PLANNING BOARD
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, December 4, 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, November 25, 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, December 4, 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>#</th>
<th>C10-19-176</th>
<th>C12-19-177</th>
<th>Dave Lanoha, Lanoha Pacific, Inc.</th>
<th>REQUEST: Final Plat approval of BLUE SAGE CREEK 2, a subdivision outside city limits, along with rezoning from AG to R4</th>
<th>LOCATION: Northeast of 213th and F Streets</th>
</tr>
</thead>
</table>

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

Approval of the final plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Overlay Districts

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>2. C11-19-240</td>
<td>Noddle Homes</td>
<td>Approval of a PUR-Planned Unit Redevelopment Overlay District (laid over from 11/06/19)</td>
<td>501 South 38th Street</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 6-0. Approval of the PUR-Planned Unit Redevelopment Overlay District, subject to submittal of acceptable final PUR plans prior to forwarding this request to the City Council.

(REGULAR AGENDA)

Master Plan Referrals

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>3. C3-19-231</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Approval of the AMES INDUSTRIAL PARK TIF Redevelopment Project Plan</td>
<td>4411 North 20th Street</td>
</tr>
<tr>
<td>4. C3-19-244</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Approval of the REDFIELD TIF Redevelopment Project Plan</td>
<td>1901 Howard and 435 South 20th Streets</td>
</tr>
<tr>
<td>5. C3-19-229</td>
<td>Elko Properties</td>
<td>Approval of an Amendment to the Future Land Use Element of the City's Master Plan from Low density residential to High density residential</td>
<td>4912 and 4914 Davenport Street</td>
</tr>
</tbody>
</table>

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

Subdivisions

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>6. C10-19-245</td>
<td>Cameron General Contractors</td>
<td>Preliminary Plat approval of HANOVER FALLS CENTER, a subdivision outside the city limits, along with rezoning from AG to MU</td>
<td>Northwest of 156th and State Streets</td>
</tr>
<tr>
<td>7. C10-19-247</td>
<td>Joan Squires, Omaha Performing Arts Society</td>
<td>Preliminary and Final Plat approval of OPA CAMPUS, a subdivision inside city limits, with a waiver of Section 53-8(5c-d), Easements, along with rezoning from DS and CBD to CBD (property is located within an ACI-1 Overlay District)</td>
<td>Northwest and southwest of 11th and Dodge Streets</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 6-0. Approval of the waiver of Section 53-8(5c-d), Easements. Approval of the rezoning from DS and CBD to CBD. Approval of the Preliminary Plat, subject to the following conditions:

1. Construct the corner bump-out on the northeast corner of the intersection of 12th Street and...
Capitol Avenue and coordinate with the Public Works Department to provide 12th Street striping modifications north of Capitol Avenue.

2. Provide all improvements identified in the final approved traffic study.

3. Coordinate with Park Omaha for meter replacement in the new and reconfigured on-street parking stalls, and for any potential loading areas or parking management strategies.

4. All corner bump-outs, on-street parking, and street paving improvements are subject to the OPW improvement review process.

5. All striping changes are subject to Public Works Traffic review.

6. Coordinate with the Public Works Department on the process for the approval of the proposed 12th Street loading dock access.

7. Provide for improvements to the intersection of 11th and Dodge Streets to accommodate the project’s pedestrian trips as identified by the Public Works Department.

8. Coordinate with Planning and Public Works Departments regarding maintaining an at-grade sidewalk across the loading dock driveway on 12th Street.

9. Compliance with all applicable stormwater management ordinances and policies.

10. Coordinate with Planning regarding an acceptable streetscape plan including tree planters which conform to City standards.

11. Incorporate measures to protect and avoid adverse impacts to the historic site at 1110 Douglas Street.

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

| C10-19-261  | D-APPROVAL | REQUEST: Preliminary Plat approval of EVERT PLACE REPLAT 1, a subdivision outside city limits, with rezoning from AG and R5 to DR and R5 |
| C12-19-249  |             | LOCATION: 450 South 193rd Street |

Approval: APPROVAL 6-0. Approval of the rezoning from AG and R5 to DR and R5. Approval of the Preliminary Plat, subject to the following conditions:

1. Contribute to the 192nd Street project.

2. 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 System Design manual.

3. Update the final plat to include the right of way purchased for Douglas County Project c-28(529) eliminating Outlot “C” and altering right of way dedication at the northeast corner of the platting.

4. Provide an acceptable tree mitigation plan with the final plat submittal, showing retained and mitigated trees within an outlot, which may require a Revised Preliminary Plat submittal.

5. Coordinate with the Douglas County Engineer’s Office on permits for any new or revised street connections to 192nd Street.

6. Temporary turn-arounds must be provided at the terminus of all temporarily dead-ended streets.

7. Proposed site grades along the eastern boundary of the platting, adjacent to 192nd Street, must be coordinated with the future improvement of the roadway.

8. Coordinate with the Douglas County Engineer’s Office on any permits for grading, sewer, or utility work carried out in conjunction with this development within the 192nd Street right-of-way.

9. Provide a note on the final plat that direct access to 192nd Street from the adjacent platted lots will not be permitted.

10. Coordinate with OPPD on any grading, construction, or vegetation management within the easements located on the north edge of the property.

11. Submit for review, storm sewer design computations and final plans to the Douglas County Engineer’s Office that relate to the handling of roadway and site drainage along the development boundary adjacent to 192nd Street.

12. Coordinate with the Douglas County Engineer’s Office on any necessary traffic calming measures in the design of some of the interior streets.

13. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.

14. Provide sidewalks along all street frontages.

15. Coordinate with the city on an acceptable debt ratio.
16. Record the final plat for Evert Place prior to recording the final plat for Evert Place Replat 1.

17. Compliance with all applicable stormwater management ordinances and policies.

9. C3-19-262 D-APPROVAL
C10-18-219
C12-18-220
Falcone Land Development

REQUEST: Preliminary Plat approval of VISTANCIA (Lots 301-512 and Outlots J-L), a subdivision outside the city limits, with rezoning from AG and R5 to DR, R4, and R5, along with a request for a variance to the Present Development Zone boundary of the Urban Development Element of the City's Master Plan

LOCATION: Northwest of 210th and Fort Streets

DISPOSITION: APPROVAL 6-0. 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 and R5 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. Coordinate with the Public Works Department to address compliance issues related to the Vistancia first phase grading permit, drainage study, and Post Construction Stormwater Management Plan prior to forwarding this request to the City Council.

2. Provide for the construction of the three-lane section of Fort Street along the subdivision’s frontage and for the turn lane and taper areas.

3. Coordinate with the Public Works Department on the arrangements for the interceptor sewer project, including language in the subdivision agreement.

4. Coordinate with Public Works on an acceptable GO paving plan.

5. Coordinate with the Public Works Department, Douglas County and the Papio-Missouri River Natural Resources District for the alignment of the interceptor sewer relative to Dam Site #12.


7. Provide for temporary turn-arounds at the terminus of all temporarily dead-ended streets.

8. Secure all the necessary permits from the Douglas County Engineer’s Office.

9. Place a 35 foot no-build easement on the final plat on all lots adjacent to Kestral Parkway (211th Street).

10. Submit 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 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 Fort Street.

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 net increase in stormwater runoff and treatment of the first 1/2 inch of stormwater for water quality.

15. Provide a revised tree canopy analysis addressing the tree canopy in Lot 483 and an acceptable tree mitigation plan indicating the location and species of mitigation trees to be planted.

16. Submit a wetland analysis and either a wetland mitigation plan if jurisdictional wetland area is proposed to be disturbed or a Revised Preliminary Plat with a layout avoiding the wetland area.

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

18. 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.

19. Coordinate with OPPD regarding any grading, construction or vegetation management plans near the transmission line on the south side of the Fort Street.
20. Place a note on the plat that there shall be no direct access from any lots or outlots to Fort Street.
21. Provide for traffic calming on all streets longer than 1000 feet.
22. Compliance with all applicable stormwater management ordinances and policies.
23. Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement.
24. Design of Kestral Parkway shall be per the 2016 Suburban Park Master Plan Boulevard plans and cost estimates must be approved by the Parks and Recreation Advisory Board prior to bidding.
25. Coordinate the design for Park #33b with the adjacent SID’s and the Parks Department. The park design shall meet the requirements as outlined in the Suburban Park Master Plan (2016 updated). The park should be designed by a Professional Landscape Architect licensed in the State of Nebraska.
26. Submit a letter of approval of a Noxious Weed Plan from Douglas County.
27. Submit a letter from Douglas County Emergency management confirming that acceptable emergency warning is being provided for the area.
28. Complying with an acceptable debt ratio of 4% or less.
29. Correct street names on the final plat in compliance with city code, including Kestral Parkway instead of 211th Street.

Rezonings

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>10. C10-19-239, C11-19-224 Elko Properties</td>
<td>Rezoning from R4(35) and R7 to R7, along with approval of a PUR-Planned Unit Redevelopment Overlay District</td>
</tr>
<tr>
<td>LOCATION: 4912 and 4914 Davenport Street</td>
<td></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>11. C10-19-256 Mark McClellan</td>
<td>Rezoning from DS to CBD (property is located within an ACI-1 Overlay District)</td>
</tr>
<tr>
<td>LOCATION: 2514 and 2524 Leavenworth Street</td>
<td></td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 6-0.

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>12. C10-19-257 Martha Villanueva</td>
<td>Rezoning from GI to R4</td>
</tr>
<tr>
<td>LOCATION: 2501 Elm and 2906 South 25th Streets</td>
<td></td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 6-0.

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>13. C10-19-263 PJ Morgan Investments, Inc.</td>
<td>Rezoning from GI to NBD (property is located within the ACI-1 Overlay District)</td>
</tr>
<tr>
<td>LOCATION: 1405 South 13th Street</td>
<td></td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 6-0.

Conditional Use Permits

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>14. C7-07-073 Joe Turacek</td>
<td>Approval of a Major Amendment to the CUP to allow Hospital services (general) in the GO</td>
</tr>
<tr>
<td>LOCATION: 8303 Dodge Street</td>
<td></td>
</tr>
</tbody>
</table>

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:
1. Obtain a waiver for front yard setbacks and fence/screening height from the Zoning Board of Appeals
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.
3. Compliance with all applicable stormwater management ordinances and policies.
4. Compliance with the submitted site plan.
5. Compliance with the submitted operations plan.
6. Compliance with all other previous conditions of approval.
7. Compliance with all other applicable regulations.

| 15. | C7-08-166  
   | C7-97-225  
   | Children’s Hospital Foundation | REQUEST: | Approval of a Major Amendment to a Conditional Use Permit to allow Hospital services (general) in a GO District, (property is located within an ACI-2(65) Overlay District) |
|-----|------------------------|
|     | LOCATION: | Southeast of 84th Street and West Dodge Road and Northwest of 84th Street and Indian Hills Drive |

DISPOSITION: APPROVAL 6-0. Approval of the Major Amendment to a Conditional Use Permit to allow Hospital services (general) in a GO district, subject to the following:
1. Compliance with the submitted signage plan.
2. Compliance with Section 55-854 of the Omaha Municipal Code.
3. No off-premise advertising is permitted.
4. Secure any necessary approvals from NDOT for the electronic information sign.
5. Approval of the necessary waivers from the Zoning Board of Appeals.
6. Compliance with all applicable previously approved conditions.
7. Compliance with all other applicable regulations.

**Special Use Permits**

| 16. | C8-19-258  
   | D-LAYOVER  
   | Edward Rose Development Company, LLC | REQUEST: | Approval of a Special Use Permit to allow a Broadcast tower in the R6 District, with a waiver to Section 55-226, Height, to allow a 100 foot tall tower. |
|-----|------------------------|
|     | LOCATION: | North of George B Lake Parkway and West Q Road |

DISPOSITION: LAYOVER 6-0.

| 17. | C10-19-264  
   | D-APPROVAL  
   | C8-02-063  
   | C8-02-064  
   | Menard, Inc. | REQUEST: | Approval of a Major Amendment to the Special Use Permit to allow Construction sales and service in a CC District, and approval of a Major Amendment to the Large Project Special Use Permit, along with expansion of the ACI-4-Area of Civic Importance Overlay District (portions of the property are located within the ACI-4 Overlay District) |
|-----|------------------------|
|     | LOCATION: | 708 North 120th Street |

DISPOSITION: APPROVAL 6-0. Approval of the rezoning to expand the ACI-4 Overlay District to the entire property.

Approval of the Special Use Permit to allow Construction sales and service in the CC and approval of the Major Amendment to the Large Project Special Use Permit, subject to meeting the following conditions prior to hearing by City Council:
1. Provide a minimum 25 foot setback to the proposed screen wall along the West Dodge Frontage Road property line.
2. Submit revised plans that clarify the location and design details for the new screen wall adjacent to the Dodge Street Frontage Road. Provide elevations for the entire screen wall, including the proposed brick pilasters.
3. No additional signage is permitted as a part of this request.
4. Compliance with the revised site plans.
5. Compliance with the submitted operations plan.
6. Compliance with the conditions of the previously approved Special Use Permit.
7. Compliance with all applicable stormwater ordinances and policies.
18. C7-19-265  D-APPROVAL
C8-19-260
Metabolic Engineering and
Recovery Center (MERC)

REQUEST: Approval of a Special Use Permit to allow
Personal improvement services in the GI
District, with approval of a parking
adjustment (Section 55-736)

LOCATION: 10729 J Street

DISPOSITION: APPROVAL 6-0. Approval of the Parking Adjustment for a Mixed Use Development
(Section 55-736).

Approval of the Special Use Permit to allow a Personal improvement services in the GI District,
subject to the following conditions:
1. Compliance with the submitted site plan.
2. Compliance with the submitted operations plan.
3. Construct the sidewalks along 108th Street and J Street as proposed in the site plan.
4. Coordinate with OPPD on any grading along the proposed sidewalks.
5. Compliance with all applicable stormwater management ordinances and policies.
6. This applicant only.
7. Compliance with all other applicable regulations.

Vacations

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

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

DISPOSITION: LAYOVER 6-0.

MINUTES TO BE APPROVED: November 6, 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.