PLANNING BOARD AGENDA
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, December 6, 2017, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Arnold Nesbitt; Chairman, Greg Rosenbaum, Vice Chairman; Trenton Magid, David Rosacker, Kristine Karnes, Jeffrey Moore and Michael Pate.

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 27, 2017.

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 6, 2017 at 11:00 a.m., site inspections at 9:00 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

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<tr>
<th></th>
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<th>REQUEST: Final Plat approval of SANCTUARY ACRES, a minor plat outside the city limits</th>
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<tr>
<td>1</td>
<td>C12-17-139 TD2</td>
<td>LOCATION: 11205 North 60th Street</td>
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DISPOSITION: APPROVAL 6-0. 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.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>Request</th>
<th>Location</th>
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<tr>
<td>C10-17-215</td>
<td>Preliminary Plat approval of COPPER CREEK, a subdivision outside the city limits, with rezoning from AG to DR and R5 (laid over from 10/4/17)</td>
<td>Southeast of 168th Street and Military Road</td>
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<td>C12-17-216</td>
<td>E&amp;A Consulting Group, Inc.</td>
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DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR and R5. Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat:

1. Widen 168th Street to three lanes along the subdivision’s frontage, and provide for the southbound left turn lane and taper at Military Road.
2. Coordinate with Public Works and Douglas County on the location of the intersection of 168th Street and Street E to ensure adequate sight distance.
3. Designate Street B as Rachel Snowden Parkway (provide 65 foot right-of-way, six foot sidewalks on each side with street trees).
4. Coordinate the street connections along the south boundary of the subdivision with the proposed adjacent Leytham development.
5. Acquire the necessary right-of-way for Rachel Snowden Parkway east of 168th Street and either record a paper dedication concurrently with the plat, or include the full width of the right-of-way on the plat.
6. Coordinate with Public Works on the re-design of the horizontal curve on Street E east of Street G.
7. Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds.
8. Provide traffic calming on all streets in excess of 1,000 feet.
9. Provide a note on the final plat restricting direct vehicular access from any adjacent lot or outlot within the subdivision to 168th Street and Military Road.
10. Provide the standard noise attenuation easement language for lots abutting 168th Street on the final plat.  
11. provide a note on the final plat indicating that Military Road will become a trail at a future date. 
12. Provide for sidewalks as required on all street frontages (including along 168th Street). 
13. Coordinate with Douglas County to grade the subdivision to match the ultimate profile of 168th Street. 
14. Provide written concurrence from the Papio-Missouri River Natural Resources District stating that the subdivision will have no impact on their future downstream dam site or lake prior to Planning Board approval of the final plat. 
15. Provide a 35 foot no-build easement along both sides of Rachel Snowden Parkway. 
16. Provide a ten foot wide trail along each side of the creek (and provide an easement on the final plat). 
17. Provide a continuous round rail fence installed one foot inside the park, where lots back onto a park or common area. 
18. Receive approval of the trail and Parkway plans from the Parks and Recreation Advisory Board prior to bidding. 
19. Participate in the construction of gate and/or trail crossings at Street B and Street H at the time of Military Road conversion to a trail. 
20. Compliance with all applicable stormwater management ordinances and policies. 
21. Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement. 
22. Place all drainageways in an outlot sized to accommodate either the 3:1 + 20’ section, or the 100-year storm flow (whichever is greater). 
23. Submit a wetland analysis (and mitigation plan if required). 
24. Work with City staff on finalization of an acceptable tree mitigation plan. 
25. An acceptable debt ratio of 4% or less. 
26. Modify the flag of Outlot G to be a minimum of 25 feet in width.
3. C10-17-184 (D) C12-17-185 RL Development LLC

REQUEST: Preliminary Plat approval of PLAZA 133, a subdivision outside the city limits, with a waiver of Section 53-8(4)(d) Lot frontage, along with rezoning from GI, GC, MH and DR to GI and DR and approval of a IG-Industrial Gateway Overlay District (portions of the property are located within a FW-Floodway Overlay District and FF-Flood Fringe Overlay District) (laid over from 9/6/17)

LOCATION: North of 101st Street and Blair High Road

DISPOSITION: APPROVAL 6-0. Approval of the waiver of Section 53-8(4)(d), Lot frontage. Approval of the rezoning from GI, GC, MH and DR to GI and DR. Approval of the IG-Industrial Gateway Overlay District for Lots 4-6. Approval of the Preliminary Plat, subject to: 1) Submittal of an acceptable final wetland analysis and a mitigation plan, if necessary, with the final plat submittal. 2) The applicant coordinating with the NDOT on the N-133 improvements. 3) The applicant applying for a NDOT right-of-way permit and submitting plans and a Traffic Impact Study to the NDOT to tie onto N-133. 4) Outlot D (Thomas Creek outlot) must be sized to accommodate either the 3:1+50' section or the 100-year storm flow, whichever is greater. 5) The applicant acquiring the adjacent property (north edges of Outlot A and Lot 6, and the adjacent right-of-way), prior to the recording of the final plat. 6) The applicant must place the following notes on the plat: (a) There shall be no direct access from any lot or outlot onto Blair High Road, and, (b) 101st Street at Blair High Road shall be restricted to a right-in/right-out access upon future improvements to the intersection. 7) The applicant must provide a traffic memo for the intersection of Blair High Road and Potter Street, and provide for all identified improvements in the final memo, as approved by the City of Omaha and the NDOT. 8) The applicant must coordinate with the Parks Department on an acceptable design for the trail. 9) Trail plans and costs estimates must be approved by the Parks and Recreation Advisory Board prior to bidding. 10) The applicant must include a trail easement on the final plat. 11) The applicant must work with the city staff on an acceptable overall financing plan including the trail. 12) The applicant must provide for the use, ownership and maintenance of the outlots in the subdivision agreement. 13) The applicant must provide an access easement on the plat between the public right-of-way and Outlot B. 14) The applicant must coordinate with Public Works on acceptable GO paving plan. 15) The applicant must adjust the lot line between Outlot A and Lot 5 so that the drainageway and wetland area is within the outlot. 16) The development must provide for no net increase in stormwater runoff and treat the first ½” of stormwater for water quality. 17) The applicant must provide for the construction of sidewalks and the trail in the subdivision agreement. 18) Submittal of an acceptable Noxious Weed Plan from Douglas County at the time of final plat submittal. 19) Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. 20) An acceptable debt ratio of 4% or less.

Overlay Districts

4. C11-17-239 NP Dodge Building Company

REQUEST: Approval of a PUD-Planned Unit Development Overlay District (formerly a PUR) (laid over from 11/1/17)

LOCATION: 9300 Arbor Street

DISPOSITION: APPROVAL 4-0-2. Approval of the PUD, subject to the following prior to forwarding this request to the City Council: 1) Approval of the necessary waivers by the Zoning Board of Appeals. 2) Submittal of a revised site plan providing a sidewalk in compliance with city code.
(REGULAR AGENDA)

Master Plan Referrals

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<td>5.</td>
<td>C3-17-264 Planning Department on behalf of the City of Omaha</td>
<td>REQUEST: Approval of the SADDLECREEK 1011 TIF REDEVELOPMENT PROJECT PLAN</td>
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<td>LOCATION: Northeast of Saddle Creek Road and Pacific Street</td>
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DISPOSITION: APPROVAL 6-0.

Subdivisions

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<td>6.</td>
<td>C10-17-266 C12-17-267 Saddlecreek 1011, LLC</td>
<td>REQUEST: Preliminary and Final Plat approval of WEST SIDE REPLAT 7, a minor plat inside the city limits with rezoning from R4(35), GC and GI to R8, along with approval of a MCC-Major Commercial Corridor Overlay District</td>
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<td>LOCATION: Northeast of Saddle Creek Road and Pacific Street</td>
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DISPOSITION: APPROVAL 6-0. Approval of the MCC-Major Commercial Corridor Overlay District. Approval of the rezoning from R4(35), GC and GI to R8, subject to approval of an acceptable final PUR plan. Approval of the Preliminary Plat, subject to the following: 1.) The applicant must provide a fair market value payment for the vacated right-of-way prior to recording of the final plat. 2.) The applicant must coordinate with the Public Works Department on the necessary language for the sewer easement, to be recorded by separate instrument, in the area of the right-of-way vacation. 3.) The applicant must provide for all the improvements identified in the final approved traffic study. 4.) Compliance 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. 5.) Provide for sidewalks in compliance with city code. Approval of the Final Plat, subject to the conditions of the Preliminary Plat approval and submittal of an acceptable, final subdivision agreement, if necessary, prior to forwarding the request to the City Council.

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<td>7.</td>
<td>C12-17-268 (D) Matt Dinsdale</td>
<td>REQUEST: Preliminary and Final Plat approval of EDGEWATER 2ND ADDITION, a minor plat outside the city limits</td>
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<td>LOCATION: Northwest of 226th Plaza Circle and Edgewater Road</td>
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DISPOSITION: APPROVAL 6-0. Approval of the preliminary plat, subject to the following conditions: 1.) Revise the plat document to prohibit direct access to Lot 1 from Edgewater Road. 2.) Compliance with all applicable stormwater management ordinances and policies. Approval of the final plat, subject to the conditions of the preliminary plat and submittal of an acceptable final subdivision agreement (if necessary) prior to forwarding the request to the City Council for final action.

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<td>8.</td>
<td>C10-17-269 (D) C12-17-270 Brynhaven at Hanover Falls Townhome Association</td>
<td>REQUEST: Preliminary and Final Plat approval of BRYNHAVEN AT HANOVER FALLS REPLAT 3, a minor plat outside the city limits, with rezoning from DR and R6 to DR and R6</td>
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<td>LOCATION: 8485 North HWS Cleveland Boulevard</td>
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DISPOSITION: APPROVAL 6-0. Approval of the rezoning from DR and R6 to DR and R6. Approval of the Preliminary Plat, subject to the following conditions: 1.) Provide for the following provisions in the subdivision agreement: (a.) 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. (b.) Use, ownership and maintenance of the outlet. 2.) Add the “cluster subdivision” language to the final plat mylars. 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 the plat to the City Council.

Overlay Districts

| 9. | C11-17-265 Saddlecreek 1011, LLC | REQUEST: Approval of a PUR-Planned Unit Redevelopment Overlay District | LOCATION: Northeast of Saddle Creek Road and Pacific Street |

DISPOSITION: APPROVAL 6-0. Approval of the PUR-Planned Unit Redevelopment Overlay District, subject to the following prior to forwarding this request to the City Council: 1.) Submit a final revised site plan providing the required curbside landscaping and sidewalk width along Pacific Street as well as an acceptable location and design for the screenwall along Saddle Creek Road. 2.) The applicant working with the Planning Department on submittal of an acceptable landscape plan.

Rezonings

| 10. | C10-17-259 (D) Ole’s Big Note, LLC Nancy Mammel | REQUEST: Rezoning from GI to NBD | LOCATION: 1314 Pierce Street |

DISPOSITION: APPROVAL 6-0.

| 11. | C10-17-260 (D) Ole’s Big Note, LLC Nancy Mammel | REQUEST: Rezoning from GI to NBD, along with approval of a MCC-Major Commercial Corridor Overlay District | LOCATION: 6152 Military Avenue |

DISPOSITION: APPROVAL 6-0.

| 12. | C10-17-261 Trent Overhue | REQUEST: Rezoning from GC to CC, along with approval of a MCC-Major Commercial Corridor Overlay District | LOCATION: 5000 and 5020 L Street |

DISPOSITION: APPROVAL 6-0.

| 13. | C10-17-272 Omaha Fontenelle Properties, LLC | REQUEST: Rezoning from R7 to R7 and GO, along with approval of a MCC-Major Commercial Corridor Overlay District | LOCATION: Southeast of 52nd Street and Ames Avenue |

DISPOSITION: APPROVAL 6-0. Approval of the MCC Overlay District and rezoning from R7 to R7 and GO, subject to submittal of an acceptable replat prior to forwarding the request to the City Council.
14. C10-03-203 (D)  
Lockwood Development  
REQUEST:  Approval of a Major Amendment to the Mixed Use District Development Agreement for Blondo 108 Business Park  
LOCATION:  Northwest of 108th and Blondo Streets

**DISPOSITION:** LAYOVER 6-0. The applicant has asked for a layover of this request until the January 3, 2018 Planning Board meeting.

### Special Use Permits

| 15. | C8-17-271 (D)  
Rick Bergholz  
REQUEST:  Approval of Special Use Permit to allow Daycare Services (General) in a R4 District (property is located in an MCC Overlay District)  
LOCATION:  Northeast of 178th Street and Poppleton Avenue |

**DISPOSITION:** APPROVAL 6-0. Approval of a Special Use Permit to allow Daycare services (general) in an R4 district subject to the following conditions: 1) Submittal of a revised site and landscape plan that addresses the following items prior to forwarding the request to the City Council: (a.) Provide 10’ minimum depth of landscaping along the north and east side of the parking lot. (b.) Provide overstory trees to be planted 35’ on center between the parking lot and property line where adjacent to right-of-way along Poppleton Avenue and 178th Street. (c.) Provide a fence, wall or landscape screen not less than four feet in height for the length of the common boundary of the parking lot along Poppleton Avenue and the east property line. (d.) Provide calculations showing percentage of proposed street yard landscaping (60% required). (e.) Provide a minimum of 7% interior parking lot landscaping along with one tree per 350’ square feet of interior parking lot landscaping. 2) Receive a waiver from the Zoning Board of Appeals to allow more than 12 individuals in the daycare in an R5 District. 3) Submittal of an administrative subdivision that also provides a cross access easement between the two lots. 4) Compliance with storm shelter regulations. 5) Compliance with all applicable stormwater management regulations. 6) Compliance with all other applicable regulations.

### Vacations

| 16. | C14-17-263 (D)  
Planning Board  
REQUEST:  Vacation of a portion of Jones Street right-of-way from the West right-of-way line of 38th Avenue to the West right-of-way line of the previously vacated 40th Street, containing about 6,864 square feet |

**DISPOSITION:** APPROVAL 6-0.

**MINUTES APPROVED:** November 1, 2017.