PLANNING BOARD
DISPOSITION Agenda

Public Hearing and Administrative Meeting
Wednesday, October 3, 2018, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Greg Rosenbaum, Chairman; Kristine Karnes, Vice Chair, Trenton Magid, 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 24, 2018.

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 3, 2018 at 11:00 a.m. Meet in the Planning Department Central Conference Room.

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

| 1.  | C10-18-126  
    | C12-18-127  
    | Loren Johnson, Celebrity Homes  
    | Omaha | REQUEST: | Final Plat approval of SOMERSET 2 (Lots 101-206), (formerly Somerset (Lots 629-730)), a subdivision outside the city limits, with rezoning from DR to R4 |
    | LOCATION: | Southeast of Wenninghoff Road and State Street |

DISPOSITION: APPROVAL: 7-0 Approval of the final plat, subject to addressing the following prior to forwarding to the City Council:
1) An acceptable final Subdivision Agreement.
2) Coordinate with Public Works on stormwater management requirements.
3) Provide a paved connection from State Street to 85th Avenue.
4) Provide a westbound left turn lane from State Street onto Wenninghoff Road.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Rezonings

2. C10-18-100 (D) Suzanne C. Rittenhouse

REQUEST: Rezoning from AG and DR to AG and DR (property is located within the FF-Flood Fringe Overlay District) (laid over from 7/11/18)

LOCATION: Southeast of 252nd and Blondo Streets

DISPOSITION: APPROVAL: 7-0.

Special Use Permits

3. C8-18-101 (D) NY Auto Sales

REQUEST: Approval of a Special Use Permit to allow Automotive sales in a GC District (property is located within an ACI-2 Overlay District) (laid over from 6/6/18)

LOCATION: Northwest of 71st and Blondo Streets

DISPOSITION: APPROVAL: 7-0. Approval of the Special Use Permit to allow Automotive sales, subject to the following conditions:

1) Compliance with the revised site/landscaping plan, including location and size of the vehicle display area.
2) Compliance with the operations statement.
3) Obtaining a Certificate of Occupancy.
4) Compliance with all other applicable regulations.

Conditional Use Permits

4. C7-18-200 (D) Robert E. Lorenz

REQUEST: Approval of a Conditional Use Permit to allow Body and fender repair services in a DS Downtown Service District (laid over from 9/5/18)

LOCATION: 1011 North 18th Street

DISPOSITION: APPROVAL: 7-0. Approval of the Conditional Use Permit to allow Body and Fender Repair Services in a DS- Downtown Service District subject to:

1) Submittal of an application for an ACI-1-Area of Civic Importance Overlay District prior to receiving a Certificate of Occupancy.
2) The applicant receiving a Certificate of Occupancy from the Permits Division of the Planning Department.
3) No outdoor storage or parking of any kind.
4) No overnight drop-offs or deliveries.
5) Compliance with the proposed site plan.
6) Compliance with the proposed Operating Statement.
7) Valid for this applicant only.
8) Compliance with all other applicable regulations.

(REGULAR AGENDA)

Master Plan Referrals

5. C3-18-203 Planning Department on behalf of the City of Omaha

REQUEST: Approval of the COURTYARD ON PARK TOWNHOMES TIF REDEVELOPMENT PROJECT PLAN
DISPOSITION: APPROVAL: 6-0-1.

<table>
<thead>
<tr>
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<th>LOCATION: 1007 Park Avenue</th>
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6. C3-18-204
Planning Department on behalf of the City of Omaha
REQUEST: Approval of the ELLIOT EQUIPMENT COMPANY TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 3514 South 25th Street

DISPOSITION: APPROVAL: 7-0.

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<th>LOCATION: 3514 South 25th Street</th>
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7. C3-18-205
Planning Department on behalf of the City of Omaha
REQUEST: Approval of the AINSWORTH AND BEVERLY APARTMENTS TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 2230 and 2236 Jones Street

DISPOSITION: APPROVAL: 7-0.

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<th>LOCATION: 2230 and 2236 Jones Street</th>
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8. C3-18-206
Marcy Mason LLC
REQUEST: Approval of a Local Landmark Designation - Automobile Sales Building & Army Corps Laboratory (ASB)
LOCATION: 420 South 18th Street

DISPOSITION: APPROVAL: 7-0.

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<th>LOCATION: 420 South 18th Street</th>
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9. C3-18-207
Planning Department on behalf of the City of Omaha
REQUEST: Approval of an Interlocal Cooperation Agreement between the Village of Bennington and the City of Omaha regarding an adjustment to the extraterritorial jurisdiction and the associated Master Plan amendment.
LOCATION: Generally, north of Military Road, between 138th Street and 180th Street

DISPOSITION: APPROVAL: 7-0.

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<tr>
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<th>LOCATION: Generally, north of Military Road, between 138th Street and 180th Street</th>
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10. C3-18-234
Buck’s Inc. d/b/a Buchanan Energy
REQUEST: Approval of an Amendment to the Future Land Use Element of the City's Master Plan from Low density residential to Office/commercial and to change the boundary of the mixed use area
LOCATION: 106 South 50th Street

DISPOSITION: LAYOVER: 4-3. Layover to allow further discussion between the City, the applicant and the neighbors.

Subdivisions

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<th>LOCATION: Southwest of 33rd and Mason Streets</th>
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11. C11-15-229 (D)
C12-18-208
Uptown Properties, LLC and DBA Uptown Urban Dwellings
REQUEST: Preliminary and Final Plat approval of 33 MASON SOUTH REPLAT 1, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a), Lot depth and Approval of a Major Amendment to a PUR-Planned Unit Redevelopment Overlay District
LOCATION: Southwest of 33rd and Mason Streets

DISPOSITION: APPROVAL: 7-0. Approval of the waiver of Section 53-8(4)(a), Lot depth. Approval of
the Preliminary Plat, subject to the following conditions:

1) Provide for the use, ownership and maintenance of the outlots in the subdivision agreement.
2) Comply with the City’s Infill and Redevelopment Policy for Alternative Lot Access.
3) Public Works approval of the sewer and alley public improvement plans shall be required prior to the recording of the final plat.
4) Provide for sidewalks adjacent to all street frontages in compliance with city code, including sidewalks in disrepair must be replaced and curbside landscaping must be installed and maintained.
5) The applicant must coordinate with the Public Works Department to develop an acceptable PCSMP.
6) The applicant must receive Fire Department approval for the private street configuration and dimensions.
7) Revise the mylars for the correct square footage of Lot 1.

Approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council for final action. Approval of the PUR, subject to the submittal of final acceptable site, elevation and landscape plans, prior to forwarding to the City Council.

<table>
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<tr>
<th>C11-15-231 (D)</th>
<th>REQUEST: Preliminary and Final Plat approval of 33 MASON NORTH REPLAT 1, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a), Lot depth and Approval of a Major Amendment to a PUR-Planned Unit Redevelopment Overlay District</th>
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<tr>
<td>C12-18-209</td>
<td>LOCATION: Northwest of 33rd and Mason Streets</td>
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DISPOSITION: APPROVAL: 7-0. Approval of the waiver of Section 53-8(4)(a), Lot depth. Approval of the Preliminary Plat, subject to the following conditions:

1) Provide for the use, ownership and maintenance of the outlots in the subdivision agreement.
2) Public Works approval of the sewer and alley public improvement plans shall be required prior to the recording of the final plat.
3) Comply with the City’s Infill and Redevelopment Policy for Alternative Lot Access.
4) Provide for sidewalks adjacent to all street frontages in compliance with city code, including sidewalks in disrepair must be replaced and curbside landscaping must be installed and maintained.
5) The applicant must coordinate with the Public Works Department to develop an acceptable PCSMP.
6) Provide an as-built survey for the building foundations already under construction.

Approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council for final action. Approval of the PUR, subject to the submittal of final acceptable site, elevation and landscape plans, prior to forwarding to the City Council.

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<tr>
<th>C3-18-210 (D)</th>
<th>REQUEST: Preliminary Plat approval of IDA POINTE NORTH, a subdivision outside the city limits, with rezoning from AG to R4, along with a request for a variance to the Present Development Zone boundary of the Urban Development Element of the City’s Master Plan</th>
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<td>C10-18-211</td>
<td>LOCATION: Southwest of 180th and Ida Streets</td>
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DISPOSITION: APPROVAL: 7-0. Approval of the rezoning from AG to R4. Approval of the waiver to the Present Development Zone boundary of the Urban Development Element of the City’s Master Plan.

Approval of the Preliminary Plat, subject to the following conditions:

1) Provide a connection to North 180th Street by doing one of the following:
   a. Record this plat subsequent to the separate Sagewood Ridge final plat, which can
provide the connection of Purple Martin Parkway to 180th Street, or;
b. Provide the dedication and paving of the Purple Martin Parkway connection and the necessary 180th Street improvements.

2) Coordinate the design of a five acre park #33a with adjacent SIDs. Park plans and cost estimates must be approved by the Parks and Recreation Advisory Board prior to bidding.
3) Provide a 35 foot wide no-build easement on both sides of the proposed parkway.
4) The parkway must comply with design criteria of the Suburban Parks Master Plan. All boulevard plans and cost estimates must be approved by the Parks and Recreation Advisory Board prior to bidding.

5) Provide sanitary sewer to the extents of all public streets abutting Lot 1.
6) Provide temporary turnarounds at the terminus of all dead-ended streets.
7) Provide for all improvements identified in the final approved traffic study.
8) Provide sidewalks as required by Chapter 53, Subdivisions.
9) Provide a pedestrian connection between the school properties and the planned park.
10) Submit a letter of approval for a noxious weed plan.
11) Submit a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area.
12) Provide for the use, ownership, and maintenance of the outlot in the subdivision agreement.
13) Compliance with all applicable stormwater management ordinances and policies.
14) Coordinate with Public Works on the design of the roundabout.
15) Provide traffic calming on all streets longer than 1,000 feet.

| REQUEST: Preliminary Plat approval of LINCOLN HIGHWAY COMMUNITIES, a subdivision inside the city limits, with a rezoning from AG to DR and R6, along with approval of PUD-Planned Unit Development Overlay District (portions of the property are located within the FF-Flood Fringe and FW-Floodway Overlay Districts) |
| LOCATION: Northwest of 192nd Street and Honeysuckle Drive |

DISPOSITION: LAYOVER: 7-0.

| REQUEST: Preliminary Plat approval of COURTYARD ON PARK, a subdivision inside the city limits, with Approval of a PUR-Planned Unit Redevelopment Overlay District |
| LOCATION: 1007 Park Avenue |

DISPOSITION: APPROVAL: 6-0-1. Approval of the Preliminary Plat, subject to the following conditions:

1) Construct eight inch public sanitary sewers to serve each of the lots. Coordinate with Public Works on an acceptable design.
2) Coordinate with Public Works Sewer Maintenance on the requested private sewer redesignation and provide all necessary information for their evaluation.
3) Comply with the City’s Infill and Redevelopment Policy for Alternative Lot Access.
4) Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
5) Coordinate with Public Works to develop and acceptable post construction stormwater management plan.
6) Public Works approval of the sewer and alley public improvement plans shall be required prior to the recording of the final plat.

Approval of the PUR, subject to submittal of acceptable revised PUR plans prior to forwarding to City Council.

| REQUEST: Preliminary Plat approval of VISTANCIA, a subdivision outside the city limits, with a |
DISPOSITION: APPROVAL: 7-0. Approval of the waiver to Section 53-8(4)(d), Lot frontage. Approval of a variance to the Present Development Zone boundary of the Urban Development Element of the City of Omaha Master Plan. Approval of the rezoning from AG to DR, R4 and R5. Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat:

1) The proposed temporary street connection from the development to Fort Street will require permits from the Douglas County Engineer’s Office and must meet proper sight distance criteria and incorporate intersection improvements as required by current City/County Access Policy. The cost of the roadway improvements for the street connection, if required, will be the responsibility of the developer.

2) Submit documentation to show that the ¼-mile connection to 204th Street is not feasible.

3) The centerline of Kansas Avenue on its approach to 204th Street shall be at the ½-mile point. Coordinate with the neighboring property owner for acquisition of the necessary ROW, and either include the additional ROW on the plat or record the ROW dedication concurrently with the plat.

4) The proposed outfall sewer extension east of the plat boundary will require a separate interceptor sewer extension by the City; coordinate with Public Works.

5) Coordinate with Public Works on an acceptable GO paving plan.

6) The Kansas Avenue approach to 204th Street shall consist of on 16 foot inbound lane, a paved 4 foot median, and two 12 foot outbound lanes.

7) Coordinate with Nebraska Department of Transportation (NDOT) to provide 204th Street improvements at Kansas Avenue, and provide for any other 204th Street improvements identified by NDOT.

8) Pave all stub streets to the subdivision boundary, and provide temporary turnarounds.

9) The cul-de-sac at the end of Ellison Street must be removed and the street extended as a stub to allow for future connection to the street to the west.

10) Storm sewer design computations and final plans that relate to the handling of roadway and site drainage along the development boundary adjacent to Fort Street must be submitted to the Douglas County Engineer’s Office for review.

11) Sidewalks are required by the subdivision ordinance to be provided along all street frontages (including along 204th and Fort Streets).

12) Any grading, sewer or utility work carried out in conjunction with the development, in the Fort Street right-of-way, will require permits from the Douglas County Engineer’s office.

13) Proposed site grades along the southern boundary of the platting, adjacent to Fort Street, must be coordinated with the future improvement of the roadway.

14) 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.

15) Provide a plan that combines the tree removal plan with a grading plan so that the extents of the tree removal can be accurately verified.

16) Provide a tree mitigation plan indicating the location and species of trees to be planted.

17) Submit a final wetland analysis and mitigation plan, if necessary.

18) The green corner (Outlot C) at the corner of 204th and Fort Streets must be renamed as Outlot K.

19) Place the drainageways in outlots sized to accommodate either the 3:1 + 20’ section, or the 100-year storm flow (whichever is greater).

20) Construct a temporary public street connection between Fort Street and the intersection of 209th and Ogden Streets; this street connection shall be removed in the future when 208th Street is extended to Fort Street by others.

21) Extend a flag from Outlot C (green corner) back to the 205th/Ogden Street right-of-way.

22) Place a note on the plat that there shall be no direct access from any lots or outlots to 204th
Street, and no direct access from any lot or outlot to Fort Street except for the temporary street connection on Outlot I.

23) Provide for traffic calming on all streets longer than 1000 feet.
24) Compliance with all applicable stormwater management ordinances and policies.
25) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement.
26) All trails, parks and open space not indicated on the Omaha Suburban Parks Master Plan must be privately constructed, owned and maintained by the developer, homeowner's association or other approved entity.
27) Coordinate the design and construction of the five acre park #33b with the adjacent SID's. Park plans and cost estimates must be approved by the Parks and Recreation Advisory Board prior to bidding.
28) Install a continuous round rail fence one foot inside the park lot per the Parks Department standard detail where lots back onto a park or common area,
29) Submit a letter of approval of a noxious weed plan from Douglas County.
30) Submit a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area.
31) Complying with an acceptable debt ratio of 4% or less.
32) Correct street names in compliance with city code.
33) Submittal of a Revised Preliminary Plat may be necessary to address changes to the plat layout.

| 17 | C10-18-078 (D) C12-18-079 Wish In One Hand Enterprises, LLC | REQUEST: Revised Preliminary Plat approval of PRIVADA, a subdivision outside the city limits, with waivers of Section 53-8(2)(b), Cul-de-sac length and Section 53-8(4)(d), Lot frontage, along with rezoning from AG to DR, R4, R6, R7 and MU and Final Plat approval of PRIVADA (Lots 1-178, Outlots A-O), a subdivision outside the city limits, with rezoning from AG to DR, R4, R6, R7 and MU | LOCATION: Southwest of 204th and West Center Road |
| 18 | C10-18-221 Buck's Inc. d/b/a Buchanan Energy | REQUEST: Rezoning from R3 and GC to GC and approval of an expansion to the ACI-2 Overlay District (portion of the property is in an ACI-2 Overlay District) | LOCATION: 5003 Dodge Street and 106 South 50th Street |
| 19 | C10-18-222 (D) Maria Hernandez | REQUEST: Rezoning from R4(35) to R4 | LOCATION: 3723 South 16th Street |
| 20 | C10-18-223 (D) Amanda J. Pearson | REQUEST: Rezoning from R4(35) to CC along with approval of an MCC-Major Commercial Corridor Overlay District | LOCATION: 3214 L Street |

**Disposition:**

- **17.** LAYOVER: 7-0.
- **18.** LAYOVER: 4-3. Layover to allow further discussion between the City, the applicant and the neighbors.
- **19.** APPROVAL: 7-0.
- **20.** APPROVAL: 7-0.
| 21. | C10-18-224  | REQUEST: Rezoning from AG to R2  
|     | Chad Eicher | LOCATION: East of 216th Street and Greenbrier Drive  
| 22. | C10-18-225 (D)  | REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District  
|     | Frank Overhue | LOCATION: 5646 North 90th Street  
| 23. | C7-18-044 (D)  
|     | C10-18-226  | REQUEST: Rezoning from R4 and GC to R4 along with Approval of a Major Amendment to a Conditional Use Permit to allow Secondary educational facilities in a R4 District  
|     | David Neubauer | LOCATION: Southeast and Southwest of 22nd Street and Willis Avenue  
| 24. | C8-18-227  
|     | C10-18-235  
|     | Nate Buss  | REQUEST: Approval of a Special Use Permit to allow Assisted living in a R5 District along with approval of an MCC-Major Commercial Corridor Overlay District  
|     | LOCATION: Northwest of 204th Street and George B Lake Parkway  
| 25. | C8-18-228  
|     | Nakia Vasser-Brye  | REQUEST: Approval of a Special Use Permit to allow Large group living in a R7 District  
|     | LOCATION: 4548 Bedford Avenue  
| 26. | C8-18-229  
|     | Render Group LLC dba Comfort Care  | REQUEST: Approval of a Special Use Permit to allow Large group living in a R1 District  
|     | LOCATION: 2315 South 168th Street  

**Special Use Permits**

**DISPOSITION: APPROVAL: 7-0.** Approval of the rezoning from R4 and GC to R4. Approval of the Major Amendment to a Conditional Use Permit to allow Secondary educational facilities in a R4 District, subject to:
1) Compliance with the submitted site plan.
2) Compliance with the submitted operating statement.
3) Compliance with all other applicable regulations.
4) Submittal of an administrative subdivision combining property west of 22nd Street between Willis Avenue and Grant Street into one lot.

**DISPOSITION: APPROVAL: 7-0.** Approval of a MCC-Major Commercial Corridor Overlay District. Approval of a Special Use Permit to allow Assisted living in a R5-Urban Family Residential District subject to the following conditions:
1) Submittal of an acceptable revised Landscape Plan prior to forwarding to City Council.
2) Compliance with the submitted Site Plan.
3) Compliance with the submitted Elevations.
4) Compliance with the revised Landscape Plan.
5) Construct sidewalks along George B Lake to 204th Street.
6) No net increase in stormwater runoff.
7) Treat the first ½” of stormwater for water quality.

**DISPOSITION: LAYOVER: 7-0.** Layover to allow the applicant time to provide additional information.
DISPOSITION: LAYOVER: 7-0. Layover to allow the applicant time to meet with City staff regarding site access.

27. C8-18-230 (D) C10-18-236 Big O Auto

REQUEST: Approval of a Major Amendment to a Special Use Permit (assumed) to allow Automotive sales in a GC District along with approval of an MCC-Major Commercial Corridor Overlay District

LOCATION: 1907 North 85th Street and 8431 Blondo Street

DISPOSITION: LAYOVER: 7-0.

28. C8-18-231 (D) Clinton R. Pirtle

REQUEST: Approval of a Special Use Permit to allow Agricultural sales and service in a AG District (property is located in a FF-Flood Fringe Overlay District)

LOCATION: 1701 North 252nd Street

DISPOSITION: APPROVAL: 7-0. Approval of a Special Use Permit to allow Agricultural sales and service in a AG-FF District subject to:
1) Submittal of a revised site plan that provides two handicapped-accessible parking stalls prior to forwarding the request to City Council.
2) Submittal of acceptable building elevations for the proposed office building prior to forwarding the request to City Council.
3) Receiving approval of a Floodplain Development Permit prior to submittal of any building permits.
4) Compliance with all applicable building permits for the existing outbuildings and receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.
5) Approval of the zoning consolidation, an acceptable administrative subdivision and receiving the necessary waivers from the Zoning Board of Appeals.
6) Compliance with the revised site plan.
7) Compliance with the proposed operating statement.
8) Compliance with all other applicable regulations.

Conditional Use Permits


REQUEST: Approval of a Conditional Use Permit to allow Religious assembly in a R3 District with a waiver of Section 55-166, Height to allow for a church and cross up to 54 feet tall along with approval of an MCC-Major Commercial Corridor Overlay District

LOCATION: 6010 North 49th Street

DISPOSITION: APPROVAL: 7-0. Approval of a Conditional Use Permit to allow Religious assembly in an R3 District with a waiver of Section 55-166, Height to allow for a church and cross up to 54 feet tall along with approval of an MCC-Major Commercial Corridor Overlay District, subject to the following:
1) Coordinate with the Public Works Department for review of plans and for the funding, bidding and cost sharing arrangements required for the improvement of 49th Street.
2) Receive a waiver from the Zoning Board of Appeals for maximum area of a monument sign.
3) Provide additional information in regards to the size of the largest place of public assembly to ensure compliance with the required amount of off-street parking.
4) Revise the landscape plan to provide a minimum of 7% interior landscaping for proposed parking lots, including one tree per 350 square feet of required landscaping.
5) Submittal and compliance with an acceptable, revised elevation plan meeting MCC
regulations.
6) Compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and treat the first ½” of stormwater for water quality.
7) Compliance with the submitted operating statement.
8) Compliance with the proposed landscape and grading plan.
9) Compliance with all other applicable regulations.

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<tr>
<th>30.</th>
<th>C7-18-233 (D)</th>
<th>REQUEST: Approval of a Conditional Use Permit for a site over 1 acre in size in the South 10th Street NCE District</th>
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<tr>
<td></td>
<td>Eric Wieseler</td>
<td>LOCATION: Southeast of 10th and Pierce Streets</td>
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DISPOSITION: APPROVAL: 7-0. Approval of a Conditional Use Permit for a site over 1 acre in size in the South 10th Street NCE subject to:
1) Compliance with the submitted site plan.
2) Submittal and compliance with garage parking floor plan providing compact stalls in a grouping of 5 or more.
3) Compliance with the submitted elevations plans.
4) Compliance with all stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and must treat the first ½” of stormwater for water quality.
5) Construct a node to the south of the east/west alley on the east side of 10th Street and at the southeast corner of 10th and Pierce Streets. Curb-bump out construction is subject to the OPW public improvement process. The applicant must coordinate with the Public Works Department on the design.
6) Approval of a right-of-way lease for stair and planter encroachments.

MINUTES TO BE APPROVED: September 5, 2018 will be voted on and approved at November 7, 2018 Planning Board meeting.

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.