**Urban Design Review Board**

**MINUTES**

Thursday, January 18, 2018

**Pre-Meeting:** 2:30 PM, 11th Floor – Central Conference Room

**Regular Meeting:**
3:00 PM, Room H13 – Harney Level
Omaha/Douglas Civic Center
1819 Farnam Street

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**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, January 18, 2018.

**Certification of Publication:** Urban Design Review Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, January 8, 2018.

**Members Present:**
Jeffrey Elliott - Chair
Dawaune Hayes
Krinstine Karnes
Jay Noddle
Michael Riedmann
Philip Webb

**Members Not Present:**
Robert Peters – Vice-Chair
Kurt Cisar
Matthew Schafer
Katie Underwood

**Staff Present:**
Dave Fanslau – Planning Director
Jed Moulton – Urban Design Planning Manager
Todd Swirczek – UDRB Administrator
Alan Thelen, City Law
Clinette Ingram, Recording Secretary

**Administrative Item:**

Mr. Webb moved to APPROVE the minutes for the June 15, 2017 meeting. Mr. Hayes seconded the motion.

AYES: Riedmann, Hayes, Noddle, Webb, Elliott

MOTION CARRIED: 5-0
Private Projects:

<table>
<thead>
<tr>
<th>UD-18-001</th>
<th>Name:</th>
<th>Location:</th>
<th>Request:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kyle Haase / E&amp;A Consulting</td>
<td>502 Park Avenue</td>
<td>502 Park Avenue</td>
<td>Waiver of 55-925, to allow parking in the front yard setback of an ACI-1 district</td>
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At the Urban Design Review Board (UDRB) meeting held on January 18, 2018, Kyle Haase and Adam Watson (Owner) appeared before the Board. Jed Moulton and Todd Swirczek appeared on behalf of the City.

Mr. Haase stated that there are 21, 1-bedroom units in the building with 15 parking stalls behind it. The owner proposed adding 6 additional stalls to provide adequate parking for residents and to meet the City of Omaha parking requirements of one stall per unit. The proposed parking stalls would be located on the south side of the property. One stall would be adjacent to the street and would be separated by 15’ of landscaped buffer which would meet ACI requirements. He explained that the building was oriented more towards Dewey and 30th Streets.

Mr. Watson stated that there was an easement in place with 514 Park Avenue for a shared driveway. He believed that adequate green space and sufficient parking could be provided on the site. He indicated that other options had been considered but none provided enough parking.

Mr. Swirczek explained that ACI-1 districts prioritizes pedestrian activity over automobile activity. He stated that granting this request would set a precedent for similar residential buildings or business that wanted to provide parking in the front yard setback. In response to Mr. Noddle, Mr. Swirczek stated that many new projects are providing less than 1 parking space per unit which is allowed in some zoning districts. He explained that in those areas, residents do not have automobiles or choose to park on the street and walk to their apartments. He added that there would be available parking for the residents on 30th Street and Dewey Avenue.

Mr. Noddle stated that it would be unfortunate to lose the existing green space to parking, especially since so few properties on that street had any. He stressed the importance of the ACI overlays. Mr. Haase noted that Section 55-610 allows little to no off-street parking between the building and the street. He believed that the proposed six parking stalls qualified for that allowance. Mr. Hayes responded that that exception was for existing situations. Mr. Watson indicated that this area was not as “walkable” as some of the areas in the Blackstone District, specifically those on Farnam Street. He explained that providing off-street parking would attract tenants who needed a vehicle to get to get to work or school. Mr. Hayes noted that there was access to public transportation within 1 – 2 blocks of the property. He added that bike lanes were provided on Park Avenue at Leavenworth Street. Mr. Watson proposed reducing his request to 4 stalls and bike parking. Mr. Noddle suggested that the applicant visit with Public Works to see if diagonal parking was an option. Mr. Watson responded that diagonal parking would actually reduce the number of available off-street parking and would not guarantee that they would be available just for his tenants.

Mr. Webb stated that the ACI requirements were put in place to preserve the character of neighborhoods. He added that he was hesitant to recommend to the Planning Board that an exception be made in this case. He was also concerned about the precedent that would be set if the request was approved.
Mr. Noddle suggested that the applicant work with Public Works on ways to increase the adjacent parking. He also suggested that staff consider if adjustments could be made to the ACI overlay that would accommodate these types of situations. In response to Mr. Noddle, that applicant stated that he would be willing to accept a layover.

Mr. Moulton stated that he would be willing to consider what could be done with pre-existing buildings in an ACI-1 district. Mr. Swirczek mentioned that off-site parking could be considered as an option for tenants.

Mr. Noddle moved to LAYOVER to allow the applicant time to research other parking options and for the City Planning Department to review the existing code for any possible modifications. Mr. Hayes seconded the motion.

AYES: Riedmann, Hayes, Noddle, Webb, Elliott

MOTION CARRIED: 5-0

Adjournment:

It was the consensus of the Board to adjourn the meeting at 3:30 p.m.

Clinette Ingram
Recording Secretary