PLANNING BOARD
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, November 7, 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, October 29, 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, November 7, 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

<table>
<thead>
<tr>
<th></th>
<th>REQUEST: Final Plat approval of HARRISON 210, a subdivision outside the city limits, with a rezoning from AG and DR to R4</th>
</tr>
</thead>
</table>
Loren Johnson, Celebrity Homes  
Omaha |
|   | LOCATION: Northwest of Spence Drive and Harrison Street |

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from DR to R4. Approval of the final plat, subject to the conditions of preliminary plat approval, submittal of an acceptable final subdivision agreement prior to forwarding this request to City Council, and addressing the following items:

1) Include a note on the plat specifying that the frontage of structures on Lot 15 shall orient toward George B. Lake Parkway or 210th Avenue.

2) Coordinate with Omaha Parks and Recreation on the design and installation of any required round rail fencing.
2. C12-16-052  
Lonetree Holdings, LLC  
REQUEST: Final Plat approval of THE VILLAS OF PINEY CREEK (Lots 52-111, Outlots C-D), a subdivision outside the city limits  
LOCATION: East of 204th Street and north of Blondo Parkway  
DISPOSITION: APPROVAL 6-0. Approval of the final plat (Lots 52-111, Outlots C-D), subject to the conditions of preliminary plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council.

3. C10-18-244  
C12-18-245  
Loren Johnson, Celebrity Homes Omaha  
REQUEST: Final Plat approval of WOODBROOK (Lots 1-105 and Outlots A-C) (formerly Sagewood Pointe (Lots 149-260 and Outlots E-G), a subdivision outside the city limits, with rezoning from AG to R4  
LOCATION: Southwest of 180th Street and Purple Martin Parkway  
DISPOSITION: APPROVAL 6-0. Approval of the final plat (Lots 1-105, Outlots A-C), subject to the conditions of preliminary plat approval relative to phase two and submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council.

4. C10-16-307  
C12-14-083  
Frank Krejci  
REQUEST: Final Plat approval of ST. PAT'S FIELD, a subdivision outside the city limits, with rezoning from AG to DR (property is located within FF-Flood Fringe and FW-Floodway overlay districts)  
LOCATION: Northeast of 230th Street and West Maple Road  
DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR (property is located within an FF-Flood Fringe and FW-Floodway Overlay Districts). Approval of the final plat, subject to the following prior to forwarding the request to the City Council:
   1) An acceptable final subdivision agreement (if necessary).
   2) Submit a letter confirming acceptable emergency warning is being provided for the area.
   3) Submit a letter of approval of a noxious weed plan.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Master Plan Referrals

5. C3-18-133  
Omnicorp Saddle Creek LLC  
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 (laid over from 7/11/18)  
LOCATION: 4405 Wakeley Street  
DISPOSITION: LAYOVER 6-0. Layover at the request of the applicant.

6. 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 (laid over from 10/3/18)  
LOCATION: 106 South 50th Street  
DISPOSITION: DENIAL 5-1.
## Subdivisions

### 7. C8-18-051 (D)
- **C12-17-210**
- Orchard Valley Inc. c/o Melvin Sudbeck

**REQUEST:** Preliminary Plat approval of ALOY’S ACRES, a subdivision outside the city limits, with a waiver of Section 53-9(9) Sidewalks along with Approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District (laid over from 3/7/18)

**LOCATION:** Southeast of 66th and Garvin Streets

### 8. C10-99-044
- **C12-18-130**
- Dragon Storage, LLC

**REQUEST:** Preliminary Plat approval of WATERFORD CROSSING REPLAT 27, a subdivision outside the city limits, along with approval of a Major Amendment to the Mixed Use District Development Agreement for Waterford Crossing (laid over from 7/11/18)

**LOCATION:** Northeast of 156th and Ida Streets

**DISPOSITION:** APPROVAL 5-1. Approval of the Major Amendment, subject to submittal of an acceptable Mixed Use District Development Agreement, prior to forwarding the request to City Council. Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat:

1. Provide an access easement between Outlot B and 154th Avenue.
2. Provide for the use, ownership, and maintenance of the outlot in the final subdivision agreement.
3. Provide the following notes on the Final Plat:
   a. The proposed street connection (154th Avenue) to Ida Street from the site, will be restricted to right-in/right-out vehicular turning movements upon future improvements to Ida Street.
   b. No direct access is permitted to 156th Street from Lots 1-2 and Outlots B and no direct access is permitted to Ida Street from Lots 2-4 and Outlot A.
4. Include in the subdivision agreement that the maintenance of the sidewalk on the east side of 154th Avenue adjacent to Waterford Crossing Replats 10, 18, and 22 through 25 inclusive, shall be the responsibility of the Association.
5. 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.
6. Obtain any required permits from the Douglas County Engineer’s office.
7. Storm sewer design computations and final plans must be submitted to the Douglas County Engineer’s office for review.
8. Submit cross-section information of the proposed site grades along the western and southern boundaries of the plat to the Douglas County Engineer’s office for review.
9. Submit a letter of approval of a Noxious Weed Plan from Douglas County.
10. An acceptable debt ratio of 4.0 percent or less.

### 9. C10-18-134
- **C12-18-135**
- Omnicorp Saddle Creek LLC

**REQUEST:** Preliminary and Final Plat approval of POPPLETON PARK REPLAT 3, a minor plat inside the city limits, with rezoning from R3 and GC to CC along with approval of an MCC-Major Commercial Corridor Overlay District (laid over from 7/11/18)

**LOCATION:** Northeast of Saddle Creek Road and Davenport Street

**DISPOSITION:** LAYOVER 6-0. Layover at the request of the applicant.
10. 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), Curve Radius and Section 53-8(2)(b), Cul-de-sac length, along with rezoning from AG to DR, R4, R6, R7 and MU and Final Plat approval of PRIVADA (Lots 1-177, Outlots A-Q), a subdivision outside the city limits, with rezoning from AG to DR, R4, R6, R7 and MU (laid over from 10/3/18)

LOCATION: Southwest of 204th and West Center Road

DISPOSITION APPROVAL 6-0. Approval of waiver of Section 53-8(2)(b), Cul-de-sac length. Approval of the waiver of Section 53-8(2), Curve Radius. Approval of the rezoning from AG to DR, R4, R6, R7 and MU, subject to submittal of an acceptable Mixed Use District Development Agreement, prior to forwarding the request to City Council. Approval of the Revised Preliminary Plat, subject to the following:

1) On the paving plan, change the traffic calming devices from a speed table to speed hump.
2) Provide for all improvements identified in the final approved traffic study, as approved by Nebraska Department of Transportation (NDOT) and Public Works.
3) Extend the median along Vinton Street through the intersection of 205th and Vinton Streets.
4) Provide acceptable traffic control (roundabout, traffic signal, etc.) at the intersection of Blue Sage Drive and Lots 173/174, as identified in the final approved traffic study.
5) Coordinate with Public Works on the design of the roundabouts.
6) Coordinate with Public Works on an acceptable General Obligation paving plan.
7) Construct Blue Sage Drive at a design speed of 40 mph, with a pavement thickness of 9 inches for its entire length between West Center Road and the south subdivision boundary.
8) Place a note on the plat that there shall be no direct access to West Center Road or 204th Street from any lots or outlots, and no direct access to Vinton Street from Lots 95-103, 123 or 176.
9) Place the following note on the plat: “Access to Blue Sage Drive shall be limited to rights-of-way and Outlots B and D. There shall be no other direct access to Blue Sage Drive from any lots.”
10) Place the following note on the plat: “All lots, but specifically Lots 56-71, 95-102 and 134-156 are required to comply with Section 55-786(e) of the Omaha Municipal Code in regards to residential fence regulations.”
11) Provide temporary turnarounds at the terminus of all temporarily dead-ended streets.
12) Provide a pro-rata reimbursement to SID 572 (Grandview Ridge Estates) for prior outfall sewer construction.
13) Provide sidewalks along all street frontages.
14) In the subdivision agreement, provide for the maintenance responsibility for the sidewalks abutting double-fronted lots.
15) Any drainageway must be placed in an outlot sized to accommodate either the 3:1 + 20' section, or the 100-year storm flow (whichever is greater).
16) The applicant will be required to comply with all applicable 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.
17) The applicant must coordinate the development of Park 40b and the trail construction around the new water quality basin with the Blue Sage and Grandview SID’s. Park and trail plans and cost estimates must be approved by the Parks and Recreation Advisory Board prior to bidding.
18) The use, ownership, and maintenance of all outlots must be addressed as a part of the subdivision agreement.
19) Include the approved tree mitigation plan in the final subdivision agreement.
20) Where lots back onto a park or common area, a continuous round rail fence must be installed one foot inside the park lot per the Parks Department standard detail.
21) As part of the 404 review, if it is determined that any jurisdictional wetlands are found, submittal of an acceptable wetland mitigation plan is required or encapsulate all wetland/drainage areas into an outlot.
22) The applicant must coordinate with the City on an acceptable debt ratio. Approval of the final plat, subject to the conditions of Revised Preliminary Plat approval and submittal of a final acceptable subdivision agreement, prior to forward this request to the City Council.

**Rezonings**

<table>
<thead>
<tr>
<th>#</th>
<th>Code</th>
<th>Name</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>C10-18-221</td>
<td>Buck’s Inc. d/b/a Buchanan Energy</td>
<td>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) (laid over from 10/3/18)</td>
<td>5003 Dodge Street and 106 South 50th Street</td>
</tr>
</tbody>
</table>

**DISPOSITION: DENIAL 5-1.**

**Special Use Permits**

<table>
<thead>
<tr>
<th>#</th>
<th>Code</th>
<th>Name</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>C8-18-228</td>
<td>Nakia Vasser-Brye</td>
<td>Approval of a Special Use Permit to allow Large group living in a R7 District (laid over from 10/3/18)</td>
<td>4548 Bedford Avenue</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL 6-0.** Approval of the Special Use Permit to allow Large group living, subject to the following conditions. Conditions 2 and 3 must be met prior to hearing by City Council:

1) A maximum of ten residents may be housed on site.
2) Obtain a waiver to reduce the required off-street parking.
3) Submit a revised site plan showing all off-street parking is removed from the Fontenelle Boulevard right-of-way and setback OR enter into an acceptable right-of-way lease with the City subject to the necessary approval process.
4) Obtain a Certificate of Occupancy from the Permits & Inspections Division of the Planning Department.
5) Compliance with the revised site plan.
6) Compliance with the operation plan.
7) Compliance with all applicable building and fire code regulations.
8) Compliance with all other applicable regulations.
9) Approval of this Special Use Permit shall be specific to this operator and operation plan only.

<table>
<thead>
<tr>
<th>#</th>
<th>Code</th>
<th>Name</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>C8-18-229</td>
<td>Render Group LLC dba Comfort Care</td>
<td>Approval of a Special Use Permit to allow Large group living in a R1 District (laid over from 10/3/18)</td>
<td>2315 South 168th Street</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL 6-0.** Approval of the Special Use Permit to allow large group living in the R1 District, subject to the following conditions:

1) Compliance with the site plan dated October 1, 2018.
2) Compliance with the revised operations plan.
3) Obtain a Certificate of Occupancy from the Permits & Inspections Division of the Planning Department.
4) Compliance with all other applicable regulations.
Conditional Use Permits

14. C7-18-139
    C10-18-154
    Reda Hamze
REQUEST: Approval of a Conditional Use Permit to allow Food Sales (Limited) in a LO District and approval of an MCC-Major Commercial Corridor Overlay District (laid over from 7/11/18)
LOCATION: 1938 North 85th Street

DISPOSITION: APPROVAL 6-0. Approval of the MCC-Major Commercial Corridor Overlay District. Approval of the Conditional Use Permit to allow a Food sales (limited) in a LO District, subject to the following conditions:

1) Issuance of a demolition permit for the existing building, parking lot, drive access, etc. prior to the issuance of a Certificate of Occupancy (CO) for the new building and those improvements must be removed from the site within 30 days from the issuance of the CO for the new building.
2) Submittal of and compliance with a revised site plan for Phase 1 providing the required handicapped parking in the new parking lot and Phase 2 as proposed future phase.
3) Submittal of and compliance with a revised landscape plan providing the required 3 foot tall landscaping along Blondo Street, installed for both phases, along with a different tree variety.
4) The unloading of trucks from Blondo Street and any backing maneuvers into the site are both prohibited.
5) The applicant must construct standard sidewalks (5’ wide, setback 6.5’ from the back of curb) along the 85th Street and Blondo Street frontages; dedicate right-of-way as needed to ensure the property line is a minimum of one foot behind the sidewalk.
6) Compliance with the submitted elevation plans
7) Compliance with the submitted operating statement.
8) Compliance with all applicable stormwater regulations including no net increase in stormwater runoff and treat the first ½” of stormwater for water quality.
9) Compliance with sign regulations.
10) Compliance with all other applicable regulations.

Vacation

15. C14-18-138 (D)
    Planning Board
REQUEST: Vacation of the east/west alley west of 44th Street between Wakeley and Davenport Streets (laid over from 7/11/18)

DISPOSITION: LAYOVER 6-0.

(REGULAR AGENDA)

Master Plan Referrals

16. C3-18-238 (D)
    Planning Department on behalf of the City of Omaha
REQUEST: Approval of the ASHTON BUILDING TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 1218 Nicholas Street

DISPOSITION: LAYOVER 6-0. Layover at the request of the applicant.

17. C3-18-239
    Planning Department on behalf of the City of Omaha
REQUEST: Approval of the AMES INNOVATION CENTER TIF REDEVELOPMENT PROJECT PLAN
LOCATION: 4606 North 56th Street

DISPOSITION: APPROVAL 6-0.
### Subdivisions

<table>
<thead>
<tr>
<th>Requester</th>
<th>Preliminary and Final Plat approval of</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>C3-18-159 Planning Department on behalf of the City of Omaha</td>
<td>Approval of the LITTLE ITALY APARTMENTS ON PIERCE TIF REDEVELOPMENT PROJECT PLAN</td>
<td>Southeast of 10th and Pierce Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL 6-0.**

### Subdivisions

<table>
<thead>
<tr>
<th>Requester</th>
<th>Preliminary and Final Plat approval of</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>C10-18-142 (D) C12-18-143 Mike Gawley</td>
<td>OMAHA VIEW REPLAT FOUR, a minor plat inside the city limits, with rezoning from R5(35) and R7 to R5</td>
<td>Southeast of 34th Avenue and Miami Street</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL 6-0.** Approval of the rezoning from R5(35) and R7 to R5. Approval of the Preliminary Plat, subject to the following conditions:

1. Compliance with all applicable stormwater regulations including no net increase in stormwater runoff and treat the first ½” of stormwater for water quality.
2. Provide sidewalks in compliance with city code.

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

<table>
<thead>
<tr>
<th>Requester</th>
<th>Preliminary and Final Plat approval of</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>C10-18-184 C12-18-185 Robert E. Maguire</td>
<td>MAGUIRE ESTATES, a minor plat inside the city limits, with rezoning from R5, R7 and GI to R7</td>
<td>Northeast of Commercial Avenue and Sahler Street</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL 6-0.** Denial of the rezoning from R5, R7 and GI to R7. Approval of the rezoning from R5, R7 and GI to R5. Approval of the Preliminary Plat, subject to the following conditions:

1. Compliance with all applicable stormwater regulations including no net increase in stormwater runoff and treat the first ½” of stormwater for water quality.
2. Provide sidewalks along all street frontages in compliance with city code.

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

<table>
<thead>
<tr>
<th>Requester</th>
<th>Preliminary Plat approval of</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>C3-18-254 (D) C10-18-240 C12-18-241 Loren Johnson, Celebrity Homes Omaha</td>
<td>SAGEWOOD RIDGE, a subdivision outside the city limits, with a 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</td>
<td>Northwest of 180th and Fort Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL 6-0.** 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. Recording of the Final Plat for WOODBROOK addition prior to recording of the Final Plat for this subdivision.
2. Coordinate with the NRD to secure access through the outlots to adjacent properties.
3. Provide documentation of concurrence from the NRD noting their agreement with the subdivision boundary.
4. Submit an acceptable tree mitigation plan placing all proposed mitigation trees within Outlot B.
5. Provide traffic calming on all streets greater than 1,000 feet in length.
6) Provide temporary turnarounds at the terminus of all dead-ended streets.
7) Provide sidewalks as required by Chapter 53, Subdivisions.
8) Submit a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area.
9) Submit a letter of approval for a noxious weed plan.
10) Compliance with all applicable stormwater management ordinances and policies.
11) Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
12) Meet an acceptable debt ratio of 4.0 percent or less.

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary Plat approval of FALLING WATERS NORTH, a subdivision outside the city limits, with rezoning from AG to DR and R4</td>
<td>South of HWS Cleveland Boulevard and west of 198th Street</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from AG to DR and R4. Approval of the Preliminary Plat, subject to the following conditions:

1) Contribute to the future creek crossing northwest of the subdivision.
2) Remove the outlots from the plat and include those areas in Lot 1.
3) Coordinate with Public Works on an acceptable stacking and circulation plan.
4) Construct public sanitary sewer along the HWS Cleveland right-of-way.
5) Submit a sight distance exhibit for the 201st Street approaches to HWS Cleveland, and revise the boulevard plan to remove any trees from the sight triangles.
6) Construct left turn lanes on HWS Cleveland at 201st Street.
7) Compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and must treat the first 1/2" of stormwater for water quality.
8) Temporary turn-arounds shall be provided at the terminus of all temporary dead-ended streets.
9) Coordinate with Douglas County to incorporate traffic calming measures in the design of some of the interior streets.
10) Boulevard plans and cost estimates must be approved by the Parks and Recreation Advisory Board prior to bidding.
11) Change the label of the “35’ no build zone” to 35’ no-build easement.

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary Plat approval of BLUESTEM MEADOWS, a subdivision located outside the city limits, with rezoning from AG to DR, R4, R6 and MU</td>
<td>Northwest of 180th and Blondo Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION:** LAYOVER 6-0. Layover at the request of the applicant.

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Preliminary and Final Plat approval of MEADOR MEADOWS REPLAT 1, a minor plat outside the city limits (property is located within the ED-Lake Cunningham Environmental Overlay District and the North Hills Environmental Overlay District)</td>
<td>7633 Dutch Hall Road</td>
</tr>
</tbody>
</table>

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

1) New house construction shall comply with restrictions outlined in 55-901 or obtain a Special Use Permit.
2) Provide a note on the plat indicating compliance with the regulations of the North Hills Environmental Overlay District.
3) The new driveway connection to Dutch Hall Road will require a permit from the Douglas County Engineer’s Office.

Approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of
an acceptable final subdivision agreement, if necessary, prior to forwarding the request to City Council for final action.

<table>
<thead>
<tr>
<th>No.</th>
<th>Code</th>
<th>Address</th>
<th>REQUEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>25.</td>
<td>C12-18-252</td>
<td>Sweetbriar IV LLC/Sweetbriar II LLC</td>
<td>Preliminary and Final Plat approval of STERLING RIDGE REPLAT 5, a minor plat inside the city limits (portion of the property is located in the FF-Flood Fringe Overlay District and the FW-Floodway Overlay District)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>LOCATION: southeast of 132nd and Pacific Streets</td>
</tr>
</tbody>
</table>

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

1. Place a note on the plat that there shall be no direct access to 132nd Street from Lots 1 or 2, and that 132nd and Logan Street shall be limited to a right-in/right-out intersection.
2. Submit a minor amendment to the Mixed Use Development Agreement for Sterling Ridge to update the site plan, necessary tables, associated language, and to account for the reallocation of plaza space from proposed lot 2 to the adjacent Tri-Faith development.
3. 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.

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

**Rezonings**

<table>
<thead>
<tr>
<th>No.</th>
<th>Code</th>
<th>Address</th>
<th>REQUEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>26.</td>
<td>C10-18-246</td>
<td>Anderson Apartments LLC</td>
<td>Rezoning from DS to CBD (property is located within an ACI-1 Overlay District)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>LOCATION: 2230 and 2236 Jones Street</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL 6-0.**

<table>
<thead>
<tr>
<th>No.</th>
<th>Code</th>
<th>Address</th>
<th>REQUEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>27.</td>
<td>C10-18-255</td>
<td>Sean Kelley</td>
<td>Rezoning from GI to NBD (property is located within an ACI-1 Overlay District)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>LOCATION: 1903 South 13th Street</td>
</tr>
</tbody>
</table>

**Overlay Districts**

<table>
<thead>
<tr>
<th>No.</th>
<th>Code</th>
<th>Address</th>
<th>REQUEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>28.</td>
<td>C11-18-257</td>
<td>Alley Poyner Macchietto Architecture</td>
<td>Approval of a PUR-Planned Unit Redevelopment Overlay District</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>LOCATION: Southeast of 34th Avenue and Miami Street</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL 6-0.** Approval of the PUR, subject to the submittal of acceptable revised PUR plans, prior to forwarding to the City Council.

**Conditional Use Permits**

<table>
<thead>
<tr>
<th>No.</th>
<th>Code</th>
<th>Address</th>
<th>REQUEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>29.</td>
<td>C7-16-100</td>
<td>Relevant Community Church c/o Cory Nelson</td>
<td>Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in a R4 District (portion of the property is located in a FF-Flood Fringe Overlay District)</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>LOCATION: 21220 Elkhorn Drive</td>
</tr>
</tbody>
</table>

**DISPOSITION: LAYOVER 6-0.**
### Vacation

| 30. | C14-18-253 Planning Board | REQUEST: Vacation of the east/west alley adjacent to Lots 2-9, Hillcrest Addition and the north/south alley adjacent to Lot 6, Hillcrest Addition and Lot 2, Jones Street Addition (adjacent to 2210, 2230 and 2236 Jones Street and 2235 St. Mary's Avenue) |

**DISPOSITION:** APPROVAL 6-0. Approval subject to approval of a vacation for the remaining portion of the alley running north/south, north of Jones Street, not included in this request.

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.