PLANNING BOARD
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, February 5, 2020, 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, January 27, 2020.

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, February 5, 2020 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

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>C12-19-178</td>
</tr>
<tr>
<td></td>
<td>James T Smith, Sr.</td>
</tr>
<tr>
<td>REQUEST:</td>
<td>Final Plat approval of PONCA HILLS ESTATES, a subdivision outside city limits</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>Northwest of Northern Hills Drive and 66th Street</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 6-0. Approval of the final plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council.
2. **C10-15-299**  
   **C12-15-300**  
   Western Springs Land Corp  

**REQUEST:** Final Plat approval of **SHADOW VIEW VILLAGE** (Lots 1-4, Outlots A-D), a subdivision outside city limits, with rezoning from AG to MU  

**LOCATION:** Northwest of South H.W.S. Cleveland Boulevard and West Center Road

**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from AG to MU, subject to submittal of an acceptable Mixed Use Development Agreement prior to forwarding to City Council. Approval of the Final Plat, subject to the following conditions, prior to forwarding the request to the City Council:

1. Place the proposed monument sign in Outlot A within its own outlot.  
2. Submit updated mylars showing the 35 foot no-build easement along HWS Cleveland Boulevard.  
3. Submittal of an acceptable final subdivision agreement.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

3. **C10-19-245**  
   **C12-19-246**  
   Cameron General Contractors  

**REQUEST:** Preliminary Plat approval of **HANOVER FALLS CENTER**, a subdivision outside the city limits, with rezoning from AG to DR, R6, and MU (laid over from 12/04/19)  

**LOCATION:** Northwest of 156th and State Streets

**DISPOSITION:** 6-0. Approval of the rezoning from AG to DR, R6, and MU, subject to submittal of an acceptable Mixed Use Development Agreement. Approval of the preliminary plat, subject to the following conditions:

1. Prior to forwarding this request to City Council, submit an updated preliminary plat removing the Outlot C street connection from plans and constructing Street “D” from State Street to Street “A”. Coordinate with Public Works on an acceptable cross section for Street “D”, including the potential need for access restrictions at the Street “D” access to Lots 9 and 10.  
2. Widen 156th and State Streets to three lanes along the subdivision’s frontage. Coordinate with Douglas County on any cost sharing arrangements.  
3. Coordinate with the Douglas County Engineer’s office on the review, approval, and permitting of all street, grading, sewer, storm sewer, drainage, and utility designs related to the widening/improvement of 156th and State Streets.  
4. Provide for all improvements identified in the final traffic impact study.  
5. Include the following notes on the plat:
   a. The intersection of Street “C” and State Street, and the intersection of Street “B” and 156th Street are restricted to right-in/right-out only upon future improvements to State Street and 156th Street, respectively.  
   b. Direct vehicular access will not be allowed to 156th Street or State Street from any lots or outlots abutting said streets.  
   c. Direct access to Street “C” from Lot 5 is prohibited.  
   d. Direct access to Street “B” from Lots 2 and 3 is prohibited.  
7. Coordinate with the Parks Department on provision of improvements (sidewalks, street trees, ornamental lighting) along H.W.S. Cleveland Boulevard as required by the Suburban Parks Master Plan. Final boulevard plans and cost estimates must be approved by the Parks and Recreation Advisory Board prior to bidding.  
9. Coordinate with Planning and Public Works Departments on acceptable access configurations for the Mixed Use Development Plan.
10. If the subdivision is not located within a Sanitary Improvement District (SID), a maintenance agreement is required before Douglas County will provide routine maintenance of public streets.
11. Construct public sanitary sewer to abut Lots 9 and 10.
12. 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.
13. Provide an acceptable access easement between Outlot A (green corner) and Street “A”.
14. Confirm that a 3:1 +20' slope for all drainage ways are being accommodated within outlots and/or that all disturbed wetlands are mitigated at a 3:1 ratio. Continue to coordinate with City Planning staff on an acceptable Wetlands Analysis and Mitigation Plan.
15. Coordinate with City Planning and the Parks Department on the orientation of buildings fronting H.W.S. Cleveland Boulevard. The rear elevations of buildings may not front the Boulevard.
16. Compliance with all stormwater management ordinances and policies.
17. Coordinate with Urban Design staff on the location and design of pedestrian access to the building on Lot 6.
18. Provide sidewalks along all street frontages as required by Section 53-9(9), Sidewalks, or the requirements of the Mixed Use District.
19. Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement.

| 4. | C10-19-251   | REQUEST: Preliminary Plat approval of LAKE LIVIN, a subdivision outside city limits, with rezoning from AG to R7 (laid over 1/8/20) |
|    | C12-19-252   | LOCATION: Northwest of 168th and Fort Streets |
|    | Woodsonia Acquisitions, LLC | |

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to R7. Approval of the Preliminary Plat, subject to the following conditions:

1. Provide for any Fort Street improvements west of H.W.S. Cleveland Boulevard, as identified by Douglas County.
2. Include the following notes on the plat:
   a. The intersection of 169th and Fort Streets shall be restricted to right-in/right-out only upon future improvements to Fort Street;
   b. There shall be no direct access to 168th Street or Fort Street from any lot or Outlot;
   c. There shall be no direct access to 169th Street from Lots 2 or 3.
3. Grant an access easement between Outlot B and Ogden Street or 168th Avenue.
4. Grant a noise attenuation easement 115 feet from the centerlines of 168th and Fort Streets and place the standard noise attenuation easement on the plat.
5. Provide for all improvements identified in the final traffic impact study.
6. Obtain all required permits from the Douglas County Engineer’s office. Any street connections, grading, sewer or utility work, and storm sewer designs and/or computations carried out in conjunction with this development in the 168th Street and Fort Street rights-of-way require the review and approval of the Douglas County Engineer’s office.
7. Coordinate with Public Works and the Parks Department on the design of the street and amenities provided on H.W.S. Cleveland Boulevard. Design must include corner nodes consisting of landscaping plantings and public seating. Final Boulevard plans and cost estimates must be approved by the Parks and Recreation Advisory Board prior to bidding.
10. Provide traffic calming on all streets longer than 1,000 feet.
11. 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.
12. Coordinate design of Park 33 with adjacent SIDs and the Omaha Parks Department. Park design must meet the requirements outlined in the Suburban Parks Master Plan, 2016 Update. The park must be designed by a professional landscaping architect registered in the State of Nebraska.
13. Coordinate with the Parks Department on the location and design of the proposed trail
connection across H.W.S. Cleveland Boulevard and the required trail connection to the West Papio Trail south of Fort Street.
14. Compliance with all stormwater management ordinances and policies.
15. Provide sidewalks along all street frontages as required by Section 53-9(9), Sidewalks, of the Omaha Municipal Code, including sidewalks along the Fort Street and 168th Street frontages.
16. Provide for routine road maintenance and snow removal for all on-street parking areas in the final subdivision agreement.
17. Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement.

Overlays

<table>
<thead>
<tr>
<th>No.</th>
<th>Overlay</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.</td>
<td>C11-19-255 Woodsonia Acquisitions, LLC</td>
<td>Approval of a PUD-Planned Unit Development Overlay District (laid over 1/08/20)</td>
<td>Northwest of 168th and Fort Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 6-0. Approval of the PUD, subject to meeting the following conditions prior to forwarding the request to City Council:

1. Obtain waivers for front yard setbacks, multifamily residential parking in the front yard setback, and bufferyards from the Zoning Board of Appeals.
2. Remove the dumpster enclosures from the front yard setback along Ogden Street/168th Avenue, and relocate a minimum of 35 feet from the property line.
3. Compliance with all other applicable regulations.

(REGULAR AGENDA)

Master Plan Referrals

<table>
<thead>
<tr>
<th>No.</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.</td>
<td>Approval of the disposal of City-owned property to an interested party</td>
<td>3004 and 3004 ½ V Street</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 6-0.

<table>
<thead>
<tr>
<th>No.</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.</td>
<td>Approval of the disposal of City-owned property to an interested party</td>
<td>North of 214th and Grover Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 6-0.

<table>
<thead>
<tr>
<th>No.</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.</td>
<td>Approval of an amendment to the 2019 Consolidated Action Plan</td>
<td>City of Omaha</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 5-0-1.

Subdivisions

<table>
<thead>
<tr>
<th>No.</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.</td>
<td>Preliminary and Final Plat approval of PLAYERS CLUB, a minor plat outside city limits, with rezoning from AG to DR (portion of the property is located within the FF-Flood Fringe Overlay District)</td>
<td>Southeast of 132nd and State Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION:** WITHDRAWN. Withdrawn at the request of the applicant.
### Planning Board Agenda
February 5, 2020
Page 5

| 10. | C10-20-021 D-LAYOVER | REQUEST: Preliminary Plat approval of FLANAGAN POINTE, a subdivision outside city limits, with rezoning from AG to DR, R4, and MU | LOCATION: Northeast of 180th and Fort Streets |
| 11. | C12-20-022 Ardon Investments, LLC | REQUEST: | Preliminary and Final Plat approval of GENE LEAHY MALL REPLAT ONE, a minor plat inside city limits (property is located within an ACI-1 Overlay District) |
| 12. | C12-20-023 City of Omaha | REQUEST: | Rezoning from R4(35) to R4 |
| 13. | C10-20-024 Joe Semin | REQUEST: | Rezoning from DS to CBD (property is located within an ACI-1 Overlay District) |
| 15. | C10-20-026 203rd Plaza, LLC | REQUEST: | Approval of the Final Plat, subject to compliance with the condition of Preliminary Plat approval. |
| 16. | C10-20-027 Gary Bowen | REQUEST: | Rezoning from R6 and R7 to R7 (property is located within an ACI-1 Overlay District) |
| 17. | C10-20-028 Julie Roy for My Montessori School, LLC | REQUEST: | Rezoning from R5(35) to LC, with approval of the MCC-Major Commercial Corridor Overlay District |
| 18. | C7-16-227 College of Saint Mary | REQUEST: | Rezoning from MU to DR, with expansion of the ACI-2(65) Overlay District, along with approval of a Major Amendment to the Conditional Use Permit to allow College and university facilities in the DR District with a waiver of Section 55-108, Height, to allow a 44 foot tall building (portions of the property are located within the ACI-2 Overlay District and the FF-Flood Fringe Overlay District) |

**Dispositions:**

- **LAYOVER 6-0.**
- **APPROVAL 6-0.**
- **APPROVAL 6-0.**
- **APPROVAL 6-0.**
- **APPROVAL 6-0.**
- **APPROVAL 6-0.**

**Rezonings**

12. **D-APPROVAL**

13. **D-APPROVAL**

14. **D-APPROVAL**

15. **D-APPROVAL**

16. **D-APPROVAL**

17. **D-APPROVAL**

18. **D-APPROVAL**
DISPOSITION: APPROVAL 6-0. Approval of the waiver of Section 55-108, Height, to allow a 44 foot tall building. Approval of the rezoning from MU to DR. Approval of the expansion of the ACI-2(65) Overlay District. Approval of a Major Amendment to the Conditional Use Permit to allow College and university facilities in the DR District, subject to the following conditions:

1. Receive a waiver of maximum impervious coverage from the Zoning Board of Appeals prior to obtaining a building permit.
2. Submit updated elevations providing details on specific building materials prior to obtaining a building permit.
3. Submit a minor amendment to the Aksarben Business and Education Campus mixed use development agreement prior to obtaining a building permit.
4. Compliance with all floodplain development regulations, including obtaining a floodplain development permit prior to obtaining a building permit.
5. Compliance with all applicable stormwater management ordinances and policies.
6. Compliance with the submitted site plan.
7. Compliance with the submitted landscape plan.
8. Compliance with the submitted operating statement.

| 19. | C10-20-035 | D-APPROVAL | REQUEST: Rezoning from R4(35) to R4 | LOCATION: 2886 Bauman Avenue |

DISPOSITION: APPROVAL 6-0.

Special Use Permits

| 20. | C8-20-033 | D-APPROVAL | REQUEST: Request to allow a Heliport in a GO District (property is located in an ACI-2 Overlay District) | LOCATION: 8200 West Dodge Road |

DISPOSITION: APPROVAL 6-0. Approval of the requested heliport, subject to:

1. Compliance with the proposed site plan.
2. Compliance with the proposed operating statement.
3. Compliance with all applicable regulations.

| 21. | C8-20-034 | D-APPROVAL | REQUEST: Approval of a Special Use Permit to allow General offices in the GI District (a portion of the property is located in the FF-Flood Fringe Overlay District) | LOCATION: 7525 North 101st Street |

DISPOSITION: APPROVAL 6-0. Approval of the Special Use Permit to allow a General Offices in the GI District (portion of the property is located in the FF-Flood Fringe Overlay District), subject to the following conditions:

1. Approval of a waiver from the Zoning Board of Appeals to place the parking lot within the required bufferyard.
2. Compliance with the submitted operations plan.
3. Submittal and compliance of a revised landscaping plan to comply with the required bufferyard tree plantings.
4. Coordinate with OPPD on any grading, construction, or vegetation management near the existing transmission line.
5. Compliance with all applicable stormwater management ordinances and policies.
6. Approval of a Flood Plain Development Permit.
7. Compliance with all other applicable regulations.

Conditional Use Permits

| 22. | C7-20-031 | D-APPROVAL | REQUEST: Approval of a Conditional Use Permit to allow Surface parking in the CC District | LOCATION: 391 North 243rd Street |
DISPOSITION: APPROVAL 6-0. Approval of a Conditional Use Permit to allow Surface parking in a CC District subject to:

1. Construct sidewalks along all street frontages and dedicate right-of-way as needed.
2. Coordinate with the Department regarding an acceptable pedestrian connection to the lots to the southwest.
3. Submittal of and compliance with a revised site plan showing the following items, prior to submitting for a building permit:
   a) Additional ROW dedication along 243rd Street to allow for the necessary landscaping and sidewalk requirements to be met.
   b) 10’ of perimeter parking lot landscaping.
   c) A 15’ bufferyard along the northwest corner of the site.
   d) The accessible stalls being located in those that are closest to the street.
4. Submittal of and compliance with a landscape plan providing the necessary landscaping and planting requirements, prior to submitting for a building permit.
5. Compliance with all floodplain development regulations, including obtaining a floodplain development permit prior to obtaining a building permit.
6. Compliance with the submitted operating statement.
7. Compliance with all other applicable regulations.
8. Compliance with all applicable stormwater management ordinances and policies

REQUEST: Approval of a Conditional Use Permit to allow Auto sales in the CBD (property is located within an ACI-1 Overlay District)

LOCATION: 2621 Farnam Street

DISPOSITION: APPROVAL 6-0. Approval of the Conditional Use Permit to allow Automotive sales in a CBD District subject to:

1. Compliance with the submitted site plan
2. Compliance with the submitted operations plan.
3. Submittal of a right of way lease for the existing file, if necessary.
4. Coordinate with City Staff on an acceptable streetscaping plan on provision of the tree planting along Farnam Street.
5. Compliance with all applicable sign regulations.
6. Compliance with all other applicable regulations.

MINUTES TO BE APPROVED: January 8, 2020

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.