PLANNING BOARD
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, September 4, 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 August 26, 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, September 4, 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

<p>| | |</p>
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| 1. | C10-18-275  
    | C12-18-276  
    | Loren Johnson, Celebrity Homes  
    | Omaha | REQUEST: | Final Plat approval of LAKEVIEW 168 (Lots 1-136, Outlots A-E), a subdivision outside the city limits, with rezoning from AG to R4 |
|   |   | LOCATION: | Northwest of 168th Street and Kansas Avenue |

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.
2. Submittal of an acceptable final subdivision agreement.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(REGULAR AGENDA)

Master Plan Referrals

| 2. | C19-19-166 Planning Department on behalf of the City of Omaha | REQUEST: | Approval of the disposal of City-owned property to an interested party under Community Development Law |
|    |                                                           | LOCATION: | 1814 Sprague Street, 2420 Binney Street, 2428 Bristol Street, 2521 Spencer Street, 2582 Pratt Street, 3809 North 29th Street, 4002 Parker Street, 4021 Parker Street, 4118 North 25th Street |
|    |                                                           | DISPOSITION: APPROVAL 7-0. |

| 3. | C19-19-167 Planning Department on behalf of the City of Omaha | REQUEST: | Approval of the disposal of City-owned property to an interested party under Community Development Law |
|    |                                                           | LOCATION: | 3315 Franklin Street, 2117 Locust Street, 2201 Locust Street, 2424 Larimore Avenue, 2564 Meredith Avenue, 2115 Browne Street, 2115 Lake Street, 1915 Willis Avenue, 1715 South 19th Street, 1819 Emmet Street, 3324 North 16th Street, 3204 North 16th Street, 5014 North 23rd Street, 3674 Ames Avenue, 3672 Ames Avenue |
|    |                                                           | DISPOSITION: APPROVAL 7-0. |

Subdivisions

| 4. | C10-19-168 C12-19-169 Parkway Properties | REQUEST: | Preliminary and Final Plat approval of ENTERPRISE INDUSTRIAL PARK, a minor plat inside city limits, along with rezoning from R4, R5, R7, and HI to HI |
|    |     | LOCATION: | Northwest of 13th and Locust Streets |
|    |     | DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R4, R5, R7, and HI to HI. Approval of the Preliminary Plat, subject to compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat, subject to the condition of Preliminary Plat approval. |

| 5. | C10-19-170 C12-19-171 Metropolitan Community College Area | REQUEST: | Preliminary and Final Plat approval of MCC-CIO ADDITION, a minor plat inside city limits, with rezoning from GO and HI to GO and HI |
|    |     | LOCATION: | Southeast of Edward Babe Gomez Avenue and 33rd Street |
|    |     | DISPOSITION: APPROVAL 7-0. Approval of the rezoning from GO and HI to GO and HI. Approval of the Preliminary Plat, subject to the following conditions: 1. In the subdivision agreement, provide for the payment of the Watershed Management Fee for Lot 1 prior to recording of the final plat. 2. Compliance with all applicable stormwater management ordinances and policies, including no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality. 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. |
## 6. Kiewit Infrastructure Co.

**REQUEST:** Preliminary and Final Plat approval of BUILDERS DISTRICT 2, a minor plat inside city limits, with rezoning from DS to CBD (property is located within an ACI Overlay District)

**LOCATION:** West of 16th and Burt Streets

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from DS to CBD (property is located within an ACI Overlay District). Approval of the Preliminary Plat, subject to the following conditions:

1. Coordinate with City staff regarding pedestrian and bicycle access through the vacated Burt Street.
2. Coordinate with Omaha Public Power District regarding the existing streetlight infrastructure.
3. Coordinate with Public Works to place standard right of way vacation language on the plat, to grant the proper easements within the vacated area, and provide a fair market payment (or other considerations) to the City.
4. Coordinate with Public Works on the traffic signal removal, including the return of all salvaged materials to the City.
5. Provide all improvements identified in the final traffic study.
6. Compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and must treat the first 1/2” of stormwater for water quality.

Approval of the final plat, subject to the conditions of the preliminary plat and submittal of an acceptable final subdivision agreement.

## 7. Sage Capital Real Estate Investments

**REQUEST:** Preliminary and Final Plat approval of THE MILL, a minor plat inside city limits

**LOCATION:** 6152 Military Avenue

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

1. Removal of the access restriction note on the plat.
2. Coordinate with Public Works and the NDOT regarding the proposed street improvements.
3. Compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and must treat the first 1/2” of stormwater for water quality.

Approval of the Final Plat, subject to the conditions of the preliminary plat approval and submittal of an acceptable agreement final subdivision agreement prior to forwarding to City Council.

## 8. Lanoha Pacific, Inc. c/o David Lanoha

**REQUEST:** Preliminary Plat approval of BLUE SAGE CREEK 2, a subdivision outside city limits, with rezoning from AG and R4 to R4

**LOCATION:** Northeast of 213th and F Streets

**DISPOSITION:** LAYOVER 7-0.

## 9. James T Smith, Sr.

**REQUEST:** Preliminary Plat approval of PONCA HILLS ESTATES, a subdivision outside city limits, with waivers to Sections 53-8(4d), Lot frontage; 53-9(3), Street surfacing; and 53-9(9), Sidewalks (property is located within the ED-North Hills Environmental Resources Overlay District)

**LOCATION:** Northwest of Northern Hills Drive and 66th Street

**DISPOSITION:** APPROVAL 7-0. Approval of the waiver to Section 53-8(4d), Lot frontage, for Outlot A. Denial of the waiver to Section 53-9(3), Street surfacing. Approval of the waiver to Section 53-9(9), Sidewalks. Approval of the Preliminary Plat, subject to the following conditions:

1. Coordinate with City Planning and Public Works staff on the grading and stormwater runoff plans for the site. A detailed grading plan including the volume of cut, fill, and grading must be provided. If necessary, revise the grading plan to show that the minimum amount of
grading is proposed in order to create a buildable envelope on each lot and provide a stormwater management plan.
2. Revise plans to show the required “curb and gutter” street segment is provided the length of “A” Circle.
3. Revise plans to show 66th Street is constructed to City design standards to the northern boundary of the subdivision.
4. Revise the plat to show the building envelope and driveway locations for each lot.
5. Revise the plat to show the current right-of-way and permanent drainage easement at the intersection of 66th Street and Northern Hills Drive.
6. Place a note on the plat that prohibits direct access to Northern Hills Drive from Lots 1 and 3.
7. 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 for Northern Hills Drive and 66th Street.
8. Provide for the maintenance of the private streets in the final subdivision agreement.
9. Comply with all applicable stormwater management ordinances and policies.
10. Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement.
11. Provide documentation of NDEQ approval for all septic systems prior to or with the submittal of the final plat.

<table>
<thead>
<tr>
<th>Request</th>
<th>APPROVAL</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>C10-19-189</td>
<td>D-APPROVAL</td>
<td>Rezoning from R4(35) and R5(35) to R5</td>
<td>4830 Webster Street</td>
</tr>
<tr>
<td>C10-19-190</td>
<td>D-APPROVAL</td>
<td>Rezoning from HI to NBD (property is located within an ACI-1 Overlay)</td>
<td>1219 Pacific Street</td>
</tr>
<tr>
<td>C10-19-191</td>
<td>D-APPROVAL</td>
<td>Approval of the MCC-Major Commercial Corridor Overlay District</td>
<td>11900 Pacific Street</td>
</tr>
<tr>
<td>C10-19-192</td>
<td>D-APPROVAL</td>
<td>Rezoning from R7 to LO</td>
<td>8040 and 8050 Chicago Street</td>
</tr>
<tr>
<td>C10-19-195</td>
<td>D-APPROVAL</td>
<td>Rezoning from GC to R5</td>
<td>2517 Ames Avenue</td>
</tr>
<tr>
<td>C10-19-196</td>
<td>D-APPROVAL</td>
<td>Rezoning from GC to R7</td>
<td>2006 Ohio Street</td>
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<tr>
<td>No.</td>
<td>Case No.</td>
<td>D-APPROVAL</td>
<td>REQUEST</td>
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<tr>
<td>17</td>
<td>C10-19-197</td>
<td>D-APPROVAL</td>
<td>Rezoning from GI to R4</td>
</tr>
<tr>
<td>18</td>
<td>C10-19-198</td>
<td>D-APPROVAL</td>
<td>Rezoning from GC to R7</td>
</tr>
<tr>
<td>19</td>
<td>C10-19-201</td>
<td>D-APPROVAL</td>
<td>Rezoning from GC to NBD</td>
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<tr>
<td>20</td>
<td>C10-19-187</td>
<td>D-APPROVAL</td>
<td>Rezoning from GI to NBD</td>
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**Overlay Districts**

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<thead>
<tr>
<th>No.</th>
<th>Case No.</th>
<th>D-APPROVAL</th>
<th>REQUEST</th>
<th>LOCATION</th>
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</thead>
<tbody>
<tr>
<td>21</td>
<td>C10-19-180</td>
<td>D-APPROVAL</td>
<td>Approval of a PUR-Planned Unit Redevelopment, along with approval of the MCC Overlay District (property is located within a FF-Flood Fringe Overlay District)</td>
<td>6405 Center Street</td>
</tr>
<tr>
<td>22</td>
<td>C11-19-182</td>
<td>D-APPROVAL</td>
<td>Approval of a PUR-Planned Unit Redevelopment to allow development of Multiple family residential</td>
<td>6152 Military Avenue</td>
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**Special Use Permits**

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<thead>
<tr>
<th>No.</th>
<th>Case No.</th>
<th>D-APPROVAL</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>24</td>
<td>C8-19-188</td>
<td></td>
<td>Approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District</td>
<td>Northwest of Northern Hills Drive and 66th Street</td>
</tr>
</tbody>
</table>
DISPOSITION: APPROVAL 7-0. Approval of the Special Use Permit to allow development in the ED-Northern Hills Environmental Resource District, subject to meeting the following conditions prior to City Council approval:

1. Coordinate with City Planning and Public Works staff on the grading and stormwater runoff plans for the site. A detailed grading plan including the volume of cut, fill, and grading must be provided. If necessary, revise the grading plan to show that the minimum amount of grading is proposed in order to create a buildable envelope on each lot and provide a stormwater management plans.

2. Compliance with the revised plans.

<table>
<thead>
<tr>
<th>25.</th>
<th>C8-19-200</th>
<th>D-LAYOVER</th>
<th>REQUEST:</th>
<th>Approval of a Major Amendment to the Special Use Permit (assumed) to allow Outdoor sports and recreation in the DR District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Dan Stoller</td>
<td></td>
<td>LOCATION:</td>
<td>20033 Elkhorn Ridge Drive</td>
</tr>
</tbody>
</table>

DISPOSITION: LAYOVER 7-0. Layover to allow the applicant to address timing of the request and revise plans to eliminate waivers.

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<thead>
<tr>
<th>26.</th>
<th>C8-19-202</th>
<th>D-APPROVAL</th>
<th>REQUEST:</th>
<th>Approval of a Major Amendment to the Large Project Special Use Permit (assumed) to allow College and university facilities in the GO District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>James Thibodeau</td>
<td></td>
<td>LOCATION:</td>
<td>3003 Edward Babe Gomez Avenue</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 7-0. Approval of a Major Amendment to the Large Project Special Use Permit (assumed) to allow College and university facilities in GO, subject to the following conditions:

1. Compliance with the submitted site plans.
2. Compliance with the submitted development proposal.

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<tr>
<th>27.</th>
<th>C7-19-194</th>
<th>D-APPROVAL</th>
<th>REQUEST:</th>
<th>Approval of a Special Use Permit to allow Daycare services (general) in a R4 District (laid over from 8/7/19), with Approval of a Parking Adjustment for a Mixed Use Development (Section 55-736)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C8-19-159</td>
<td></td>
<td>LOCATION:</td>
<td>4768 Q Street</td>
</tr>
</tbody>
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DISPOSITION: APPROVAL 7-0. Approval of the Parking Adjustment for a Mixed Use Development (Section 55-736). Approval of the Special Use Permit to allow Daycare services (general) in an R4 District, subject to the following conditions:

1. Submittal of and compliance with a revised landscape plan providing a 4-foot headlight screening on the north edge of the parking lot and a detailed planting schedule, prior to forwarding the request to the City Council.
2. Obtain a waiver from the Zoning Board of Appeals for number of individuals permitted to provide care for from 12 to 246, prior to forwarding the request to the City Council.
3. Coordinate with the Public Works department regarding an acceptable sidewalk plan.
4. Combining the lots through the administrative subdivision process prior to submitting for building permits.
5. Compliance with all applicable building and fire codes, including providing a storm shelter and obtaining a Certificate of Occupancy from the Permits and Inspections division.
6. Events that would be classified as indoor entertainment are prohibited from occurring on the site, including but not limited to family reunions, wedding receptions, graduation parties, etc.
7. Compliance with the submitted operating statement, including a maximum of 246 children.
8. Compliance with the submitted site plan.
9. Any signage being in compliance with the zoning ordinance.
10. Compliance with any applicable state or federal regulations.
11. Compliance with all applicable stormwater regulations, including no net increase in stormwater runoff and treat the first half inch of stormwater for water quality.
### Conditional Use Permits

28. **REQUEST:** Approval of a Major Amendment to the Conditional Use Permit to allow Secondary educational facilities in the R2 District  
**LOCATION:** 8601 Arbor Street  
**DISPOSITION:** APPROVAL 5-1-1. Approval of the Major Amendment to the Conditional Use Permit subject to the following conditions:  
1. Approval of the necessary waivers from the Zoning Board of Appeals.  
2. Compliance with the Performance Standards listed in Omaha Municipal Code Section 55-854.

29. **REQUEST:** Approval of a Conditional Use Permit to allow Personal services in the LO District  
**LOCATION:** Southwest of 13th and Polk Streets  
**DISPOSITION:** APPROVAL 7-0. Approval of the Conditional Use Permit to allow a Personal Services in the LO District, subject to the following conditions:  
1. Compliance with the submitted site plan.  
2. Submittal and compliance of a revised landscaping plan showing two additional trees.  
3. Compliance with the submitted operations plan.  
4. Compliance with all other applicable regulations.

30. **REQUEST:** Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in the CC District, with approval of the ACI Overlay District  
**LOCATION:** 15400 West Dodge Road  
**DISPOSITION:** APPROVAL 7-0. Approval of the ACI Overlay District. Approval of the Conditional Use Permit to allow Warehousing and distribution (limited) in the CC District, subject to the following conditions:  
1. Submittal of and compliance with a revised site plan moving the structure further to the east to a distance greater than 100 feet from the adjacent R6 zoning.  
2. Submittal of and compliance with a revised landscaping plan addressing the following items:  
   a. Provide the required 5 feet of perimeter parking lot landscaping on the east side of the parking lot and the interior of the curve on the entry drive off Dodge Street.  
   b. Provide 10 overstory trees in the landscaped islands evenly distributed through the site.  
   c. Provide a minimum of 57 trees in the 30 foot bufferyard on the west part of the site.  
3. Submittal and compliance with revised elevations.  
4. Comply with all applicable stormwater management ordinances and policies.  
5. Compliance with the submitted operating statement.  
6. Subdivide the property in compliance with Chapter 53, Subdivisions, prior to submitting for building permits.

31. **REQUEST:** Approval of a Major Amendment to the Conditional Use Permit to allow Religious assembly in the R4 District, with a waiver of Section 55-186, Height, to allow a 37 foot tall building  
**LOCATION:** 15801 Butler Avenue  
**DISPOSITION:** LAYOVER 7-0. Layover to address the parking calculations on the site and resubmit a site plan showing all parking on the site and additional operations information regarding the facility.
32. C7-19-156 Fareway Stores, Inc.  
REQUEST: Approval of a Conditional Use Permit to allow Food sales (general) in the LC District  
LOCATION: Northeast of 132nd and Fort Streets  
DISPOSITION: LAYOVER 6-1.

Vacations

33. C14-19-193 D-APPROVAL Planning Department on behalf of the City of Omaha  
REQUEST: Vacation of a portion of Pacific Street east of 6th Street to the dead end abutting Lot 1, City of Omaha Replat 2 Addition and Lots 2 through 3, Block 245, Original City of Omaha Addition  
DISPOSITION: APPROVAL 7-0. Approval subject to retaining any necessary easements, removal of unnecessary traffic control devices, and coordinating with Public Works regarding the need for an easement for the manhole.

MINUTES APPROVED: August 7, 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.