

MINUTES  
 PUBLIC HEARING AND ADMINISTRATIVE MEETING  
 OMAHA CITY PLANNING BOARD 1:30 P.M. – MARCH 4, 2015  
 LEGISLATIVE CHAMBER - OMAHA/DOUGLAS CIVIC CENTER  
 1819 FARNAM STREET

**Certification of Publication:** Planning Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, February 23, 2015.

MEMBERS PRESENT: Anna Nubel, Chair  
 Brinker Harding, Vice Chair  
 Arnold Nesbitt  
 Van C. Deeb  
 Greg Rosenbaum  
 Trenton Magid  
 David Rosacker

MEMBERS NOT PRESENT: None

STAFF PRESENT: James Thele, Planning Director  
 Dave Fanslau, Acting Assistant Director, Current Planning  
 Chad Weaver, Long Range Planning  
 Eric Englund, Planning Board Administrator  
 Alan Thelen, Law Department  
 Rikki Flott, Recording Secretary

Anna Nubel, Chair, called the meeting to order, introduced the Planning Board members as well as the Planning Department staff, and explained the Planning Board’s public hearing procedures.

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

The requests listed below were voted on concurrently in accordance with the Planning Department’s recommendation report.

No one appeared in opposition.

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Subdivisions**

3.	C10-14-081 (D) C12-14-082 192 Maple, LLC	REQUEST:	Revised Preliminary and Final Plat (Phase I) approval of ANTLER VIEW, a subdivision outside the city limits, with rezoning from AG and R4 to DR, R7 and MU (laid over from 02/04/15)
		LOCATION:	Southeast of 192nd Street and West Maple Road

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for approval of the rezoning from AG and R4 to DR, R7 and MU. Approval of the Revised Preliminary Plat, subject to: 1) Contribute to Douglas County’s 180th Street bridge project and coordinate with the proposed Blondo 186 subdivision on the design, placement and cost sharing for the outfall sewer, 2) Construct the Bedford Avenue approach to 192nd Street as a three-lane section and dedicate additional right-of-way as needed to accommodate, 3) Provide for all improvements identified in the final approved traffic study, 4) Dedicate an

additional 10 feet of right-of-way along 192nd Street for the first 300 feet south of West Maple Road, 5) Coordinate with the Public Works Department on the design of the proposed roundabout, 6) Pave all stub streets to the property line and provide temporary turnarounds, 7) Provide traffic calming on all streets longer than 1,000 feet, 8) Coordinate the sanitary sewer design with the Douglas County Engineer's office so that it is consistent with the future 180th and Blondo Street improvements, 9) Provide storm sewer design computations and final plans to Douglas County for review that relate to the handling of roadway and site drainage along the development boundary adjacent to 192nd Street, 10) Show a 35 foot no-build easement along both sides of the proposed Big Elk Parkway, 11) Provide access to Outlot D via an easement through the intervening lots to an interior public street, 12) Include the following notes on the final plat: (a) "Birch Street will be restricted to a right-in/right-out only movement at 192nd in the future." (b) "No direct access shall be permitted to 192nd Street or to West Maple Road from any lots." (c) "No direct access shall be permitted to Birch Street from Lots 6 or 7." and (d) "No direct access shall be permitted to Bedford Avenue from Lot 4." 13) Provide sidewalks as required by the Subdivision Ordinance (including 192nd Street), 14) Compliance with all applicable stormwater management ordinances and policies, 15) Include provisions for the use, ownership and maintenance of the outlots in the final subdivision agreement, 16) Submittal of a letter of approval of a Noxious Weed Plan from Douglas County, and 17) An acceptable debt ratio of 4% or less. Approval of the Final Plat (Phase 1), subject to compliance with conditions of Preliminary Plat approval relative to Phase I and submittal of an acceptable final subdivision agreement prior to forwarding the Final Plat to the City Council. Mr. Magid seconded the motion which carried 7-0.

**(REGULAR AGENDA)**

**Master Plan Referral**

9.	C3-15-057 (D) Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the AKSARBEN POINTE TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	6920, 6940 and 6940 1/2 Pacific Street

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for layover at the request of the applicant. Mr. Rosacker seconded the motion which carried 7-0.

10.	C3-15-058 (D) Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the LITTLE MARCY TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	3078 Mason Street and 815, 817 and 819 South 31st Street

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for layover at the request of the applicant. Mr. Rosacker seconded the motion which carried 7-0.

13.	C3-15-061 (D) Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 1702 CUMING TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Northwest of 17th and Cuming Street

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for layover at the request of the applicant. Mr. Rosacker seconded the motion which carried 7-0.

14.	C3-15-062 (D) Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the WILLIAM ROWS TIF REDEVELOPMENT PROJECT PLAN (advertised as 1234 S. 10 <sup>TH</sup> TIF REDEVELOPMENT PROJECT PLAN)
		LOCATION:	1230 and 1234 South 10th Street and 1233 South 11th Street

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for layover at the request of the applicant. Mr. Rosacker seconded the motion which carried 7-0.

**Subdivisions**

16.	C10-13-155 (D) C12-13-156 Charleston Homes, LLC	REQUEST:	Revised Preliminary and Final Plat (Phase II) of ARBOR VIEW, a subdivision outside the city limits, with rezoning from AG to R4
		LOCATION:	Northwest of 204th Street and Grand Avenue

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for approval of the rezoning from AG to R4. Approval of the Revised Preliminary Plat subject to the following conditions: 1) Construct the 208th Street approach to Fort Street as a three-lane section with a 4 foot median, 2) Move the centerline of 208th Street at its intersection with Fort Street to a point 1,320 feet west of the centerline of 204th Street, 3) Dedicate right-of-way and pave a stub street to the adjacent unplatted ground northeast of the subdivision, 4) Provide for the improvement of Fort Street to a 3-lane section along the subdivision frontage, 5) Coordinate with Douglas County and the City to determine the necessary improvements to the intersection of 204th and Fort Street, 6) Enter into an interlocal agreement with Douglas County and the City for the improvements of 204th Street and Fort Street, 7) Place a note on the plat that states "There shall be no access to 208th Street from Lot 128.", 8) Provide the standard noise attenuation easement language on the plat, 9) Provide storm sewer design computations and final plans to Douglas County for review that relate to the handling of roadway and site drainage along the development boundary adjacent to Fort Street, 10) Coordinate the proposed site grades along the northern boundary of the platting, adjacent to Fort Street, with the future improvement of this street (to the ultimate 5-lane profile), 11) Pave all streets to the property line and construct turnarounds, 12) Provide traffic calming on all streets longer than 1,000 feet, 13) Include provisions within the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, 14) Provide sidewalks as required by City codes (including along Fort Street), and 15) An acceptable debt ratio of 4% or less. Approval of the Final Plat (Phase 2), subject to compliance with the conditions of Revised Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding to the City Council. Mr. Magid seconded the motion which carried 7-0.

17.	C10-14-204 (D) C12-14-205 Richard Russell	REQUEST:	Revised Preliminary and Final Plat of OMAHA WORKS INDUSTRIAL PARK REPLAT 11, a subdivision inside the city limits, with rezoning from GI to LI and GI, with approval of an MCC Overlay District (Lot 8)
		LOCATION:	Northeast of 132nd and "I" Streets

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for approval of the rezoning from GI to LI and GI. Approval of the MCC Overlay District designation for Lot 8. Approval of the Revised Preliminary Plat, subject to: 1) Coordinate with the Public Works Department on the required right-of-way width for the section to be dedicated east of proposed lot 6, 2) Provide for all improvements identified in the final approved traffic study, 3) Verify that the existing street approaches at "I" Street and at 132nd Street were built to City standards; otherwise, re-construct, 4) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, 5) Include provisions for the use, ownership and maintenance of the outlot in the subdivision agreement, and 6)

Provide sidewalks as required by the Subdivision Ordinance. Approval of the Final Plat, subject to compliance with the conditions of the Revised Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action. Mr. Magid seconded the motion which carried 6-0-1.

18.	C12-14-153 (D) Keith Edquist	REQUEST:	Revised Preliminary and Final Plat of NORTHERN HILLS ESTATES THREE, a subdivision outside the city limits
		LOCATION:	East of 69th and Plum Streets

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for approval of the Revised Preliminary Plat subject to: 1) Providing verification to the Public Works Department that the outlot(s) are sized to accommodate any drainageway and are sized to either encompass the 3:1 + 20' section, or the 100-year storm flow (whichever is greater), 2) Providing an acceptable final tree canopy analysis and mitigation plan, 3) Obtaining a Section 404 Permit from the Corps of Engineers prior to grading, 4) Submittal of a letter of approval from the NDEQ for the proposed lots, 5) Providing a note on the plat that states that all development on the subject lots must comply with Section 55-901, and 6) Submitting an updated on-site wastewater treatment exhibit that shows grading, potential driveway locations, primary and reserve septic fields, septic tank location, building footprint and setbacks. Approval of the Final Plat, subject to compliance with the conditions of Revised Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding to the City Council. Mr. Magid seconded the motion which carried 7-0.

19.	C10-15-063 (D) C12-15-064 John Perlebach	REQUEST:	Preliminary and Final Plat of BOYD'S ADDITION REPLAT 4, a minor plat inside the city limits, with rezoning from R5, CC and GI to CC, with approval of an ACI-1(PL) Overlay District (portions of property are located within an existing ACI-1(PL) Overlay District)
		LOCATION:	Southeast of 30th Street and Ames Avenue

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for approval of the rezoning from R5, CC and GI to CC. Approval of the ACI-1(PL) Overlay District. Approval of the Preliminary Plat subject to: 1) The applicant providing the appropriate public utility easements for the vacated street/alleys or providing for removal or relocation of the existing utilities, 2) The applicant providing fair market value compensation to the City for the vacated right-of-way (after accounting for the partial offset of the right-of-way dedication), 3) Including a note on the final plat that states that there shall be no vehicular access to 30th Street from Lot 1, and 4) Compliance with applicable stormwater management ordinance and policies will be required; including providing a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality. Approval of the Final Plat subject to compliance with the Preliminary Plat conditions of approval and submittal of an acceptable final subdivision agreement. Mr. Magid seconded the motion which carried 7-0.

21.	C10-10-167 (D) C10-15-066 C12-15-067 Tom McLeay	REQUEST:	Preliminary and Final Plat of W. JOHNSTON COMMONS, a cluster subdivision inside the city limits, with rezoning from R7 and GC to R7, with approval of an NCE-C Overlay District (portions of property are located within an existing NCE-C Overlay District)
		LOCATION:	1230 and 1234 South 10th Street and 1233 South 11th Street

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for layover at the request of the applicant. Mr. Rosacker seconded the motion which carried 7-0.

**Overlay Districts**

22.	C11-15-068 (D) DSL Hospitality	REQUEST:	Approval of a PUR-Planned Unit Redevelopment Overlay District
		LOCATION:	Southeast of Saddle Creek Road and Dodge Street

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for approval of the PUR, subject to coordinating with Planning Department staff to ensure full compliance with the Urban Design Code and submittal of final plans and elevations prior to forwarding the request to the City Council. Mr. Magid seconded the motion which carried 7-0.

**Rezoning**

23.	C10-15-069 (D) 1323 Holdings LLC	REQUEST:	Rezoning from DS to CBD (property also located within an existing ACI-1(PL) Overlay District)
		LOCATION:	1323 Jackson Street

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for approval. Mr. Magid seconded the motion which carried 7-0.

24.	C10-15-070 (D) Michael Bridgeford	REQUEST:	Rezoning from R4(35) and GC to R4
		LOCATION:	5519 North 6th Street

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for approval. Mr. Magid seconded the motion which carried 7-0.

**Special Use Permits**

25.	C8-14-235 (D) Merlyn Menjivar	REQUEST:	Approval of a Special Use Permit to allow a <i>Daycare (limited)</i> in a HI District
		LOCATION:	2221 Washington Street

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for approval of the Special Use Permit to allow Day care (limited) in HI subject to: 1) Providing a revised site plan that includes a paved driveway to paved off-street parking prior to forwarding the request to the City Council for final action, 2) The hours of operation of 5 a.m. to 10:30 p.m., Monday through Saturday, 3) A maximum of 2 staff assistants, 4) Compliance with Section 55-787 Storm shelter of the Omaha Municipal Code, 5)

Compliance with all other applicable regulations, and 6) Obtaining a permit for the required driveway and off-street parking. Mr. Magid seconded the motion which carried 7-0.

**Conditional Use Permits**

26.	C7-15-071 (D) Grace Fellowship Church	REQUEST:	Approval of a Conditional Use Permit to allow <i>Religious assembly</i> in a R4 District
		LOCATION:	1211 South 211th Street

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for approval of the Conditional Use Permit to allow Religious Assembly in a R4 District, subject to the following conditions: 1) Compliance with the revised site plan including the covered entrance and access aisles for handicapped stalls, 2) Work with Planning Department staff regarding acceptable building elevations, 3) Compliance with the revised elevations and submitted operating statement, 4) Compliance with a landscaping plan in compliance with Chapter 55 and Standards for Urban Landscaping, 5) All signage must comply with the Chapter 55 regulations, and 6) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 7-0.

27.	C7-08-073 (D) Metropolitan Community College	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit to allow <i>College and university facilities</i> in a R4-ACI-2 District (pending)
		LOCATION:	Northwest of 30th Street and Sorensen Parkway

At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for approval of the Major Amendment to a Conditional Use Permit to allow College and university facilities subject to: 1) Submittal of a revised site plan showing the most recent changes approved by building permits approved, 2) Compliance with revised site and landscape plans, 3) Compliance with the operating statement, 4) Compliance with all applicable stormwater management regulations, 5) Obtaining all necessary permits, and 6) Compliance with all other applicable site development regulations. Mr. Magid seconded the motion which carried 7-0.

**Vacations**

28.	C14-15-072 (D) Planning Board	REQUEST:	Vacation of Ida Circle - lying to the north of Ida Street, abutting Lot 19, Riverfront Industrial Park on the north; Lot 1, Riverfront Industrial Park Replat 6 on the south and Eppley Airfield Addition on the east
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At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for approval. Mr. Magid seconded the motion which carried 7-0.

29.	C14-15-073 (D) Property Owner	REQUEST:	Vacation of the north/south alley between 18th Street and Florence Boulevard from Nicholas Street to Paul Street
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At the Planning Board meeting held on March 4, 2015, Mr. Harding moved for approval of the proposed vacation, subject to all easements being retained in the vacating ordinance. Mr. Magid seconded the motion which carried 7-0.

**ADMINISTRATIVE MEETING ONLY**

1.	C10-14-087 C12-14-088 DSL Hospitality	REQUEST:	Final Plat approval of SADDLE CREEK MIDTOWN, a subdivision inside the city limits, with rezoning from R8 and GI to CC (property is also located within an ACI-2(50) Overlay District)
		LOCATION:	Southeast of Saddle Creek Road and Dodge Street

At the Planning Board meeting held on March 4, 2015, Dave Fanslau, Acting Assistant Planning Director, recommended approval of the final plat and rezoning.

Mr. Magid moved for approval of the rezoning from R8 and GI to CC (property is also located within an ACI-2(50) Overlay District). Approval of the Final Plat, subject to the submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action. Mr. Rosacker seconded the motion which was approved 7-0.

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Subdivisions**

2.	C10-14-118 C12-14-119 Gottsch Enterprises, LLC	REQUEST:	Preliminary Plat approval of INDIAN CREEK LANDINGS II, a subdivision outside the city limits, with a waiver of Section 53-8(2)(b) for Cul-de-sac length, with rezoning from AG to R3 (laid over from 07/02/14)
		LOCATION:	Northwest of 192nd Street and West Maple Road

At the Planning Board meeting held on March 4, 2015, John Fullenkamp, 11440 West Center Road, appeared before the Board on behalf of the applicant. He stated that Indian Creek had been originally developed under Elkhorn's jurisdiction. He explained that there are 42, single-family lots on approximately 17 acres. The zoning for the site is R3. He noted that the Nebraska Corps of Engineers has determined that there is a jurisdictional waterway that would allow water to drain from the street to the south. He mentioned that the Planning Department recommended approval of the request.

Dave Fanslau, Acting Assistant Planning Director, stated that the Planning Department recommended approval of the rezoning of the property and of the preliminary plat subject to the 15 conditions listed in the Department's recommendation report.

Mr. Rosenbaum moved for approval of the rezoning from AG to R3. Approval of the Preliminary Plat subject to: 1) Submittal of an overlay of the wetland analysis on the proposed lot layout and a Revised Preliminary Plat with or prior to submittal of a Final Plat if the analysis shows areas of wetland/waterways within proposed developable lots, 2) Submittal of a tree canopy analysis; and mitigation plan, if required, 3) Providing a note on the final plat that states that no access to 192nd Street will be allowed from any adjacent lots, 4) Providing the required standard noise attenuation easement language on the final plat, 5) Providing storm sewer design computations and final plans to the Douglas County Engineer's office for review that relate to the handling of roadway and site drainage along the development boundary adjacent to 192nd Street, 6) Providing for the installation of sidewalks as required; including sidewalks along 192nd Street, 7) Adjusting sidewalk chamfers as needed, 8) Providing a pedestrian connection west to the park where feasible, 9) Compliance with all applicable stormwater management ordinances and policies; including providing for a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality, 10) Providing the required green corner within its own outlot with access to

the outlot via an easement through the intervening lots or outlots to an interior public street, 11) Including provisions for use, ownership, and maintenance of outlots in the subdivision agreement, 12) Submitting a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area, 13) Including a building footprint on the final plat for any lot receiving any waiver of front or rear yard setbacks from the Zoning Board of Appeals, 14) Renaming the subdivision Indian Creek Landings 2 or Indian Creek Landings Two, and 15) An acceptable debt ratio of 4% or less. Mr. Deeb seconded the motion which was approved 7-0.

**Conditional Use Permits**

4.	C7-15-049 Music School Development Corp, LLC	REQUEST:	Approval of a Conditional Use Permit to allow <i>Personal improvement services</i> in a LC District (laid over from 02/04/15)
		LOCATION:	7023 Cass Street

At the Planning Board meeting held on March 4, 2015, Larry Jobeun, 11440 West Center Road, appeared before the Board on behalf of the applicant.

Mr. Jobeun noted that item 3 on the recommendation report, which stated that approval was for this applicant only, had been removed and that there were no issues with the other conditions of approval.

Richard Anderson, 2120 South 72<sup>nd</sup> Street, appeared in opposition to the request on behalf of the Fairacres Homeowner’s Association. In the interest of time, he requested that his previous comments be submitted to the record. He stated that the Conditional Use Permit should be delayed since the LC zoning was not in place. His client also felt that the zoning was not necessary and that the applicant could proceed with their project without it. He stated that allowing the Conditional Use Permit and the LC zoning could lead to unintentional consequences in the future. He felt that the 3<sup>rd</sup> condition in the City’s original recommendation that was mentioned by Mr. Jobeun should not be omitted but should be tied to the applicant, the Omaha Conservatory for Music, and the OCM Foundation.

Dave Fanslau, Acting Assistant Planning Director, stated that the application was before the Planning Board as a condition by the Zoning Board of appeals, who required that the property to be rezoned. He further stated that LC zoning and use was appropriate in this situation. He explained that if another owner ran a similar operation in the future it would not be an issue with the Planning Department. However, if the site plan or operating statement were changed, that owner would then be required to go through the appropriate process. Mr. Fanslau stated that the Planning Department recommended approval of the Conditional Use Permit with conditions.

Mr. Harding moved for approval of the Conditional Use Permit to allow Personal Improvement Service in a LC-Limited Commercial District subject to: 1) Compliance with the site and landscape plans, 2) Compliance with the operating statement, 3) Compliance with all applicable stormwater management regulations, 4) Obtaining a Certificate of Occupancy from the Permits and Inspections Division, 5) Obtaining all necessary permits, and 6) Compliance with all other applicable site development regulations. Mr. Nesbitt seconded the motion which was approved 7-0.

**(REGULAR AGENDA)**

**Master Plan Referral**

5.	C3-15-016 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 30th and Fort Redevelopment Plan
		LOCATION:	An area generally bounded by Ellison Avenue on the north, Florence Boulevard on the east, Storz Expressway/North Freeway on the south and 30th Street on the west

At the Planning Board meeting held on March 4, 2015, Jim Anderson – City of Omaha, Planning Department, appeared before the Board.

Mr. Anderson stated that the 30<sup>th</sup> and Fort Redevelopment Plan attempts to support redevelopment in that area. The applicant proposed to construct infill housing and provide rehabilitation to surrounding homes while the NP30 project is developed. He explained that the NP30 project is a mixed-use development which contains 110, multi-family units with 1 – 2 bedrooms along with some office and commercial space. One phase of the plan includes demolition and construction of single-family homes. During a later phase, 20 single-family homes would be constructed. In response to Ms. Nubel, Mr. Anderson stated that the City and developer had met with the members of the neighborhood and discussed many of the issues involved with the project. The neighbors were generally in support of the project.

Dave Fanslau, Acting Assistant Planning Director, stated that the Planning Department recommended approval of the request.

Mr. Nesbitt moved for approval. Mr. Deeb seconded that motion which was approved 7-0.

6.	C3-15-017 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the Kellom Heights Redevelopment Plan (Amendment Three)
		LOCATION:	An area bounded by Hamilton Street on the north, 24th Street on the east, Cuming Street on the south and 27th Street on the west

At the Planning Board meeting held on March 4, 2015, Chris Wayne – City of Omaha, Planning Department, appeared before the Board.

Mr. Wayne stated that this was an update of a previous redevelopment plan for the area. He explained that the area continues to meet the criteria for blight and substandard designation. The area is a 16-acre site with a planned use for the future CHI medical facility development.

Dave Fanslau, Acting Assistant Planning Director, stated that the Planning Department recommended approval of the request.

Mr. Harding moved for approval. Mr. Deeb seconded that motion which was approved 7-0.

7.	C3-15-055 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the HIGHLANDER 75 NORTH TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Generally, north of Parker Street, south of Lindsay Avenue, east of 32nd Street and west of 29th Street

At the Planning Board meeting held on March 4, 2015, Bridget Hadley – City of Omaha, Planning Department, appeared before the Board.

Ms. Hadley showed the boundaries for Phase 1 of the project. She stated that the area was in dire need of transformation with many blighted and sub-standard conditions existing over several decades. The area was formerly the site of the Pleasantview Homes which were built in the 1950's and demolished in September 2009. The project being proposed includes 109 mixed-use residential units and 16 buildings ranging from 1 – 3 stories. The TIF would cover public infrastructure improvements, which would include: new streets and the extension of an existing street, parallel parking trays, gas/water mains, sanitary sewer, and new sidewalks. The project will include affordable housing units and is intended to be a mixed-income development.

Dave Fanslau, Acting Assistant Planning Director, stated that the Planning Department recommended approval of the request.

In response to Mr. Harding, Ms. Hadley stated that Phase 1 is approximately \$25 million; the amount of TIF is \$1.2 million. The total cost of the project was estimated to be \$90 million.

Mr. Magid moved for approval. Mr. Deeb seconded the motion which was approved 7-0.

8.	C3-15-056 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the MILLARD LUMBER TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	An area generally bounded by "Q" Street and Millard Avenue and between 134th and 135th Streets

At the Planning Board meeting held on March 4, 2015, Bridget Hadley – City of Omaha, Planning Department, and Larry Jobeun, 11440 West Center Road, appeared before the Board.

Ms. Hadley recalled that the site was designated as a Community Redevelopment Area. Lanoha Development proposes to redevelop the site with a modern, mixed-use development to include 338 market-rate apartments, approximately 19,000 square feet of retail, and 42,000 square feet of office space. Zoning for the site will change to Neighborhood Business District and Community Commercial with a PUR overlay. Changes to the site include repair and replacement of streets, rehabilitation of brick pavers, onsite parking, traffic signal modifications, and right-of-way dedications.

In response to Mr. Nesbitt, Mr. Jobeun stated that a sidewalk connection from the east to the west side of the site would be included as part of the project. The final plan was still being decided.

Dave Fanslau, Acting Assistant Planning Director, stated that the Planning Department recommended approval of the request.

Mr. Magid moved for approval. Mr. Harding seconded the motion which was approved 7-0.

11.	C3-15-059 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of THE ONES at 35TH & DODGE TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Northeast of 35th and Dodge Streets

At the Planning Board meeting held on March 4, 2015, Bridget Hadley – City of Omaha, Planning Department, appeared before the Board.

Ms. Hadley stated that the developer intended to demolish three older existing, single-family homes that have fallen into disrepair and replace them with a multi-family structure. The building would be comprised of 28, market-rate units with enclosed, underground parking and some surface parking to the east of the property. There will be some streetscaping and improvements along the alley to the north of the site. The project would help to eliminate some of the blight conditions along the Dodge Street corridor. The project does not require any changes to zoning.

In response to Mr. Nesbitt, Ms. Hadley stated that the target market for this development are young professionals and grad students. There could possibly be students from UNMC and Creighton University.

Dave Fanslau, Acting Assistant Planning Director, stated that the Planning Department recommended approval of the request.

Mr. Rosacker moved for approval. Mr. Deeb seconded the motion which was approved 7-0.

12.	C3-15-060 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of THE HOME BASE TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	1817 Aksarben Drive

At the Planning Board meeting held on March 4, 2015, Bridget Hadley – City of Omaha, Planning Department, appeared before the Board.

Ms. Hadley explained that this project is occurring in the Aksarben redevelopment area. An underutilized parking lot that is part of the Blue Cross/Blue Shield site will be used to construct a four-story, Class A office building with over 70,000 square feet of space. There will be 38 parking stalls underneath the building with additional surface parking. There will be no change in the zoning and basic streetscaping will be included as part of the project.

Dave Fanslau, Acting Assistant Planning Director, stated that the Planning Department recommended approval of the request.

Mr. Rosenbaum moved for approval. Mr. Deeb seconded the motion which was approved 7-0.

15.	C3-15-075 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the MIDTOWN HOTEL at SADDLECREEK and DODGE TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Southeast of Saddlecreek Road and Dodge Street

At the Planning Board meeting held on March 4, 2015, Bridget Hadley – City of Omaha, Planning Department, and Larry Jobeun, 11440 West Center Road, appeared before the Board.

Ms. Hadley stated that this project was for a hotel in the midtown area. This project would assist with the need that occurs when temporary residence is needed for individuals visiting the UNMC campuses. The site was former the location of Premier Bank and one single-family home that will be demolished. The hotel will be approximately 3 – 5 stories. The project would involve vacation of one of the alleys on the

site, another alley would provide main access to the hotel entrance. There will be 102 rooms with 105 underground parking stalls. Zoning for the site will be changed from R8 and GI to Community Commercial ACI. In addition, there will be some basic streetscaping and alley improvements.

In response to Ms. Nubel, Mr. Jobeun explained that most of the first floor would be built into the hill, as a result of steep grade changes on the site. He explained that members of the Urban Design staff would review the plans to ensure that it meets design standards. Ms. Nubel was concerned that parking would be mostly visible at eye level, detracting from the design of the building. It was determined that that would only be the case along Saddle Creek Road.

Dave Fanslau, Acting Assistant Planning Director, stated that the Planning Department recommended approval of the request.

Mr. Deeb moved for approval. Mr. Rosacker seconded the motion which was approved 7-0.

**Subdivisions**

20.	C12-15-065 Ulferts Row House Property Management, LLC and ENLR, LLC	REQUEST:	Preliminary and Final Plat of SWITZLER'S SUBDIVISION REPLAT 2, a minor plat inside the city limits (property also located within an existing ACI-1(PL) Overlay District)
		LOCATION:	Southeast of 26th Street and St. Mary's Avenue

At the Planning Board meeting held on March 4, 2015, Terry Morrison, 19402 Ruggles Circle, appeared before the Board on behalf of the applicant.

Mr. Morrison stated that the applicant was making improvements on the west side of 26<sup>th</sup> Street which includes the rehabilitation of duplexes along Jones Street. The applicant has worked with the City on the parking issue and has determined that 26<sup>th</sup> Street will be made a one-way street going north into the parking lot, giving drivers the option of taking Jones Street or St. Mary's Avenue.

Dave Fanslau, Acting Assistant Planning Director, stated that the Planning Department recommended approval of the preliminary plat subject to five conditions listed in the recommendation report. In addition, the Planning Department recommended approval of the final plat subject to compliance with the five conditions and submittal of an acceptable final subdivision agreement.

Mr. Hardin moved for approval of the preliminary plat subject to: 1) Provide for the removal/relocation of all utilities or provide utility easements for all vacated rights-of-way, 2) Coordinating with Public Works to provide the necessary signage to accomplish the one-way conversion of 26th Street, 3) Providing a public access easement over the private street, and constructing the street to City standards, 4) Submitting correspondence from the owner of 2566 Leavenworth Street documenting that they have no objection to the proposed 26th Street one-way conversion, and 5) Compliance with all applicable stormwater management ordinances and policies. Approval of the final plat subject to compliance with the conditions of preliminary plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council. Mr. Rosacker seconded the motion which was approved 6-0 with Mr. Deeb being absent for the vote.

**APPROVAL OF MINUTES**

Mr. Nesbitt moved to APPROVE the meeting minutes of January 7, 2015 as written. Mr. Magid seconded the motion which carried 6-0, with Mr. Deeb being absent for the vote.

**ADJOURNMENT**

It was the consensus of the board to ADJOURN the meeting at 2:38 pm.

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Date Approved

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Anna Nubel, Chair

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Rikki Flott, Planning Board  
Recording Secretary