT
	ASSISTED LIVING	0.5 STALLS PER UNIT
	CHILD CARE CENTER / PRESCHOOL	1 STALL PER 10 CAPACITY + 1 STALL PER EMPLOYEE
	COCKTAIL LOUNGE	1 STALL / 100 S.F.
	FINANCIAL / CONSUMER SERVICES	1 STALL / 300 S.F.
	FOOD SALES (CONVENIENCE / GENERAL)	1 STALL / 200 S.F.
	FOOD SALES (LIMITED)	1 STALL / 300 S.F.
ZONE 5	GENERAL OFFICE	1 STALL / 300 S.F.
	LIQUOR SALES	1 STALL / 200 S.F.
	MEDICAL OFFICE	3 STALLS / 200 S.F.
	PERSONAL SERVICES	1 STALL / 300 S.F.
	RESTAURANT (DRIVE-IN / DRIVE THROUGH OR FAST FOOD)	1 STALL PER 50 S.F. OF DINING AND ORDERING AREA
	RESTAURANT (GENERAL)	1 STALL PER 4 CAPACITY IN DINING AREA
	RETAIL SERVICES (LARGE)	1 STALL / 200 S.F.
	RETAIL SERVICES (LIMITED)	1 STALL / 250 S.F.
	STORAGE (LIMITED ACCESS)	1 STALL / 200 S.F. OFFICE + 1 STALL / 10,000 S.F. STORAGE
	TOBACCO SALES	1 STALL / 250 S.F.
ZONE 6	PARK AND RECREATION SERVICES	REQUIREMENT DETERMINED BY PROGRAM FOR EACH FACILITY
	ASSISTED LIVING	0.5 STALLS PER UNIT
ZONE 7	CHILD CARE CENTER / PRESCHOOL	1 STALL PER 10 CAPACITY + 1 STALL PER EMPLOYEE
	COCKTAIL LOUNGE	1 STALL / 100 S.F.
ZONE 8	COMMERCIAL RECREATION	1.5 SPACES PER HOLE (MINI-GOLF) 1 SPACE PER 4 SEATS (THEATRE)
	DUPLEX / TOWNHOME	2.0 STALLS PER UNIT
	FINANCIAL / CONSUMER SERVICES	1 STALL / 300 S.F.
	FOOD SALES (CONVENIENCE / GENERAL)	1 STALL / 200 S.F.
	FOOD SALES (LIMITED)	1 STALL / 300 S.F.
	GENERAL OFFICE	1 STALL / 300 S.F.
	LIQUOR SALES	1 STALL / 200 S.F.
	LODGING	1.0 STALL PER UNIT
	MEDICAL OFFICE	3 STALLS / 200 S.F.
	MULTI-FAMILY	1.5 STALLS PER UNIT
ZONE 9	PARK AND RECREATION SERVICES	REQUIREMENT DETERMINED BY PROGRAM FOR EACH FACILITY
	PERSONAL SERVICES	1 STALL / 300 S.F.
	RESTAURANT (DRIVE-IN / DRIVE THROUGH OR FAST FOOD)	1 STALL PER 50 S.F. OF DINING AND ORDERING AREA
	RESTAURANT (GENERAL)	1 STALL PER 4 CAPACITY IN DINING AREA
	RETAIL SERVICES (LARGE)	1 STALL / 200 S.F.
	RETAIL SERVICES (LIMITED)	1 STALL / 250 S.F.
	SINGLE FAMILY ATTACHED	2.0 STALLS PER UNIT
	TOBACCO SALES	1 STALL / 250 S.F.
	ASSISTED LIVING	0.5 STALLS PER UNIT
	CHILD CARE CENTER / PRESCHOOL	1 STALL PER 10 CAPACITY + 1 STALL PER EMPLOYEE
ZONE 10	COCKTAIL LOUNGE	1 STALL / 100 S.F.
	COMMERCIAL RECREATION	1.5 SPACES PER HOLE (MINI-GOLF) 1 SPACE PER 4 SEATS (THEATRE)
	FINANCIAL / CONSUMER SERVICES	1 STALL / 300 S.F.
	FOOD SALES (CONVENIENCE / GENERAL)	1 STALL / 200 S.F.
	FOOD SALES (LIMITED)	1 STALL / 300 S.F.
	GENERAL OFFICE	1 STALL / 300 S.F.
	LIQUOR SALES	1 STALL / 200 S.F.
	LODGING	1.0 STALL PER UNIT
	MEDICAL OFFICE	3 STALLS / 200 S.F.
	PERSONAL SERVICES	1 STALL / 300 S.F.
RESTAURANT (DRIVE-IN / DRIVE THROUGH OR FAST FOOD)	1 STALL PER 50 S.F. OF DINING AND ORDERING AREA	
RESTAURANT (GENERAL)	1 STALL PER 4 CAPACITY IN DINING AREA	
RETAIL SERVICES (LARGE)	1 STALL / 200 S.F.	
RETAIL SERVICES (LIMITED)	1 STALL / 250 S.F.	
TOBACCO SALES	1 STALL / 250 S.F.	

E & A CONSULTING GROUP, INC.
 Engineering • Planning • Environmental & Field Services
 10099 Mill Valley Road, Suite 100, Omaha, NE 68154
 Phone: 402.895.4100 Fax: 402.895.9589
 www.eagroup.com

E & A CONSULTING GROUP, INC.
 Engineering Answers

MIXED USE DEVELOPMENT PLAN

PROJECT NO: P202021002
 DATE: 03/23/2022
 DESIGNED BY: BY OTHERS
 DRAWN BY: MIM
 SCALE: AS SHOWN
 SHEET: 1 of 2

Revisions
 Description
 Date

3/23/2022 4:31 PM K:\Projects\202021002\Planning & Planning\Planning\MMU\001.dwg
 Nicole Hegener