PLANNING BOARD
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, November 6, 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 October 28, 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, November 6, 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.

ADMINISTRATIVE MEETING ONLY

Subdivisions

<table>
<thead>
<tr>
<th>No.</th>
<th>Subdivision</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>C10-19-141</td>
<td>Final Plat approval of GOLD MEADOWS (Lots 1-16, Outlots A &amp; B), along with rezoning from R4(35) to DR, R4, and R5</td>
<td>Northwest of 50th and Bancroft Streets</td>
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<td>C12-19-142</td>
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<td>Mark Lampe</td>
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DISPOSITION: APPROVAL 6-0. Approval of the rezoning from R4(35) to DR, R4, and R5

Approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.
2. **C10-19-120**  
**C12-19-121**  
**R.L.R. Investments, LLC**  
**REQUEST:** Final Plat approval of R AND L CARRIERS ADDITION (Lot 1), a subdivision outside the city limits, with rezoning from AG to GI  
**LOCATION:** Northeast of 117th and State Streets  
**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from AG to GI.

Approval of the Final Plat, subject to removing “Phase 1” from the plat name and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Subdivisions**

3. **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 10/02/19)  
**LOCATION:** 1110, 1116, 1119, 1125 South 206th Circle  
**DISPOSITION:** LAYOVER 6-0. Layover at the request of the applicant.

4. **C10-19-214**  
**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 (laid over 10/02/19)  
**LOCATION:** Southeast of 87th and Pacific Streets  
**DISPOSITION:** APPROVAL 5-0-1. Approval of the rezoning from R2 to R4. Approval of the waiver to Section 53-8(2b), Cul-de-sac length. Approval of the Preliminary Plat, subject to the following conditions:

1. Revise the plat to include the following:
   a. Include the standard vacation language on the plat.
   b. Place a note on the plat that there shall be no direct access to Pacific Street from any lots or outlots, and no direct access to 87th Street from Outlots A or B.
   c. Place a note on the plat that Lots 1-18 and Outlots A-C are subject to compliance with the approved tree mitigation plan included in the final subdivision agreement.
2. Dedicate ROW along Pacific Street as necessary to accommodate the standard sidewalks.
3. Construct the private street in Outlot C to City standards.
4. 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.
5. Construct the sanitary sewer to City standards, and grant a sewer easement to the City.
6. Provide sidewalks along all street frontages as required by Section 53-9(9), Sidewalks, of the Omaha Municipal Code.
7. Coordinate any grading, construction or vegetation management plans near the overhead power lines with OPPD. Coordinate with OPPD on removal/relocation of equipment if necessary.
8. Compliance with all applicable stormwater management ordinances and policies.
9. Compliance with an acceptable tree mitigation plan.
10. Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement.
Conditional Use Permits

5. 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 10/02/19)

LOCATION: 15801 Butler Avenue

DISPOSITION: APPROVAL 6-0. Approval of the waiver of Section 55-186, Height to allow a 37 foot tall building.

Approval of a Major Amendment to a Conditional Use Permit to allow Religious Assembly in a R4-Single Family Residential District (High Density), subject to the following conditions:

1. Submittal of an acceptable final traffic study. Provide for all identified improvements prior to issuance of a building permit or submit a Certificate of Occupancy (CO) Hold Letter accompanied by an acceptable letter of credit.
2. Coordinate with the Douglas County Engineer’s Office regarding the trail crossing at 159th Avenue including painted markings, the ramp, and appropriate signage.
3. Coordinate with Public Works regarding signage along 159th Avenue and Taylor Street for the trail.
4. Compliance with the submitted site plan.
5. Compliance with the submitted building elevations.
6. Compliance with the submitted operating statement
7. Compliance with all applicable stormwater management ordinances and policies.
8. Compliance with all other applicable regulations.

Special Use Permits

6. C8-19-158  
Spire Foundation, LLC

REQUEST: Approval of a Special Use Permit to allow Outdoor sports and recreation in a DR District (laid over 10/02/19)

LOCATION: 1110, 1116, 1119, 1125 South 206th Circle

DISPOSITION: LAYOVER 6-0. Compliance with all other applicable regulations.

(REGULAR AGENDA)

Master Plan Referrals

7. C3-19-230  
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the Extremely Blighted Designation

LOCATION: Area bound by Interstate 680 on the north, Harrison Street on the south, 72nd Street on the west, and the Missouri River on the east

DISPOSITION: APPROVAL 6-0.

8. C3-19-209  
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the LAIRD STREET HABITAT REDEVELOPMENT PROJECT 6 TIF Redevelopment Project Plan

LOCATION: Area bound by 16th Street to the east, 23rd Street to the west, Sahler Street to the north, and Pratt Street to the south

DISPOSITION: APPROVAL 6-0.
Subdivisions

<table>
<thead>
<tr>
<th>Request Number</th>
<th>Approval Type</th>
<th>Request Details</th>
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<tbody>
<tr>
<td>C10-14-081 D-APPROVAL</td>
<td>Preliminary and Final Plat approval of ANTLER VIEW EAST REPLAT 1, a minor plat outside the city limits, with rezoning from R7 and MU to R7 and MU, along with a Major Amendment to the Mixed Use Agreement for Antler View East</td>
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<tr>
<td>C12-19-233</td>
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<td>LOCATION: Southwest of West Maple Road and Big Elk Parkway</td>
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<td>92 Maple LLC, 180 Maple, LLC</td>
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</table>

**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from R7 and MU to R7 and MU, subject to submittal of an acceptable Major Amendment to the Mixed Use District Development Agreement, including building elevations and landscape/site plan, prior to forwarding this request to the City Council.

Approval of the Preliminary Plat, subject to the following conditions:
1. Submittal of a plan to the Public Works Department that describes the steps the applicant will take to bring the site into compliance with the approved Grading Permit and Stormwater Pollution Protection Plan, prior to forwarding this request to City Council.
2. Recording of the Antler View East plat, prior to forwarding this request to City Council.
3. Place a note on the plat that there shall be no direct access to West Maple Road from any lots.
4. Construct sidewalks along all street frontages.
5. Compliance with all applicable stormwater management ordinances and policies.

Approval of the Final Plat, subject to the conditions of Preliminary Plat approval, along with submittal of an acceptable final subdivision agreement, prior to forwarding the plat to the City Council.

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<tr>
<th>Request Number</th>
<th>Approval Type</th>
<th>Request Details</th>
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<tbody>
<tr>
<td>C10-19-092 D-APPROVAL</td>
<td>Revised Preliminary and Final Plat approval of MILLWORK COMMONS (Lots 1-7), a subdivision inside the city limits, with rezoning from CBD and HI to CBD and HI, with repeal of the ACI-1 Overlay District, along with approval of the NCE Overlay District</td>
<td></td>
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<tr>
<td>C12-19-093</td>
<td></td>
<td>LOCATION: Northeast of 14th and Nicholas Streets</td>
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<td>Paul Smith</td>
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**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from CBD and HI to CBD and HI. Repeal of the existing ACI-1 Overlay District.

Approval of the NCE Overlay District subject to submittal of an acceptable final NCE District Plan prior to forwarding to City Council.

Approval of the Revised Preliminary Plat, subject to the following conditions:
1. Provide for all improvements identified in the final traffic impact study.
2. Coordinate with Public Works on acceptable right-of-way widths relative to the three sewer lines within the proposed Millwork Avenue right-of-way.
4. Coordinate with Public Works on an acceptable sanitary sewer design. Any lift stations must be maintained privately and addressed as a part of the subdivision agreement.
5. 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.
6. Grant easements in all rights-of-way proposed for vacation.
7. Contact OPPD to coordinate the grading, construction, and/or vegetation management plans near the transmission line and on the relocation/removal of all distribution equipment as necessary.
8. Provide sidewalks along all street frontages as required by Section 53-9(9) and/or Section 55-924 of the Omaha Municipal Code.
9. Compliance with all stormwater management ordinances and policies.

Approval of the Final Plat of Lots 1-7, subject to the conditions of the Revised Preliminary Plat and submittal of an acceptable final subdivision agreement prior to forwarding to City Council.
### Rezonings

<table>
<thead>
<tr>
<th>Rezone</th>
<th>Request</th>
<th>Location</th>
<th>Disposition</th>
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</thead>
<tbody>
<tr>
<td>11. C10-19-234</td>
<td>D-APPROVAL</td>
<td>Rezoning from R4(35) to R4</td>
<td>APPROVAL 6-0.</td>
</tr>
<tr>
<td>Michael Hall</td>
<td></td>
<td>3916 Miami Street</td>
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<tr>
<td>12. C10-19-235</td>
<td>D-APPROVAL</td>
<td>Rezoning from R5(35) to R5</td>
<td>APPROVAL 6-0.</td>
</tr>
<tr>
<td>Holy Name Housing</td>
<td></td>
<td>3602, 3604, 3605 Erskine Street</td>
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<tr>
<td>Paul Kelly</td>
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<td>7340 and 7348 Blondo Street</td>
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<tr>
<td>Mary Our Queen Church</td>
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<td>3404 South 119th Street</td>
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<tr>
<td>Drew Trotter, Miller Commerce</td>
<td></td>
<td>Southeast of 189th Street and West Maple Road</td>
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<tr>
<td>16. C10-19-238</td>
<td>D-APPROVAL</td>
<td>Rezoning from R2 to R5</td>
<td>APPROVAL 6-0.</td>
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<tr>
<td>Brian Marinus</td>
<td></td>
<td>5017 South 134th Street</td>
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### Overlay Districts

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<thead>
<tr>
<th>Overlay</th>
<th>Request</th>
<th>Location</th>
<th>Disposition</th>
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<tbody>
<tr>
<td>17. C11-84-261a</td>
<td>D-APPROVAL</td>
<td>Approval of a Major Amendment to the PUD-Planned Unit Development Overlay District to revise the approved signage</td>
<td>APPROVAL 6-0.</td>
</tr>
<tr>
<td>Design8 Studios</td>
<td></td>
<td>7300 Graceland Drive</td>
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</tr>
<tr>
<td>18. C11-19-240</td>
<td>D-APPROVAL</td>
<td>Approval of a PUR-Planned Unit Redevelopment Overlay District</td>
<td>LAYOVER 6-0.</td>
</tr>
<tr>
<td>Noddle Homes</td>
<td></td>
<td>501 South 38th Street</td>
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Approval of the Major Amendment to a PUD, subject to:

1. Approval of the necessary signage waivers from the Zoning Board of Appeals prior to forwarding to City Council.
2. Coordinate with the State of Nebraska for an encroachment permit or with the City for a lease agreement for the existing monument sign, Sign #5, located within the Right of Way.
3. Submittal and compliance with a revised site plan for Sign #1 showing compliance with sign setbacks prior to forwarding to City Council.
4. Compliance with all other applicable regulations.
### Conditional Use Permits

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<tbody>
<tr>
<td>19.</td>
<td>C7-19-241</td>
<td>Hertz</td>
<td><strong>REQUEST:</strong> Approval of a Conditional Use Permit to allow <em>Auto rentals</em> in the CBD (property is located within an ACI-1 Overlay District)</td>
<td><strong>LOCATION:</strong> Northeast and Southeast of 10&lt;sup&gt;th&lt;/sup&gt; and Jackson Streets</td>
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<tr>
<td>DISPOSITION: APPROVAL 6-0. Approval of the Conditional Use Permit to allow Automotive rentals in a CBD District subject to:</td>
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<tr>
<td>1. Compliance with the submitted site plan</td>
<td>2. Compliance with the submitted operations plan.</td>
<td>3. Compliance with all applicable sign regulations.</td>
<td>4. Compliance with all other applicable regulations.</td>
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<td>20.</td>
<td>C7-07-073</td>
<td>Joe Turacek</td>
<td><strong>REQUEST:</strong> Approval of a Major Amendment to a Conditional Use Permit to allow <em>Hospital services (general)</em> in the GO District.</td>
<td><strong>LOCATION:</strong> 8303 Dodge Street</td>
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<tr>
<td>DISPOSITION: APPROVAL 6-0. Approval of the Major Amendment to the Conditional Use Permit to allow Hospital services (general) in the GO District, subject to meeting the following conditions:</td>
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<tr>
<td>1. Obtain a waiver for front yard setback from the Zoning Board of Appeals.</td>
<td>2. Coordinate with Public Works to ensure compatibility between the site improvements with the City's separate 84th Street and Dodge/Indian Hills intersection improvement project.</td>
<td>3. Compliance with all applicable stormwater management ordinances and policies.</td>
<td>4. Compliance with the submitted site plan.</td>
<td>5. Compliance with the submitted operations plan.</td>
</tr>
</tbody>
</table>

**MINUTES APPROVED: October 2, 2019**

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.