PLANNING BOARD
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, June 5, 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 May 27, 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, June 5, 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>REQUEST: Final Plat approval of OPS PINE CREEK ADDITION, a subdivision outside the city limits, with rezoning from AG to R5</th>
</tr>
</thead>
</table>
| 1. | C10-19-026  
    | C12-19-027  
    | Mark Warneke, Douglas County School District 001  
    | LOCATION: Northwest of 156th and Ida Streets |

DISPOSITION: APPROVAL, 7-0. Approval of the rezoning from AG-Agricultural District to R5-Urban Family Residential 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.
DISPOSITION: APPROVAL, 7-0. Approval of the rezoning from DR-Development Reserve District to R5-Urban Family Residential District. Approval of the Final Plat, subject to the following conditions prior to forwarding the request to City Council:

1. Submittal of an acceptable final subdivision agreement
2. Place the standard noise attenuation easement language on the final plat.
3. Place a note on the plat that there shall be no direct access to 96th Street or State Street from any lots or outlots.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

3. C10-19-070 D-APPROVAL
   C12-19-071
   AVG-CFM 204Q, LLC
   REQUEST: 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 (laid over from 5/1/19)
   LOCATION: Southwest of 210th Steet and George B. Lake Parkway

DISPOSITION: APPROVAL, 7-0. Approval of the rezoning from DR-Development Reserve District to DR-Development Reserve District and R4-Single-Family Residential District (High-Density). Approval of the Preliminary Plat, subject to the following conditions:

1. Either remove Lot 7 completely, or further decrease the size of the residential lots to provide the requirement of 35 percent park frontage along the perimeter adjoining streets per the Omaha Suburban Park Master Plan (254.84 feet).
2. In the Vacation language on the plat, include the standard language to retain easements in the area to be vacated.
3. Provide sidewalks along all streets.
4. Compliance with all applicable stormwater management ordinances and policies.

Approval of the Final Plat, subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement (if necessary), prior to forwarding to the City Council.

(REGULAR AGENDA)

Master Plan Referrals

   City Planning on behalf of the City of Omaha
   REQUEST: Approval of the 2019 Annexation Package: Ranchview Estates (SID 467), Ranchview Estates 3 (SID 556), and adjacent areas; The Willows (SID 496) and adjacent areas; Stone Creek Plaza (SID 443)

DISPOSITION: APPROVAL, 6-1.
<table>
<thead>
<tr>
<th></th>
<th>REQUEST</th>
<th>LOCATION</th>
<th>DISPOSITION</th>
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<tbody>
<tr>
<td>5</td>
<td>City Planning on behalf of Jasper Stone 192nd and Dodge, LLC</td>
<td>Southeast and Southwest of 192nd Street and West Dodge Road</td>
<td>APPROVAL, 6-1. Approval, subject to recording of the final plat of Avenue One.</td>
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<tr>
<td>6</td>
<td>City Planning on behalf of the City of Omaha</td>
<td>Area generally bound by I-480, 8th Street, Farnam Street, 10th Street, Leavenworth Street and the Missouri River</td>
<td>APPROVAL, 7-0.</td>
</tr>
<tr>
<td>7</td>
<td>Murphy Shambley</td>
<td>1802, 1804, and 1806 North 24th Street</td>
<td>APPROVAL, 7-0.</td>
</tr>
<tr>
<td>8</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Northeast of 228th Plaza and West Q Road</td>
<td>APPROVAL, 7-0.</td>
</tr>
<tr>
<td>9</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Southwest of 46th and Dodge Streets</td>
<td>APPROVAL, 7-0.</td>
</tr>
<tr>
<td>10</td>
<td>Orchard Valley, Inc.</td>
<td>Southeast of 66th and Garvin Streets</td>
<td>APPROVAL, 7-0.</td>
</tr>
</tbody>
</table>

**Subdivisions**

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>LOCATION</th>
<th>DISPOSITION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Final Plat approval of ALOY’S ACRES, a subdivision outside the city limits, with a waiver to Section 53-9(9), Sidewalks, and Section 53-9(11), Streetscape standards</td>
<td>Southeast of 66th and Garvin Streets</td>
<td>APPROVAL, 7-0.</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL, 7-0. Approval of the waiver of Section 53-9(9) Sidewalks, except that sidewalks will be required along the Howell and 64th Street frontages adjacent to Lots 5-10 and Outlot A along with a provision in the subdivision agreement to waive the right to protest the creation of a future sidewalk improvement district for the frontage of the lots and outlot abutting 66th and Garvin Streets. Approval of the waiver of Section 53-9(11) Streetscape standards for street lights, except that one street light must be installed at the intersection of 66th and Howell Streets, one street light at the intersection of 64th and Garvin Streets and one street light where 66th Street curves into Garvin Street. Approval of the Final Plat, subject to the conditions of the Preliminary Plat approval and addressing the following additional conditions prior to forwarding this request to City Council:**

1. Submittal of an acceptable final subdivision agreement.
2. Coordinate with the Public Works and Planning Departments on an acceptable street lighting and sidewalk plan.
3. Coordinate with OPPD regarding any grading or construction plans proposed within existing easement and coordinate with OPPD’s Land Management and Transmission Engineering teams on proximity of buildings to overhead transmission lines.
4. Coordinate with the Public Works Department to provide an acceptable post-construction stormwater management plan (PCSMP) prior to a final plat being forwarded to the City Council.
REQUEST: Revised Preliminary and Final Plat approval of LEGEND TRAILS (Lots 1-86, Outlots A-L), a subdivision outside the city limits, with waivers of Section 53-8(2), Street width, Section 53-9(3) Curb and gutter, Section 53-9(9) Sidewalks and Section 53-8(4)(d) Lot frontage, along with rezoning from AG to DR

LOCATION: Northwest of 222nd and Q Streets

DISPOSITION: APPROVAL, 7-0. Approval of a waiver of Section 53-8(2)(g) Street width. Approval of a waiver of Section 53-9(3) Curb and gutter. Approval of a waiver of Section 53-9(9) Sidewalks, not providing sidewalks throughout the development, with the exception that sidewalks must be provided along the 222nd and Q Street frontages. Approval of a waiver of Section 53-8(4) Lot frontage. Approval of the rezoning from AG to DR. Approval of the Revised Preliminary Plat, subject to the following conditions:

1. Pave 222nd Street to a two-lane section along the subdivision’s frontage within two years of the recording of the plat.
2. Coordinate with Douglas County to grade the subdivision to match the ultimate profile of 222nd and Q Streets.
3. Dedicate 50 feet of Right of Way along both Q Street and 222nd Street, widening to 60 feet within 300 feet of their intersection.
4. Proposed site grades along the eastern and southern boundaries of the platting, adjacent to 222nd Street and Q Street, must be coordinated with the future improvement of those roadways.
5. Proposed street connections from the development to 222nd Street and Q Street will require permits from the Douglas County Engineer’s office. The cost of the roadway improvements for the street connections, if required, will be the responsibility of the developer.
6. Place a note on the plat that direct access to 222nd Street and Q Street, from the adjacent platted lots, will not be permitted.
7. Temporary turn-arounds should be provided at the terminus of all temporarily dead-ended streets.
8. If the subdivision will not be located in a Sanitary Improvement District (SID), a maintenance agreement will be required before Douglas County will provide routine maintenance of any public streets. If not located in a SID, major maintenance activities are the responsibility of the adjacent property owner. If streets are private, no maintenance agreement would be needed.
9. Provide an updated NDEQ approval letter based on the revised layout or documentation from the NDEQ that the previous approval is acceptable.
10. Submit for review to the Douglas County Engineer’s Office storm sewer and/or drainage design computations and final plans that relate to the handling of roadway and site drainage along the development boundary adjacent to 222nd Street and Q Street.
11. Provide sidewalks along the 222nd Street and Q Street frontages.
12. Any grading, sewer or utility work carried out in conjunction with this development, in 222nd Street and Q Street right-of-ways, will require a permit(s) from the Douglas County Engineer’s office.
13. Comply with all applicable stormwater management regulations, including no net increase in stormwater runoff and must treat the first ½” of stormwater for water quality.
14. All trails, parks and open space not indicated on the Omaha Suburban Park Master Plan must be privately constructed, owned and maintained by the developer, homeowner’s association or other approved entity.
15. All drainageways must be placed in an outlot sized to accommodate either the 3:1+20’ section or the 100 year stormflow (whichever is greater).
16. Provide for the use, ownership and maintenance of all outlots in the final subdivision agreement.
17. Coordinate for the final approval of the inter-local agreement between the City of Omaha and Douglas County covering the area outside Omaha’s extraterritorial jurisdiction.
18. Submit a letter confirming that acceptable emergency warning is being provided for the area.
19. Submit a slopes analysis confirming that grading will not significantly impact environmental features.
20. Submit a final wetland analysis with the final plat and an acceptable mitigation plan, if necessary.
21. Submit a revised tree canopy analysis and mitigation plan, if necessary.
22. An acceptable debt ratio is 4.0 percent or less.

Layover the Final Plat to allow the applicant time to address conditions of the Revised Preliminary Plat approval.

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**12.**

<table>
<thead>
<tr>
<th>C12-19-094</th>
<th>D-APPROVAL</th>
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<tbody>
<tr>
<td>Michael Wickham</td>
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</table>

**REQUEST:** Preliminary and Final Plat approval of BLAZEK ACRES REPLAT 2, a cluster subdivision outside the city limits.

**LOCATION:** Southeast of 126th Street and Bennington Road.

**DISPOSITION:** APPROVAL, 7-0. Approval of the Preliminary Plat, subject to the following conditions:
1. Provide for the use, ownership, and maintenance of the outlot in the subdivision agreement.
2. The applicant waiving the right to protest a future sidewalk improvement district.
3. Any new or revised driveway connections to 126th Street will require a permit from the Douglas County Engineer’s Office.

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.

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**13.**

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<thead>
<tr>
<th>C10-19-092</th>
<th>C12-19-093</th>
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<tbody>
<tr>
<td>Paul Smith</td>
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**REQUEST:** Preliminary Plat approval of MILLWORK COMMONS, a subdivision inside the city limits, with rezoning from CBD and HI to CBD, along with repeal of the existing ACI-1 Overlay District and approval of the NCE Overlay District.

**LOCATION:** Northeast of 14th and Nicholas Streets.

**DISPOSITION:** APPROVAL, 7-0. Approval of the rezoning from CBD and HI to CBD. Repeal of the existing ACI-1 Overlay District. Approval of the NCE Overlay District subject to submittal of an acceptable final NCE District Plan prior to hearing by City Council. Approval of the Preliminary Plat for MILLWORK COMMONS, a subdivision inside the city limits, subject to the following conditions:
1. The proposed offset intersection at 14th and Nicholas is not acceptable. Coordinate with Public Works on an acceptable layout/alignment.
2. Provide for all improvements identified in the final traffic impact study.
3. Grant easements in all rights-of-way proposed for vacation.
4. Coordinate with Public Works on acceptable right-of-way widths relative to the three sewer lines within the proposed Millwork Avenue right-of-way.
5. Construct improvements on Cuming Street between 10th/11th Street and 13th Street as identified by Public Works in order to accommodate the extension/connection of 11th Street.
6. The traffic signal at 12th and Cuming Street must be removed and the median in Cuming Street must be extended through the 12th Street intersection to restrict the intersection to right-in/right-out turning movement from 12th Street.
7. Construct public sanitary sewer lines to service Lots 13 and 14.
8. Coordinate with Public Works on an acceptable sanitary sewer design. Any lift stations must be maintained privately and addressed as a part of the subdivision agreement.
9. Coordinate with OPPD for any grading, construction, or landscaping plans associated with the development.
10. Provide sidewalks as required pursuant to Chapter 53 Subdivisions of the Omaha Municipal Code and/or Section 55-924 of the zoning ordinance.
11. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
12. Compliance with all applicable stormwater management ordinances and policies.

<table>
<thead>
<tr>
<th>14.</th>
<th>C10-08-016</th>
<th><strong>D-APPROVAL</strong></th>
<th>REQUEST:</th>
<th>Revised Preliminary and Final Plat approval of WEST HAMPTON PARK (Lots 7-12, Outlot D), a minor plat inside the city limits, with rezoning from DR and CC to DR and CC, and approval of the MCC Overlay District (portions of the property are located within the FF and FW Overlay Districts)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C12-08-018</td>
<td>Greg Stowers</td>
<td>LOCATION:</td>
<td>Southeast of 204th Street and Blondo Parkway</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL, 7-0. Approval of the rezoning from DR and CC to DR and CC. Approval of the MCC-Major Commercial Corridor Overlay District on Lot 9. Approval of the Revised Preliminary Plat, subject to meeting the following conditions:

1. Place the following notes on the plat:
   a. Direct access to 204th Street from Lot 9 is not permitted.
   b. Direct access to Blondo Parkway from Lots 8 and 9 is not permitted.
2. Provide a cross-access easement between Lots 10 and 11, and between Lots 7 and 8.
3. Construct a 10 foot wide trail, which begins on the south side of Blondo Parkway across from the existing trail and heads generally south east paralleling the existing creek through Outlot D. Coordinate with Parks and Recreation on the precise design and location of the trail.
4. Revise the plat to show “203rd Street” as “203rd Avenue”.
5. Confirm that the required 3:1 + 50’ slope is being contained entirely within Outlot D.
6. Provide sidewalks as required pursuant to Chapter 53 Subdivisions of the Omaha Municipal Code.
7. Provide for the use, ownership, and maintenance of the outlot in the subdivision agreement.
8. Compliance with all applicable stormwater management ordinances and policies.

Approval of the Final Plat, subject to the conditions of the Revised Preliminary Plat and submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council.

**Rezonings**

<table>
<thead>
<tr>
<th>15.</th>
<th>C10-19-095</th>
<th>REQUEST:</th>
<th>Rezoning from R1 to R4</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Jim Rush</td>
<td>LOCATION:</td>
<td>5066 Harrison Street</td>
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**DISPOSITION:** APPROVAL, 7-0.

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<tbody>
<tr>
<td></td>
<td>Mark Sanford</td>
<td>LOCATION:</td>
<td>3106 North 63rd Street</td>
</tr>
</tbody>
</table>

**DISPOSITION:** WITHDRAWN BY APPLICANT

<table>
<thead>
<tr>
<th>17.</th>
<th>C10-19-097</th>
<th><strong>D-APPROVAL</strong></th>
<th>REQUEST:</th>
<th>Approval of the ACI-1-Area of Civic Importance Overlay District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>American Tower</td>
<td>LOCATION:</td>
<td>1804 Paul Street</td>
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</tr>
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**DISPOSITION:** APPROVAL, 7-0.

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<thead>
<tr>
<th>18.</th>
<th>C10-19-098</th>
<th><strong>D-APPROVAL</strong></th>
<th>REQUEST:</th>
<th>Rezoning from R8 to LC</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Gerald Mancuso</td>
<td>LOCATION:</td>
<td>7930 Blondo Street</td>
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**DISPOSITION:** APPROVAL, 7-0.

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<tr>
<th>19.</th>
<th>C10-19-099</th>
<th><strong>D-APPROVAL</strong></th>
<th>REQUEST:</th>
<th>Approval of the ACI-2-Area of Civic Importance Overlay District</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>James Burns</td>
<td>LOCATION:</td>
<td>550 North 88th Plaza</td>
<td></td>
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</table>

**DISPOSITION:** APPROVAL, 7-0.
DISPOSITION: APPROVAL, 7-0.

20. C10-19-110 D-APPROVAL Vecino Group REQUEST: Rezoning from CBD to DS (property is located within an ACI-1 Overlay District)
   LOCATION: 1920 Nicholas Street and 1019 Florence Boulevard

DISPOSITION: APPROVAL, 7-0.

21. C10-04-060 D-APPROVAL Ann Helm, Centris Federal Credit Union REQUEST: Major Amendment to the Mixed Use District Development Agreement for Falling Waters to amend the signage plan
   LOCATION: 19431 Polk Street

DISPOSITION: APPROVAL, 7-0. Approval of the Major Amendment to the Falling Waters Mixed Use Development Agreement to allow sign setback of 2 feet on Lot 4 adjacent to Polk St subject to submittal of 5 signed copies of an acceptable Major Amendment to the Falling Waters Mixed Use Agreement prior to forwarding to City Council.

Special Use Permits

22. C8-19-104 D-APPROVAL Alfredo Garcia REQUEST: Approval of a Special Use Permit to allow Indoor entertainment in the HI District
   LOCATION: 2325 South 27th Avenue

DISPOSITION: DENIAL, 6-1.

Conditional Use Permits

23. C7-19-100 D-APPROVAL Go Puff REQUEST: Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in the CC District (property is located within an ACI-1 Overlay District)
   LOCATION: 101 North 40th Street

DISPOSITION: APPROVAL, 7-0. Approval of the Conditional Use Permit to allow Warehousing and distribution (limited) in the CC District, subject to the following conditions:
   1. Backing of delivery vehicles (including trucks restocking product) onto adjacent rights-of-way is prohibited.
   2. Install a continental style crosswalk across the site’s access drive.
   3. The applicant receiving a Certificate of Occupancy from the Permits and Inspections division.
   4. The Use Permit being valid for this applicant only.
   5. Compliance with the proposed operating statement.
   6. No outdoor storage.
   7. Compliance with all other applicable regulations.

24. C7-19-101 D-APPROVAL Dan Marak REQUEST: Approval of a Conditional Use Permit to allow Multiple family residential in the CC District
   LOCATION: 7010 Hascall Street

DISPOSITION: APPROVAL, 7-0. Approval of a Conditional Use Permit to allow Multifamily residential in a CC District subject to:
   1. Obtaining approval of the necessary waiver from the Zoning Board of Appeals.
   2. Compliance with the submitted site plan.
   3. Submittal of and compliance with an acceptable landscape plan.
   4. Compliance with all other applicable regulations.
   5. Compliance with the submitted operations statement.
<table>
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<tr>
<th></th>
<th>C7-19-102</th>
<th>D-LAYOVER</th>
<th>REQUEST: Approval of a Conditional Use Permit to allow Indoor sports and recreation in the CC District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Ace Swimming, LLC</td>
<td>LOCATION: Northeast of 210th Street and California Circle</td>
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**DISPOSITION:** LAYOVER, 7-0.

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<thead>
<tr>
<th></th>
<th>C7-19-103</th>
<th>D-APPROVAL</th>
<th>REQUEST: Approval of a Conditional Use Permit to allow Primary education facilities in the CC District</th>
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<tbody>
<tr>
<td></td>
<td>RBROS, LLC</td>
<td>LOCATION: 1230 North 205th Street</td>
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</table>

**DISPOSITION:** APPROVAL, 7-0. Approval of the Conditional Use Permit to allow Primary education facilities in the CC District, subject to the following conditions:

1. Submittal of a revised landscape plan moving the proposed line of trees on the west part of the site to the interior of the bufferyard.
2. Compliance with the revised landscape plan.
3. Compliance with the submitted site plan.
4. Compliance with the submitted operating statement.
5. Compliance with all other applicable regulations.

**MINUTES APPROVED:** May 1, 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.