PLANNING BOARD DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, May 6, 2020, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

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, April 27, 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, May 6, 2020 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

| 1.   | C10-19-176  | REQUEST: Final Plat approval of BLUE SAGE CREEK 2, a subdivision outside city limits, along with rezoning from AG to R4 |
|      | C12-19-177  | LOCATION: Northeast of 213th and F Streets       |
|      | Caleb Snyder, Lamp Rynearson | DISPOSITION: APPROVAL 6-0. |

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 to City Council.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Rezonings

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>LOCATION</th>
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<tbody>
<tr>
<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 (laid over from 04/01/20)</td>
<td>Southwest of George B. Lake Parkway and West Q Road</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 5-0-1.

Approval of the waiver of Section 55-186, Height, to allow a 55 foot tall building. Approval of the expansion of the MCC Overlay District. Approval of the Major Amendment to the Conditional Use Permit to allow Secondary education facilities in the R4 District, subject to the following conditions:

1. Submittal of and compliance with building elevations in compliance with Article 22, Urban Design, prior to submitting for a building permit.
2. Provide sidewalks in compliance with Chapter 53, Subdivisions, along Q Street and X Street.
3. Submittal of and compliance with a revised site plan/landscape plan showing the required tree plantings, prior to submitting for a building permit.
4. Compliance with all applicable stormwater management ordinances and policies.
5. Compliance with the submitted operating statement.
6. Compliance with all previous conditions of approval.

Conditional Use Permits

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>Approval of a Major Amendment to the Conditional Use Permit (assumed) to allow Secondary education facilities in the R3 District (laid over from 4/01/20)</td>
<td>14905 Q Street</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 5-0-1.

Approval of the Major Amendment to a Conditional Use Permit (assumed) to allow Secondary educational facilities in a R3 District, subject to the following conditions:

1. Compliance with the submitted site and elevation plan.
2. Compliance with the submitted operating statement.
3. Compliance with all other applicable regulations.
4. Compliance with all other previously approved conditions.
5. This request must meet the definition of a mural per Section 55-823(d)(9) and contain no advertising or identification messages.

(REGULAR AGENDA)

Master Plan Referrals

<table>
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<tr>
<th>REQUEST</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>Approval of the MILLWORK PARCEL 8 APARTMENTS TIF Redevelopment Project Plan</td>
<td>1200 North 12th Street</td>
</tr>
</tbody>
</table>
## DISPOSITION: APPROVAL 6-0.

| 5. | C3-20-072 Planning Department on behalf of the City of Omaha | REQUEST: Approval of the MERIDIAN AT 72ND AND WEST CENTER TIF Redevelopment Project Plan | LOCATION: 2808 South 72nd Street |

## DISPOSITION: APPROVAL 5-0-1.

### Subdivisions

| 6. | C12-19-178 James T Smith, Sr. | REQUEST: Final Plat approval of PONCA HILLS ESTATES, a subdivision outside city limits, with a waiver of Sections 53-9(9), Sidewalks and 53-9(10), Streetscape standards | LOCATION: Northwest of Northern Hills Drive and 66th Street |

## DISPOSITION: APPROVAL 6-0.

Approval of the waiver to OMC Section 53-9(9), Sidewalks, subject to providing sidewalks along one side of Pawnee Circle and one side of Stargrass Road. Approval of the waiver to OMC Section 53-9(10), Streetscape standards to waive streetlights, subject to providing a streetlight at Pawnee Circle and 66th Street, and providing a streetlight at Stargrass Road and 66th Street. All other streetscape standards will be provided. Approval of the final plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council.

| 7. | C10-20-073 C12-20-074 Jeffrey A Silver | REQUEST: Preliminary Plat approval of HEARTWOOD ESTATES, a subdivision inside city limits, with rezoning from R4 and MU to R4 and MU | LOCATION: Northwest of 151st and Pine Streets |

## DISPOSITION: APPROVAL 6-0.

Approval of the rezoning from R4 and MU to R4 and MU, subject to submittal of an acceptable minor amendment to the Mixed Use District Development Agreement. Approval of the Preliminary Plat, subject to the following conditions:

1. Coordinate with Public Works on an acceptable GO paving plan.
2. Either 1) provide an easement to the SID through Lot 1 between 150th Street and Lot 2, or 2) adjust the lot lines to provide for a 25’ lot frontage to 150th Street for Lot 2.
3. Submit documentation to Public Works demonstrating that the design vehicle can successfully complete all turns at the three intersections adjacent to Outlot E.
4. Provide temporary turn-arounds at the terminus of all temporarily dead-ended streets.
5. Coordinate with the Douglas County Engineer regarding potential traffic calming measures in the design of the interior streets.
6. In the subdivision agreement, provide for the private maintenance of sidewalks along the rear of the double-fronted lots.
7. Compliance with all applicable stormwater management policies and ordinances.
8. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
9. Coordinate trail connections from development to Harvey Oaks Parks with the City of Omaha Parks Department.
10. Provide a separate tree mitigation calculation and planting plan for this portion of the plat with the Final Plat submittal; and that current trees are maintained until the final tree mitigation plan is approved.
11. Record the final plat of South Farm Replat 2 prior to the recording of this replat.
Rezonings

8. C10-20-076  
   Reyes Barrera  
   **REQUEST:** Rezoning from GI to CC (property is located in an ACI-1 Overlay District)  
   **LOCATION:** 3161 and 3165 Leavenworth Street  
   **DISPOSITION:** APPROVAL 6-0.

9. C10-20-078  
   Roger Carrell  
   **REQUEST:** Rezoning from GC to R7  
   **LOCATION:** 1610 Dorcas Street  
   **DISPOSITION:** APPROVAL 6-0.

10. C10-20-079  
    Roger Carrell  
    **REQUEST:** Rezoning from DR and R2 to R2 (property is located within an ED-Environmental Resources Overlay District)  
    **LOCATION:** 6048 Bridle Path  
    **DISPOSITION:** APPROVAL 6-0.

Special Use Permits

11. C8-90-185  
    Joseph Saniuk  
    **REQUEST:** Approval of a Major Amendment to the Special Use Permit to allow a Cemetery in the R4 District  
    **LOCATION:** 5226 South 46th Street, 4601 Q Street  
    **DISPOSITION:** APPROVAL 6-0.

   Approval of the Major Amendment to a Special Use Permit to allow a Cemetery in a R4 District subject to the following conditions:
   1. Compliance with the submitted site and elevation plans.
   2. Approval of the necessary waivers from the Zoning Board of Appeals for fence height.
   3. Coordinate with City staff on the potential requirement to vacate the portion of the east/west alley right of way between Q & R Streets, west of 46th Street if necessary.
   4. Coordinate with OPPD on removal/relocation of equipment if necessary.
   5. Compliance with all applicable stormwater management ordinances and policies.
   6. Compliance with all other applicable regulations.
   7. Compliance with all other previously approved conditions.

Conditional Use Permits

12. C7-20-080  
    Douglas County School District 001  
    **REQUEST:** Approval of a Conditional Use Permit for a site over 1 acre in size in the South 10th Street NCE District  
    **LOCATION:** 810 Pine Street  
    **DISPOSITION:** APPROVAL 4-2.

   Approval of the Conditional Use Permit for a site over one acre in size in the South 10th Street NCE District.
   1. Provide for all improvements identified in the final approved traffic study.
   2. Compliance with all applicable stormwater management ordinances and policies.
   3. Coordinate with Planning and Public Works on an acceptable 10th Street design and street section.
   4. Submittal of and compliance with an updated site plan/landscape plan showing the required tree plantings, revised 10th Street design, and either 10’ of perimeter landscaping or a screen wall on the north side of the new parking lot, prior to submitting for a building permit.
   5. All future signage must comply with all applicable zoning regulations.
6. Prior to the issuance of a building permit, the property must be properly platted into one lot and all necessary right-of-way must be dedicated.
7. Compliance with the submitted operating statement.
8. Coordinate with Urban Design on an acceptable screen wall design if that option is selected for the proposed parking lot.
9. Compliance with the submitted building elevations.
10. Coordinate with city staff regarding the required tree plantings around the perimeter of the site.
11. Coordinate with OPPD on removal/relocation of equipment if necessary.

MINUTES APPROVED: April 1, 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.