PLANNING BOARD
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, March 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, February 25, 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, March 6, 2019 at 11:00 a.m. Meet in 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

| DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to R4. Approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement, prior to forwarding the request |
|---|---|
| REQUEST: Final Plat approval of FALLING WATERS NORTH, a subdivision outside the city limits, with rezoning from AG to R4 |
| LOCATION: South of HWS Cleveland Boulevard and west of 198th Street |

1. C10-18-242
   C12-18-243
   Gretna Public Schools, Dr. Kevin Riley, Superintendent
to the City Council for final action.

2. C10-17-046  
   C12-17-047  
   180 Maple LLC  
   REQUEST: Final Plat approval of ANTLER VIEW EAST (Lots 1-11 and Outlots A-E), a subdivision outside the city limits, with rezoning from AG and R4 to DR, R4 and MU (laid over from 2/6/19)  
   LOCATION: Southwest of 180th Street and West Maple Road  
   DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG and R4 to DR, R4 and MU, subject to submittal of an acceptable final Mixed Use District Development Agreement. Approval of the final plat, subject to addressing the conditions of revised preliminary plat approval and submittal of a final acceptable subdivision agreement, prior to forwarding this request to the City Council.

3. C10-16-289  
   C12-16-290  
   Fountain West Office Park, LLC  
   REQUEST: Final Plat approval of FOUNTAIN RIDGE EAST (Lot 1 and Outlots A-B) (formerly Fountain West Office Park), a subdivision outside the city limits, with rezoning from AG to DR and MU  
   LOCATION: Southeast of 192nd Street and West Dodge Road  
   DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR and MU, subject to submittal of an acceptable Mixed Use Development Agreement prior to forwarding the request to City Council. Approval of the Final Plat, subject to the following conditions prior to forwarding the request to the City Council for final action:  
   1. Revise the final plat to extend Lot 1 to Burke Street to include the full north/south access drive within the platted lot.  
   2. Submittal of an acceptable final subdivision agreement.

4. C10-18-017  
   C12-18-018  
   AVG-CFM 204Q, LLC c/o J.F. Carter  
   REQUEST: Final Plat approval of COVENTRY NORTH (Lots 2-11 and Outlots A-B), a subdivision outside the city limits, with rezoning from AG and MU to DR and MU  
   LOCATION: Southwest of 204th and Q Streets  
   DISPOSITION: LAYOVER 7-0. Layover to allow the applicant time to coordinate with city staff regarding the requirement for increased right-of-way widths to accommodate mixed use code requirements, as well as the orientation and layout of the commercial building on Lot 11.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Special Use Permits

5. C7-19-031  
   D-APPROVAL  
   St. Robert Bellarmine  
   REQUEST: Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R2 District (laid over from 2/6/19)  
   LOCATION: 11900 Pacific Street  
   DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to a Conditional Use Permit to allow Religious assembly in the R2 District, subject to the following conditions:  
   1. Approval of the necessary waivers from the Zoning Board of Appeals.  
   2. Submittal of and compliance with a revised site plan providing acceptable sidewalk connections.  
   3. Submittal of and compliance with an acceptable revised landscape plan and a grading plan providing for the necessary landscaping and screening.  
   4. Approval of an Encroachment Agreement to allow the playground equipment and retaining
walls in the sewer easement.
5. If fill is proposed over the sewer line, coordinate with the Public Works Department regarding the permit process.
6. Compliance with the submitted operating statement.
7. Submittal of an application to add the MCC Overlay District to the site.
8. Compliance with storm shelter regulations in the city code.
9. Compliance with stormwater management regulations including no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality.
10. Compliance with all other applicable regulations.

(REGULAR AGENDA)

Master Plan Referrals

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<th>REQUEST:</th>
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<tr>
<td>6.</td>
<td>Approval of an Amendment to the RIVERFRONT REDEVELOPMENT PLAN</td>
<td>Area generally bound by I-480, 8th Street, Farnam Street, 10th Street, Leavenworth Street and the Missouri River</td>
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DISPOSITION: LAYOVER 7-0.

Subdivisions

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<th>REQUEST:</th>
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<td>7.</td>
<td>Preliminary Plat approval of BRIGGS PLACE ADDITION REPLAT 1, a subdivision inside the city limits, with rezoning from R7, GC and GI to R8, along with expansion of the ACI-2 Overlay District and the repeal of the PK-Parking Overlay District (portion of property is located in an ACI-2 Overlay District)</td>
<td>Southwest of 46th and Dodge Streets</td>
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DISPOSITION: LAYOVER 7-0. Layover to allow the applicant to address issues discussed in the report, including vacation of the alley.

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<th>REQUEST:</th>
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<td>8.</td>
<td>Preliminary Plat approval of OLDE TOWNE COMMONS, a subdivision outside the city limits, with rezoning from DR and R4 to MU</td>
<td>Southwest of 204th Street and Honeysuckle Drive</td>
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DISPOSITION: APPROVAL 7-0. Approve the rezoning from R4 and DR to MU, subject to submittal of an acceptable Mixed Use Development Plan prior to forwarding the request to City Council.

Approval of the Preliminary Plat, subject to the following conditions:

1. Provide for all improvements identified in the final traffic impact study.
2. Provide the following notes on the plats:
   a. There shall be no access to 204th Street from any lots.
   b. There shall be no access to North Main Street from Lot 3.
3. If a retaining wall is necessary between the stormwater facility and the Blondo Street right-of-way, create a new privately-owned outlot to include the wall and slope, leaving only the stormwater retention facility within an SID-owned outlot.
4. Grade the subdivision to match the ultimate profile of Blondo Street.
5. Provide language in the final subdivision agreement providing a future contribution to the Blondo Street paving improvements.
6. Provide sidewalks as required pursuant to Chapter 53 Subdivisions of the Omaha Municipal Code and/or Section 55-924 of the zoning ordinance (including along 204th Street).
7. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
8. Compliance with all applicable stormwater management ordinances and policies.
9. An acceptable debt ratio of 4.0 percent or less.

Rezonings

9. C10-19-041  D-APPROVAL  The Redmond Company  REQUEST:  Rezoning from GI to CC (property is located within an ACI-2 Overlay District)  LOCATION:  7529 Dodge Street  DISPOSITION:  APPROVAL 7-0. Approval of the rezoning from GI to CC (property is located in an ACI-2 Overlay District).


13. C10-14-081  D-APPROVAL  192 Maple LLC  REQUEST:  Approval of a Major Amendment to the Mixed Use District Development Agreement for Antler View to allow Custom manufacturing  LOCATION:  Southeast of 192nd Street and West Maple Road  DISPOSITION:  APPROVAL 7-0. Approval of the Major Amendment to the Antler View Development Agreement subject to the applicant addressing the following items:
   1. Provide acceptable Exhibits B, B-1 & B-2 prior to forwarding to City Council.
   2. Compliance with supplied operating statement. No outdoor storage of any kind, including but not limited to materials, vehicles or equipment.

Overlay Districts

14. C11-19-036  D-LAYOVER  BHC Rhodes  REQUEST:  Approval of a PUR-Planned Unit Redevelopment Overlay District  LOCATION:  Southwest of 46th and Dodge Streets  DISPOSITION:  LAYOVER 7-0. Layover to allow the applicant time to meet with city staff regarding building design and site layout.

Special Use Permits

15. C8-19-045  D-APPROVAL  Josie Ortiz  REQUEST:  Approval of a Special Use Permit to allow Automotive sales, subject to the following conditions:
   1. Submit a revised site/landscape plan prior to forwarding to City Council to include the following:
      a. A minimum 9 foot wide bufferyard along the western property line, with a minimum 6
foot tall screening fence on the inside of the yard.

b. Minimum 10 foot wide perimeter parking lot landscaping along the southern property line, with acceptable screening on the inside of the yard.

c. Minimum 10 foot wide perimeter parking lot landscaping along the eastern property line.

2. Submit an application for adoption of the MCC-Major Commercial Corridor Overlay District for the site.

3. Provide landscaping in the right-of-way and re-establish the curb line for removed driveways.

4. Compliance with the revised site/landscape plan.

5. Compliance with the submitted operations plan.

6. Compliance with all other applicable regulations.

Conditional Use Permits

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<td>16.</td>
<td>C7-19-046</td>
<td>D-APPROVAL</td>
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<td>Elkhorn Public Schools, Ryan Lindquist</td>
<td>REQUEST: Approval of a Conditional Use Permit to allow Secondary educational facilities in a R4 District</td>
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<td>LOCATION: Southwest of 180th and Ida Streets</td>
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DISPOSITION: APPROVAL 7-0. Approval of the Conditional Use Permit to allow a Secondary educational facility in the R4 District, subject to the following conditions:

1. Submit revised plans to show all landscaping in compliance with Omaha Municipal Code, an a 35 foot wide no-build easement along Purple Martin Parkway.

2. Compliance with the revised site/landscape plan.

3. Compliance with the submitted operations plan.

4. Compliance with all other applicable regulations.

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<td>17.</td>
<td>C7-17-067</td>
<td>D-APPROVAL</td>
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<td>Millard Public Schools, John Brennan</td>
<td>REQUEST: Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Secondary educational facilities in a R3 District, with a waiver of Section 55-166, Height to allow a 49 foot tall scoreboard</td>
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<td>LOCATION: 14905 Q Street</td>
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DISPOSITION: APPROVAL 6-0. Approval of the Major Amendment to a Conditional Use Permit (assumed) to allow Secondary educational facilities in a R3 District, with a waiver of Section 55-166, Height to allow a 49 foot tall scoreboard, subject to the following conditions:

1. Compliance with the submitted site plan.

2. Compliance with the submitted elevation plan.

3. Submittal and compliance with an acceptable landscape plan to screen the rear of the scoreboard from Q Street.

4. The scoreboard must be turned off no later than 30 minutes after the end of the event.

5. Compliance with all other applicable regulations.

6. Compliance with all other previously approved conditions.

Vacations

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<td>18.</td>
<td>C14-19-047</td>
<td>D-APPROVAL</td>
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<td>Planning Board</td>
<td>REQUEST: Vacation of the north/south alley located north of Shirley Street, east of 91st Avenue abutting Lots 8, 9 and 11, Block 4, West Pacific Hills and Lot 2, Sunset Meadows</td>
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DISPOSITION: APPROVAL 7-0.

MINUTES APPROVED: February 6, 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.