PLANNING BOARD
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, April 1, 2020, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
7th Floor, Room 702

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, March 23, 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, April 1, 2020 at 11:00 a.m. Meet in the Conference Room on the 12th 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.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

| REQUEST: | Preliminary Plat approval of FLANAGAN POINTE, a subdivision outside city limits, with rezoning from AG to DR, R4, and MU (laid over from 02/05/20) |
|LOCATION: | Northeast of 180th and Fort Streets |

DISPOSITION: APPROVAL 4-0. Approval of the rezoning from AG to DR, R4, and MU, subject to submittal of an acceptable Mixed Use Development Agreement prior to forwarding to City Council. Approval of the preliminary plat, subject to the following conditions:

1. Provide for all improvements identified in the final traffic study.
2. Provide for the improvements to 180th and Fort Streets in the final subdivision agreement and enter into an interlocal agreement with Douglas County for improvements of the 180th and Fort Street intersection.

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 180th and Fort Streets.

4. Acquire the property for the northern part of the Hartman Avenue right-of-way on its approach to 180th Street. Either record a paper right-of-way dedication concurrently with the plat, or include the full width of the right-of-way on the plat.

5. For the Hartman Avenue approach to 180th Street, provide a 16-foot inbound lane, a 4-foot paved median, and two 12-foot outbound lanes.

6. Pave 177th Street to the subdivision boundary, and provide a temporary turnaround. Temporary turnaround must be provided at the terminus of all temporarily dead-ended streets.

7. Place all areas proposed for the public plaza space within an outlot.


10. Provide traffic calming on all streets longer than 1,000 feet.

11. Include the following notes on the plat:
   a. There shall be no direct access to Fort Street or 180th Street from any lots or outlots.
   b. 179th Street at Fort Street shall be limited to a right-in/right-out only intersection upon future improvements of Fort Street.

12. Coordinate with Public Works on the arrangements for the interceptor sewer project, including language in the Subdivision Agreement.

13. 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.

14. Provide access easements between 179th Street and Outlots A and B.

15. Provide the standard noise attenuation easement language on the final plat.

16. Coordinate with Public Works and the NRD on acceptable stormwater management prior to the proposed discharge onto the lake property.

17. Compliance with all stormwater management ordinances and policies.

18. Coordinate design for Park 33 with adjacent SID’s and the Omaha Parks Department park planning staff. The park design must meet the requirements outlined in the Suburban Park Master Plan, 2016 Update. The park must be designed by a Professional Landscape Architect licensed in the State of Nebraska.

19. Provide for the private maintenance of the trail connection from 177th Street to the Flanagan Lake trail in the final subdivision agreement.

20. Provide sidewalks along all street frontages as required by Section 53-9(9), Sidewalks, of the Omaha Municipal Code, or as required by the approved Mixed Use Development Plan.

21. Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement.

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### REQUEST:

| C10-20-045 | Preliminary plat approval of NORTH STREAMS, a subdivision outside city limits, with rezoning from AG to DR, R4, and MU (laid over from 03/04/20) |
| C12-20-046 |  |
| Woodsonia-North Streams, LLC |  |

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

**DISPOSITION:** APPROVAL 4-0. Approval of the rezoning from AG to DR, R4, and MU, subject to submittal of an acceptable Mixed Use Development Agreement. Approval of the preliminary plat, subject to the following conditions:

1. Coordinate with NDOT for approval of the traffic study and of the 204th Street improvements.

2. Provide for all improvements identified in the final approved traffic study. For any identified capacity-related improvements on Q Street, pay the estimated amount of the improvements to the City (to be placed into the ASIP Fund).

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 Q Streets.

4. Either a) Coordinate with NDOT to acquire the excess right-of-way on the northeast corner of 204th and Q Streets, to be incorporated within the subdivision, or b) Grant an access and utilities easement between 202nd and Weir Streets and the southwest side of Lots 5 and 6.

5. Provide a green corner as required by OMC Sections 53-9(14) and 55-564(f). Provide an access easement between the green corner and 202nd or Weir Street.

6. Acquire the property for the northern part of the J Street right-of-way on its approach to 204th Street. Either record a paper right-of-way dedication concurrently with the plat, or include the full width of the right-of-way on the plat.

7. Coordinate with Public Works and Urban Design for an acceptable right-of-way width in the mixed-use areas.

8. Include a provision in the subdivision agreement for the routine maintenance and snow removal of parking areas located within the public right-of-way.

9. Pave left turn lanes and tapers on Q Street at 201st Street. Calculate the difference between the cost of the three lane improvement between 201st and 204th Streets and the construction cost of the required 201st Street turn lanes, and pay the difference to the City (to be placed into the ASIP Fund).

10. Construct a median along 201st Street between Q Street and Weir Street, and construct a northbound right-turn lane on 201st Street at P Street.

11. Consider roundabouts at the following intersections: 201st and Weir Streets; 201st and N Streets, and 202nd and N Streets.

12. Provide temporary turnarounds at the terminus of all temporarily dead-ended streets.

13. Provide traffic calming on all streets longer than 1,000 feet.


15. Coordinate with Public Works on an acceptable GO Paving Plan.

16. Any drainageway must be placed in an outlot sized to accommodate either the 3:1 + 20' section, or the 100-year storm flow (whichever is greater).

17. Provide the standard noise attenuation easement language on the final plat.

18. Place the following notes on the plat:
   a. There shall be no direct access to Q Street or 204th Street from any lots or outlots.
   b. No direct access to J Street from Lot 310.
   c. No direct access to N Street from Lots 9, 10, or 11.
   d. No access to 201st Street from Lots 1, 96, or 97.

19. Either secure easement rights or acquire Outlot D of Whitehawk for the proposed stormwater basin east of Lots 33-39. Continue to coordinate with Planning, Public Works, and the Parks Department for the use of Outlot D, Whitehawk addition as stormwater retention.

20. Remove the mitigation trees proposed within Outlot D of Whitehawk and provide the required mitigation elsewhere within the subdivision boundary. Continue to coordinate with the Planning Department on an acceptable tree canopy analysis and tree mitigation plan.

21. Coordinate the design of Park 45 (Lot 17) with adjacent SIDs and the Omaha Parks Department planning staff. The park must meet the design criteria outlined in the Suburban Parks Master Plan, 2016 Update. The park must be designed by a professional landscape architect licensed in the state of Nebraska.

22. Revise the Source and Use of Funds (and phasing plans, if necessary) to provide a phase by phase breakdown of the development plans for “The Streams” SID.

23. 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

24. Compliance with all stormwater management ordinances and policies.

25. Provide sidewalks along all street frontages as required by Section 53-9(9), Sidewalks, of the Omaha Municipal Code, or as required by the approved Mixed Use Development Plan.

26. Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement.
3. C10-20-047  
C12-20-048  
Woodsonia-South Streams, LLC  

REQUEST: Preliminary plat approval of SOUTH STREAMS, a subdivision outside city limits, with a waiver to Section 53-8(2b), Cul-de-sac length, and rezoning from AG to DR and R4 (laid over from 03/04/20)

LOCATION: Southeast of 204th and Q Streets

DISPOSITION: APPROVAL 4-0. Approval of the rezoning from AG to DR and R4. Approval of the waiver to Section 53-8(2b), Cul-de-sac length. Approval of the preliminary plat, subject to the following conditions:

1. Coordinate with the property owner at 19731 Q Street, and acquire the property necessary for the right-of-way dedication to connect H.W.S. Cleveland Boulevard (from its current termination in Arbor Gate) to V Street. Coordinate with SID 519 (Arbor Gate) on cost sharing, and construct the creek crossing and street connection.
2. Coordinate with NDOT for approval of the traffic study and of the 204th Street improvements.
3. Provide for all improvements identified in the final approved traffic study. For any identified capacity-related improvements on Q Street, pay the estimated amount of the improvements to the City (to be placed into the ASIP Fund).
4. Acquire the property for the southern part of H.W.S. Cleveland Boulevard right-of-way on its approach to 204th Street. Either record a paper right-of-way dedication concurrently with the plat, or include the full width of the right-of-way on the plat.
5. Pave left turn lanes and tapers on Q Street at 201st Street. Calculate the difference between the cost of the three lane improvement between 201st and 204th Streets and the construction cost of the required 201st Street turn lanes, and pay the difference to the City (to be placed into the ASIP Fund).
6. Coordinate with Public Works on acceptable tapers and lane transitions on the minor street approaches to 204th Street and Q Street.
7. Coordinate with Gretna Public Schools for the modification of the design of their H.W.S. Cleveland paving improvements. The east end of the median must be moved west of 199th Avenue, to allow 199th Avenue and 198th Avenue to be full movement intersections.
8. 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 Q Street.
9. Modify the median in H.W.S. Cleveland Boulevard near Lots 187 and 188 to allow for the eastbound to westbound U-turn movement.
10. Provide traffic calming on all streets longer than 1,000 feet.
11. Provide temporary turnarounds at the terminus of all temporarily dead-ended streets
14. Include the following notes on the plat:
   a. There shall be no direct access to Q Street or 204th Street from any lots or outlots.
   b. No direct access to 201st Street from Lot 1.
15. Coordinate with City Planning and the Parks Department on an acceptable landscaping plan for Outlot E.
16. Show and label the 35 foot wide no-build easement along H.W.S. Cleveland Boulevard, including the east-west section located on the southern boundary of the subdivision and the piece that connects to Q Street.
17. Design of H.W.S. Cleveland Boulevard must be in accordance with the Suburban Park Master Plan, including the design of sidewalks, ornamental lighting, and street trees.
18. Coordinate with the Parks Department on potential cost sharing arrangements with the adjacent SID to the east for construction of Arbor Gate Park (Park 49).
19. Confirm that a 3:1 +20’ slope for all drainage ways are being accommodated within outlots.
20. Revise the tree canopy analysis to show canopy in Lots 39, 176, 177, and 231 as being removed, or this tree canopy must be placed in an outlot.
21. Submit an acceptable Wetlands Analysis and Mitigation Plan. All disturbed wetlands must be mitigated at a 3:1 ratio.
22. Provide the standard noise attenuation easement language on the final plat.
23. 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.
24. Provide sidewalks along all street frontages as required by Section 53-9(9), Sidewalks.
25. Compliance with all stormwater management ordinances and policies.
26. Provide for a pro-rata reimbursement to Gretna Public Schools for their public improvements which abut this subdivision; the reimbursement shall also factor in the Gretna Public Schools contribution to the 201st Street creek crossing at Outlot J.
27. Provide for a pro-rata reimbursement to SID 524 (Coventry) for their intersection and traffic signal improvements at the intersection of 204th Street and George B. Lake Parkway.
28. Revise the Sanitary Improvement District (SID) boundary to include H.W.S. Cleveland Boulevard and 201st Street within the boundary of the District.
29. Revise the Source and Use of Funds (and phasing plans, if necessary) to provide a phase by phase breakdown of the development plans.
30. Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement.

4. C12-20-050 (D) 
   Lorri Brockman

REQUEST: 
Preliminary and final plat approval of OMAHA BOX BUILDING SUBDIVISION, a subdivision inside city limits, with a waiver of Section 53-8(4d), Lot frontage (laid over from 03/04/20)

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

DISPOSITION: APPROVAL 4-0. Approval of the waiver to Section 53-8(4d), Lot frontage, for Outlots A and B. Approval of the preliminary plat, subject to the following conditions:
1. Construct Avenue J to City street standards between North 21st Street E. and North 23rd Street E.
2. For the alley east of Avenue H/20th Street E and south of the vacated 21st Street E, construct the new pavement as an OPW public improvement, and comply with industrial standards for pavement thickness.
3. Coordinate with Public Works for the storm sewer, drainage, and grading improvements at the south end of Lot 1.
4. Revise the plat document as follows:
   a. Remove the “outlot” designation from Outlot 1 and place the area within Lot 1.
   b. Rename Outlots 2 and 3 to Outlots A and B.
   c. Revise the title block to reflect the corrected legal description.
   d. Revise the metes and bounds description to reflect the expanded plat boundary.
   e. Denote the areas to be vacated with hatching, and insert the standard vacation language.
   f. Grant easements for any public sewers in Lots 1 and 2 for which easements do not currently exist.
   g. Provide an access easement between Outlots A and B and the right-of-way.
5. Concurrently with the recording of the final plat, record a Memorandum of Agreement for Lot 1, Outlot A, and Outlot B, to assign the ownership requirement for the outlots; coordinate with Public Works on the language for the MOA.
6. Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement, including additional ownership requirements for Outlots A and B.
7. Compliance with all applicable floodplain development regulations, including obtaining a floodplain development permit for all grading and construction located within the floodplain.
8. Provide sidewalks along all street frontages as required by Section 53-9(9), Sidewalks.
9. Compliance with all 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 prior to forwarding the request to City Council.
(REGULAR AGENDA)

Master Plan Referrals

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<tr>
<th>Master Plan Referrals</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
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<tbody>
<tr>
<td>5. C3-20-061</td>
<td>Approval of the 2020 Action Plan</td>
<td>City of Omaha and the 3-Mile Extraterritorial Jurisdiction</td>
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<td>Planning Department on behalf of the City of Omaha</td>
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DISPOSITION: APPROVAL 4-0.

Subdivisions

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<tr>
<td>6. C12-20-062 (D) Elliot Equipment Company</td>
<td>Preliminary and Final Plat approval of NATIONAL SUBDIVISION REPLAT 1, a minor plat inside city limits</td>
<td>4421 and 4427 South 76th Circle</td>
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DISPOSITION: APPROVAL 4-0. Approval of the preliminary plat, subject to compliance with all applicable stormwater management policies and ordinances. Approval of the final plat subject to submittal of an acceptable final subdivision agreement (if necessary) prior to forwarding the request to City Council.

Rezonings

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<th>Rezonings</th>
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<tbody>
<tr>
<td>7. C10-20-065 Bill Claborn</td>
<td>Rezoning from R2 to R4</td>
<td>12718 Izard Street</td>
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DISPOSITION: DENIAL 4-0. Denial of rezoning from R2 to R4.

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<tr>
<td>8. C10-20-066 (D) Lund Center, LLC</td>
<td>Approval of the MCC-Major Commercial Corridor Overlay District</td>
<td>14445 West Center Road</td>
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DISPOSITION: APPROVAL 4-0.

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<tr>
<td>9. C10-20-069 (D) C7-08-022 Chad Meisgeier</td>
<td>Approval of the MCC-Major Commercial Corridor Overlay District, and approval of a Major Amendment to the Conditional Use Permit to allow Secondary education facilities in the R4, with a waiver to Section 55-186, Height, to allow a 55 foot tall building</td>
<td>Southwest of George B. Lake Parkway and West Q Road</td>
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DISPOSITION: LAYOVER 3-0-1.

Conditional Use Permits

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<tr>
<td>10. C7-17-067 (D) Chad Meisgeier</td>
<td>Approval of a Major Amendment to the Conditional Use Permit (assumed) to allow Secondary education facilities in the R3 District</td>
<td>14905 Q Street</td>
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DISPOSITION: LAYOVER 3-0-1.
### Vacations

| 11. | C14-20-068  
Planning Department on behalf of the City of Omaha | REQUEST: | Vacation of South 49th Avenue, south of Washington Street, abutting Lots 26 and 27, Block 0, Homestead Acres Addition, as well as 6445 South 50th Street |

**DISPOSITION:** APPROVAL 4-0. Approval, subject to retaining any necessary easements and including language in the ordinance indemnifying the City of any liability if the sewers need to be accessed and/or if Blood Creek needs maintenance.

**MINUTES APPROVED:** March 4, 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.