PLANNING BOARD
DISPOSITION AGENDA

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 March 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, April 3, 2019 at 11:00 a.m. Meet in the 12th Floor 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

Subdivisions

<table>
<thead>
<tr>
<th></th>
<th>REQUEST: Final Plat approval of VISTANCIA, a subdivision outside the city limits, with a rezoning from AG to DR, R4 and R5</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>LOCATION: Northwest of 204th and Fort Streets</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR, R4 and R5. Approval of the final plat, subject to addressing the conditions of the revised preliminary plat approval and submittal of a final acceptable subdivision agreement, prior to forwarding this request to the City Council.
2. 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 (laid over from 3/6/19)  
   LOCATION: Southwest of 204th and Q Streets

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG and MU to DR and MU, subject to submittal of an acceptable Minor Amendment to the Mixed Use Development Agreement, approval of the Final Plat, subject to the submittal of a final acceptable subdivision agreement prior to forwarding this request to the City Council.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Overlay Districts

3. C11-19-036  
   BHC Rhodes  
   REQUEST: Approval of a PUR-Planned Unit Redevelopment Overlay District (laid over from 3/6/19)  
   LOCATION: Southwest of 46th and Dodge Streets

DISPOSITION: APPROVAL 6-0. Approval of the Planned Unit Redevelopment Overlay District, subject to submittal of final acceptable plans, prior to forwarding this request to the City Council for final action.

Special Use Permits

4. C8-19-019  
   American Tower  
   REQUEST: Approval of a Special Use Permit to allow Broadcast tower in a DS District (laid over from 1/9/19)  
   LOCATION: 1804 Paul Street

DISPOSITION: APPROVAL 6-0. Approval of a Special Use Permit to allow Broadcast tower in a DS-Downtown Services District subject to:

1. The applicant waiving the Federal Communication Commission “Shot Clock” order for this application.
2. The applicant providing a surety bond guaranteeing removal of the Creighton tower within 120 days of the new tower being constructed.
3. Submittal of revised site/landscape plan/elevations showing an updated planting table as well as removing the barbed wire from the fence elevation, prior to forwarding to City Council for final action.
4. Submittal of a rezoning application to add the ACI-Area of Civic Importance Overlay District to the site, prior to forwarding the request to the City Council for final action.
5. Compliance with the revised site/landscape plan/elevations.
6. Compliance with the proposed operating statement.
7. The lease area being large enough and tower be of sufficient structure integrity to allow for co-location of at least one (1) additional provider.
8. Compliance with all applicable stormwater management ordinances and policies.
9. Submittal of an annual report that describes the location and operating characteristics of all broadcast towers within the City and its extraterritorial jurisdiction.

(REGULAR AGENDA)

Master Plan Referrals

5. C3-19-048  
   Noddle Companies  
   REQUEST: Approval of the 64 AVE AKSARBEN VILLAGE TIF REDEVELOPMENT PROJECT PLAN
6. C3-07-029
Noddle Companies

REQUEST: Approval of a Major Amendment to the
AKSARBEN ZONE 3 APARTMENTS TIF
REDEVELOPMENT PROJECT PLAN

LOCATION: 2210 South 64th Avenue

DISPOSITION: APPROVAL 6-0.

Subdivisions

7. C10-74-179
C10-19-037
C12-19-038
BHC Rhodes

REQUEST: Preliminary and Final 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) (laid over from 3/6/19)

LOCATION: Southwest of 46th and Dodge Streets

DISPOSITION: APPROVAL 6-0. Approval of the repeal of the PK-Overlay District. Approval of the rezoning from R7, GC and GI to R8, along with expansion of the ACI-2 Overlay District, subject to a final acceptable Planned Unit Redevelopment Overlay District plan. Approval of the Preliminary Plat, subject to the following conditions:
1. Coordinate with the City and the adjacent property owner regarding the proposed alley vacation from 46th Street west to the proposed Lot 1.
2. Relocate any existing utilities in the area to be vacated.
3. Dedicate right-of-way as necessary to accommodate the required sidewalks and sidewalk setbacks.
4. Provide the City with a fair-market value payment for the vacated right-of-way prior to recording the final plat.
5. Improvements in the alley right-of-way on the west side of the site are subject to the OPW public improvement review process.
6. Coordinate with the City on the public access easement and the design of the access between the alley right-of-way and Douglas Street.
7. Comply with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and must treat the first \( \frac{1}{2} \)" of stormwater for water quality.
8. Provide for sidewalks along all public street frontages in compliance with city code.
9. Coordinate with OPPD regarding distribution facilities in the alley proposed to be vacated.

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.

8. C11-18-213
C10-18-214
C12-18-215
Miller Commerce

REQUEST: Preliminary and Final Plat approval of
LINCOLN HIGHWAY COMMUNITIES, a
subdivision inside the city limits, with a
rezoning from AG to DR and R6, along with approval of PUD-Planned Unit Development
Overlay District (portions of the property are
located within the FF-Flood Fringe and FW-
Floodway Overlay Districts)

LOCATION: Northwest of 192nd Street and Honeysuckle Drive

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR and R6 (portions of the property are located within the FF and FW Overlay Districts) subject to submitting acceptable PUD plans prior to forwarding to City Council. Approval of the PUD, subject to submittal of final
acceptable plans showing internal landscaping, internal sidewalks, and details of the proposed 6-foot-tall privacy fence prior to forwarding to City Council. Approval of the Preliminary Plat, subject to the following conditions:

1. Dedicate right-of-way 50 feet from the centerline along 192nd Street, plus 10 additional feet for the first 300 feet of Honeysuckle Drive.
2. Place a note on the plat prohibiting direct access to 192nd Street from any of the lots.
3. Verify with Public Works that the western property lines of Outlots B and C are acceptable.
4. Coordinate with Omaha Public Works on an acceptable sewer alignment for the new interceptor sewer and grant all easements as necessary.
5. Compliance with all applicable stormwater management ordinances and policies.
6. Provide sidewalks along all access and circulation drives throughout the interior of the site.
7. Coordinate with Omaha Parks and Recreation on the location and alignment of the trail and connection to adjacent trail network. If the trail is located along Honeysuckle Drive, it must be redesigned/relocated to maintain as straight a travel path as possible, and not weave around utilities.
8. Provide for the use, ownership, and maintenance of the outlots in the final 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.

| 9.  | C10-19-049  | REQUEST: Preliminary and Final Plat approval of INDIAN CREEK RESERVE, a minor plat outside the city limits, with a waiver to Section 53-9(9), Sidewalks, along with rezoning from AG, R1, and R4 to R4. |
|     | C12-19-050  | LOCATION: Southwest of 192nd Street and Camden Avenue |
|     | Indian Creek Reserve, LLC |  |

DISPOSITION: APPROVAL 5-1. Approve the rezoning from AG, R1, and R4 to R4. Denial of the waiver for sidewalks along 192nd Avenue Circle. Approval of the Preliminary Plat, subject to the following conditions:

1. Place a note on the plat that there shall be no direct access to 192nd Street from any lots or outlots.
2. Place a noise attenuation easement along a line 115 feet from the centerline of 192nd Street, and place the standard noise attenuation easement language on the plat.
3. Provide for traffic calming on 192nd Avenue.
4. Coordinate with the Douglas County Engineers office on the final cross section and grading of 192nd Street. Site grading adjacent to 192nd Street must reflect final buildout of the street.
5. Coordinate with Douglas County Engineers office on the grading, sanitary sewer, storm sewer, and other utility design/work in or adjacent to the 192nd Street right-of-way.
6. The S.I.D. boundary must be adjusted to annex the previously vacated 192nd Street right of way.
7. Rename Browne Circle to either Larimore Circle or Redman Circle.
8. Coordinate the design of Park 37a with adjacent SIDs and the Omaha Parks Department. The park design must meet the requirements as outlined in the Suburban Parks Master Plan, 2016 Update and must be designed by a Professional Landscape Architect licensed in the State of Nebraska.
9. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
10. Compliance with all applicable stormwater management ordinances and policies.
11. An acceptable debt ratio of 4.0 percent or less.

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.

| 10. | C12-19-051  | REQUEST: Preliminary and Final Plat approval of CHRISTIAN ACRES, a minor plat outside the city limits, with a waiver to Section 53-9(9), D-LAYOVER |
|     | Steven Cramer |  |

Steven Cramer
**Planning Board Agenda**  
April 3, 2019  
Page 5

<table>
<thead>
<tr>
<th>Request</th>
<th>Location/Disposition</th>
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<tbody>
<tr>
<td><strong>Sidewalks (the property is located within an ED Overlay District)</strong></td>
<td>12424 North 60th Street</td>
</tr>
<tr>
<td><strong>LOCATION:</strong> 12424 North 60th Street</td>
<td><strong>DISPOSITION:</strong> <strong>LAYOVER 6-0.</strong></td>
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<thead>
<tr>
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<tbody>
<tr>
<td><strong>Preliminary and Final Plat approval of AKSARBEN VILLAGE REPLAT 18, a minor plat inside the city limits, with a waiver to Section 53-9(9), Sidewalks, along with a Major Amendment to the Mixed Use Agreement for Aksarben Village</strong></td>
<td>2210 South 64th Avenue</td>
</tr>
<tr>
<td><strong>LOCATION:</strong> 2210 South 64th Avenue</td>
<td><strong>DISPOSITION:</strong> APPROVAL 6-0.</td>
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</table>

**Denial of the waiver to Section 53-9(9), Sidewalks. (The waiver is not required.)** Approval of the Major Amendment to the Mixed Use Development Plan, subject to submittal of an acceptable plan to City Planning. Approval of the Preliminary Plat, subject to the following conditions:

1. Coordinate with Omaha Public Works on the removal of on-street parking along South 64th Avenue.
2. Relocate all utilities and air handling units from at-grade to the rooftop.
3. Compliance with all applicable stormwater management ordinances and policies.
4. Provide for the use, ownership, and maintenance of the outlots 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.

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<tbody>
<tr>
<td><strong>Preliminary and Final Plat approval of WEST FARM REPLAT 4, a subdivision outside the city limits</strong></td>
<td>Southeast of 150th Street and Wycliffe Drive</td>
</tr>
<tr>
<td><strong>LOCATION:</strong> Southeast of 150th Street and Wycliffe Drive</td>
<td><strong>DISPOSITION:</strong> APPROVAL 6-0.</td>
</tr>
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</table>

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

1. Place a note on the plat that there shall be no direct access to Pacific Street from Lot 3, and no direct access to 150th Street from Lot 1.
2. Provide for the use, ownership, and maintenance of Lot 3 in the subdivision agreement.
3. Provide sidewalks along all streets as required by city code.
4. 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.

Approval of the Final Plat subject to an acceptable final subdivision agreement, prior to forwarding the request to City Council.

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<tbody>
<tr>
<td><strong>Preliminary and Final Plat approval of WEST FARM REPLAT 5, a subdivision outside the city limits</strong></td>
<td>Southwest of 144th and Dodge Street</td>
</tr>
<tr>
<td><strong>LOCATION:</strong> Southwest of 144th and Dodge Street</td>
<td><strong>DISPOSITION:</strong> APPROVAL 6-0.</td>
</tr>
</tbody>
</table>

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

1. Provide sidewalks along all streets as required by city code.
2. 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.

Approval of the Final Plat subject to submittal of an acceptable final subdivision agreement (if necessary), prior to forwarding the request to City Council.

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<tr>
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<tbody>
<tr>
<td><strong>Revised Preliminary Plat and Final Plat approval of EVERT PLACE (Lots 1-4, Outlots A-E), a subdivision outside the city limits, with</strong></td>
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<th>Request</th>
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| **C12-19-053**  
New West Farm Holdings, LLC | **LOCATION:** Southeast of 150th Street and Wycliffe Drive | D-APPROVAL |

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<tr>
<th>Request</th>
<th>Location/Disposition</th>
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</table>
| **C12-19-054**  
New West Farm Holdings, LLC | **LOCATION:** Southwest of 144th and Dodge Street | D-APPROVAL |

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<tr>
<th>Request</th>
<th>Location/Disposition</th>
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</table>
| **C10-18-039**  
C12-18-040 | |  

**DISPOSITION:** **APPROVAL 6-0.**
All Holy Spirit Greek Orthodox Church | a waiver from Section 53-8(4), Lot frontage, along with rezoning from AG to DR and R5

LOCATION: Northwest of 192nd Street and Grey Fawn Plaza

DISPOSITION: APPROVAL 6-0. Approval of the waiver of Section 53-8(4), Lot frontage. Approval of the rezoning from AG to DR and R5. Approval of the Revised Preliminary Plat, subject to the following conditions being addressed prior to or concurrently with the final plat:

1. Place the eastern most 25 feet of Lot 2 in a separate outlot to be acquired in the future at the time of the ultimate improvement of 192nd Street.
2. Coordinate with the Public Works Department on an acceptable GO paving plan.
3. Provide an access easement or easements between 193rd Street and the outlots.
5. Construct a temporary turnaround at the new termination of Harney Street at the north boundary of the subdivision.
6. Coordinate with the Avenue One development on a mutually acceptable location and design for the future Harney Street connection.
7. Provide for traffic calming on all streets longer than 1,000 feet.
8. Pave all stub streets to a location acceptable to the City, and provide a temporary turnaround.
9. Coordinate with the Public Works Department on acceptable barricading to prohibit access from Grey Fawn Plaza to 193rd Street.
10. Grant a noise attenuation easement along 192nd Street 115 feet from the centerline, and place that standard noise attenuation easement language on the plat.
11. Place a note on the plat that there shall be no direct access to 192nd Street from any lot or outlot.
12. Provide a contribution to future 192nd Street improvements.
13. If the subdivision will not be located in a Sanitary Improvement District, a maintenance agreement will be required before Douglas County will provide routine maintenance of public streets.
14. Storm sewer design computations and final plans must be submitted to the Douglas County Engineer’s office for review.
15. Sidewalks must be provided adjacent to all street frontages in compliance with city code.
16. Proposed site grades along the eastern boundary of the platting, adjacent to 192nd Street, must be coordinated with the future improvement of the roadway.
17. Any grading, sewer or utility work carried out in conjunction with this development, in 192nd Street right-of-way, will require a permit(s) from the Douglas County Engineer’s office.
18. Compliance with all applicable stormwater management ordinances and policies.
19. The applicant must provide for the use, ownership and maintenance of the outlots in the final subdivision agreement.
20. Provide a letter from Douglas County Emergency Management office confirming that acceptable emergency warning siren is being provided for the area.
21. Submittal of a final wetland delineation report and wetland mitigation plan (if necessary).
22. Submittal of a letter of approval of a Noxious Weed Plan from Douglas County.
23. Submittal of an acceptable tree canopy analysis and mitigation plan for the entire plat area.
24. Coordinate with OPPD to ensure all issues are adequately addressed.
25. Meeting an acceptable debt ratio.

Layover the Final Plat for Evert Place (Lots 1-4 and Outlots A-E) to allow the applicant time to address conditions of the Revised Preliminary Plat including but not limited to, a final wetland delineation report and mitigation plan, if necessary and an acceptable tree canopy analysis and mitigation plan.
15. C10-19-055  
Keith Harris  
REQUEST: Rezoning from R4(35) to R5 (a portion of the property is located within the FF-Flood Fringe Overlay District)  
LOCATION: Southeast of 38th Street and Forest Lawn Avenue  

DISPOSITION: LAYOVER 6-0.

16. C10-19-056  
Joe Semin  
REQUEST: Rezoning from R4(35) to R4  
LOCATION: 2308 South 6th Street  

DISPOSITION: APPROVAL 6-0.

17. C10-19-057  
Indian Creek Nursey  
REQUEST: Rezoning from R3 and GC to GC, along with approval of the MCC Overlay District  
LOCATION: Northeast of Saddle Creek Road and Wakeley Street  

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from GC and R3 Districts to GC District. Approval of the MCC Overlay District.

**Special Use Permits**

18. C8-18-071  
All Holy Spirit Greek Orthodox Church  
REQUEST: Approval of a Special Use Permit to allow Assisted living in the R5 District  
LOCATION: Northwest of 192nd Street and Grey Fawn Plaza  

DISPOSITION: APPROVAL 6-0. Approval of the Special Use Permit to allow Assisted living in a R5 District, subject to the following being addressed prior to the request being forwarded to the City Council:

1. Compliance with the submitted site plan.
2. Submitting and compliance with a revised landscape plan to address screening for headlights.
3. Compliance with the submitted elevation plan.
4. Compliance with the submitted operating statement.
5. Comply with the City’s Guidelines for Driveway Location, Design and Construction.
6. Compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and treat the first ½” of stormwater for water quality.
7. Coordinate with OPPD to ensure issues related their distribution facilities and easements are adequately addressed.
8. Provide sidewalks in compliance with city code.
9. Compliance with all other applicable regulations.

19. C8-19-059  
Erin Render  
REQUEST: Approval of a Special Use Permit to allow Large group living in an R3 District  
LOCATION: 19111 Western Avenue  

DISPOSITION: APPROVAL 6-0. Approval of the Special Use Permit to allow Large group living in the R3 District, subject to the following conditions:

1. Submittal and compliance with a revised site plan providing for the required parking and landscaping, prior to forwarding this request to City Council.
2. Compliance with the revised site plan.
3. Compliance with the submitted elevations.
4. Compliance with the operating statement.
5. Compliance with the submitted sign plan.
6. Obtain a Certificate of Occupancy from the Permits & Inspections Division of the Planning Department.
7. Compliance with all other applicable regulations.
**Conditional Use Permits**

<table>
<thead>
<tr>
<th>20.</th>
<th>C7-10-070</th>
<th><strong>D-APPROVAL</strong> Ryan Lindquist for Elkhorn Public Schools</th>
<th>REQUEST: Approval of a Major Amendment to the Conditional Use Permit to allow Secondary education facilities in the DR District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>LOCATION:</td>
<td>1401 Veterans Drive</td>
<td>DISPOSITION: APPROVAL 6-0. Approval of the Major Amendment to a Conditional Use Permit to allow Secondary educational facilities in a DR District, subject to:</td>
</tr>
</tbody>
</table>

1. Obtaining a waiver from the Zoning Board of Appeals to allow a variance to the maximum impervious coverage percentage from 25% to 32%.
2. Compliance with the submitted site plan.
3. Compliance with the submitted building elevations.
4. Compliance with the submitted operating statement.
5. Constructing sidewalks along the Veterans Drive frontage.
6. Compliance with all applicable storm water management ordinances and polices.
7. Provide an acceptable landscaping plan showing all trees being removed as a part of this request, as well as the location of all replacement trees provided at a minimum 1:1 ratio.
8. Compliance with all other applicable regulations.

**MINUTES TO BE APPROVED:** March 6, 2019, held over to May 1, 2019 meeting.

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.