PLANNING BOARD AGENDA
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, May 2, 2018, 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 23, 2018.

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 2, 2018 at 11:00 a.m., site inspections at 9:00 a.m. Meet in the Planning Department Central 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.

PUBLIC HEARING AND ADMINISTRATIVE MEETING
(HOLD OVER CASES)

Conditional Use Permits

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<tr>
<th>Case Number</th>
<th>Applicant</th>
<th>REQUEST</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>C7-88-220</td>
<td>Omaha Performing Arts Society</td>
<td>Approval of a Major Amendment to a Conditional Use Permit to allow Surface parking in a CBD (property is located within an ACI-1 Overlay District) (laid over from 4/4/18)</td>
<td>1512 Howard Street and 424 South 15th Street</td>
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DISPOSITION: APPROVAL 7-0. Approval, subject to the following conditions: 1) Submittal of a revised site plan to show the location of the proposed “greenscreen” and type of plan material planted at the base of the screen. The proposed plant material must cover the greenscreen within
three years, 2) Obtain all the necessary zoning waivers as required, 3) Approval of all modifications to adjacent sidewalk through the Omaha Public Works public improvements process, 4) Compliance with the City’s adopted stormwater management ordinances and policies, including no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality, and 5) Compliance with the revised site plan.

(REGULAR AGENDA)

Master Plan Referrals

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| 2. | C3-18-082 (D)  
Planning Department on behalf of the City of Omaha | REQUEST: Approval of the KIEWIT HEADQUARTERS CAMPUS REDEVELOPMENT PLAN |
|   |   | LOCATION: An area generally bounded by Cuming Street on the north, 15th Street on the east, Cass Street on the south and 17th Street on the west |

DISPOSITION: LAYOVER 7-0. Layover to allow time to make a few adjustments to the plan and plan area.

Subdivisions

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| 3. | C10-16-287 (D)  
C12-16-288  
Jasper Stone 192nd and Dodge LLC | REQUEST: Revised Preliminary Plat approval of AVENUE ONE, a subdivision inside and outside the city limits, with rezoning from AG to DR and MU and Final Plat approval of AVENUE ONE (Lots 1-9 and Outlots A-C), a subdivision outside the city limits, with rezoning from AG to DR and MU |
|   |   | LOCATION: Southeast and Southwest of 192nd Street and West Dodge Road |

DISPOSITION: LAYOVER 7-0. Layover until the June 6, 2018 Planning Board meeting to allow time to work on finalization of certain aspects of the proposed development.

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| 4. | C10-17-129 (D)  
C12-17-130  
Fountain II, LLC | REQUEST: Final Plat approval of OFFICE DEVELOPMENT AT AVENUE ONE (Lot 1 and Outlots A & B), a subdivision outside the city limits, with rezoning from AG to DR and MU |
|   |   | LOCATION: 240 South 192nd Street |

DISPOSITION: LAYOVER 7-0. Layover until the June 6, 2018 Planning Board meeting to allow time to work on finalization of certain aspects of the proposed development.

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| 5. | C10-18-078 (D)  
C12-18-079  
Skrupa Investment Co. | REQUEST: Preliminary Plat approval of PRIVADA, a subdivision outside the city limits, with a waiver of Section 53-8(2)(b), Cul-de-sac length, and Section 53-8(4)(d), Lot frontage, along with rezoning from AG to DR, R4, R6 and MU |
|   |   | LOCATION: Southwest of 204th Street and West Center Road |

DISPOSITION: LAYOVER 7-0. Layover to allow the applicant time to address the items discussed in the report.
Rezonings

6. C10-04-169
    La Casa West Corp.  
    REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Pacific Springs Vista
    LOCATION: Northwest of 168th and Pacific Streets

DISPOSITION: APPROVAL 7-0.

7. C10-18-080 (D)
    Alvin Okereke
    REQUEST: Rezoning from R4(35) to R5
    LOCATION: 3021 North 72nd Street

DISPOSITION: APPROVAL 7-0.

Overlay Districts

8. C11-18-081
    Ruben Gomez
    REQUEST: Approval of a PUR-Planned Unit Redevelopment Overlay District
    LOCATION: 2306 South 39th Street

DISPOSITION: APPROVAL 7-0. Approval of the PUR subject to the submittal of an acceptable revised site plan and building elevations for both the new building and the existing building prior to forwarding the case to City Council with the condition that if the existing home is removed, the applicant must meet with the City prior to moving forward on the PUR.

Special Use Permits

9. C8-18-075
    C7-10-068
    Dave Paladino
    REQUEST: Approval of a Major Amendment to a Special Use Permit (assumed) to allow Convenience storage in a CC District with a waiver of Section 55-366, Height, for a 125 foot tall flagpole and Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Warehousing and distribution (limited) in a CC District, with a waiver of Section 55-366, Height, for a 125 foot tall flagpole
    LOCATION: 20800 West Dodge Road

DISPOSITION: APPROVED 7-0.

Conditional Use Permits

10. C7-17-110 (D)
    Roger Ernst
    REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Hospital services (general) in a GO District
    LOCATION: 555 North 30th Street

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to the Conditional Use Permit to allow Hospital services (general) in a GO District, subject to: 1) Submittal and compliance with a revised site plan acceptable to the Planning Department, 2) Submittal and compliance with a revised landscape plan, including the screen wall design, acceptable to the Planning Department, 3) Compliance with the submitted elevation plan, 4) Working with the Planning Department on an acceptable sidewalk area and screen wall design along 30th Street, 5) Dedicating right-of-way up to 1 foot behind the new sidewalk along 30th Street, where necessary, 6) Submittal of an application to add the ACI-1 Overlay District to the site, 7) Approval of the necessary waivers from the Zoning Board of Appeals, 8) Working with the Planning and Public Works Departments on an acceptable
solution to the parking lot encroachment on the south side of the site, 9) Compliance with stormwater management regulations including no net increase in stormwater runoff and treat the first 1/2” of stormwater for water quality, and 10) Compliance with the submitted operating statement. Compliance with all other applicable regulations.

| 11. | C7-18-053 (D) Elkhorn Public Schools | REQUEST: Approval of a Conditional Use Permit to allow Secondary educational facilities in a R4 District, with a waiver of Section 55-186, Height, for a 59 foot tall school |
|     |                                   | LOCATION: Northwest of 177th Street and George Miller Parkway |

DISPOSITION: APPROVAL 7-0. Approval of the Conditional Use Permit to allow Secondary educational facilities in the R4 District with a waiver of Section 55-186, Height to 59 feet, subject to the following conditions: 1) Compliance with the submitted site plan, 2) Compliance with the submitted landscape plan, 3) Compliance with the submitted elevation plans, 4) Compliance with the submitted operating statement, 5) Compliance with all other applicable regulations, 6) Approval of the necessary waiver from the Zoning Board of Appeals, and 7) Recording of the final plat for George Miller Parkway North.

MINUTES APPROVED: April 4, 2018