PLANNING BOARD
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, February 6, 2019, 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, January 28, 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, February 6, 2019 at 11:00 a.m. Meet in Room 1210 on the 12th Floor at 1819 Farnam Street.

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>REQUEST</th>
<th>LOCATION</th>
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</thead>
<tbody>
<tr>
<td>1. C10-05-144 C12-05-145 AVG-CFM 204Q Attn: J.F. Carter</td>
<td>Final Plat approval of COVENTRY (Lots 111-117 and Outlot I), a subdivision outside the city limits, with rezoning from AG to DR and MU</td>
</tr>
<tr>
<td></td>
<td>Northwest of 204th and Harrison Street</td>
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</tbody>
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DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR and MU, subject to submittal of an acceptable Minor Amendment to the Mixed Use Development Agreement and approval of the
final plat, subject to addressing the following items prior to forwarding this request to City council:
1. Provide for all improvements identified in the final approved traffic study.
2. Submittal of an acceptable final subdivision agreement.
3. Provide 53 feet of right-of-way for 205th Street and Roosevelt Street.
4. Place a note on the plat that 205th Street shall be limited to a right-in/right-out intersection at Harrison Street.
5. Provide an access easement between Outlot I and 205th/Roosevelt Street.
6. Place a note on the plat that there shall be no direct access to 205th Street from Lots 114 or 115.

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<thead>
<tr>
<th></th>
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<th>REQUEST:</th>
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<tbody>
<tr>
<td>2</td>
<td>C12-18-130 Dragon Storage LLC</td>
<td>Final Plat approval of WATERFORD CROSSING REPLAT 27, a subdivision outside the city limits</td>
</tr>
<tr>
<td></td>
<td></td>
<td>LOCATION: Northeast of 156th and Ida Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL 5-1.** Approval of the final plat, subject to the conditions of preliminary plat approval and submittal of a final acceptable subdivision agreement, prior to forwarding this request to the City Council.

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<tr>
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<th>REQUEST:</th>
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<tbody>
<tr>
<td>3</td>
<td>C10-14-104 C12-14-105 Anchor Pointe Development LLC</td>
<td>Final Plat approval of ANCHOR POINTE (Lot 303), a subdivision outside the city limits, with rezoning from AG to MU.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>LOCATION: Northwest of 168th and Ida Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL 6-0.** Approval of the rezoning from AG to MU, subject to submittal of an acceptable Mixed Use Development Plan and approval of the final plat, subject to meeting the following conditions prior to forwarding the request to City Council:
1. Submit an acceptable final subdivision agreement.
2. Revise the final plat to have a minimum of 53 feet of right-of-way dedicated for Kimball Street, and show a 35’ wide No Build Easement adjacent to HWS Cleveland Boulevard.

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Special Use Permits**

<table>
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<tr>
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<th>REQUEST:</th>
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<tbody>
<tr>
<td>4</td>
<td>C8-18-281 Mark Sanford</td>
<td>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) (laid over from 12/5/18)</td>
</tr>
<tr>
<td></td>
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<td>LOCATION: 7076 Maple Street</td>
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**DISPOSITION: DENIAL 6-0.**

**(REGULAR AGENDA)**

**Master Plan Referrals**

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<tr>
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<th>REQUEST:</th>
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<tr>
<td>5</td>
<td>C3-19-023 Planning Department on behalf of the City of Omaha</td>
<td>Approval of the disposal of City owned property under Community Development Law</td>
</tr>
<tr>
<td></td>
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<td>LOCATION: 3420 Boyd Street, 3408 Sahler Street, 4209 Ellison Avenue, 4336 Camden Avenue, 4522 Browne Street, 3311 Manderson Street, 3028 Pinkney Street, 3941 Blondo Street, 1706 North 36th Street, 3502 Hamilton Street, 1523 North 35th Street, 3410 Seward Street.</td>
</tr>
</tbody>
</table>
DISPOSITION: APPROVAL 6-0.

6. C3-19-024
   Planning Department on behalf of the City of Omaha

   REQUEST: Approval of the disposal of City owned property under Community Development Law

   LOCATION: 3813 and 3818 Corby Street, 3916 Miami Street, 4339 and 4350 Lake Street and 4143 Grant Street

DISPOSITION: APPROVAL 6-0.

Subdivisions

7. C10-19-006
    C12-19-007
    A1 Development

   REQUEST: Preliminary Plat approval of LAKE CUNNINGHAM VILLAGE, a cluster subdivision outside the city limits, with rezoning from DR to R5

   LOCATION: Southeast of 96th and State Streets

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from DR to R5 and approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat:

1. Provide a paved temporary turnaround at the subdivision boundary on the stub street adjacent to Outlot 3 and the additional connection near Lot 123.
2. Pave 96th Street and State Street to three lanes along the subdivision’s frontage along with the turn lanes and tapers east of the State Street connection at Outlot 3.
3. Provide a stub street connection near Lot 123 to the east property line.
4. Place a noise attenuation easement along a line 115 feet from the center line of 96th Street and State Street, except in any areas where the ultimate pavement section (concrete, curb-and-gutter, storm sewer) will be constructed.
5. Place the standard noise attenuation easement language on the final plat.
6. Place a note on the plat that there shall be no direct access to 96th Street or State Street from any lots or outlots.
7. Proposed site grades along the western and northern boundaries of the platting, adjacent to 96th Street and State Street, must be coordinated with the future improvement and match the ultimate profile of those roadways.
8. Place the drainageways in outlots sized to accommodate either the 3:1 + 20’ section, or the 100-year storm flow (whichever is greater).
9. Approval of the necessary permits from the Douglas County Engineer’s office.
10. Temporary turn-arounds must be provided at the terminus of all temporarily dead-ended streets.
11. Coordinate with the Douglas County Engineer’s office and the Public Works Department regarding the need to incorporate traffic calming measures in the design.
12. Storm sewer design computations and final plans must be submitted to the Douglas County Engineer’s office for review that relate to the handling of roadway and site drainage along the development boundary adjacent to 96th Street and State Street.
13. Sidewalks must be provided along all street frontages, including along 96th and State Streets and must be located within the right-of-way.
14. Add the necessary OPPD easement to the final plat.
15. 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.
16. Any open space and trails not indicated on the Omaha Suburban Park Master Plan must be privately constructed, owned and maintained by the developer, Homeowner’s Association or other approved entity.
17. Submit a declaration of covenants, conditions and restrictions providing for permanent maintenance of all proposed open space, common area or facilities, private ways and courts, and recreation areas.
18. Coordinate with the Park’s Department regarding a possible pedestrian connection to the Lake Cunningham recreational site.
19. The use, ownership and maintenance of the outlots must be provided for in the final subdivision agreement.
20. Submit a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area.
21. Submit a letter of approval from Douglas County for a Noxious Weed Plan.
22. Coordinate with the City regarding an acceptable debt ratio.
23. On the final plat identify the Outlots with letters, starting with “A”.

| 8. | C10-17-046  
|    | C12-17-047  
|    | 180 Maple LLC | REQUEST: Revised Preliminary Plat approval of ANTLER VIEW EAST, a subdivision outside the city limits, with rezoning from AG and R4 to DR, R4 and MU and Final Plat approval of ANTLER VIEW EAST (Lots 1-11 and Outlots A-C), a subdivision outside the city limits, with rezoning from AG and R4 to DR, R4 and MU |
| LOCATION: | Southwest of 180th Street and West Maple Road |

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR, R4 and MU, subject to submittal of an acceptable Mixed Use District Development Agreement, prior to forwarding the request to City Council and approval of the Revised Preliminary Plat, subject to addressing the following with the final plat submittal:

1. Provide for all improvements identified in the final approved traffic study.
2. Coordinating with the Public Works Department and the Nebraska Department of Roads regarding West Maple Road improvements.
3. The applicant must pave Emmet Street as a stub street to the subdivision boundary, and provide for proper signage and other measures to prohibit access to 180th Street. Douglas County will make this connection at the time of their future 180th Street project.
4. The applicant must coordinate with Public Works on an acceptable design for the roundabouts.
5. Reduce the median width on the north leg of 183rd and Evans to 4 feet (paved), and remove the median on the south leg.
6. Coordinate with Public Works for an appropriate location and design for the southbound 183rd Street lane drop south of Evans Street.
7. Providing a contribution toward the 180th Street bridge project.
8. Providing a dedication of right-of-way along 180th Street 75’ from the centerline and coordinating with Douglas County regarding the extent of the future right-of-way acquisitions along 180th Street.
9. Storm sewer design computations and final plans must be submitted to the Douglas County Engineer’s office for review.
10. Proposed site grades along the eastern boundary of the platting, adjacent to 180th Street, must be coordinated with the future improvement of the roadway.
11. Coordinating with the Public Works Department regarding an acceptable general obligation paving plan.
12. Placing a note on the final plat stating that there shall be no direct access from any lot within the subdivision to 180th Street or West Maple Road, and providing a note final plat stating that there shall be no direct access from Lot 9 or 12 to 183rd Street.
13. Providing an access easement to Outlot D (the green corner) from 181st/Evans Streets.
14. Aligning the proposed access to Lot 19 with 181st Street or moving it to the east as a right-in/right-out only access.
15. Obtaining all of the appropriate permits from Douglas County.
16. Coordinate with Omaha Public Power District regarding any grading or construction in their easements.
17. Providing temporary turnarounds at the terminus of all temporarily dead-end streets.
18. Providing sidewalks along all street frontages in compliance with city code.
19. Coordinate with the Douglas County Engineer’s office regarding grading the subdivision to match the ultimate profile of 180th Street.
20. Including the drainageway within the subdivision in an outlot sized to accommodate either
21. 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.

22. Providing the 35 foot no build easement along the parkway, as required, including adjacent to Outlots A and B.

23. Plans and specifications for the design of Big Elk Parkway must be submitted for review to the Park Board prior to bidding.

24. The applicant must provide an outlot along the north side of the parkway and provide an acceptable landscape plan to screen the rear of the building from the parkway or work with the Parks and Planning Departments regarding an acceptable alternative solution.

25. Remove the driveway access from the parkway to Lot 10.

26. Open space not indicated on the Omaha Suburban Park Master Plan must be privately constructed, owned and maintained by the developer, Homeowner’s Association or other approved entity.

27. Correct the final plat mylars to show 185th Street as 182nd Avenue.

28. Include provisions for the use, ownership, and maintenance of the outlots in the final subdivision agreement.

29. Submittal of an acceptable final wetland analysis and mitigation plan, if necessary.

30. Submittal of an acceptable updated tree canopy analysis and mitigation plan, if necessary.

31. Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is provided for the area.

32. Submittal of a letter of approval of a Noxious Weed Plan from Douglas County.

33. An acceptable debt ratio of 4% or less.

Layover the Final Plat of Antler View East (Lots 1-11, Outlots A-C), to address conditions of the Revised Preliminary Plat approval including submittal of a final wetland analysis and mitigation plan (if necessary) and to provide an outlot with acceptable screening along the south side of Lot 10 adjacent to the parkway.

<table>
<thead>
<tr>
<th>9.</th>
<th>C12-19-025 (D-APPROVAL) Clarity Development Company</th>
<th>REQUEST:</th>
<th>Preliminary and Final Plat approval of SOUTH HILL ADDITION, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) Lot depth.</th>
</tr>
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<tbody>
<tr>
<td></td>
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<td>LOCATION:</td>
<td>1301 South 12th Street</td>
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</table>

**DISPOSITION: APPROVAL 6-0.** Approval of the waiver to Chapter 53-8(4)(a), lot depth, and approval of the preliminary plat, subject to the following conditions:

1. Revise the plat document to reflect the correct legal description.
2. Provide a fair market value payment for the land in the proposed right-of-way vacation.
3. Construct sanitary sewer in Outlot A as a public improvement, subject to the Omaha Public Works design review and approval process.
4. Compliance with all stormwater management ordinances and policies.
5. Provide for the use, ownership, and maintenance of the outlot in the subdivision agreement.

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

<table>
<thead>
<tr>
<th>10.</th>
<th>C10-19-026 C12-19-027 Douglas County School District 0001, Mark Warneke</th>
<th>REQUEST:</th>
<th>Preliminary Plat approval of OPS PINE CREEK ADDITION, a subdivision outside the city limits, with rezoning from AG to R5</th>
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<td>LOCATION:</td>
<td>Northwest of 156th and Ida Streets</td>
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**DISPOSITION: APPROVAL 6-0.** Approval of the rezoning from AG to R5, and approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat:

1. Provide for all improvements identified in the final approved traffic study.
2. Dedicate right-of-way and pave a public street between the Vane Street stub on the western boundary of the subdivision and the intersection of 159th and Ida Streets.
3. Between the street adjacent to Lot 3 and the intersection of 156th and Iowa Streets, either 1) dedicate right-of-way and pave a public street or 2) construct a private street to City standards within an outlot (with a public access, utilities, and sewer easement).
4. Place a note on the plat that there shall be no direct access to 156th or Ida Streets from any lots or outlots. This note may be adjusted to grant access to 156th Street from one of the outlots, if a private street connection is provided as the west leg of 156th & Iowa.
5. Coordinate with the Planning and Public Works Departments to provide acceptable means of access to Lot 2, Sugars Place.
6. If Girard Circle and Hanover Street are constructed at this time, a maintenance agreement or annexation of those streets by S.I.D. 473 will be required before Douglas County will provide routine maintenance of the public streets. If not located in a Sanitary Improvement District, major maintenance activities are the responsibility of the adjacent property owner.
7. Coordinate with Douglas County Engineer's Office and the Public Works Department regarding the reconstruction of the 159th Street median on the south side of Ida Street.
8. Construct sidewalks along both sides of the internal public/private streets, and along the subdivision's 156th Street and Ida Street frontages.
9. Comply with all applicable stormwater management ordinances and policies.
10. The use, ownership and maintenance of the outlots must be provided for in the final subdivision agreement.
11. Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area.
12. Coordinate with the Planning Department regarding an acceptable tree canopy analysis and mitigation plan.
13. Submittal of a final wetland analysis and mitigation plan, if necessary.

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<tr>
<td></td>
<td>Noddle Companies</td>
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<td>LOCATION: 716 North 102nd Street</td>
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**DISPOSITION:** APPROVAL 6-0. Approval of the preliminary plat subject to:
1. Submittal of a rezoning application to add the ACI-Area of Civic Importance Overlay District.
2. Providing sidewalks along all streets.
3. 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, if necessary, prior to forwarding to City Council.

**Rezonings**

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<tr>
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<th>REQUEST:</th>
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<tbody>
<tr>
<td>12.</td>
<td>C10-19-029</td>
<td>Rezoning from GI to NBD (property is within an ACI-1 Overlay District)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Lindsey Clements</td>
<td></td>
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<tr>
<td></td>
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<td>LOCATION: 1256 South 13th Street</td>
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**DISPOSITION:** APPROVAL 6-0.

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<tr>
<td>13.</td>
<td>C10-14-081</td>
<td>Approval of a Major Amendment to the Mixed Use District Development Agreement for Antler View</td>
<td></td>
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<tr>
<td></td>
<td>192 Maple LLC</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td>LOCATION: Southeast of 192nd Street and West Maple Road</td>
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**DISPOSITION:** APPROVAL 6-0. Approval of a Major Amendment to the Mixed Use District Development Agreement for Antler View subject to addressing the following items prior to forwarding to City Council:
1. Add language to the development agreement and on Exhibits B and F that specify Lots 15-16 are for office use only.
2. All new MU development agreements or major amendments will require use of the current and revised development agreement template available from the Planning Department. The current version is dated 12-12-18.
3. MU exhibits should include all proposed street sections demonstrating compliance with MU sidewalk standards pursuant to section 55-924 including the proposed "trail" network.
4. A Site Statistics Table should be provided on exhibit “B” and contain the following information for each lot including summation of values: Lot Identification, Site Area (acres), Building Use Type, Building Foot Print (sq. ft.), Building Coverage, Building Height/Number of Floors, Total Building Floor Area, Floor Area Ratio, Total Impervious Area, Impervious Coverage, Number of Parking Stalls.

5. Provide a clear accounting on Exhibit B of what areas are being considered in order to meet the 10% open space requirement. Any outlot contributing toward open-space requirements, green corner requirements, public infrastructure such as sidewalks or trails, or other publicly accessible design features shall be provided a separate and detailed design exhibit and a statement regarding the anticipated schedule for construction. (see outlot D and E).

Overlay Districts

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<tr>
<th>#</th>
<th>District Code</th>
<th>REQUEST</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>14.</td>
<td>C11-19-030 (D-APPROVAL) Clarity Development Company</td>
<td>Approval of a PUR-Planned Unit Redevelopment Overlay District</td>
<td>1301 South 12th Street</td>
</tr>
<tr>
<td>15.</td>
<td>C11-81-168 (D-APPROVAL) Viewhouse</td>
<td>Approval of a Major Amendment to a PUD-Planned Unit Development Overlay District</td>
<td>Northeast of 27th and Cuming Streets</td>
</tr>
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Special Use Permits

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<tr>
<th>#</th>
<th>District Code</th>
<th>REQUEST</th>
<th>LOCATION</th>
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<tr>
<td>16.</td>
<td>C8-19-032 Parks, Recreation and Public Property Department on behalf of the City of Omaha</td>
<td>Approval of a Major Amendment to a Special Use Permit (assumed) to allow development in the ED-North Hills Environmental Resources Overlay District (property is located within an FF-Flood Fringe Overlay District and a FW-Floodway Overlay District)</td>
<td>11001 John J. Pershing Drive</td>
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Conditional Use Permits

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<thead>
<tr>
<th>#</th>
<th>District Code</th>
<th>REQUEST</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>17.</td>
<td>C7-19-031 (D-LAYOVER) St. Robert Bellarmine</td>
<td>Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R2 District</td>
<td>11900 Pacific Street</td>
</tr>
</tbody>
</table>

DISPOSITION: LAYOVER 6-0. Layover to allow the applicant time to submit revised plans for review
and comment.

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<tr>
<td>18.</td>
<td>C7-19-033</td>
<td>REQUEST: Approval of a Conditional Use Permit to allow Social club in a R7 District</td>
</tr>
<tr>
<td></td>
<td>Mark Sanford</td>
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<tr>
<td></td>
<td></td>
<td>LOCATION: 3713 North 24th Street</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 6-0. Approval of the Conditional Use Permit to allow a Social club in a R7 District subject to the following conditions:

1. The applicant obtaining a waiver from the Zoning Board of Appeals for the amount of required off-street parking stalls from 4 to 2.
2. Occupancy to not exceed 16 individuals at any time.
3. Submittal of an updated operating statement with listed hours on Friday and Saturday of 12 p.m. to 2 a.m and on Sunday from 12 p.m. to 10 p.m., and more specific information related to commercial deliveries and the expected peak use and hours.
4. Submittal and compliance with a revised site/landscape plans that provide the required 15 foot landscaping along the north, south and east property lines (except the driveway).
5. Compliance with Article XVII Performance Standards.
6. No outdoor events/activities.
7. Compliance with all other applicable ordinances and regulations.
8. The applicant obtaining all necessary building permits and Certificates of Occupancy prior to commencing operation.
9. The Conditional Use Permit being limited to this applicant only.

MINUTES APPROVED: January 9, 2019

All requests for sign language interpreters (signers) or other alternative formats for the public meeting will require a minimum of 72 hours advance notice to the Board Secretary at (402) 444-5150, ext. 2013. Any alternative formats for this agenda may be arranged by contacting the Board Secretary.