PUBLIC HEARING:
Wednesday, March 4, 2020, 1:30 P.M.
Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

PLANNING BOARD
DISPOSITION AGENDA

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, February 24, 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, March 4, 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

<table>
<thead>
<tr>
<th>#</th>
<th>REQUEST</th>
<th>LOCATION</th>
<th>DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG and R5 to DR and R5. 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:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Final Plat approval of EVERT PLACE REPLAT 1 (Lots 1-23, Outlots A-C), a subdivision outside city limits, with rezoning from AG and R5 to DR and R5</td>
<td>Southwest of 192nd and Harney Streets</td>
<td>1. Submittal of an acceptable final subdivision agreement. 2. Submittal of revised mylars showing the removal of Outlot “C” and dedicated as right of way. 3. Coordination with city staff and submittal of an acceptable tree mitigation planting plan</td>
</tr>
</tbody>
</table>
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Rezonings

| 2. | C10-19-239  
C11-19-224  
Elko Properties | REQUEST: Rezoning from R4(35) and R7 to R7, along with approval of a PUR-Planned Unit Redevelopment Overlay District (laid over from 01/08/20)  
LOCATION: 4912 and 4914 Davenport Street |

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from R4(35) and R7 to R7. Approval of the PUR, subject to submittal of acceptable final PUR Plans prior to forwarding the request to City Council.

Special Use Permits

| 3. | C8-19-258  
Edward Rose Development Company, LLC | REQUEST: Approval of a Special Use Permit to allow a Broadcast tower in the R6 District, with a waiver to Section 55-226, Height, to allow a 60 foot tall tower (laid over from 12/04/19).  
LOCATION: North of George B. Lake Parkway and West Q Road |

DISPOSITION: APPROVAL 6-0. Approval of the Special Use Permit, with a waiver of Section 55-226, Height, to allow a 60 foot tall tower, subject to the following conditions:
1. Compliance with the submitted operations plan.
2. Compliance with the submitted site plan.
3. Colocation and/or introduction of additional uses (including wireless or cellular data antennas), providers, facilities, or equipment to the site requires an amendment to the Special Use Permit.
4. Compliance with all applicable stormwater management ordinances and policies.
5. Compliance with all other applicable regulations.

(REGULAR AGENDA)

Master Plan Referrals

| 4. | C3-96-276  
Planning Department on behalf of the City of Omaha | REQUEST: Approval of an Amendment to the Downtown Northeast Redevelopment Plan  
LOCATION: Northwest and southwest of 11th and Dodge Streets |

DISPOSITION: APPROVAL 6-0.

| 5. | C3-20-036  
Planning Department on behalf of the City of Omaha | REQUEST: Approval of the BENSON THEATER TIF Redevelopment Project Plan  
LOCATION: 6054 Maple Street |

DISPOSITION: APPROVAL 6-0.

| 6. | C3-20-038  
Planning Department on behalf of the City of Omaha | REQUEST: Approval of the HOLY NAME SCATTERED SITES HOUSING TIF Redevelopment Project Plan  
LOCATION: 3234 and 3236 Miami Street; 2706 North 33rd Street; 3309 Miami Street; 2606 and 2608 |
<table>
<thead>
<tr>
<th>DISPOSITION: APPROVAL 6-0.</th>
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<tbody>
<tr>
<td>7. C3-20-039</td>
</tr>
<tr>
<td>Planning Department on behalf of the City of Omaha</td>
</tr>
<tr>
<td>REQUEST: Approval of the 38TH &amp; LEAVENWORTH STREET TIF Redevelopment Project Plan</td>
</tr>
<tr>
<td>LOCATION: 3814 Leavenworth Street</td>
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<tr>
<th>DISPOSITION: APPROVAL 6-0.</th>
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<tbody>
<tr>
<td>8. C3-20-040</td>
</tr>
<tr>
<td>Planning Department on behalf of the City of Omaha</td>
</tr>
<tr>
<td>REQUEST: Approval of the disposal of City-owned property to an interested party</td>
</tr>
<tr>
<td>LOCATION: 2521 and 2523 Grant Street; 2522, 2524, 2528, and 2530 Burdette Street; 2604 Blondo Street; 2610 Blondo Street; 1912, 1910, 1906, and 1902 North 25th Street</td>
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<tr>
<th>DISPOSITION: APPROVAL 6-0.</th>
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<tbody>
<tr>
<td>9. C3-20-041</td>
</tr>
<tr>
<td>Planning Department on behalf of the City of Omaha</td>
</tr>
<tr>
<td>REQUEST: Approval of the disposal of City-owned property under Community Development Law</td>
</tr>
<tr>
<td>LOCATION: 2806 North 26th Street</td>
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</table>

**Subdivisions**

<table>
<thead>
<tr>
<th>DISPOSITION: APPROVAL 6-0.</th>
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<tbody>
<tr>
<td>10. C12-20-042</td>
</tr>
<tr>
<td>City of Omaha</td>
</tr>
<tr>
<td>REQUEST: Preliminary and final plat approval of GENE LEAHY MALL REPLAT TWO, a minor plat inside city limits (property is located within an ACI-1 Overlay District)</td>
</tr>
<tr>
<td>LOCATION: Northeast of 10th and Farnam Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL 5-0-1.** Approval of the rezoning from R5(35) to R5. Approval of the expansion of the ACI-1 Overlay District. Approval of the Preliminary Plat, subject to the following conditions:

1. Compliance with all applicable stormwater management ordinances and policies.

Approval of the Final Plat, subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement (if necessary), prior to forwarding to the City Council.

<table>
<thead>
<tr>
<th>DISPOSITION: LAYOVER 6-0.</th>
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<tbody>
<tr>
<td>11. C10-20-043</td>
</tr>
<tr>
<td>D-APPROVAL</td>
</tr>
<tr>
<td>C12-20-044</td>
</tr>
<tr>
<td>Seventy Five North Revitalization Corp. Othello Meadows</td>
</tr>
<tr>
<td>REQUEST: Preliminary and final plat approval of OMAHA VIEW REPLAT 11, a minor plat inside city limits, with rezoning from R5(35) to R5, and approval of the ACI-1 Overlay District</td>
</tr>
<tr>
<td>LOCATION: 3003 and 3004 Miami Street</td>
</tr>
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<tr>
<th>DISPOSITION: LAYOVER 6-0.</th>
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<tbody>
<tr>
<td>12. C10-20-045</td>
</tr>
<tr>
<td>D-LAYOVER</td>
</tr>
<tr>
<td>C12-20-046</td>
</tr>
<tr>
<td>Woodsonia-North Streams, LLC</td>
</tr>
<tr>
<td>REQUEST: Preliminary plat approval of NORTH STREAMS, a subdivision outside city limits, with rezoning from AG to DR, R4, and MU</td>
</tr>
<tr>
<td>LOCATION: Northeast of 204th and Q Streets</td>
</tr>
</tbody>
</table>
### REQUEST:

**Preliminary plat approval of SOUTH STREAMS, a subdivision outside city limits, with a waiver to Section 53-8(2b), Cul-de-sac length, along with rezoning from AG to DR and R4**

**LOCATION:** Southeast of 204th and Q Streets

### DISPOSITION: LAYOVER 6-0.

### REQUEST:

**Preliminary and final plat approval of MPS 210 & Q CAMPUS REPLAT 1, a minor plat outside city limits**

**LOCATION:** Southwest of George B. Lake Parkway and West Q Road

### DISPOSITION: APPROVAL 5-0-1. Approval of the Preliminary Plat, subject to the following conditions:

1. Provide for all improvements identified in the final approved traffic study.
2. Submittal of an application to add the MCC Overlay District to the site.
3. Provide for the improvements of X Street to City standards in the final subdivision agreement.
4. Provide sidewalks in compliance with Chapter 53, Subdivisions, along Q Street and X Street.
5. Provide temporary turn-arounds at the terminus of all temporarily dead-ended streets.
6. Compliance with all applicable stormwater management ordinances and policies.
7. If the subdivision is not located within an SID, enter into a maintenance agreement with Douglas County regarding routine maintenance.
8. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.

Approval of the Final Plat, subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, prior to forwarding to the City Council.

### REQUEST:

**Preliminary and final plat approval of OMAHA BOX BUILDING SUBDIVISION, a minor plat outside city limits**

**LOCATION:** South of 21st Street E. and Avenue J

### DISPOSITION: LAYOVER 6-0.

### Rezonings

### REQUEST:

**Rezoning from GI to CC (property is located within an ACI-1 Overlay District)**

**LOCATION:** 3171-3175 Leavenworth Street

### DISPOSITION: APPROVAL 6-0.

### REQUEST:

**Rezoning from R4(35) to R4**

**LOCATION:** 806 North 49th Street

### DISPOSITION: APPROVAL 6-0.

### REQUEST:

**Rezoning from AG to DR**

**LOCATION:** West of 127th Avenue and Grebe Street

### DISPOSITION: APPROVAL 6-0.

### REQUEST:

**Rezoning from DS to CBD (property is located within an ACI-1 Overlay District)**

**LOCATION:** 1401 Jones Street

### DISPOSITION: APPROVAL 6-0.

### REQUEST:

**Rezoning from MU to GI, with approval of the IG-Industrial Gateway Overlay District**

**LOCATION:** Southeast of Blair High and Rainwood Roads

### DISPOSITION: APPROVAL 6-0. Approval of the rezoning from MU to GI. Approval of the IG-Industrial Gateway Overlay District.
<table>
<thead>
<tr>
<th>No.</th>
<th>Case Number</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>21.</td>
<td>C10-01-061</td>
<td>D-APPROVAL Approval of a Major Amendment to the Mixed Use Development Agreement for The Grove</td>
<td>Northeast of 192nd and Pacific Streets</td>
</tr>
<tr>
<td>22.</td>
<td>C11-16-247</td>
<td>Rescind the existing PUR-Planned Unit Redevelopment and approval of a new PUR-Planned Unit Redevelopment</td>
<td>3814 Leavenworth Street</td>
</tr>
<tr>
<td>23.</td>
<td>C8-17-257</td>
<td>Approval of a one year extension of a Large Project Special Use Permit in a GI District</td>
<td>5701 South 85th Circle; 5639, 5723, 5805, 5810 and 5820 South 86th Circle</td>
</tr>
<tr>
<td>24.</td>
<td>C8-20-056</td>
<td>D-APPROVAL Approval of a Special Use Permit to allow a Day care (general) in an R5 District</td>
<td>660 South 193rd Plaza</td>
</tr>
<tr>
<td>25.</td>
<td>C7-20-057</td>
<td>Approval of a Conditional Use Permit to allow a Broadcast tower in the G1, with a waiver of Section 55-506, Height, to allow a 125 foot monopole (a portion of the property is located within the FW-Floodway Overlay District)</td>
<td>Northeast of 28th and Grebe Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION:**

- **21.** APPROVAL 6-0. Approval of the Major Amendment to The Grove Mixed Use Development Agreement, subject to submittal of five acceptable, signed copies of the revised agreement prior to forwarding the request to City Council.

- **22.** APPROVAL 6-0. Approval of the PUR-Planned Unit Redevelopment Overlay District, subject to submittal of acceptable final PUR plans, including acceptable building elevations, prior to forwarding this request to the City Council.

- **23.** APPROVAL 6-0. Approval, subject to the conditions of the original Large Project Special Use Permit approved by City Council on February 6, 2018.

- **24.** APPROVAL 6-0. Approval of the Special Use Permit to allow Day care services (general) subject to the following conditions:
  1. Submittal and compliance of a revised site plan prior to forwarding to City Council showing parking located outside the front yard setback, dumpster enclosure, and required sidewalks along the 193rd Street and 194th Street frontages.
  2. Submittal and compliance of a revised landscape plan to reflect the updated tree canopy analysis.
  3. Obtaining the necessary building permits and Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.
  4. Compliance with all applicable stormwater management ordinances and policies.
  5. Compliance with the submitted operations statement.
  6. Compliance with all other applicable regulations.

- **25.** LAYOVER 6-0. Layover the request to allow the applicant additional time to address multiple items from the department’s recommendation report, including coordinating with the department to find a better suited location on the property for the proposed tower.
26. C7-08-022 D-LAYOVER Chad Meisgeier

REQUEST: Approval of a Major Amendment to the Conditional Use Permit to allow Secondary education facilities in the R4 District, with a waiver to Section 55-186, Height, to allow a 55 foot tall building

LOCATION: Southwest of George B. Lake Parkway and West Q Road

DISPOSITION: LAYOVER 5-0-1.

Vacations

27. C14-20-058 Planning Department on behalf of the City of Omaha

REQUEST: Vacation of the north/south alleyway south of Vinton Street, between 17th and 18th Streets, abutting Lots 4 and 5, Block 0, JE Riley’s Subdivision Addition

DISPOSITION: APPROVAL 6-0. Approval, subject to removal of traffic control devices.

28. C14-20-059 D-APPROVAL Planning Department on behalf of the City of Omaha

REQUEST: Vacation of the north/south alleyway south of Charles Street, east of North 18th Street to the dead end, abutting Lots 10-15, Block C of Horbach’s Subdivision in Horbach’s 1st Addition; and Lot 1, Block 0, of Omaha Campus of Hope Addition; and Lot 2, Block 0 of New Visions Condos Addition

DISPOSITION: APPROVAL 6-0. Approval, subject to retaining sewer and drainage easements in the vacated right-of-way.

MINUTES TO BE APPROVED: February 5, 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.