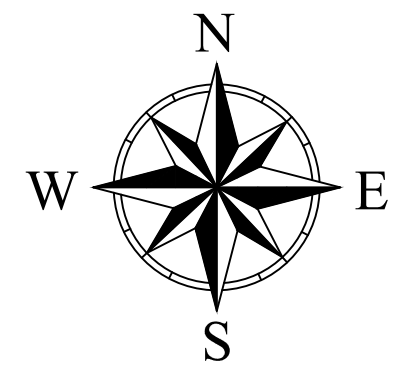




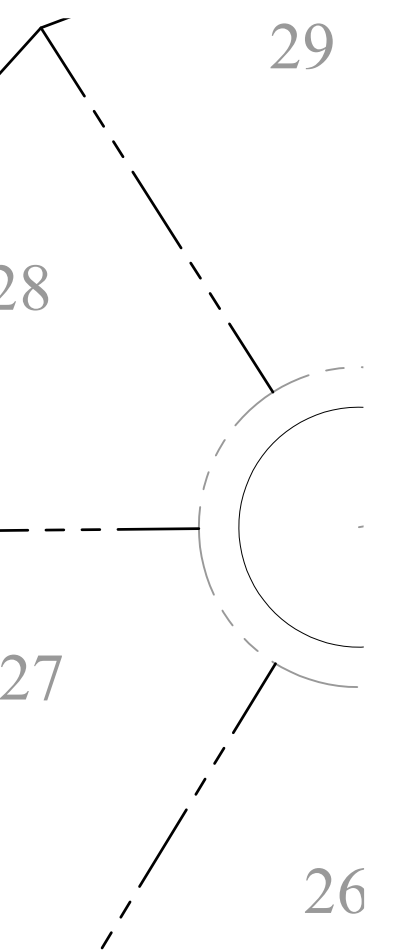
**FoleyShald**  
ENGINEERING  
14503 GROVER STREET, SUITE 102 | OMAHA, NE 68144



SCALE: 1" = 60'  
0 30 60 90 120  
feet



BOUNDARY OF FUTURE MIXED USE AREA



**LEGEND**

- PROPOSED BUILDING
- PROPOSED SIDEWALK/TRAIL
- PROPOSED PAVEMENT
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED STREET CENTERLINE
- PROPOSED RIGHT-OF-WAY LINE

**ZONING**

- - EXISTING ZONE
- - AGRICULTURAL (AG)
- - POTENTIAL FUTURE ZONING
- - MIXED USE
- - MLC/C
- - MU-R-4

**POTENTIAL FUTURE USES**

**RESIDENTIAL**  
CONDOMINIUM  
GROUP RESIDENTIAL  
MULTI-FAMILY RESIDENTIAL  
RETIREMENT RESIDENTIAL  
TOWNHOUSE RESIDENTIAL

**CIVIC**  
DAY CARE CENTER  
CHILD CARE CENTER  
DAY CARE (ADULT)  
PRESCHOOL  
GROUP CARE FACILITY A  
GROUP CARE FACILITY B  
GROUP HOME  
GUIDANCE SERVICES  
HEALTH CARE  
INTERMEDIATE CARE FACILITY  
NURSING FACILITY  
PARK AND RECREATION  
RELIGIOUS ASSEMBLY  
SKILLED NURSING

**OFFICE**  
CORPORATE OFFICES  
FINANCIAL SERVICES (TYPE A)  
FINANCIAL SERVICES (TYPE B)  
GENERAL OFFICES  
MEDICAL OFFICES (TYPE A)  
MEDICAL OFFICES (TYPE B)

**COMMERCIAL**  
BUSINESS SUPPORT SERVICES  
COCKTAIL LOUNGE  
COMMUNICATION SERVICES  
CONSUMER SERVICES  
FOOD SALES (CONVENIENCE)  
FOOD SALES (LIMITED)  
FOOD SALES (GENERAL)  
GUN SALES  
LIQUOR SALES  
LODGING  
PERSONAL SERVICES  
PET SERVICES  
RESEARCH SERVICES  
RESTAURANT (DRIVE-IN/DRIVE-THRU/FAST FOOD)  
RESTAURANT (GENERAL)  
RETAIL SERVICES (LIMITED)  
VETERINARY SERVICES

NEIGHBORHOOD MIXED USE NODE - MINIMUM FLOOR AREA RATIO (FAR) FOR THE FOLLOWING LAND USE CATEGORIES SHOULD BE AS FOLLOWS:  
a. COMMERCIAL: 0.20 MINIMUM  
b. OFFICE: 0.25 MINIMUM  
c. COMBINED COMMERCIAL/OFFICE: 0.21 MINIMUM

THE MAXIMUM SIZE (ACRES) SHOULD BE LIMITED BY THE FOLLOWING ACRES:  
a. COMMERCIAL: MAXIMUM ACRES ALLOWED = 10  
b. OFFICE: MAXIMUM ACRES ALLOWED = 10  
c. COMBINED COMMERCIAL/OFFICE: MAXIMUM ACRES ALLOWED = 20  
(NOTE: COMBINED COMMERCIAL/OFFICE DEVELOPMENTS ARE NOT RESTRICTED TO THE MAXIMUM ACRES FOR COMMERCIAL OR OFFICE USES LISTED ABOVE, AS LONG AS THEY MEET THE COMBINED COMMERCIAL/OFFICE FAR.)  
d. RESTAURANTS (DRIVE-IN/DRIVE-THRU OR FAST-FOOD) SHALL BE LIMITED TO THREE (3) FREESTANDING BUILDINGS WITHIN THE MIXED USE DEVELOPMENT AREA. RESTAURANTS DRIVE-IN/DRIVE-THRU OR FAST-FOOD THAT ARE INCLUDED WITHIN A MULTITENANT MIXED USE BUILDING ARE EXCLUDED FROM THIS LIMITATION.

**FUTURE MIXED USE AREA:**  
THE PROPOSED LAYOUT OF THE MIXED USE AREA IS CONSIDERED CONCEPTUAL. BUILDING ORIENTATION, MIX OF USE TYPES, AND SITE PLANNING WILL BE FORMALIZED VIA AN APPLICATION FOR A MIXED USE DEVELOPMENT AGREEMENT IN ACCORDANCE WITH ARTICLE XXII OF THE PAPILLION MUNICIPAL CODE.

**REVISIONS**

NUMBER	DATE	DESCRIPTION
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Oak Leaf

Papillion, NE

FSE #: 001.002

July 11, 2022

Conceptual Mixed-Use Site Plan

**Exhibit J**