PLANNING BOARD AGENDA
Disposition Agenda

Public Hearing and Administrative Meeting
Wednesday, July 11, 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, July 2, 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, July 11, 2018 at 11:00 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.

ADMINISTRATIVE MEETING ONLY

| 1. | C10-17-184  
C12-17-185  
RL Development LLC | REQUEST: Final Plat approval of PLAZA 133, a subdivision outside the city limits, with rezoning from GI, GC, MH and DR to GI and DR and approval of a IG-Industrial Gateway Overlay District (portions of the property are located within the FW-Floodway Overlay District and FF-Flood Fringe Overlay District) (laid over from 6/6/18) | LOCATION: North of 101st Street and Blair High Road |

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from GI, GC, MH and DR to GI and DR. Approval of the IG-Industrial Gateway Overlay District for Lots 4-6. Approval of the final plat, subject to the conditions of preliminary plat approval and submittal of a final acceptable subdivision agreement, including a final wetland mitigation plan and the additional trigger event for trail construction, prior to forwarding the request to City Council.
2. C10-18-061 (D) C12-18-062 Woodsonia-204 Center LLC

REQUEST: Final Plat approval of WEST CENTER COMMONS, a subdivision located outside the city limits, with rezoning from AG to MU

LOCATION: Southeast of 204th Street and West Center Road

DISPOSITION: LAYOVER 6-0. Layover to provide the applicant time to address issues mentioned in the report, including the location of the Vinton Street right-of-way along with coordination with the property owner to the south, wetland determination, mixed use plan comments, noxious weed plan and emergency warning approval.


REQUEST: Final Plat approval of CHESTNUT HILLS (formerly Hunzeker), a subdivision outside the city limits, with rezoning from AG to R4

LOCATION: Northwest of Kilpatrick Parkway and State Street

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to R4. Approval of the final plat, subject to the conditions of preliminary plat approval and addressing the following items prior to forwarding the request to City Council: 1.) Submittal of an acceptable final subdivision agreement. 2.) Submittal of an acceptable final tree mitigation plan providing a minimum of 221 mitigation trees and showing that all mitigation trees are planted within identified outlots. 3.) Submittal of an acceptable final wetlands analysis (and mitigation plan if necessary).


REQUEST: Final Plat approval of SOMERSET 2 (Lots 1-100), (formerly Somerset (Lots 530-628)), a subdivision outside the city limits, with rezoning from AG to R4

LOCATION: Southeast of Wenninghoff Road and State Street

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to R4. Approval of the final plat, subject to the conditions of preliminary plat approval and submittal of an acceptable final Subdivision Agreement.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

5. C12-18-091 (D) Sweetbriar II LLC

REQUEST: Preliminary and Final Plat approval of AMERICAN INTERSTATE PLAZA REPLAT 2, a minor plat located inside the city limits (laid over from 6/6/18)

LOCATION: Southwest of 160th and Evans Streets

DISPOSITION: APPROVAL 6-0. Approval of the Preliminary Plat, subject to the following conditions: 1.) Place a note on the plat that there shall be no vehicular access to Pinkney Street or 160th Street. 2.) Construct sidewalks on all public street frontages. 3.) Rename Outlot B to Outlot A and grant an access easement between Outlot A and Evans Street. 4.) Provide provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies. 5.) Provide for the use, ownership, and maintenance of the outlot in the subdivision
agreement. 6.) Connect the development on Lot 1 to the shared Evans Street access with the adjacent property to the west (16101 Evans Street). 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 the final plat to the City Council.

### Rezonings

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<tr>
<th>No.</th>
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<tbody>
<tr>
<td>6.</td>
<td>C10-18-100 (D) Suzanne C. Rittenhouse</td>
<td>Rezoning from AG and DR to AG and DR (property is located within the FF-Flood Fringe Overlay District) (laid over from 6/6/18)</td>
<td>Southeast of 252nd and Blondo Streets</td>
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<td>7.</td>
<td>C19-18-124 Planning Department on behalf of the City of Omaha</td>
<td>Approval of the 2018 Annexation Package: Miracle Hills Golf Course and adjacent area; Cherry Ridge (SID 380); Cinnamon Creek (SID 392) and adjacent area; Westin Hills, Westin Hills West (SID 415) and adjacent area; Quail Hollow (SID 437) and adjacent area; West Bay Woods (SID 439) and adjacent area; Lake Cunningham Ridge (SID 445); Bay Ridge/West Bay Woods 2 (SID 463) and adjacent area; West Village Point/Village Cove (SID 483); West Dodge Station (SID 487); Manchester Park (SID 493) and adjacent area; Pacific Pointe Estates (SID 498) and adjacent area; Pacific Woods (SID 500) and adjacent area</td>
<td>Omaha and 3-mile extraterritorial jurisdiction</td>
</tr>
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<td>8.</td>
<td>C3-18-133 (D) Omnicorp Saddle Creek LLC</td>
<td>Approval of an Amendment to the Future Land Use Element of the City's Master Plan from Low density residential to Office/commercial and to change the boundary of the mixed use area</td>
<td>4401 and 4405 Wakeley Street</td>
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### Master Plan Referrals

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<th>No.</th>
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<tr>
<td>9.</td>
<td>C3-18-136 Planning Department on behalf of the City of Omaha</td>
<td>Approval of the Surplus Declaration and Disposal of City Property</td>
<td>Between Wakeley and Davenport Street, east of Saddle Creek Road</td>
</tr>
</tbody>
</table>

DISPOSITION: LAYOVER 6-0. Approval, subject to the future owner of the property coordinating with Public Works regarding the retaining of any necessary easements.
10. C3-18-145  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the BLACKSTONE HOTEL TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 302 South 36th Street  
DISPOSITION: APPROVAL 6-0.

11. C3-18-146  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the DRUMMOND MOTOR COMPANY AND FIRESTONE BUILDING TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 2566 and 2570 Farnam Street  
DISPOSITION: APPROVAL 6-0.

12. C3-18-026  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the DAHLMAN ROWS TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 1903 South 7th Street  
DISPOSITION: APPROVAL 6-0.

13. C3-18-147  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the GRACE UNIVERSITY TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 1311 South 9th Street  
DISPOSITION: APPROVAL 6-0.

Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the 420 CONDOMINIUM REGIME TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 420 South 11th Street  
DISPOSITION: APPROVAL 6-0.

15. C3-18-149  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the CUMING PLAZA TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 3040 Cuming Street  
DISPOSITION: APPROVAL 6-0.

16. C3-18-153  
Court 31, LLC c/o Ashley Kuhn  
REQUEST: Approval of a Local Landmark Designation - Kay Apartment House  
LOCATION: 118 North 31st Street  
DISPOSITION: APPROVAL 6-0.

Subdivisions

17. C10-18-128 (D)  
C12-18-129  
Loren Johnson, Celebrity Homes Omaha  
REQUEST: Preliminary Plat approval of HARRISON 210, a subdivision outside the city limits, with a waiver of Section 53-8(4)(d), Lot frontage, along with a rezoning from AG and DR to R4  
LOCATION: Northwest of Spence Drive and Harrison Street  
DISPOSITION: APPROVAL 6-0. Approval of the waiver to Section 53-8(4)(d), Lot frontage for Outlot A. Approval of the rezoning from AG and DR to R4. Approval of the Preliminary Plat, subject to the following conditions: 1. Provide an access easement from Outlot A to 213th Street. 2. Dedicate right-of-way for 213th Street, either as a separate document recorded concurrently with the plat, or
included as a part of the final plat for this subdivision. 3. Coordinate the final design of Harrison Street, including site grading, storm sewer design, and access, with the Douglas County Engineer’s office. 4. Submittal of a final tree mitigation plan showing all mitigation planting is provided within identified outlots. 5. Provide traffic calming for all streets greater than 1,000 feet in length. 6. Provide temporary turn-arounds at the terminus of all temporarily dead-ended streets. 7. Compliance with all applicable stormwater management ordinances and policies. 8. Coordinate the design and construction of the five acre park P48 with adjacent SiDs - park plans and cost estimates must be approved by the Parks and Recreation Advisory Board prior to bidding. 9. Parkway plans for George B. Lake Parkway must be approved by the Parks and Recreation Advisory Board prior to bidding. 10. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement. 11. Provide sidewalks as required. 12. The development meeting an acceptable debt ratio.

18. C10-18-131  (D)  
C12-18-132  
Loren Johnson, Celebrity Homes  
Omaha  
REQUEST: Preliminary Plat approval of WOOD VALLEY WEST 2, a subdivision outside the city limits, with rezoning from AG to R4  
LOCATION: North of Military Road and West of 147th Street  

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to R4. Approval of the Preliminary Plat, subject to the following conditions: 1. Provide access from Outlot A to Leeman Circle, and from Outlot C to 147th Avenue Circle. 2. Coordinate the closure of Military Road with the Douglas County Engineer’s office. Barricades shall be provided at the intersection of Military Road and Sheffield Drive to ensure that vehicular traffic cannot access the Military Trail right-of-way. 3. Coordinate access/trail connectivity from Outlots A, B, or C to the Military Trail right-of-way with the City and the Douglas County Engineer’s office. All site grading, storm sewer design, access, and utility work completed as a part of this subdivision regarding Military Road shall obtain a permit from the Douglas County Engineer. 4. Coordinate the design of the trail crossing at 144th Street and Wyoming Street with Public Works and Omaha Parks and Recreation. 5. Submit an acceptable final tree mitigation plan that shows that all tree mitigation planting is occurring within identified outlots. 6. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement. 7. Compliance with all applicable stormwater management ordinances and policies. 8. Provide sidewalks as required. 9. Meet an acceptable debt ratio of 4% or less.

19. C10-99-044  
C12-18-130  
Dragon Storage, LLC  
REQUEST: Preliminary Plat approval of WATERFORD CROSSING REPLAT 27, a subdivision outside the city limits, along with approval of a Major Amendment to the Mixed Use District Development Agreement for Waterford Crossing  
LOCATION: Northeast of 156th and Ida Streets  

DISPOSITION: LAYOVER 4-2. Layover to September 5, 2018 meeting to allow more discussion between the developer, the City and the neighboring residents.

20. C10-18-134  (D)  
C12-18-135  
Omicorp Saddle Creek LLC  
REQUEST: Preliminary and Final Plat approval of POPPLETON PARK REPLAT 3, a minor plat inside the city limits, with rezoning from R3 and GC to CC along with approval of an MCC-Major Commercial Corridor Overlay District  
LOCATION: Northeast of Saddle Creek Road and Davenport Street  

DISPOSITION: LAYOVER 6-0.

21. C10-18-142  (D)  
REQUEST: Preliminary and Final Plat approval of OMAHA VIEW REPLAT FOUR, a minor plat
C12-18-143  
Mike Gawley  
inside the city limits, with rezoning from R5(35) and R7 to R7  
LOCATION: 3337 and 3341 Miami Street

DISPOSITION: LAYOVER 6-0.

22.  
C11-18-063 (D)  
C10-18-064  
C12-18-065  
Dahlman Rows, LLC  
REQUEST:  
Preliminary and Final Plat approval of DAHLMAN ROWS, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a), Lot depth and Section 53-8(4)(d), Lot frontage, along with rezoning from R7 and GC to R7 along with approval of a PUR-Planned Unit Redevelopment Overlay District  
LOCATION: Northeast of 7th and Cedar Streets

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from R7 and GC to R7, subject to approval of an acceptable PUR-Planned Unit Redevelopment Overlay District plan prior to forwarding this request to the City Council. Approval of the waiver of Section 53-8(4)(a), Lot depth. Approval of the waiver of Section 53-8(4)(d), Lot frontage. Approval of the Preliminary Plat, subject to the following conditions: 1.) Cedar Street improvements are subject to the OPW public improvement process. 2.) Comply with the City’s Infill and Redevelopment Policy for Alternative Lot Access. 3.) Public Works approval of the sewer public improvement plans is required prior to the recording of the final plat. 4.) The applicant must provide for sidewalks adjacent to all street frontages in compliance with city code. 5.) Comply with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and must treat the first ½” of stormwater for water quality. 6.) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement, including any proposed open space amenities. 7.) Correct the lot width and depth discrepancies between the Preliminary Plat/PUR plans and the Final Plat prior to forwarded this request to the City Council. 8.) Provide two, 10 foot wide maintenance and pedestrian access easements from Outlot A to Outlot B, one on the north side of Lot 24 and one on the south side of Lot 28. Approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council for final action.

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.

Rezonings

23.  
C8-18-140 (D)  
C10-18-141  
Sean Negus  
REQUEST:  
Rezoning from DR to R1 (property is located within an ED-Environmental Resources Overlay District), along with approval of a Special Use Permit to allow development in the North Hills Environmental Resources Overlay District  
LOCATION: North of North Crest Drive and West of North Post Road

DISPOSITION: LAYOVER 6-0. Layover to allow submittal of a plat to create one residential lot.

24.  
C10-18-120 (D)  
Lamp, Rynearson  
REQUEST:  
Rezoning from DR and R3 to DR and R3  
LOCATION: North of 134th Circle and Bedford Avenue

DISPOSITION: APPROVAL 6-0.

25.  
C10-18-121 (D)  
REQUEST:  
Rezoning from R2 and R3 to R3 and Approval of an MCC-Major Commercial
<table>
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<th>Requestor</th>
<th>Description</th>
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<th>Location</th>
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<tbody>
<tr>
<td>Kenneth Hahn Architects</td>
<td>Corridor Overlay District (a portion of the property is located in the FF-Flood Fringe Overlay District)</td>
<td></td>
<td>6143 Whitmore Street</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 6-0. Approval of the MCC-Major Commercial Corridor Overlay District. Approval of the rezoning from R2 and R3 to R3.

26. C10-18-122 (D)  
Mark Harral  
REQUEST: Rezoning from R1 and R3 to R3  
LOCATION: Northwest of 90th Street and Mockingbird Drive

**DISPOSITION:** APPROVAL 6-0.

27. C10-18-123 (D)  
Jewish Federation of Omaha  
REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District  
LOCATION: 333 South 132nd Street

**DISPOSITION:** APPROVAL 6-0.

28. C10-18-125 (D)  
S&W Fence  
REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District  
LOCATION: 6727 North 87th Circle

**DISPOSITION:** APPROVAL 6-0.

29. C10-99-084  
Malibu Properties, LLC  
REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for West Point to allow Multiple family residential  
LOCATION: 15450 and 15454 Ruggles Street

**DISPOSITION:** APPROVAL 5-1. Approval of the Major Amendment to the West Point Mixed Use Development Agreement subject to the following conditions: 1.) Provide an updated Exhibit B that accurately reflects the plaza and open space provided as part of this development prior to forwarding the request to City Council. This exhibit will need to indicate the sidewalks adjacent to Outlot A and Replat 4 Lot 2. 2.) Submittal of five acceptable signed final Mixed Use District Development Agreements prior to forwarding the request to City Council (these were submitted as part of this request, however the language needs to be changed to limit the height of the apartments on Replat 4, Lots 1 and 2 to 45’ maximum). Submittal of a traffic memo to Public Works prior to forwarding to City Council. 4.) The sidewalks on the north and south sides of Outlot A will need to be constructed as part of the building permit for the apartments.

**Overlay Districts**

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

**DISPOSITION:** APPROVAL 6-0. Approval of the PUR subject to the submittal of an acceptable revised site plan and building elevations prior to forwarding the case to city council.

**Special Use Permits**

31. C8-18-052  
Curt T. Brannon  
REQUEST: Approval of a Special Use Permit to allow General office in a GI District  
LOCATION: 8800 F Street
DISPOSITION: APPROVAL 4-2. Approval of the Special Use Permit to allow General offices in the GI-General Industrial District, subject to the following conditions: 1.) Providing a revised site plan indicating the total floor area designated for each use type, prior to forwarding the request to the City Council for final action. 2.) Compliance with the proposed operating statement. 3.) All signage shall comply with the requirements of Chapter 55 of the Omaha Municipal Code, with the exception of the pole sign which may be up to 258 square feet in size. 4.) Compliance with all other applicable regulations. 5.) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.

### Conditional Use Permits

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<tr>
<td>32.</td>
<td>C7-18-137</td>
<td>Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Cemetery in a DR District</td>
<td>345 South 132nd Street</td>
</tr>
<tr>
<td>33.</td>
<td>C7-18-139 (D)</td>
<td>Approval of a Conditional Use Permit to allow Food Sales (Limited) in a LO District and approval of an MCC-Major Commercial Corridor Overlay District</td>
<td>1938 North 85th Street</td>
</tr>
<tr>
<td>34.</td>
<td>C7-18-144 (D)</td>
<td>Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Secondary educational facilities in a R1 District</td>
<td>6901 Burt Street</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 6-0. Approval of the Major Amendment to a Conditional Use Permit to allow a Cemetery in a DR District, subject to the following conditions: 1.) Receiving approval from the Zoning Board of Appeals for a height waiver to 9’8”, prior to issuance of a sign permit. 2.) Submittal of a revised site plan that places the sign at the required 12 foot setback. 3.) A limit of 25 square feet in sign area. 4.) Compliance with the revised site plan. 5.) Compliance with all other applicable regulations.

### Vacations

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<tr>
<td>35.</td>
<td>C14-18-138 (D)</td>
<td>Vacation of the east/west alley west of 44th Street between Wakeley and Davenport Streets</td>
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DISPOSITION: LAYOVER 6-0.

MINUTES APPROVED: June 6, 2018.