PLANNING BOARD
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, May 1, 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 April 22, 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, May 1, 2019 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>Property Details</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>C10-18-273 C12-18-274 Hines Interests LP, Brad Soderwall</td>
<td>Final Plat approval of CENTRAL PARK EAST REPLAT 3 (Lots 1-10, Outlots A &amp; B), a subdivision inside the city limits, with expansion of the ACI-1 Overlay District</td>
<td>Southeast of 10th and Farnam Streets</td>
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DISPOSITION: APPROVAL 7-0. Approval of the expansion of the ACI-1 Overlay District. Approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.
2. C10-18-134  
   C12-18-135  
   Omnicorp Saddle Creek, LLC  
   REQUEST: Final Plat approval of POPPLETON PARK REPLAT 3 a subdivision inside the city limits, with rezoning from R3 and GC to R5 and CC  
   LOCATION: Northeast of Saddle Creek Road and Davenport Street  

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R3 and GC to R5 and CC. Approval of the final plat, subject to addressing the following conditions, prior to forwarding this request to the City Council:  
1. Provide for an access easement for Lot 3 on the plat.  
2. Grant an access easement to the benefit of 4404 Davenport Street for any vacated alley adjacent to 4404 Davenport Street which will remain under the applicant’s ownership.  
3. Submittal of an acceptable final subdivision agreement.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

3. C8-19-085  
   C12-19-051  
   Steven Cramer  
   REQUEST: Preliminary and Final Plat approval of CHRISTIAN ACRES, a minor plat outside the city limits, with a waiver to Section 53-9(9), Sidewalks (laid over from 4/3/19), along with approval of a Special Use Permit to allow development within the ED-Environmental Overlay District  
   LOCATION: 12424 North 60th Street  

DISPOSITION: APPROVAL 7-0. Approval of the waiver of Section 53-9(9), Sidewalks, and approval of the preliminary plat, subject to the following conditions:  
1. The new driveway connection from Lot 2, or any revised driveway connections to 60th Street from Lots 1 or 2, will require a permit from the Douglas County Engineer’s Office.  
2. Compliance with an approved acceptable Special Use Permit.  
3. Show the building envelope, driveway and location of the septic system including laterals on the final plat mylars.  
Approval of the final plat, subject to the conditions of preliminary plat approval prior to forwarding the request to the City Council for final action. Approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District, subject to the following:  
1. Provide a continuous erosion control silt fence around the development site during construction.  
2. Compliance with the submitted plans.  
3. Compliance with the tree mitigation plan.

Vacations

4. C14-18-263  
   Planning Board  
   REQUEST: Vacation of the remaining portion of the east/west alley east of 51st Street between Walnut and Hickory Streets abutting Lots 10, 11, and 12, Block 28, West Side Addition (laid over 12/5/18)  

DISPOSITION: APPROVAL 7-0. Approval of the proposed vacation, subject to all easements being reserved in the vacating ordinance.
(REGULAR AGENDA)

Master Plan Referrals

<table>
<thead>
<tr>
<th></th>
<th>REQUEST</th>
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<tbody>
<tr>
<td>5.</td>
<td>Approval of the disposal of City-owned property to an interested party</td>
<td>2306 North 24th Street</td>
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<td>6.</td>
<td>Approval of the disposal of City-owned property under Community Development Law</td>
<td>4001, 4005, 4009 North 33rd Street, 2708 Fort Street</td>
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<td>7.</td>
<td>Approval of the disposal of City-owned property under Community Development Law</td>
<td>2803, 2807, and 2811 North 19th Avenue</td>
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<tr>
<td>8.</td>
<td>Approval of the disposal of City-owned property under Community Development Law</td>
<td>3706 Ohio Street; 3605, 3604, 3602 Erskine Street; 2608 North 33rd Street; 3612, 3624 Browne Street; 5115 North 37th Street</td>
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<tr>
<td>9.</td>
<td>Approval of the disposal of City-owned property to an interested party</td>
<td>1306 South 12th Street</td>
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<tr>
<td>10.</td>
<td>Approval of the SADDLE CREEK AT DAVENPORT TIF REDEVELOPMENT PROJECT PLAN</td>
<td>Southeast of Wakeley Street and Saddle Creek Road</td>
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<tr>
<td>11.</td>
<td>Approval of the QUALITY REFRIGERATED SERVICES III TIF REDEVELOPMENT PLAN</td>
<td>4115 South 33rd Street</td>
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DISPOSITION: APPROVAL 7-0.

DISPOSITION: LAYOVER 7-0. Layover to allow submittal of site plan
## Subdivisions

<table>
<thead>
<tr>
<th></th>
<th>C10-19-068 (D)</th>
<th></th>
<th>Preliminary and Final Plat approval of HIGH POINT REPLAT 9, a minor plat located inside the city limits, with rezoning from R6 to DR and CC and approval of the MCC-Major Commercial Corridor Overlay District</th>
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<td></td>
<td>C12-19-069 Gottsch Enterprises</td>
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**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from R6 to DR and CC. Approval of the MCC-Major Commercial Corridor Overlay District. Approval of the Preliminary Plat, subject to meeting the following conditions:

1. Submit an acceptable wetlands mitigation plan which provides a minimum 0.27 acres of new wetlands on the site.
2. Place the following notes on the plat:
   a. Direct access to 204th Street from Lots 1-4 and/or Outlot A is not permitted.
   b. Direct access to Cumberland Drive from Lot 4 is not permitted.
   c. Direct access to Veterans Drive from Lot 1 is not permitted.
3. Denote the right-of-way to be vacated and provide the standard right-of-way vacation language on the plat.
4. Revise the plat to show “Lehn Street” as “Water Lily Street”.
5. Pave Stryker Street and Water Lily Street to the boundaries of the subdivision and provide temporary turnarounds. If topography/terrain prohibits the required improvements, coordinate with Omaha Public Works and City Planning on an alternative.
6. Coordinate with Metropolitan Community College to the south on the possibility of providing a street connection between 203rd Street and Cumberland Drive. If acceptable, pave the connection.
7. Place the proposed retaining wall in Outlot B, outside of the 203rd Street right-of-way.
8. Provide a public access easement for the temporary turnaround on 203rd Street.
10. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
11. Compliance with all applicable stormwater management ordinances and policies.

Approval of the Final Plat, subject to the conditions of the Preliminary Plat and submittal of an acceptable final subdivision agreement.

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<tr>
<th></th>
<th>C10-19-070 (D) AVG-CFM 204Q, LLC</th>
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<th>Preliminary and Final Plat approval of COVENTRY REPLAT 12, a minor plat located outside the city limits, along with rezoning from DR to DR and R4</th>
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<tr>
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<td>C12-19-071</td>
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**DISPOSITION:** LAYOVER 7-0. Layover as requested by the applicant.

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<tr>
<th></th>
<th>C10-19-072 C12-19-073 Mark Warneke for Omaha Public Schools</th>
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<th>Preliminary and Final Plat approval of OPS 60TH STREET ADDITION, a minor plat located inside the city limits, with rezoning from DR, R3, R7, CC, and GI to R4, along with approval of the MCC-Major Commercial Corridor Overlay District</th>
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**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from DR, R3, R7, CC, and GI to R4.
Approval of the MCC-Major Commercial Corridor Overlay District. Approval of the Preliminary Plat, subject to the following conditions:

1. Provide for all improvements identified in the final approved traffic study, as approved by the City and Nebraska Department of Transportation (NDOT).
2. Provide a pedestrian trail connection between the high school and the South Omaha Trail north of the site. Coordinate location, design, maintenance, and upkeep of the trail connection with the Parks Department.
3. Provide a drainage analysis demonstrating that the anticipated runoff from the school will not adversely impact the drainage swale north of the site. If required, coordinate with the Parks Department to address maintenance and/or upgrade costs to the trail and drainage system that result from anticipated runoff.
4. Submit acceptable revised grading plans.
5. Provide suitable erosion and sediment control measures along the boundary of the site adjacent to City Parks property.
6. Coordinate with Public Works on the necessary on-street parking restrictions on the west leg of 60th and Patterson Streets to accommodate the relocated traffic signal.
7. Coordinate with NDOT for approval of the proposed right-of-way vacation along L Street and provide the standard right-of-way vacation language on the plat.
8. All sidewalks must be provided pursuant to Omaha Municipal Code Section 53-9(9).
9. Compliance with all applicable stormwater management ordinances and policies.

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.

**Request Table**

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<tr>
<th>Request Number</th>
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<tbody>
<tr>
<td>C10-19-076</td>
<td>Preliminary and Final Plat approval of PACIFIC HILL, a minor plat located inside the city limits, with a waiver of Section 53-8(4)(a), Lot Depth, along with rezoning from R2 to DR and R4</td>
</tr>
<tr>
<td>Pacific 90, LLC</td>
<td>LOCATION: 1018 South 90th Street</td>
</tr>
<tr>
<td>C10-19-078</td>
<td>Preliminary and Final Plat approval of COPPER CREEK REPLAT ONE, a minor plat located outside the city limits, with rezoning from AG to DR and R5 (a portion of the property is located within the FF-Flood Fringe Overlay District)</td>
</tr>
<tr>
<td>CC Military, LLC</td>
<td>LOCATION: Southeast of 168th Street and Military Road</td>
</tr>
</tbody>
</table>

**Disposition**

**LAYOVER 7-0.** Layover to allow the applicant time to address issues discussed in the report, including street design, grading and sanitary sewer service.

**APPROVAL 7-0.** Approval of the rezoning from AG to DR and R5. Approval of the Preliminary Plat, subject to the following conditions:

1. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
2. Correct the final plat mylars to reflect the correct legal description.

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

**Rezonings**

<table>
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<tr>
<th>Request Number</th>
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<tbody>
<tr>
<td>C10-19-080</td>
<td>Approval of the MCC-Major Commercial Corridor Overlay District</td>
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<tr>
<td>Chris Erickson for 3 Minute Rocket Wash, LLC</td>
<td>LOCATION: 617 and 707 North 204th Avenue Circle</td>
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</tbody>
</table>

**Disposition:** Approval 7-0.
**18.** C10-19-081 (D)
Buck’s, Inc.

**REQUEST:** Approval of the MCC-Major Commercial Corridor Overlay District

**LOCATION:** 1225 and 1303 North 205th Street

**DISPOSITION:** APPROVAL 7-0.

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**19.** C10-19-082 (D)
Darin Smith

**REQUEST:** Rezoning from R7 to NBD

**LOCATION:** 2226 N Street

**DISPOSITION:** APPROVAL 7-0.

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**20.** C10-05-064
Mark Sanford

**REQUEST:** Major Amendment to the Mixed Use District Development Agreement for Torrey Square to allow multifamily residential

**LOCATION:** 3833 North 153rd Street

**DISPOSITION:** LAYOVER 7-0. Layover the Major Amendment to the Torrey Square Mixed Use Development Agreement to allow the applicant time to coordinate with City staff on drafting an acceptable Mixed Use Agreement Amendment and provide new Exhibits B-G, as needed.

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**Overlay Districts**

**21.** C11-19-083 (D)
Pacific 90, LLC

**REQUEST:** Approval of a PUR-Planned Unit Redevelopment

**LOCATION:** 1018 South 90th Street

**DISPOSITION:** LAYOVER 7-0. Layover to allow the applicant time to meet with City staff regarding site layout and design.

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**Conditional Use Permits**

**22.** C7-19-084
Mark Warneke, Omaha Public Schools

**REQUEST:** Approval of a Conditional Use Permit to allow a Secondary educational facility in a R4 District (pending) with a waiver of Section 55-186, Height, to allow a 52 foot tall structure

**LOCATION:** Northeast of 60th and L Streets

**DISPOSITION:** APPROVAL 7-0. Approval of the Conditional Use Permit to allow a Secondary educational facility in the R4 District, with a waiver to Section 55-186, Height to allow a maximum 52 foot tall structure, subject to the following conditions:

1. Submit an acceptable revised landscaping plan in compliance with the requirements of the MCC-Major Commercial Corridor Overlay District.
2. Provide a trail connection between the site and the South Omaha Trail system to the north.
3. Compliance with the requirements of the MCC-Major Commercial Corridor Overlay District design criteria, including the design of all retaining walls.
4. Compliance with the revised site/landscape plans.
5. Compliance with the submitted operations plan.
6. Compliance with all other applicable regulations.

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**Vacations**

**23.** C14-19-086 (D)
Planning Department on behalf of the City of Omaha

**REQUEST:** Vacation of the Izard Street right-of-way between 20th and 21st Streets

**DISPOSITION:** APPROVAL 7-0. Approval subject to reserving any necessary easements.
MINUTES APPROVED: March 6, 2019 & April 3, 2019

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.