PLANNING BOARD
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, July 3, 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 June 24, 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, July 3, 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

| 1.  | C10-19-039  
|     | C12-19-040  
|     | Aldrich Holdings, LLC  
| REQUEST: | Final Plat approval of OLDE TOWNE COMMONS (Lots 1-5, Outlots A & B), a subdivision outside the city limits, with rezoning from DR and R4 to MU  
| LOCATION: | Southwest of 204th Street and Honeysuckle Drive |
DISPOSITION: APPROVAL 5-0. Approval of the rezoning from DR and R4 to MU, subject to submittal of an acceptable final Mixed Use Development Plan. Approval of the final plat, subject to meeting the following conditions prior to forwarding the request to City Council:

1. Submittal of an exhibit confirming that the retaining wall and slope are being accommodated within Outlot B. Any proposed or required retaining walls must comply with Omaha Municipal Code Section 55-934.
2. Submittal of mylars which include a note prohibiting access to North Main Street from Lot 3.
3. Submittal of an acceptable final subdivision agreement.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

<table>
<thead>
<tr>
<th>Case</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>C10-19-076 C12-19-077 Pacific 90, LLC</td>
<td>Preliminary and Final Plat approval of PACIFIC GROVE (formerly PACIFIC HILL), a subdivision located inside the city limits, with a waiver to Section 53-8(4a), Lot depth, along with rezoning from R2 to DR and R4 (laid over from 5/1/19)</td>
<td>1018 S 90th Street</td>
</tr>
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</table>

DISPOSITION: APPROVAL 4-1. Approval of the rezoning from R2 to DR and R4. Approval of the waiver to Section 53-8(4a), Lot Depth. Approval of the Preliminary Plat, subject to meeting the following conditions prior to hearing by City Council:

1. Show the proposed “public gathering space” as a separate, HOA-owned outlot, or secure the space with a public access easement.
2. Coordinate with Public Works on provision of acceptable “one-way” signage at each of the two driveway intersections with 90th Street.
3. Sidewalks must be provided pursuant to Omaha Municipal Code Section 53-9(9).
4. Compliance with all applicable stormwater management ordinances and policies.
5. Compliance with the approved tree mitigation plan.
6. Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement.
7. Provide a minimum 6-foot-tall, 100 percent screening composed of evergreen shrubs or trees in place of the proposed deciduous screening along the northern property line.
8. Provide a tree allowance to the property owner adjacent to the north to allow for the purchase and installation of landscape screening for the neighbor’s property. The landscape screening shall be provided on the neighboring property owner’s side of the proposed screening fence.
9. Extend the proposed privacy fence along the northern property line to at least the front building line of the neighboring residence.

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

Planned Unit Redevelopments

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>C11-19-083 Pacific 90, LLC</td>
<td>Approval of the PUR-Planned Unit Redevelopment, subject to providing a final acceptable PUR Plan prior to forwarding the request to City Council. (laid over from 5/1/19)</td>
</tr>
</tbody>
</table>
LOCATION: 1018 South 90th Street

DISPOSITION: APPROVAL 4-1. Approval of the PUR-Planned Unit Redevelopment, subject to meeting the following conditions:

1. Provide a minimum 6-foot-tall, 100 percent screening composed of evergreen shrubs or trees in place of the proposed deciduous screening along the northern property line.
2. Provide a tree allowance to the property owner adjacent to the north to allow for the purchase and installation of landscape screening for the neighbor’s property. The landscape screening shall be provided on the neighboring property owner’s side of the proposed screening fence.
3. Extend the proposed privacy fence along the northern property line to at least the front building line of the neighboring residence.
4. Providing a final acceptable PUR Plan prior to forwarding the request to City Council.

(REGULAR AGENDA)

Master Plan Referrals

| 4.  | C3-19-088  
City Planning on behalf of the City of Omaha | REQUEST: Approval of the 2019-2023 Consolidated Plan | LOCATION: Omaha and 3-Mile Extraterritorial Zoning Jurisdiction |

DISPOSITION: APPROVAL 5-0.

| 5.  | C3-19-113  
City Planning on behalf of the City of Omaha | REQUEST: Approval of Amendments to the Transportation Element, Land Use Element, and Urban Design Element of the Omaha Master Plan for the inclusion of Transit Oriented Development | LOCATION: Omaha and the 3-Mile Extraterritorial Zoning Jurisdiction |

DISPOSITION: APPROVAL 5-0.

| 6.  | C3-19-114  
City Planning on behalf of the City of Omaha | REQUEST: Approval of 2020-2025 Capital Improvements Program | LOCATION: Omaha and the 3-Mile Extraterritorial Zoning Jurisdiction |

DISPOSITION: LAYOVER 5-0.

| 7.  | C3-19-119  
City Planning on behalf of the City of Omaha | REQUEST: Approval of an Amendment to the Storm Water Element of City’s Master Plan to update the Watershed Management Plan and develop a new Implementation Plan | LOCATION: Omaha and the 3-Mile Extraterritorial Zoning Jurisdiction |

DISPOSITION: APPROVAL 5-0.

| 8.  | C3-19-137  
John Folsom | REQUEST: Approval of an Amendment to the Future Land Use Element of the City's Master Plan from Industrial to Low density residential | LOCATION: Northwest of 120th Street and Rainwood Road |

DISPOSITION: LAYOVER 5-0.
9. C3-19-115 Eric Weiseler  
   REQUEST: Approval of the 14 HOWARD TIF REDEVELOPMENT PROJECT PLAN  
   LOCATION: 1402 and 1410 Howard Street  
   DISPOSITION: APPROVAL 5-0.

    REQUEST: Approval of the 6121 MAPLE TIF REDEVELOPMENT PROJECT PLAN  
    LOCATION: 6121 Maple Street  
    DISPOSITION: LAYOVER 5-0.

11. C3-19-117 Lang Law, LLC  
    REQUEST: Approval of the ELKHORN STATION TIF REDEVELOPMENT PROJECT PLAN  
    LOCATION: Southeast of 206th Street and Elkhorn Drive  
    DISPOSITION: APPROVAL 5-0.

12. C3-19-118 Todd Lieberman  
    REQUEST: Approval of the NOBILITY POINT-HIGHLANDER PHASE III TIF REDEVELOPMENT PROJECT PLAN  
    LOCATION: 3031 Blondo Street  
    DISPOSITION: APPROVAL 5-0.

Subdivisions

13. C10-18-247 Blondo 180, LLC  
    REQUEST: Revised Preliminary Plat and Final Plat approval of BLUESTEM MEADOWS (Lots 1109, Outlots A-G), a subdivision located outside the city limits, with rezoning from AG to DR, R4 and MU  
    LOCATION: Northwest of 180th and Blondo Streets  
    DISPOSITION: LAYOVER 5-0.

    REQUEST: Preliminary Plat approval of R AND L CARRIERS ADDITION, a subdivision outside the city limits, with rezoning from AG to GI  
    LOCATION: Northeast of 117th and State Streets  
    DISPOSITION: APPROVAL 4-0-1. Approval of the rezoning from AG to GI. Approval of the Preliminary Plat, subject to the following conditions:  
    1. Prior to forwarding the request to City Council, the following items must be addressed:  
       a. Submit an updated preliminary plat showing the dedication of 114th Street right-of-way.  
       b. Submit updated plans for all applicable exhibits showing the 114th Street ROW dedication and improvements, including grading and paving.  
    2. Coordinate with Public Works on an acceptable cross section and design of the 117th Street approach to State Street  
    3. Submit cross section information that shows the relationship of the proposed site grading to the existing and future 117th Street and State Street improvements.  
    4. At the time of the final platting of Outlot A, the following conditions must be addressed:  
       a. Dedicate right-of-way and pave 114th Street; coordinate with Public Works on an acceptable design and alignment.
b. Coordinate with the neighboring property owner for the acquisition of the necessary ROW for 114th Street on its approach to State Street.

c. Improve State Street to three lanes along the Outlot A frontage and for the turn lanes and tapers at 114th Street.

5. Place a note on the plat that there shall be no direct access to State Street from any lots or outlots.

6. Submit storm sewer and/or drainage design computations and final plans to the Douglas County Engineer for review that relate to the handling of roadway and site drainage along the development boundary adjacent to 117th Street and State Street.

7. Acquire all easements necessary for the off-site public sewer.

8. Compliance with all City driveway regulations.

9. Obtain all necessary permits from the Douglas County Engineer’s office.

10. Provide sidewalks along all street frontages.

11. Provide for the use, ownership, and maintenance of the outlot in the subdivision agreement.

12. Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area.

13. Submit a letter of approval from Douglas County for a Noxious Weed Plan.

14. Compliance with all applicable stormwater management ordinances and policies, including providing for no net increase in stormwater runoff and treatment of the first half inch of stormwater for water quality.

<table>
<thead>
<tr>
<th>Request Number</th>
<th>Request Details</th>
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<tbody>
<tr>
<td>C10-19-135</td>
<td>REQUEST: Preliminary Plat approval of LONE PINE SUBDIVISION, a subdivision outside the city limits, with a waiver of Section 53-8(4d), Lot frontage, along with rezoning from DR and CC to DR and CC (property is located within the ED-Environmental Resources Overlay District, the FF-Flood Fringe Overlay District, and FW-Floodway Overlay District)</td>
</tr>
<tr>
<td>C12-19-122</td>
<td>LOCATION: 14445 North River Drive</td>
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**DISPOSITION: LAYOVER 5-0.**

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<thead>
<tr>
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<tbody>
<tr>
<td>C12-19-123</td>
<td>REQUEST: Preliminary and Final Plat approval of WEST CENTER VILLAGE REPLAT TWO, a minor plat outside the city limits</td>
</tr>
<tr>
<td>D-APPROVAL Woodsonia-204 Center, LLC</td>
<td>LOCATION: Northeast of 203rd and Vinton Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL 5-0.** Approval of the Preliminary Plat, subject to compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding to City Council.

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>C3-19-136</td>
<td>REQUEST: Preliminary Plat approval of WOUNDED WARRIORS FAMILY SUPPORT - DUNHAM ADDITION, a subdivision outside the city limits, with rezoning from AG to R4, along with a request for a variance to the Present Development Zone (PDZ) boundary of the Urban Development Element of the City’s Master Plan</td>
</tr>
<tr>
<td>C10-19-124</td>
<td>LOCATION: Northwest of 120th Street and Rainwood Road</td>
</tr>
<tr>
<td>C12-19-125</td>
<td>D-LAYOVER</td>
</tr>
<tr>
<td>John Folsom</td>
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</table>

**DISPOSITION: LAYOVER 5-0.** Layover to allow the applicant time to meet with City staff regarding the street network, and to provide a phasing plan, tree canopy analysis and wetlands analysis.
18. C12-10-038  D-APPROVAL  
Jason Laferriere  
REQUEST: Approval of a waiver to Section 53-9(9), Sidewalks, for SMOKY RIDGE  
LOCATION: Northeast of 72nd Street and Northern Hills Drive  
DISPOSITION: APPROVAL 5-0. Approval for the waiver of Section 53-9(9) Sidewalks, subject to securing signatures from all property owners for the subdivision agreement amendment, which will require that the property owners agree to not oppose a future sidewalk improvement district if the City decides that sidewalks are necessary in the future.

Rezonings

Chris Horstman  
REQUEST: Approval of rezoning from GO to CC, along with approval of the ACI-3 Overlay District  
LOCATION: 10810 Harney Street  
DISPOSITION: APPROVAL 5-0.

20. C10-19-130  D-APPROVAL  
Neeraj Agarwal  
REQUEST: Approval of rezoning from DS to CBD (property is located within an ACI Overlay District)  
LOCATION: 1901 Howard Street  
DISPOSITION: APPROVAL 5-0.

REQUEST: Approval of rezoning from MU to GI (property is located within an FF-Flood Fringe Overlay District)  
LOCATION: 3735 S 149th Street  
DISPOSITION: LAYOVER 4-1.

22. C10-96-261  D-LAYOVER  
Ted Grace  
REQUEST: Approval of a Major Amendment to the Mixed Use Development Agreement for Altech Business Park  
LOCATION: Northwest of 144th and F Streets  
DISPOSITION: LAYOVER 5-0. Layover of the Major Amendment to the Altech Business Park Mixed Use Development Agreement to allow the applicant time to coordinate with City Staff on the issues mentioned in the recommendation report.

23. C10-07-004  D-APPROVAL  
Susan Bishop  
REQUEST: Approval of a Major Amendment to the Mixed Use Development Agreement for Midtown Crossing at Turner Park  
LOCATION: East of 33rd and Farnam Streets  
DISPOSITION: APPROVAL 5-0. Approval of the Major Amendment to the Midtown Crossing Mixed Use Development Agreement to allow temporary signage to exceed 32 square feet and allow a three year permit, subject to submittal of 5 signed copies of an acceptable Major Amendment to the Midtown Crossing Mixed Use Agreement prior to forwarding to City Council.

Robert Greenhagen  
REQUEST: Approval of rezoning from R7 to CC with an MCC Overlay  
LOCATION: 9006 Ohio Street  
DISPOSITION: APPROVAL 5-0. Approval of the rezoning from R7 to CC. Approval of the MCC Overlay District.
### Special Use Permits

<table>
<thead>
<tr>
<th>Request Number</th>
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</thead>
<tbody>
<tr>
<td>25. C8-19-106</td>
<td>Michael Walker</td>
<td>Approval of a Special Use Permit to allow development within the ED-Environmental Resources Overlay District, and a Special Use Permit to allow a campground in the DR District (a portion of the property is located in the FF-Flood Fringe and FW-Floodway Overlay Districts)</td>
<td>14445 North River Drive</td>
</tr>
<tr>
<td>26. C8-19-126</td>
<td>Sandra Delgado</td>
<td>Approval of Special Use Permit to allow Daycare services (general) in the R4 District</td>
<td>5815 and 5819 South 14th Street</td>
</tr>
<tr>
<td>27. C8-19-127</td>
<td>Todd Kinney</td>
<td>Approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District</td>
<td>10409 North 72nd Street</td>
</tr>
</tbody>
</table>

### Conditional Use Permits

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<tr>
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<tbody>
<tr>
<td>28. C7-19-128</td>
<td>Julie Roy</td>
<td>Approval of a Conditional Use Permit to allow Daycare services (general) in the R6 District (property is located within an ACI Overlay District)</td>
<td>501 South 38th Street</td>
</tr>
</tbody>
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### Vacations

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<tr>
<th>Request Number</th>
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<th>Request</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>29. C14-19-132</td>
<td>Adjacent property owners</td>
<td>Vacation of the 67th Street right-of-way between Lot 24, Block 14 of West Albright Addition ( southern lot of 3802 South 67th Street) and Lot 15, Block 13 of West Albright Addition ( 3701 South 67th Street), and east/west alley portions separating the northern and southern portions of Lot 24, Block 14 of West Albright Addition</td>
<td></td>
</tr>
<tr>
<td>30. C14-19-133</td>
<td>Planning Board</td>
<td>Vacation of the east 18 feet of the North 49th Street right-of-way south of Saddle Creek Road abutting Lot 12, Block 11, Cloverdale Addition, and the previously vacated alley adjacent to Lot 12</td>
<td></td>
</tr>
</tbody>
</table>

**DISPOSITION:**

- **LAYOVER 5-0.**
- **WITHDRAWN BY APPLICANT.**
- **APPROVAL 5-0.**
- **APPROVAL 5-0. Approval subject to retaining any necessary easements.**
<table>
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<tr>
<th></th>
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<th>D-APPROVAL</th>
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<tbody>
<tr>
<td>31.</td>
<td>C14-19-134</td>
<td></td>
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<tr>
<td></td>
<td>Adjacent property owners</td>
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</table>

**REQUEST:** Vacation of the east/west alley east of North 36th Street and South of Evans Street abutting Malcolm X Memorial Site (3448 and 3525 Evans Street), abutting Lots 6 and 12, Block 4 of Bedford Place Addition

**DISPOSITION:** APPROVAL 5-0. Approval of the proposed vacation, subject to all easements being reserved in the vacation ordinance.

**MINUTES TO BE APPROVED:** June 5, 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.