PLANNING BOARD
DISPOSITION AGENDA

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

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chambers

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, June 22, 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, July 1, 2020 at 11:00 a.m. Meet in room 1210 on the 12th 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>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Final Plat approval of HANOVER FALLS CENTER, a subdivision outside city limits, with rezoning from AG to DR, R6, and MU (laid over from 6/03/20)</td>
<td>Northwest of 156th and State Streets</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to DR, R6, and MU, subject to submittal of an acceptable Mixed Use Development Agreement prior to forwarding the request to City Council. Approval of the Final Plat of HANOVER FALLS CENTER, subject to meeting the following conditions prior to forwarding the request to City Council:

1. Submittal of an acceptable wetlands analysis and mitigation plan.
2. **Submittal of an acceptable final subdivision agreement.**

| 2.  | C10-20-045  
|     | C12-20-046  
|     | Woodsonia-North Streams, LLC | REQUEST: Final Plat approval of NORTH STREAMS (Lots 1-208, Outlots A-H), a subdivision outside city limits, with rezoning from AG to DR, R4, and MU | LOCATION: Northeast of 204th and Q Streets |

**DISPOSITION: APPROVAL 7-0.** Approval of the rezoning from AG to DR, R4, and MU, subject to submittal of an acceptable Mixed Use Development Plan prior to forwarding the request to City Council. Approval of the Final Plat, subject to meeting the following conditions prior to forwarding the request to City Council:

1. Revise the plat document to include the following:
   a. Provide a green corner in an outlot at the corner of 204th and Q Streets.
   b. Extend the N Street right-of-way adjacent to Lot 127 to the western edge of the Lot and construct N Street.
   c. Provide the following notes on the plat:
      i. There shall be no direct access to Q Street or 204th Street from any lots or outlots.
      ii. No direct access to J Street from Lot 1 (formerly Lot 310).
      iii. No direct access to N Street from Lot 199 (formerly Lot 9).
      iv. No access to 201st Street from Lots 111 or 207 (formerly Lots 1 and 96, respectively).
2. Submittal of a revised tree mitigation plan breaking down canopy removal and mitigation plantings on a per-phase basis. As a part of the mitigation plan, identify the square footage of canopy destroyed in Phase 1 that is not proposed for mitigation until Phase 2.
3. Submittal of an acceptable final subdivision agreement.

| 3.  | C10-18-275  
|     | C12-18-276  
|     | Loren Johnson, Celebrity Homes Omaha | REQUEST: Final Plat approval of LAKEVIEW 168 (Lots 137-266, Outlots F-K), a subdivision outside city limits, with rezoning from AG to R4 | LOCATION: Southwest of 168th and Ida Streets |

**DISPOSITION: APPROVAL 7-0.** Approval of the rezoning from AG to R4. Approval of the final plat, subject to meeting the following conditions prior to forwarding the request to City Council:

1. Revise the SID boundary to show the entire HWS Cleveland Boulevard right-of-way is included within the SID and provide confirmation of the revision to City Planning.
2. Revise the plat to prohibit direct access to both 168th Street and Ida Street from any lots or outlots.
3. Submittal of an acceptable final subdivision agreement.

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

(HOLD OVER CASES)

**Rezonings**

| 4.  | C10-20-112 (D)  
|     | Omaha Public Schools | REQUEST: Approval of the MCC-Major Commercial Corridor Overlay District (laid over from 6/03/20) | LOCATION: 5810 South 42nd Street (Northwest of 42nd and Y Streets) |

**DISPOSITION: APPROVAL 7-0.**

**Special Use Permits**
5. C8-20-107
Custom Concrete Designs, Inc.

**REQUEST:** Approval of a Special Use Permit to allow a Construction Yard in the DS District (property is located within an ACI-1 Overlay District) (laid over from 6/03/20)

**LOCATION:** 1804 Paul Street

**DISPOSITION:** APPROVAL 7-0. Approval of the Special Use Permit to allow Construction yard in a DS-Downtown Services District, subject to the following conditions:

1. Submittal of a revised site plan that removes the access approach on the east side of the subject site along 18th Street prior to forwarding the request to City Council.
2. Submittal of a revised landscape plan that removes the access approach on the east side of the subject site along 18th Street and replaces the approach with a 15’ wide perimeter landscape area prior to forwarding the request to City Council.
3. Obtaining a waiver through the Administrative Board of Appeals to allow two access drives from the north end of Paul Street.
4. Coordinate with Public Works on the potential resolution of the right-of-way and public sewer under the existing maintenance building on the north end of the site.
5. Coordinate with OPPD on removal/relocation of equipment if necessary.
6. Compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and treat the first ¼” of stormwater for water quality.
7. Obtaining all necessary building permits from the Permits and Inspections Division of the Planning Department.
8. Obtaining a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department after installation of all site and landscape requirements.
9. Compliance with the revised site plan.
10. Compliance with the revised landscape plan.
11. Compliance with the submitted operations statement.
12. Compliance with all other applicable regulations.
13. Trucks shall not utilize Paul Street or Charles Street west of 20th Street.

### Conditional Use Permits

6. C7-20-110 (D)
Bennington Public Schools

**REQUEST:** Approval of a Conditional Use Permit to allow Secondary education facilities in the R4 District, with a waiver to Section 55-186, Height, to allow a 38 foot tall building (laid over from 06/03/20)

**LOCATION:** West of 168th Street and Military Road

**DISPOSITION:** APPROVAL 7-0. Approval of the waiver to Section 55-186, Height, to allow a 38 foot tall building. Approval of the Conditional Use Permit, subject to the following conditions:

1. Compliance with the (revised) site plan.
2. Compliance with the (revised) landscaping plan.
3. Compliance with the approved operations plan.
4. Compliance with all applicable driveway regulations.
5. Compliance with all applicable signage regulations.
6. Compliance with all stormwater management ordinances and policies.
7. Compliance with all other applicable regulations.

7. C7-20-057 (D)
New Cingular Wireless PCS, LLC (AT&T)

**REQUEST:** Approval of a Conditional Use Permit to allow a Broadcast tower in the GI District, with a waiver of Section 55-506, Height, to allow a 150 foot monopole (a portion of the property is located within the FW-Floodway Overlay District) (laid over from 05/06/20)

**LOCATION:** Northeast of 28th and Clay Streets
Approval of the waiver of Section 55-506, Height, to allow a 150 foot monopole. Approval of the Conditional Use Permit to allow a Broadcast tower in the GI District subject to:

1. The applicant waiving the Federal Communication Commission “Shot Clock” order for this application.
2. The applicant providing a letter showing the removal of the temporary wood pole currently housing AT&T’s antennas on the property within 120 days of the new tower being constructed.
3. Submittal of revised site/landscape plan/elevations showing the required landscaping/screening of equipment and all parking facilities on a paved, hard surface, prior to submitting for a building permit.
4. Construct the driveway approach on 28th Ave. with concrete.
5. Compliance with the revised site/landscape plan/elevations.
6. Compliance with the proposed operating statement.
7. Compliance with the submitted “failure letter.”
8. The lease area being large enough and tower be of sufficient structural integrity to allow for co-location of at least two additional providers.
9. Compliance with all applicable stormwater management ordinances and policies.

**(REGULAR AGENDA)**

**Master Plan Referrals**

8. C3-20-116  
   City Planning on behalf of the City of Omaha  
   REQUEST: Approval of the disposal of City-owned property to an interested party  
   LOCATION: Northwest of 13th and Locust Streets  
   DISPOSITION: APPROVAL 7-0.

9. C3-20-128  
   City Planning on behalf of the City of Omaha  
   REQUEST: Approval of the disposal of City-owned property to Holy Name Housing under Community Development Law  
   LOCATION: 1620 Clark Street  
   DISPOSITION: APPROVAL 7-0.

10. C3-19-232 (D)  
    Planning Department on behalf of the City of Omaha  
    REQUEST: Approval of the TEN SQUARE TOWNHOMES TIF Redevelopment Project Plan  
    LOCATION: 618-636 North 46th Street  
    DISPOSITION: LAYOVER 7-0.

11. C3-20-117  
    Planning Department on behalf of the City of Omaha  
    REQUEST: Approval of the 44TH & DOUGLAS TIF Redevelopment Project Plan  
    LOCATION: Southwest of 44th and Douglas Streets  
    DISPOSITION: APPROVAL 7-0.

**Subdivisions**

12. C10-20-118 (D)  
    C12-20-119  
    Paul Waggener  
    REQUEST: Preliminary and Final Plat approval of FAIRMONT CREAMERY, a minor plat inside city limits, with rezoning from DS to CBD (property is located within an ACI Overlay District)  
    LOCATION: Northwest of 12th and Jones Streets  
    DISPOSITION: APPROVAL 7-0. Approval of the rezoning from DS to CBD. Approval of the Preliminary Plat, subject to the following conditions:

    1. Coordinate with Urban Design staff on integration of the streetscape with 12th and Jones
Street improvement projects.

2. Obtain a lease agreement with the City for any right-of-way encroachments.
3. Pavement cuts are not permitted for utility connections for this project.
4. The sanitary sewer must connect in the alleyway north of the building.
5. New sewer taps are not permitted for this project.
6. Compliance with the approved vehicle access location from Jones Street.
7. Coordinate with OPPD on removal/relocation of equipment if necessary.

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.

<table>
<thead>
<tr>
<th>REQUEST</th>
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<tbody>
<tr>
<td>Preliminary Plat approval of PACIFIC RENAISSANCE REPLAT 1, a subdivision outside city limits, with rezoning from AG and R6 to R6</td>
<td>Northwest of 192nd and Pacific Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from AG and R6 to R6. Approval of the Preliminary Plat of PACIFIC RENAISSANCE REPLAT 1, subject to the following conditions:

1. Revise the plat to incorporate Outlot A into Lot 2.
2. Provide a contribution to the 192nd Street widening project.
3. Temporary turnaround must be provided at the terminus of all temporarily dead-ended streets.
5. Coordinate with the Douglas County Engineer’s office on the review, approval, and permitting of all street, grading, sewer, storm sewer, drainage, and utility designs related to the widening/improvement for 192nd Street.
6. Place the following notes on the plat:
   a. There shall be no direct access to Pacific Street from Lot 1 or to 192nd Street from Lot 2.
   b. Copy Note 4 from the Pacific Renaissance plat to Pacific Renaissance Replat 1 final plat.
7. Submit the 30 percent design report for the sanitary sewer to the Public works Design Division per Section 2.14 of the City’s Wastewater Collection Systems Design Manual.
8. Provide sidewalks along all street frontages, including 192nd Street, as required by Section 53-9(9).
9. Submit a revised tree mitigation plan providing a greater diversity of tree plantings. No more than one third of plantings may consist of a single genus.
10. Coordinate the design of Park 46 with adjacent SIDs and the Omaha Parks Department parks planning staff. The park must meet the requirements outlined in the Suburban Parks Master Plan, 2016 Update. The park must be designed by a professional landscape architect licensed in the State of Nebraska.
11. Coordinate any required grading, construction, or vegetation management proposed near the existing electrical equipment with OPPD.
12. Compliance with all stormwater management ordinances and policies.
13. Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement.

<table>
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<tr>
<td>Preliminary and Final Plat approval of GENE LEAHY MALL REPLAT 3, a minor plat inside city limits (property is located within an ACI Overlay District)</td>
<td>Northeast of 10th and Farnam Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 7-0. Approval of the Preliminary Plat, subject to the following conditions:

1. Coordinate with the Greenhouse owners on the quit claim deed and easement agreement needed for the proposed ROW vacation.
2. Update the plat to reflect all easements on the Final Plat mylars.
3. Coordinate with OPPD on removal/relocation of equipment if necessary.
Approval of the Final Plat, subject to the conditions of the Preliminary Plat approval prior to forwarding to the City Council.

Rezonings

<table>
<thead>
<tr>
<th>No.</th>
<th>Property ID</th>
<th>REQUEST</th>
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</tr>
</thead>
<tbody>
<tr>
<td>15.</td>
<td>C10-20-099</td>
<td>Rezoning from R8 to CC, with approval of a PUR-Planned Unit Redevelopment Overlay District (property is located within an ACI Overlay District)</td>
<td>Southwest of 44th and Douglas Streets</td>
</tr>
<tr>
<td>16.</td>
<td>C10-20-123</td>
<td>Rezoning from GI to NBD (property is located within an ACI Overlay District)</td>
<td>1738 South 13th Street</td>
</tr>
<tr>
<td>17.</td>
<td>C10-20-124</td>
<td>Rezoning from DR and R1 to DR (property is located within an ED-Environmental Resources Overlay District)</td>
<td>10420 North 48th Street</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R8 to CC. Approval of the PUR-Planned Unit Redevelopment, subject to submittal of acceptable final plans prior to forwarding to City Council.

Overlays

<table>
<thead>
<tr>
<th>No.</th>
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</tr>
</thead>
<tbody>
<tr>
<td>18.</td>
<td>C11-14-162</td>
<td>Approval of a Major Amendment to the PUD-Planned Unit Development Overlay District</td>
<td>Northwest of 192nd and Pacific Streets</td>
</tr>
<tr>
<td>19.</td>
<td>C11-19-181</td>
<td>Approval of a Major Amendment to the PUR-Planned Unit Redevelopment Overlay District</td>
<td>6405 Center Street</td>
</tr>
<tr>
<td>20.</td>
<td>C10-20-125</td>
<td>Approval of a PUR-Planned Unit Redevelopment Overlay District, along with approval of the MCC-Major Commercial Corridor Overlay District</td>
<td>13325 Millard Avenue</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 7-0. Approval of the MCC Overlay District. Approval of the PUR-Planned Unit Redevelopment Overlay District, subject to submittal of acceptable final PUR plans, prior to forwarding this request to the City Council.

Special Use Permits

<table>
<thead>
<tr>
<th>No.</th>
<th>Property ID</th>
<th>REQUEST</th>
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</tr>
</thead>
<tbody>
<tr>
<td>21.</td>
<td>C8-20-127</td>
<td>Approval of a Special Use Permit to allow Equipment repair services in the LI District</td>
<td></td>
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</tbody>
</table>

DISPOSITION: APPROVAL 7-0.
<table>
<thead>
<tr>
<th>LOCATION:</th>
<th>2910 North 118th Street</th>
</tr>
</thead>
</table>

DISPOSITION: APPROVAL 7-0. Approval of a Special Use Permit to allow Equipment repair services in the LI-Limited Industrial District (portion of the property is located in the FF-Flood Fringe Overlay District), subject to the following conditions:

1. Compliance with the submitted site plan.
2. Compliance with the submitted floor plan.
3. Compliance with the submitted elevations.
4. Compliance with the submitted operations plan.
5. No outdoor storage is permitted.
6. Compliance with all other applicable regulations.

MINUTES APPROVED: June 3, 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.