PLANNING BOARD AGENDA
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, February 7, 2018, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Greg Rosenbaum, Vice Chairman; Trenton Magid, David Rosacker, Kristine Karnes, 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 29, 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, February 7, 2018 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>
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<th>C10-17-218</th>
<th>C12-17-219</th>
<th>Steve Champoux</th>
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<tbody>
<tr>
<td>1.</td>
<td>REQUEST:</td>
<td>Final Plat approval of THE TOWNHOMES OF VILLAGE POINTE, a subdivision outside the city limits, with rezoning from AG to DR and R6</td>
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<td>LOCATION:</td>
<td>Southwest of 168th Street and Western Avenue</td>
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DISPOSITION: APPROVAL 7-0. Approval of the final plat, subject to the conditions of preliminary plat approval and addressing the following items prior to forwarding the request to City Council: 1) Submittal of an acceptable final subdivision agreement. 2) Locate the trail within Outlot D in its own outlot. 3) Revision of the outflow pipe from bioretention basin #2 so it does not drain water over the trail. 4) Coordinate with the Parks Department regarding the installation of a continuous round rail fence installed one foot inside the park, where lots back onto a park or common area.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Rezonings

2. C10-03-203 D – Approval  
Lockwood Development  
REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Blondo 108 Business Park (laid over from 12/6/17)  
LOCATION: Northwest of 108th and Blondo Streets

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to the Blondo 108 Business Park Mixed Use Development Agreement subject to submittal of five acceptable, originally signed, final Mixed Use District Development Agreements prior to forwarding to City Council.

(REGULAR AGENDA)

Master Plan Referrals

3. C3-18-010  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the MOXY HOTEL TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 409 South 12th Street

DISPOSITION: APPROVAL 7-0.

Subdivisions

4. C10-17-188 D – Approval  
C12-17-189  
228 Skyline LLC  
REQUEST: Revised Preliminary Plat and Final Plat approval of THE PRESERVE (formerly Highlands Ranch), a subdivision outside the city limits, with waivers to Section 53-8(2)(b) Cul-de-sacs and cul-de-sac length, Section 53-8(2)(g) Street width, street grade and minimum stopping sight distance, Section 53-8(3) Block length, Section 53-9(3) Curb and gutter, Section 53-9(9) Sidewalks, and Section 53-9(10) Street lights, along with rezoning from AG to DR (portions of the property are located in the FF-Flood Fringe Overlay District)  
LOCATION: Southwest of 222nd and F Streets

DISPOSITION: APPROVAL 7-0. Denial of the waiver of Section 53-9(10) regarding street lights.

Approval of the rezoning from AG to DR. Approval of the waiver of Section 53-8(2)(b) for cul-de-sac length to exceed 600 feet. Approval of the waiver of Section 53-8(2)(g) for street width to 22 feet. Approval of the waiver of Section 53-8(2)(g) for street grade to exceed 10%. Approval of the waiver of Section 53-8(2)(g) for minimum stopping sight distance to less than 175 feet. Approval of the waiver of Section 53-8(3) to exceed the maximum block length of 1,320 feet. Approval of the waiver of Section 53-9(3) to not install curb and gutter. Approval of the waiver of Section 53-9(9) for sidewalks (with the exception that sidewalks will be required along the 222nd Street frontage). Approval of the Revised Preliminary Plat, subject to the following conditions: 1) As a result of the proposed street waivers, the streets will be required to be: (a) Placed in an outlot or outlots covered by public access easements; (b) Owned and maintained privately; and (c) Constructed to all remaining street standards. 2) Coordinate with Public Works on an acceptable location and design.
for the intersection of 222nd Street and the street (Outlot H) to serve Lots 1-3. 3) Coordinate with SID 277 and pave the street connection between the existing stub of Homestead Road and Outlot A (adjacent to Lots 14 and 21). 4) Coordinate with Public Works on acceptable street cross sections and drainage plans. 5) Coordinate with Public Works to provide an acceptable Post Construction Stormwater Management Plan. 6) Pave “K Street” to the boundary of the subdivision and construct a temporary turnaround. 7) Coordinate with Public Works to determine if any traffic calming will be required on streets in excess of 1,000 feet. 8) Enter into a maintenance agreement with Douglas County to provide routine maintenance of public streets if the development will not be located within a Sanitary Improvement District. 9) Provide sidewalks along the 222nd Street frontage. 10) Encapsulate any drainageway within an outlot that is sized to include the 3:1 +20’ section or the 100-year storm; whichever is greater. 11) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement. 12) Submit a letter confirming that acceptable emergency warning is being provided for the area. 13) Submit a revised tree canopy analysis that accounts for all house footprints, associated driveways and septic systems. 14) Submit a mitigation plan for all impacted wetlands on the site. 15) Receive NDEQ approval for all septic systems. 16) Compliance with all applicable floodplain development regulations. 17) Compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat, subject to the conditions of the Revised Preliminary Plat approval and submittal of an acceptable final subdivision agreement, prior to forwarding the request to City Council.

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<td>REQUEST:</td>
<td>Preliminary and Final Plat approval of MCC-SMITHFIELD ADDITION, a minor plat located inside the city limits, with rezoning from GO and HI to GO and HI</td>
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<td>LOCATION:</td>
<td>South of Edward Babe Gomez Avenue and east of 33rd Street</td>
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DISPOSITION: APPROVAL 7-0. Approval of the rezoning from GO and HI to GO and HI. Approval of the Preliminary Plat, subject to compliance with all applicable stormwater management ordinances and policies, including no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality. Approval of the Final Plat, subject to the condition of the Preliminary Plat.

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<td>6.</td>
<td>C10-18-017 C12-18-018 AVG-CFM 204Q, LLC c/o J.F. Carter</td>
<td>REQUEST:</td>
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<td></td>
<td>LOCATION:</td>
<td>Southwest of 204th and Q Streets</td>
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DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG and MU to MU, subject to submittal of an acceptable Major Amendment to the Mixed Use District Development Agreement in compliance with all applicable regulations, prior to forwarding the request to City Council. Approval of the Revised Preliminary Plat, subject to the following: 1) Provide for all improvements identified in the final approved traffic study. 2) Place the following notes on the plat: (a) No direct access is allowed to 204th or Q Streets from any lot or outlot, (b) No access is allowed to V Street from Lot 11 and, (c) No access is allowed to Street B from Lots 4 or 5. 3) Provide an access easement between Outlot A and Street A. 4) Provide a provision in the subdivision agreement that assigns responsibility for the routine maintenance and snow removal of the parking areas located on public right-of-way. 5) Construct Street A pavement and sewer public improvements along the Lot 1 frontage, and pave a temporary turnaround at the east end. 6) Comply with all applicable stormwater management ordinances and policies; including providing for a no net increase in stormwater runoff and treatment for the first ½ inch of stormwater for water quality. 7) Any grading, sewer or utility work carried out in conjunction with this development, in the Q Street right-of-way,
will require a permit from the Douglas County Engineer’s Office. 8) Provisions for the use, ownership and maintenance of the outlot need to be included in the final subdivision agreement. 9) Provide a letter from the Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. 10) Provide a letter of approval from Douglas County regarding noxious weed control. 11) Provide an updated Source and Use of Funds form documenting an acceptable debt ratio of 4% or less. Approval of the Final Plat of Coventry North (Lot 1), subject to addressing the applicable conditions of the approved revised preliminary plat and submittal of an acceptable final subdivision agreement prior to forwarding this request to the City Council for final action.

| 7. | C10-18-015  
|    | C12-18-016  
|    | New West Farm Holdings, LLC - Jeffrey A. Silver | REQUEST: Preliminary Plat approval of WEST FARM REPLAT 4, a subdivision outside the city limits, with a waiver of Section 53-8(4)(a), Lot depth, along with rezoning from R4, R7 and MU to R4, R7 and MU, and a Major Amendment to the Mixed Use District Development Agreement for West Farm |
|    | LOCATION: Southwestern of 144th Street and West Dodge Road |

DISPOSITION: APPROVAL 7-0. Approval of the waiver of Section 53-8(4)(a), Lot depth. Approval of the rezoning from R4, R7 and MU to R4, R7 and MU, subject to approval of an acceptable, final Major Amendment to the Mixed Use District Development Agreement in compliance with all applicable regulations, prior to forwarding the request to City Council. Approval of the Preliminary Plat, subject to the following conditions: 1) Provide a provision in the subdivision agreement that assigns responsibility for the routine maintenance and snow removal of the parking areas located on the public right-of-way. 2) Work with the Douglas County Engineer’s Office along with the Public Works and Planning Departments regarding “The Row” as a public or private street and to clarify maintenance and snow removal responsibilities since the county is not equipped for snow removal in this more urban type area. 3) Place a note on the plat that there shall be no direct access to 144th or Pacific Streets from any abutting lots. 4) Include the on-street parking improvements in the Omaha Public Works public improvement plans. 5) Grant a public access easement for the Dewey Street temporary turnaround. 6) Continue to work with city staff regarding the proposed on-street parking on Dewey and Nathan Avenues, east of 145th Street. 7) Continue to work with Planning Department staff regarding the proposed street names within the subdivision, including “The Row”. 8) 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. 9) The project must meet an acceptable debt ratio.

| 8. | C10-00-040  
|    | C12-18-011  
|    | Craig Faulk | REQUEST: Preliminary and Final Plat approval of GRAYHAWK REPLAT 4, a minor plat inside the city limits, with rezoning from MU to DR and MU, along with a Major Amendment to the Mixed Use District Development Agreement for Grayhawk |
|    | LOCATION: Northeast of 147th and Spencer Streets |

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from MU to DR and MU, subject to submittal of an acceptable, Major Amendment to Mixed-Use District Development Agreement in compliance with all applicable regulations, prior to forwarding this request to the City Council. Approval of the Preliminary Plat, subject to providing for the use, ownership, and maintenance of the outlots in the final subdivision agreement. Approval of the Final Plat, subject to the condition of Preliminary Plat approval, along with submittal of an acceptable final subdivision agreement prior to forwarding the plat to the City Council.
**Planning Board Agenda**  
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### Rezonings

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| 9 | C10-18-019 D – Approval  
KTM Management, Inc. | Rezoning from DR and R2 to GI (portions of the property are located within the FW-Floodway Overlay District) | 2720 Keystone Drive |
| 10 | C8-18-020 D – Approval  
Christ for the City International | Approval of a Special Use Permit to allow Large group living in a CC District | 5835 North 90th Street |
| 11 | C8-18-021  
C10-18-022  
Carolina Padilla | Approval of a Special Use Permit to allow Personal improvement services in a GI District along with approval of a MCC-Major Commercial Corridor Overlay District | 5545 Center Street |

**Special Use Permits**

- Approval of a Special Use Permit to allow Large Group Living in a CC District, subject to: 1) Compliance with the submitted site plan. 2) Compliance with the submitted elevation plans. 3) Compliance with the submitted operating statement. 4) Compliance with all other applicable regulations.

- Approval of the MCC-Major Commercial Corridor Overlay District. Approval of the Special Use Permit to allow Personal Improvement Services in a GI-General Industrial District, subject to: 1) Submittal of acceptable revised, to-scale site and landscape plans prior to forwarding the request to the City Council. 2) Receive approval of all necessary waivers from the Zoning Board of Appeals prior to forwarding the request to the City Council. 3) Provide clarification on the easement/landscaping along the eastern portion of the site prior to forwarding the request to the City Council. 4) Submittal of a copy of the executed lease agreement with the property to the southwest regarding the parking and circulation area prior to submittal of a building permit. 5) Submittal of a copy of the lease agreement for the shared approach with the property to the southwest prior to submittal of a building permit. 6) Coordinate with Metro on the feasibility of a transit stop in this vicinity of the Center Street corridor. 7) Provide the dedication of right-of-way along Center Street. 8) Compliance with all infrastructure design criteria, including no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for quality. 9) Compliance with the submitted operation plan. 10) Compliance with the revised site and landscapes plans. 11) Compliance with all other applicable regulations.

### Conditional Use Permits

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| 12 | C7-96-135 D – Approval  
C7-88-158  
Todd Schuiteman | Approval of a Major Amendment to a Conditional Use Permit to allow Convalescent services in a R7 District | 6404 North 70th Plaza |

**Conditional Use Permits**

- Approval of the Major Amendment to the Conditional Use Permit subject to: 1) Compliance with the site plan and elevations submitted for the proposed fencing and gates. 2) The applicant obtaining the necessary Zoning Board of Appeals waivers prior to issuance of building permits. 3) Compliance with all other previous conditions of approval.
Election of Officers
Greg Rosenbaum, Chairman
Kristine Karnes, Vice Chair

MINUTES APPROVED: January 3, 2018.