PLANNING BOARD
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, December 5, 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, November 26, 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, December 5, 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. | C12-18-217 Courtyard on Park, LLC | REQUEST: Final Plat approval of COURTYARD ON PARK, a subdivision inside the city limits | LOCATION: 1007 Park Avenue |

DISPOSITION: APPROVAL 6-0. Approval of the final plat, subject to the following conditions being addressed prior to forwarding to the City Council:

1. Revision of the mylar documents to provide street frontage on Outlot B.
2. Submittal of an acceptable final subdivision agreement.
2. **C10-17-240**  
   **C12-17-241**  
   NP Dodge Building Company  
   **REQUEST:** Final Plat approval of ARBOR WOODS, a subdivision inside the city limits, with rezoning from DR to DR, R4 and R6 (property is also located within the FF-flood fringe and FW-floodway overlay districts)  
   **LOCATION:** 9300 Arbor Street  
   **DISPOSITION:** APPROVAL 5-0-1. Approval of the rezoning from DR to DR, R4 and R6, subject to the approval of an acceptable finalized PUD-Planned Unit Development Overlay District. Approval of the final plat, subject to the following prior to the request being forwarded to City Council:
   1. Final approval from the Papio-Missouri River NRD.
   2. Submittal of a final acceptable subdivision agreement.

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Master Plan Referrals**

3. **C3-18-238**  
   Planning Department on behalf of the City of Omaha  
   **REQUEST:** Approval of the ASHTON BUILDING TIF REDEVELOPMENT PROJECT PLAN (laid over from 11/7/18)  
   **LOCATION:** 1218 Nicholas Street  
   **DISPOSITION:** APPROVAL 6-0

**Conditional Use Permits**

4. **C7-16-100 (D)**  
   Relevant Community Church c/o Cory Nelson  
   **REQUEST:** 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) (laid over from 11/7/18)  
   **LOCATION:** 21220 Elkhorn Drive  
   **DISPOSITION:** LAYOVER 6-0. Layover at the request of the applicant.

**(REGULAR AGENDA)**

**Master Plan Referrals**

5. **C3-18-266**  
   Planning Department on behalf of the City of Omaha  
   **REQUEST:** Approval of the RIVER CROSSING PHASE 1A TIF REDEVELOPMENT PROJECT PLAN  
   **LOCATION:** Southeast of 10th and Farnam Streets  
   **DISPOSITION:** APPROVAL 6-0

6. **C3-18-267**  
   Planning Department on behalf of the City of Omaha  
   **REQUEST:** Approval of the MILLWORK COMMONS REDEVELOPMENT PLAN  
   **LOCATION:** Generally bound by Seward Street on the north, 11th Street on the east, Nicholas and Lizard Streets on the south and the mid-block point between 13th and 14th Streets on the west  
   **DISPOSITION:** APPROVAL 6-0
7. C3-18-283 Planning Department on behalf of the City of Omaha  
**REQUEST:** Approval of the disposal of City owned property under Community Development Law  
**LOCATION:** 2807 Spaulding Street; 3712, 3714, 3811, 3821 and 3922 North 19th Street; 1823 Pratt Street; 2857 Manderson Street; 2528 Sprague Street; 5813 North 29th Street; 2522 Maple Street  
**DISPOSITION:** APPROVAL 6-0  

**Subdivisions**

8. C12-18-268 Sean Negus  
**REQUEST:** Preliminary and Final Plat approval of STONE ARCH CREEK, a subdivision located outside the city limits, with waivers to Section 53-8-4(d) Lot frontage, Section 53-9(3) Street surfacing and Section 53-9(9) Sidewalks (property is located in the ED-North Hills Environmental Resources Overlay District)  
**LOCATION:** 13909 North 64th Plaza  
**DISPOSITION:** LAYOVER 6-0  

**REQUEST:** Preliminary and Final Plat approval of PACIFIC STREET WEST REPLAT FIFTEEN, a subdivision located outside the city limits, with rezoning from DR and MU to DR and MU  
**LOCATION:** Northwest of 203rd and Pierce Streets  
**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from MU and DR to MU and DR, subject to submittal of an acceptable amendment to the Mixed Use Agreement. Approval of the Preliminary Plat, subject to the following conditions:  
1. Place a note on the plat prohibiting access to 204th Street from Lot 1 or Outlot A.  
2. Coordinate with Omaha Public Works to provide analysis demonstrating the following:  
   a. The proposed plat and development will result in no increase in runoff rate for NDOT right-of-way  
   b. The stormwater facility in Outlot A will still be able to meet stormwater requirements for the existing PCSMPs which utilize the basin.  
3. Provide for the use, ownership, and maintenance of the outlot in a subdivision agreement.  
4. Compliance with all applicable stormwater management ordinances and policies.  
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.  

**REQUEST:** Preliminary and Final Plat approval of EVERGREEN ACRES, a subdivision located outside the city limits, with rezoning from AG to DR  
**LOCATION:** Southwest of 132nd Street and Bennington Road  
**DISPOSITION:** APPROVAL/LAYOVER 6-0. Approval of the rezoning from AG to DR. Approval of the Preliminary Plat, subject to the following conditions:  
1. Coordinate with the Natural Resources District for their determination on the extent of the future dam site impacts to the area in this subdivision, and place the area of future NRD acquisition in an outlot.  
2. Provide for the use, ownership, and maintenance of the outlot in a subdivision agreement. Layover the Final Plat to allow the applicant to coordinate with the NRD for their determination on
the extent of the future dam site impacts to the area in this subdivision, place the area of future NRD
acquisition in an outlot, and allow for a waiver of lot frontage for the outlot to be added to the
request.

11. C10-18-273
    C12-18-274
    Hines Interests LP, Brad
    Soderwall

REQUEST: Preliminary Plat approval of CENTRAL
          PARK EAST REPLAT 3, a subdivision
          located inside the city limits, with a waiver of
          Section 53-8(4)(d) Lot frontage, along with
          expansion of the ACI-1 Overlay District

LOCATION: Southeast of 10th and Farnam Streets

DISPOSITION: APPROVAL 6-0. Approval of the waiver of Section 53-8(4)(d) Lot frontage. Approval
of the expansion of the ACI-1 Overlay District. 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 on an acceptable design for Harney Street.
2. Coordinate the design of the intersection of 8th and Farnam Streets with the Riverfront
development to provide a mutually acceptable street elevation drainage design.
3. Coordinate with the Public Works Department on acceptable paving and sidewalk materials
and on the design of the mini-roundabout.
4. Provide a minimum of back-of-curb to back-of-curb street width of 25 feet along 8th Street.
5. Provide for all improvements identified in the final approved traffic study, including the
   modification of the traffic signals at 10th and Harney Streets.
6. Enter into a maintenance agreement with the City to cover the private maintenance
   responsibilities for the streetscape improvements and for all non-standard pavement,
   sidewalk and drainage improvements.
7. Coordinate with Public Works on an acceptable design for the 8th and Harney Streets
   intersection.
8. For Lot 10, coordinate with Public Works on minimum requirements for building setbacks
   relative to Harney Street and sidewalks.
9. The applicant must coordinate with city staff regarding an acceptable sidewalk layout along
    Conagra Drive and dedicate additional right-of-way, if needed.
10. 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.
11. The applicant must provide for the use, ownership and maintenance of the outlots in the
    subdivision agreement.

12. C10-18-275
    C12-18-276
    Loren Johnson, Celebrity Homes
    Omaha

REQUEST: Preliminary Plat approval of LAKEVIEW 168,
          a subdivision located outside the city limits,
          with a waiver of Section 53-9(9) Sidewalks,
          along with rezoning from AG to R4

LOCATION: Southwest of 168th and Ida Streets

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to R4. Approval of the waiver to
Section 53-9(9), Sidewalks, of the Omaha Municipal Code for the west side of HWS Cleveland
Boulevard only. Approval of the Preliminary Plat, subject to the following conditions:

1. Coordinate with Omaha Public Works and the Parks Department on the location and design
   of trail connections from Lakeside 168 to the Flanagan Lake trail network, which must
   include a 10-foot-wide trail located within the existing OPPD easement. Design and location
   of the trail must be also be coordinated with OPPD.
2. Provide a note on the plat prohibiting direct access to 168th and Ida Streets from any of the
   lots.
3. Include language in reference to the deferral of arterial improvements along both 168th and
   Ida Streets in the final subdivision agreement.
4. Coordinate the design of Park 33 with adjacent SIDs and the Omaha Parks Department.
5. Coordinate the boulevard design for HWS Cleveland Boulevard with the Parks Department.
   The design must comply with the criteria of the Suburban Park Master Plan (with the
   exception of sidewalks along the western edge of the Boulevard). All boulevard plans and
   cost estimates must be approved by the Parks and Recreation Advisory Board prior to
   bidding.
6. Coordinate with the Douglas County Engineer’s office on the design and construction of 168th Street, Ida Street, and all associated grading, utilities, and storm sewer design.
7. Provide traffic calming on all streets greater than 1,000 feet in length.
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 from Douglas County for a noxious weed plan.
10. Compliance with all applicable stormwater management ordinances and policies.
11. Incorporate the entire HWS Cleveland right-of-way into the boundary of the Sanitary Improvement District (SID).
12. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
13. Coordinate with the City on an acceptable debt ratio.

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<td>3.</td>
<td>C10-18-277 (D) C12-18-278 204th Street LLC attn.: Mark Allen</td>
<td>REQUEST: Revised Preliminary Plat approval of TOWN CENTER WEST, a subdivision outside the city limits, with waivers to Section 53-9(9) Sidewalks and Section 53-8(2)(b) Cul-de-sac length, along with rezoning from AG to MU and Final Plat approval of TOWN CENTER WEST (Lots 1-5 and Outlots A-B), a subdivision outside the city limits, with rezoning from AG to MU</td>
<td>LOCATION: Northwest of 204th Street and West Center Road</td>
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**DISPOSITION: LAYOVER: 6-0.**

**Rezonings**

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<td>14.</td>
<td>C10-18-280 (D) Leslie Christensen</td>
<td>REQUEST: Rezoning from GI to NBD (property is located in an ACI-1 Overlay District)</td>
<td>LOCATION: 1935 South 13th Street</td>
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**DISPOSITION: APPROVAL 6-0.**

**Overlay Districts**

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<td>15.</td>
<td>C11-18-279 (D) Alley Poyner Macchietto Architecture</td>
<td>REQUEST: Approval of a PUR-Planned Unit Redevelopment Overlay District</td>
<td>LOCATION: Southeast of 15th and Spring Streets</td>
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**DISPOSITION: APPROVAL 6-0. Approval of the PUR-Planned Unit Redevelopment Overlay District, subject to submittal of acceptable final PUR plans including acceptable building elevations and providing the sidewalk extension, prior to forwarding this request to the City Council.**

**Special Use Permits**

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<td>16.</td>
<td>C8-18-281 Mark Sanford</td>
<td>REQUEST: Approval of a Special Use Permit to allow Body and fender repair services in a GC District (property is located in a ACI-2 Overlay District)</td>
<td>LOCATION: 7076 Maple Street</td>
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**DISPOSITION: LAYOVER 4-2.**
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<td>17.</td>
<td>C8-18-282 (D) <strong>REQUEST:</strong> Request to allow a Heliport (temporary) in a CC District (property is located in an ACI-2 Overlay District)</td>
<td>8501 West Dodge Road</td>
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**DISPOSITION:** APPROVAL 6-0. Approval of the requested temporary heliport, subject to:
1. Compliance with the proposed site plan.
2. Compliance with the proposed operating statement.
3. This use permit expires April 1, 2021 and all improvements related to the heliport must be removed by April 30, 2021.
4. Construct sidewalk along the Indian Hills Drive frontage.
5. Compliance with all applicable regulations.

**Vacation**

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<td>18.</td>
<td>C14-18-258 (D) <strong>REQUEST:</strong> Vacation of an irregular portion of right-of-way abutting Lots 2 and 3, Block 5, South Omaha 2nd Addition and Lot 16, Block 2, St. Mary’s Addition (abutting 3221 R Street)</td>
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**DISPOSITION:** LAYOVER 6-0.

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<td>19.</td>
<td>C14-18-259 (D) <strong>REQUEST:</strong> Vacation of the North/South alley from Hascall Street to Spring Street, between 4th and 5th Streets, abutting Lots 3-5, 7, 9-12 and 17-26, Block 6, Maynes Addition</td>
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**DISPOSITION:** LAYOVER 6-0.

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<td>20.</td>
<td>C14-18-261 (D) <strong>REQUEST:</strong> Vacation of Davenport Street from 24th Street to 25th Street along with a portion of alley located in Block 2, Reed’s First Addition</td>
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**DISPOSITION:** APPROVAL 6-0. Approval, subject to the following conditions:
1. The City must retain easements to access sewer lines in portions of the 25th Street right-of-way.
2. The removal of two (2) street lights, four (4) 2-hour parking signs, one (1) no parking sign, three (3) parallel parking signs, two (2) no parking tow away zone signs, one (1) stop sign, one (1) keep right median sign, one (1) street name sign and seven (7) sign posts.

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<td>21.</td>
<td>C14-18-262 (D) <strong>REQUEST:</strong> Vacation of Bridge Street and Hunt Street, east of 36th Street adjacent to Blocks 171 and 174, Florence (9201 North 36th Street)</td>
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**DISPOSITION:** APPROVAL 6-0.

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<td>22.</td>
<td>C14-18-263 (D) <strong>REQUEST:</strong> Vacation of the remaining portion of the east/west alley east of 51st Street between Walnut and Hickory Streets abutting Lots 10, 11, and 12, Block 28, West Side Addition</td>
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**DISPOSITION:** LAYOVER 6-0.

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<td>23.</td>
<td>C14-18-264 (D) <strong>REQUEST:</strong> Vacation of 57th Street south of Hascall Street abutting Lots 5 and 6, Schwalb’s 3rd Addition along with the strip of land dedicated to the City abutting Lots 2, 8, and 9, Block 8, Patterson’s Park</td>
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**DISPOSITION:** LAYOVER 6-0.
| 24. | C14-18-265 (D) Planning Board | REQUEST: | Vacation of B Street generally west of the west right-of-way line of 28th Street, abutting Lot 12, Block 15, South Omaha City Lots; Lot 12, Block 7 South Omaha City Lots and Lot 1, South Omaha Replat 5 |

**DISPOSITION:** APPROVAL 6-0. Approval, subject to:
1. Coordination with Public Works on the design of the cul-de-sac and area of vacation.
2. Submittal of an acceptable replat of the property.

**MINUTES APPROVED:** September 5, 2018 & October 3, 2018, November 7, 2018