PLANNING BOARD DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, October 2, 2019, 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 September 23, 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, October 2, 2019 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.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

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<td>C12-19-177</td>
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<td>Lanoha Pacific, Inc. c/o David Lanoha</td>
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DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG and R4 to R4. Approval of the
preliminary plat, subject to the following conditions prior to or with submittal of a final plat:

1. Coordinate with SID 572 (Grandview Ridge Estates) for cost sharing of the George B. Lake Parkway connection east of this subdivision.
2. Coordinate with the NRD on the acquisition and transfer of land to be included for Park 40b.
3. Coordinate the design and construction of Park 40b with adjacent SIDs and the Omaha Parks Department. The park must meet the requirements outlined in the Suburban Parks Master Plan, 2016 Update. The park must be designed by a professional Landscape Architect licensed in the State of Nebraska.
4. Provide a 10-foot-wide trail segment extending north from F Street along George B. Lake Parkway, ending at Park 40b. The 10-foot-wide trail will replace the typical 6-foot-wide parkway sidewalk and must be located on the west and north sides of George B. Lake Parkway. Coordinate with Omaha Parks Department for design and installation of the required trail.
5. Provide a 4-foot wide, paved median on the George B. Lake Parkway approach to F Street. Design of George B. Lake Parkway must comply with the requirements of the Suburban Park Master Plan. Boulevard plans and cost estimates must obtain the review and approval of the Parks and Recreation Advisory Board.
6. Provide an updated Source and Use of Funds showing an acceptable debt ratio is provided.
7. Coordinate with Douglas County to grade the subdivision to match the ultimate profile of F Street.
8. Submit the 30 percent 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.
9. Revise the plat to provide the correct legal description and remove the duplicated “Outlot A” label.
10. Coordinate with the Douglas County Engineer’s office on the design and extent of required improvements to F Street.
12. Provide traffic calming on all road segments greater than 1,000 feet in length.
13. Provide sidewalks along all street frontages as required by Section 53-9(9), Sidewalks, of the Omaha Municipal Code.
14. Compliance with all stormwater management ordinances and policies.
15. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.

2. C10-19-146 C12-19-147 Spire Foundation, LLC REQUEST: Preliminary and Final Plat approval of SPIRE CLUB AT PACIFIC RESERVE, a minor plat outside the city limits, with waiver to Section 53-8(4d), Lot frontage, along with rezoning from R5 to DR (laid over 8/7/19)
LOCATION: 1110, 1116, 1119, 1125 South 206th Circle
DISPOSITION: LAYOVER 7-0.

Conditional Use Permits

3. C7-05-216 Stone Bridge Christian Church REQUEST: Approval of a Major Amendment to the Conditional Use Permit to allow Religious assembly in the R4 District, with a waiver of Section 55-186, Height, to allow a 37 foot tall building (laid over 9/4/19)
LOCATION: 15801 Butler Avenue
DISPOSITION: LAYOVER 7-0.

4. C7-19-156 Fareway Stores, Inc. REQUEST: Approval of a Conditional Use Permit to allow Food sales (general) in the LC District (laid over 9/4/19)
LOCATION: Northeast of 132nd and Fort Streets
DISPOSITION: APPROVAL 7-0. Approval of the Conditional Use Permit to allow Food sales (general)
in the LC District, subject to meeting the following conditions:

1. Revise plans to provide the following:
   a. Provide a minimum 25 percent building materials transparency along the southern elevation of the building.
   b. Provide adequate pedestrian connections between the store and the surrounding street network.
   c. Provide required screening of rooftop and mechanical equipment.
   d. Remove the “Zoning Requirements” table from the site plan.

2. Submittal of an acceptable landscaping plan. The landscaping plan must, at a minimum, address the following:
   a. Revise the species for the three-foot-tall vegetative screening with a species that actually grows to three-feet-tall.
   b. Provide a minimum of 13 overstory trees.
   c. Provide a minimum of four additional trees along the common property line between Lots 1 and 3.

3. Compliance with all applicable requirements of the MCC Overlay design guidelines.
4. Compliance with revised site/landscaping plans.
5. Compliance with the approved operations plan.
6. Compliance with all other applicable regulations.

**Special Use Permits**

| 5. | C8-19-158 D-LAYOVER Spire Foundation, LLC | REQUEST: Approval of a Special Use Permit to allow Outdoor sports and recreation in a DR District (laid over 8/7/19) | LOCATION: 1110, 1116, 1119, 1125 South 206th Circle |

**DISPOSITION: LAYOVER 7-0.**

**(REGULAR AGENDA)**

**Master Plan Referrals**

| 6. | C3-19-204 Planning Department on behalf of the City of Omaha | REQUEST: Approval of the disposal of City-owned property to an interested party | LOCATION: 5116 South 21st Street |

**DISPOSITION: APPROVAL 7-0.**

| 7. | C3-19-205 Planning Department on behalf of the City of Omaha | REQUEST: Approval of the disposal of City-owned property to an interested party under Community Development Law | LOCATION: 3116 North 16th Street, 2115 North 26th Street, 2517 Ames Avenue, 2551 Ames Avenue, 2006 Ohio Street |

**DISPOSITION: APPROVAL 7-0. Approval, not to include the property at 3116 North 16th Street.**

| 8. | C3-19-208 Planning Department on behalf of the City of Omaha | REQUEST: Approval of the HUB 1401 TIF Redevelopment Project Plan | LOCATION: 1401 Jones Street |

**DISPOSITION: APPROVAL 7-0.**

| 9. | C3-19-210 Planning Department on behalf of the City of Omaha | REQUEST: Approval of the BENSON APARTMENTS TIF Redevelopment Project Plan | LOCATION: 6152 Military Avenue |

**DISPOSITION: APPROVAL 7-0.**

| 10. | C3-19-211 | REQUEST: Approval of the GARAGE LOFTS TIF Redevelopment Project Plan |
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Planning Department on behalf of the City of Omaha

LOCATION: 424 South 24th Street

Disposition: Approval 7-0.

Subdivisions

11. C10-19-212 D-Approval
    C12-19-213
    Leo Ascencio

REQUEST: Preliminary and Final Plat of ASCENCIO, a minor plat inside city limits, with rezoning from GI and HI to GI

LOCATION: Southeast of 16th and Pratt Streets

Disposition: Approval 7-0. Approval of the rezoning from GI and HI to GI. Approval of the Preliminary Plat, subject to the following conditions:
1. Coordinate with the Permits and Inspections division regarding providing the necessary documentation ensuring the proper firewalls are being provided.
2. Approval of a setback waiver from the Zoning Board of Appeals.
3. Install sidewalks in compliance with chapter 53 along the subdivision’s 16th Street and Evans Street frontages.
4. 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 (if necessary), prior to forwarding to the City Council.

    C12-19-215
    Royce Enterprises, Inc.

REQUEST: Preliminary Plat approval of ESTATES AT LOVELAND, a subdivision inside city limits, with a waiver of Section 53-8(2b), Cul-de-sac length, along with rezoning from R2 to R4

LOCATION: Southeast of 87th and Pacific Streets

Disposition: Layover 6-0-1.

13. C10-19-216 D-Approval
    C12-19-217
    Loren Johnson, Celebrity Homes
    Omaha

REQUEST: Preliminary Plat approval of DEER CREST, a subdivision outside city limits, along with rezoning from AG to R4

LOCATION: Southeast of 114th and State Streets

Disposition: Approval 7-0. Approval of the rezoning from AG to R4. Approval of the Preliminary Plat, subject to the following conditions:
1. Widen 114th Street to three lanes along the subdivision’s frontage.
2. Place a note on the final plat that there shall be no direct access to 114th Street from Outlot A or B.
3. Grant a noise attenuation easement 115 feet from the centerline of 114th Street, and place the standard easement language on the plat.
4. Provide traffic calming on all streets longer than 1000 feet.
5. Coordinate with Public Works on an acceptable GO paving plan.
6. Coordinate with the Public Works and Parks Departments to find an acceptable alignment for the proposed sewer south of Potter Street.
7. 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.
8. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
9. Submit storm sewer design computations and final plans to the Douglas County Engineer for review.
10. Provide temporary turn-arounds at the terminus of all temporarily dead-ended streets.
11. Coordinate with Douglas County to grade the subdivision to match the ultimate profile of 114th Street.
12. Receive all necessary permits from the Douglas County Engineer.
13. Provide sidewalks as required by Chapter 53, Subdivisions.
14. Comply 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.
15. Submit a letter of approval from Douglas County for a Noxious Weed Plan.

### Rezonings

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<tr>
<th>Case Number</th>
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<tbody>
<tr>
<td>14. C10-19-218</td>
<td>D-APPROVAL</td>
<td>Rezoning from GI to CC</td>
<td>Leah Thrasher</td>
</tr>
<tr>
<td>15. C10-19-225</td>
<td>D-APPROVAL</td>
<td>Rezoning from R4(35) to R5</td>
<td>Corey Spader</td>
</tr>
<tr>
<td>17. C10-19-220</td>
<td>D-APPROVAL</td>
<td>Rezoning from R1 to R3, along with approval of a Major Amendment to the Conditional Use Permit (assumed) to allow Religious assembly in the R3 District (property is located within an ACI Overlay District)</td>
<td>St. Margaret Mary’s Church</td>
</tr>
<tr>
<td>18. C10-96-261</td>
<td>D-APPROVAL</td>
<td>Rezoning from GI to MU (property is located within an FF-Flood Fringe Overlay District) (3727 South 149th Street) and approval of a Major Amendment to the Mixed Use District Development Agreement for Altech Business Park</td>
<td>Ted Grace</td>
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</tbody>
</table>

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from R1 to R3. Approval of the Major Amendment to a Conditional Use Permit to allow Religious assembly in the R3 District, subject to the following conditions:
1. Coordinate with the Public Works department regarding on-street parking and internal parking lot modifications.
2. Coordinate with City staff regarding an acceptable sidewalk design and location for 62nd Street.
3. Submittal of and compliance with a revised site plan addressing on-street parking design, internal parking lot modifications, and sidewalk design/location for 62nd Street.
4. Obtain waivers to the maximum impervious surface coverage, parking in the front yard setback, and minimum depth landscaping requirements from the Zoning Board of Appeals.
5. Compliance with the submitted operating statement.

**Special Use Permits**

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<th>Case Number</th>
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<tr>
<td>19. C7-19-222</td>
<td>D-APPROVAL</td>
<td>Approval of a Special Use Permit to allow Auto sales in the CC District, with approval of a Conditional Use Permit to allow Auto repair services in the CC District (a portion of the property is located within the FW-Floodway and FF-Flood Fringe Overlay Districts)</td>
<td>Baxter Cycle Omaha</td>
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</tbody>
</table>
DISPOSITION: APPROVAL 7-0. Approval of a Special Use Permit to allow Auto sales in the CC-Community Commercial District, subject to the following conditions:

1. Compliance with the submitted site plan.
2. Compliance with the submitted operations plan.
3. Compliance with all other applicable regulations.

Approval of the Conditional Use Permit to allow Auto repair services in a CC-Community Commercial District, subject to the following conditions:

1. Compliance with the submitted site plan.
2. Compliance with the submitted operations plan.
3. Compliance with all other applicable regulations.

Conditional Use Permits

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<tr>
<th>20.</th>
<th>C7-19-219</th>
<th>D-APPROVAL</th>
<th>REQUEST:</th>
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<td>Jung Seu</td>
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<td>Approval of a Major Amendment to the Conditional Use Permit (assumed) to allow a Daycare services (general) in the R6 District</td>
<td>2902 South 20th Street</td>
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DISPOSITION: APPROVAL 7-0. Approval of a Major Amendment to the Conditional Use Permit (assumed) to allow a daycare (general) to be located in R6.

1. Submittal of and compliance with a revised site plan providing 2 additional parking stalls and a minimum drive aisle of 24 feet for the new parking facility.
2. Submittal of and compliance with a revised landscape plan adding the required tree plantings to the site and removing the landscaping shown on the south side of the existing parking lot.
3. Compliance with all applicable building and fire codes, including providing a storm shelter and obtaining a permanent Certificate of Occupancy for both facilities from the Permits and Inspections division.
4. Compliance with the City’s driveway regulations.
5. Compliance with submitted operating statement.

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<tr>
<th>21.</th>
<th>C7-15-314</th>
<th>D-APPROVAL</th>
<th>REQUEST:</th>
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<td>Kiewit Infrastructure Group</td>
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<td>Approval of a Major Amendment to the Conditional Use Permit to allow Surface parking in the CBD (property is located within an ACI Overlay District)</td>
<td>1515 Cuming Street</td>
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DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to the Conditional Use Permit to allow Surface parking in a CBD-ACI-1(PL) District, subject to the following conditions:

1. Approval of the Major Amendment to the CUP for a period of four (4) years.
2. Receive a waiver from the Zoning Board of Appeals to delay installation of the landscaping for a duration of four (4) years.
3. Compliance with all other applicable regulations

MINUTES TO BE APPROVED: September 4, 2019

If alternative (tape) to the agenda is needed, please advise the Board Secretary at (402) 444-5150 Ext. 2103. A 72-hour advance notice is required.