Meeting Minutes: This document states the minutes of cases before the Urban Design Review Board at their Public hearing and Administrative meeting held on Thursday, March 21, 2019.

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Members Present: Jeffrey Elliott – Chair
Kurt Cisar
Dawaune Hayes
Michael Riedmann
Matthew Schafer
Katie Underwood
Philip Webb

Members Not Present: Robert Peters – Vice-Chair
Kristine Karnes

Staff Present: Jed Moulton – Urban Design Planning Manager
Tim Fries – Urban Design Review Board Administrator
Alan Thelen - City Law Department
Lisa Agans - Recording Secretary

Pre-Meeting minutes:

At the pre-meeting of the Urban Design Review Board, held on March 21, 2019 at 2:30 p.m., the Board and City staff briefly discussed the agenda items.

Mr. Tim Fries advised that the only case on the agenda was UD-19-002, which had been laid over at the February meeting as there were not enough members eligible to vote on it at that meeting. He explained that none of the details had changed. Mr. Fries & Mr. Moulton briefly discussed the case as well as the challenges presented by the request and the recommendations of the department.
The pre-meeting adjourned shortly prior to the start of the regular meeting.

**Administrative Items**

Mr. Schafer moved to adopt the minutes of February 21, 2019 Urban Design Review meeting. Mr. Webb seconded the motion.

AYES: Cisar, Riedmann, Schafer, Underwood, Webb, Elliott.

Prior to discussion of the case on the agenda, Mr. Elliott advised that he would be recusing himself from discussion of this case. On the advice of Mr. Alan Thelan, City Law department, as Mr. Elliott is the Chairman, and Mr. Peters, the Vice Chairman was absent, the Board was required to nominate a temporary Chair for the duration of the meeting.

Mr. Webb made a motion to nominate Mr. Riedmann as the temporary Chair. Mr. Schafer seconded the motion which carried 5-0, with Mr. Elliott recused.

AYES: Cisar, Riedmann, Schafer, Underwood, Webb.

**Private Projects:**

<table>
<thead>
<tr>
<th>UD-19-002</th>
<th>Name: Retail Building</th>
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<tr>
<td>Drew Snyder/Westroads Investors LLC</td>
<td>Location: Putt N Place Lot 2 808 N 102nd St</td>
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<td>Request: Support of waiver to 55-925(c) - Front of the building must face the street in a ACI-3 District</td>
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At the Urban Design Review Board (UDRB) meeting held on March 21, 2019, Mr. Larry Jobeun, 11440 West Center Road, appeared on behalf of the applicant. Mr. Jed Moulton, Urban Design Planning Manager, appeared on behalf of the City.

Mr. Jobeun stated provided a brief overview of the project and showed a diagram & aerial photo of the area surrounding the project site. He explained that the application is to develop the two lots immediately adjacent to the Top Golf site. Mr. Jobeun stated that the proposal will include restaurants and retail businesses which will be complimentary to Top Golf and create an entertainment district type of atmosphere. He stated that the applicant wishes to orient the new buildings towards the Top Golf building rather than towards 102nd Street, which requires the waiver. Mr. Jobeun stated that a hardship is created due to a median being required by Public Works which prevents cars from through movement requiring cars to make several turns to reach the front of the building if it was oriented towards 102nd Street. Mr. Jobeun stated that in order to make the building more aesthetically pleasing from the back, the architect had created a 4-sided building which would look the same whether a person was looking at the front or back of the building. Mr. Jobeun stated that the applicant believes it is better to have the front of the buildings facing towards the Top Golf to the west rather than towards 102nd street in order for them to be more easily accessible to customers and to create a better flow for the area around Top Golf. There will be an internal street which will lead to the development.
In addition, Mr. Jobeun stated that the former BMW dealership has been on the Planning Board and City Council agendas for rezoning and platting so that it can be redeveloped. Any redevelopment at that location will be complimentary to the proposed project. He stated that the applicant had added some additional islands and greenspace in the parking area which had been requested at the Urban Design Review meeting in February, 2019.

Mr. Jobeun stated that he and the applicant’s representative were available to answer questions from the Board.

In response to questions from the Board, the applicant stated that Chipotle restaurant will be located in the northern unit, provided the building orientation is allowed as proposed. He stated that this is due to the fact that the required island will make the drive-thru very inaccessible if the waiver is not granted.

Mr. Jobeun stated that the netting around Top Golf is clear so that people sitting on the patios at the proposed new businesses will be able to watch what is going on. In addition, he stated that it will allow for better pedestrian flow.

Mr. Jobeun pointed out that all of the buildings in the Westroads development have their back to 102nd Street, such as Joes Crab Shack, Cheesecake Factory, and PF Chang’s.

Mr. Webb inquired as to whether there was a different Overlay or zoning district which could be applied which would address all of the issues being created by this request, i.e. the pedestrian problem, the access problem, and the orientation problem. Mr. Jed Moulton, Urban Design Planning Manager, advised that the ACI-3 is the most flexible, if it would be changed to ACI-4 or MCC, these would have additional issues, such as sidewalks and other things. Mr. Moulton suggested that if this waiver is approved, the department and the Board take note of the experience and any possible changes which could be made to the code based on this experience.

Mr. Schafer stated that he wanted to be able to see a clear sense of the vision for development in this area and is concerned with the precedent which would be set with this waiver. Mr. Jobeun stated that he feels the waiver in this case would be for a very unique circumstance which would probably not apply in too many other cases. Mr. Hayes noted that the applicant is not asking for a waiver merely for convenience sake, there are problems with the site, some of which were caused by the requirement of Public Works to add the island which will limit access to the location.

Mr. Cisar moved to support the waiver to 55-925(c). Mr. Webb seconded the motion which carried 5-0, with Mr. Elliott recused.

Adjournment:

It was the consensus of the Board to adjourn the meeting at 3:20 p.m.