PLANNING BOARD
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, January 8, 2020, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Greg Rosenbaum, Chairman; Kristine Karnes, Vice Chair; Cydney Franklin, David Rosacker, Jeffrey Moore, Michael Pate and Patrick Morris.

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, December 30, 2019

Applicant or Representative: Please attend the meeting to present your case to the Planning Board. Decisions to approve, deny, or continue the case for additional information will be made by the Planning Board today.

Consent Agenda: Cases that are placed on the consent agenda have already been heard, or been recommended for layover, or are perceived to be non-controversial. When a consent agenda case is called, anyone with an interest in the case may request that the case be moved to the regular agenda for discussion. The Planning Board in accordance with the Planning Department’s recommendations will act on any case that is not removed from the disposition agenda. Consent agendas will be available at the meeting.

Planning Board Members: Pre-meeting will be on Wednesday, January 8, 2020 at 11:00 a.m. Meet in the Central Conference Room on the 11th Floor.

Planning Board agenda and other information regarding the Planning Board and Planning Department is available on the Internet at http://www.cityofomaha.org/planning. The agendas available on the Internet are subject to change and are for convenience purposes only. A copy of the official agenda, kept continually current, shall be available for public inspection at the office of the Omaha Planning Department, 1819 Farnam Street, Suite 1100, Omaha, Nebraska, during normal business hours.

ADMINISTRATIVE MEETING ONLY

Subdivisions

| REQUEST: | Final Plat approval of DEER CREST (Lots 1-171, Outlots A-F), a subdivision outside city limits, along with rezoning from AG to R4 |
| LOCATION: | Southeast of 114th and State Streets |

1. C10-19-216
   C12-19-217
   Loren Johnson, Celebrity Homes
   Omaha

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to R4.

Approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council.
2. C10-19-214  
C12-19-215  
Royce Enterprises, Inc.  

REQUEST: Final Plat approval of ESTATES AT LOVELAND, a subdivision inside city limits, along with rezoning from R2 to R4  

LOCATION: Southeast of 87th and Pacific Streets  

DISPOSITION: APPROVAL 6-0-1. Approval of the rezoning from R2 to R4.

Approval of the final plat, subject to submittal of revised mylars and an acceptable final subdivision agreement prior to forwarding the request to City Council.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Master Plan Referrals

3. C3-19-229  
Elko Properties & Planning Department on behalf of the City of Omaha  

REQUEST: Approval of an Amendment to the Future Land Use Element of the City's Master Plan from Low density residential to High density residential (laid over from 12/4/19)  

LOCATION: 4906, 4908, 4910, 4912 and 4914 Davenport Street  

DISPOSITION: APPROVAL 7-0.

Rezonings

4. C10-19-239  
C11-19-224  
Elko Properties  

REQUEST: Rezoning from R4(35) and R7 to R7, along with approval of a PUR-Planned Unit Redevelopment Overlay District (laid over from 12/4/19)  

LOCATION: 4912 and 4914 Davenport Street  

DISPOSITION: LAYOVER 7-0.

Vacations

5. C14-19-242  
Planning Department on behalf of the City of Omaha  

REQUEST: Vacation of the east/west alley, west of North 28th Avenue, between Binney Street and Maple Street abutting Lot 91, Block 0 of Gises Addition and Lots 3-11 and 13, Block 0 of Remington Subdivision (laid over from 12/4/19)  

DISPOSITION: APPROVAL 6-1. Approval, subject to the applicant working with the Public Works Department regarding the need for any utility easements.

(REGULAR AGENDA)

Master Plan Referrals

6. C3-20-002  
Planning Department on behalf of the City of Omaha  

REQUEST: Approval of the PACIFIC HEIGHTS TIF Redevelopment Project Plan  

LOCATION: 1217 and 1219 Pacific Street  

DISPOSITION: APPROVAL 7-0.
<table>
<thead>
<tr>
<th>No.</th>
<th>Requestor/Planner</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.</td>
<td>C3-20-004</td>
<td>Approval of the 72nd and Center Southwest Community Redevelopment Area (CRA)</td>
<td>Southwest of South 72nd Street and West Center Road</td>
</tr>
<tr>
<td>8.</td>
<td>C10-19-251</td>
<td>Preliminary Plat approval of LAKE LIVIN, a subdivision outside city limits, with rezoning from AG to R7</td>
<td>Northwest of 168th and Fort Streets</td>
</tr>
<tr>
<td></td>
<td>C12-19-252</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Woodsonia Acquisitions, LLC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9.</td>
<td>C12-19-250 (D)</td>
<td>Preliminary and Final plat approval of NATARJAN FARM, a minor plat outside the city limits (property is located within the ED-North Hills Overlay Resource District)</td>
<td>6550 Rainwood Road</td>
</tr>
<tr>
<td></td>
<td>Vintage Homes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.</td>
<td>C10-17-046</td>
<td>Final Plat approval of ANTLER VIEW EAST (Lots 12-20, Outlots F-H), with rezoning from AG and DR to MU and a Major Amendment to the Mixed Use District Development Agreement for Antler View East</td>
<td>Southwest of 180th Street and West Maple Road</td>
</tr>
<tr>
<td></td>
<td>C12-17-047</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>180 Maple, LLC</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.</td>
<td>C10-20-005</td>
<td>Preliminary Plat approval of SANCTUARY RIDGE, a subdivision outside the city limits; with waivers to Sections 53-9(9), Sidewalks and 53-8(2g), Streets; along with rezoning from AG to R4 (portions of the property are located within the FW-Floodway Overlay District)</td>
<td>Northwest of West Center Road and 222nd Street</td>
</tr>
<tr>
<td></td>
<td>C12-20-006</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lanoha Pacific, Inc.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to R4.

Approval of the waiver of Section 53-9(9) Sidewalks, for 227th Circle along Outlot A and Lot 42; and 229th Street along Outlot F and Lot 6.

Approval of the waiver of Section 53-8(2) Streets and alleys, maximum grade for local streets to exceed 10%.

Approval of the Preliminary Plat, subject to the following conditions:
1. Include the abutting floodway property adjacent to the Elkhorn River in the plat and located within an outlot.
2. Either include the property adjacent to Lots 22-24 (22920 WEST CENTER RD) in the plat to meet the frontage requirement, or coordinate with Planning and Public Works on potential alternative strategies.
3. Provide for all necessary traffic calming measures, including those on all streets longer than 1000 feet.
4. Place a note on the plat that there shall be no direct access to West Center Road or Skyline Drive from any lots or outlots.
5. Provide a 4-foot wide paved median on the 229th Street approach.
6. Acquire the property for the northern part of the Gold Street ROW on its approach to Skyline Drive. Either record a paper ROW dedication concurrently with the plat, or include the full width of the ROW on the plat.
7. Provide the standard cross section for the Gold Street approach to Skyline Drive (one 16 foot inbound lane, a 4 foot paved median, and two 12 foot outbound lanes).
8. Provide for any improvements to Skyline Drive as identified in an approved traffic memo, subject to City and NDOT review.
9. Obtaining all of the appropriate permits from Douglas County.
10. Verify with NDOT that there is sufficient area within Outlot G to accommodate their future adjacent intersection improvements; adjust the Outlot boundaries if necessary.
11. Construct all West Center Road improvements identified by NDOT.
12. Coordinate with Public Works on an acceptable GO paving plan.
13. Provide temporary turn-arounds at the terminus of all temporarily dead-ended streets.
14. In the subdivision agreement, provide a provision that each lot owner shall pay a separate Sanctuary Lift Station Fee at the time of building permit, in addition to the standard Interceptor Sewer Fee.
15. Provide an extension of Outlot D to connect to Gold Street between Lots 25 and 26, and provide a paved access (constructed concurrently with the street improvements) between Gold Street and the lift station. Coordinate with Public Works Sewer Maintenance on the width requirements of the outlot extension, and on the design requirements of the paved access.
16. Coordinate with Public Works on the design of the lift station.
17. Submit the 30% design report for the sanitary sewer to the Public Works Design Division per Section 2.14 of the City’s Wastewater Collection Systems Design Manual.
18. Submit storm sewer design computations and final plans must to the Douglas County Engineer for review that relate to the handling of roadway and site drainage along the development boundary adjacent to Skyline Drive.
19. Provide for sidewalks along all street frontages not included in the waiver request.
20. 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.
21. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
22. Submit a letter of approval from Douglas County for a Noxious Weed Plan.
23. Place proposed building envelopes on the Final Plat, slope analysis exhibit, and tree canopy analysis.
24. Place a note on the Final Plat indicating minimal grading will be allowed for residential driveways.
25. Submit an acceptable tree mitigation/planting plan.
26. Submit a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area.
27. Coordinate with City staff on an acceptable debt ratio.

<table>
<thead>
<tr>
<th></th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.</td>
<td>Preliminary and Final Plat approval of SUTTON PLACE REPLAT 4, a minor plat inside the city limits, with rezoning to expand the ACI-4 Overlay District</td>
<td>7205 and 7215 Ontario Street</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 7-0. Approval of the expansion of the ACI Overlay District.

Approval of the Preliminary Plat, subject to the following conditions:
1. Construct sidewalks along Ontario Street and 72nd Street.
2. Dedication of right of way to one foot behind new sidewalks or 12.5 feet from back of the curb and providing the dedication on the plat.

Approval of the Final Plat, subject to the conditions of the preliminary plat approval, and submittal of an acceptable final subdivision agreement (if necessary) prior to forwarding to City Council.

**Rezonings**

<table>
<thead>
<tr>
<th></th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>13.</td>
<td>Rezoning from R2 and CC to GO (property is located within an ACI-2 Overlay District)</td>
<td>3206 South 71st Street</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 7-0.

<table>
<thead>
<tr>
<th></th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.</td>
<td>Rezoning from R4(35) to R4</td>
<td>4252 Corby Street</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 7-0.

<table>
<thead>
<tr>
<th></th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>15.</td>
<td>Rezoning from R4(35) to R4</td>
<td>2120 South 48th Avenue</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 7-0.

<table>
<thead>
<tr>
<th></th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>16.</td>
<td>Rezoning from R7 to NBD, with approval of a Conditional Use Permit to allow Surface parking in the NBD</td>
<td>Southeast of 23rd and M Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from R7 to NBD.

Approval of the Conditional Use Permit to allow Surface parking in the NBD District, subject to the following conditions:
1. Removal of the three unused curb cuts on the property.
2. Submittal of a revised site plan providing the required perimeter landscaping.
3. Construct the sidewalks to standard size along 23rd Street and M Street.
4. Compliance with all applicable stormwater management ordinances and policies.
5. Compliance with all other applicable regulations.

<table>
<thead>
<tr>
<th></th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>17.</td>
<td>Approval of a Major Amendment to the Mixed Use District Development Agreement for Copperfields</td>
<td>Northeast of 204th and F Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 6-1. Approval of the Major Amendment to the Copperfields Mixed Use Development Agreement, subject to the following conditions:
1. Increase the bufferyard between the CC and R5 zoning districts to a minimum 20 feet with landscaping.
2. Submit five acceptable, signed copies of the agreement prior to forwarding the request to City Council.

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>18.</td>
<td>C10-20-014</td>
<td>(D) Patricia Garber for Robot Alpha, LLC</td>
</tr>
<tr>
<td></td>
<td>LOCATION: 3301 Leavenworth Street</td>
<td></td>
</tr>
</tbody>
</table>

Overlay Districts

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>19.</td>
<td>C11-19-255</td>
<td>Woodsonia Acquisitions, LLC</td>
</tr>
<tr>
<td></td>
<td>LOCATION: Northwest of 168th and Fort Streets</td>
<td></td>
</tr>
</tbody>
</table>

Special Use Permits

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>20.</td>
<td>C8-20-015</td>
<td>(D) Vintage Homes</td>
</tr>
</tbody>
</table>
|   | LOCATION: 6550 Rainwood Road |   | DISPOSITION: APPROVAL 7-0. Approval, subject to the following:  
1. Provide an erosion control plan indicating that the slope at the 1,276-foot contour east of the proposed pool is structurally sound without an intervention to stabilize it. If the slope is determined unstable, provide a stabilization plan to mitigate the variability of said slope.  
2. Provide silt fencing along the east end of the site during construction.  
3. Compliance with the submitted plans. |

*ELECTION OF 2020 PLANNING BOARD OFFICERS*

CHAIRMAN: Greg Rosenbaum, Approved 7-0

VICE CHAIR: Kristine Karnes, Approved 7-0.

MINUTES APPROVED: December 4, 2019. APPROVAL 6-0-1.

If alternative (tape) to the agenda is needed, please advise the Board Secretary at (402) 444-5150 Ext. 2013. A 72-hour advance notice is required.