PLANNING BOARD AGENDA
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, September 6, 2017, 1:30 P.M.
Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Arnold Nesbitt; Chairman, Greg Rosenbaum, Vice Chairman; Trenton Magid, David Rosacker, Kristine Karnes, Jeffrey Moore and Michael Pate.

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 28, 2017.

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 6, 2017 at 11:00 a.m., site inspections at 9:00 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. C10-17-048  C12-17-049
Celebrity Homes Omaha  REQUEST: Final Plat approval of SAGEWOOD VALLEY (formerly Sagewood Village), a subdivision outside the city limits, with rezoning from AG to R4

LOCATION: Southwest of 180th and Fort Streets

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to R4. Approval of the Final Plat, subject to addressing the following items prior to forwarding the request to City Council: 1) Submittal of an acceptable final subdivision agreement. 2) Coordinate with the Papio-Missouri River Natural Resources District on finalized grading information and flood storage calculations for the areas within the flood pool (top of dam elevation).
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Special Use Permits

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Requestor</th>
<th>REQUEST:</th>
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<tbody>
<tr>
<td>2. C8-11-081 Lakeside AutoRecyclers, Inc.</td>
<td>Approval of a Major Amendment to a Special Use Permit to allow Scrap and salvage services in a HI District (laid over from 7/5/17)</td>
<td></td>
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</table>

LOCATION: 1404 Grace Street

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to a Special Use Permit to allow Scrap and Salvage Services in a HI-Heavy Industrial District, subject to: 1) Submittal of, and compliance with, a revised site plan including any additional areas that must be hard-surfaced for truck traffic and providing screening in compliance with 55-766(b), prior to forwarding this request to the City Council. 2) Submittal of, and compliance with, a revised elevation plan, including painting the containers an acceptable, uniform color, prior to forwarding this request to the City Council. 3) Approval of a modification to ZBA #01-228 to the required separation to allow storage of materials as far north as Sherwood Avenue, prior to forwarded this request to the City Council. 4) Compliance with the revised operating statement. 5) Compliance with Sections 30-81 through 30-110 of the Omaha Municipal Code. 6) Comply with stormwater management regulations including no net increase in stormwater runoff and must treat the first ½” of stormwater for water quality. 7) Compliance with the junk dealer regulations as described in 55-766(b). 8) No outdoor storage of materials north of Sherwood Avenue extended. 9) Compliance with all other applicable regulations.

Conditional Use Permits

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>3. C7-08-166 (D) C7-97-225 Children’s Hospital Foundation</td>
<td>Approval of a Major Amendment to a Conditional Use Permit to allow Hospital services (general) in a GO District, with a waiver of Section 55-326 Height (176 feet) (property is also located within a ACI-2(65) Overlay District) (laid over from 8/2/17)</td>
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LOCATION: Southeast of 84th Street and West Dodge Road

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to a Conditional Use Permit to allow Hospital services (general) in a GO District with a waiver of Section 55-326, Height (176 feet), subject to the following: 1) Compliance with the proposed site plan. 2) Compliance with the proposed elevation plans. 3) Compliance with the operating statement. 4) Approval of the necessary waivers from the Zoning Board of Appeals based on the revised project. 5) Compliance with the City’s guidelines and regulations for driveway location, design and construction, except as otherwise waived by the Administrative Board of Appeals. 6) Dedication of right-of-way for sidewalks, as determined by the Public Works and Planning Departments. 7) Provide an acceptable development agreement with the City to cover the off-site public improvements. 8) No net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality. 9) Provide reasonably acceptable signage for direct building access to the existing Specialty Pediatric Center from the West Dodge Road BRT line. 10) Compliance with all other applicable regulations.
(REGULAR AGENDA)

Master Plan Referrals

<table>
<thead>
<tr>
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<th>Master Plan Referrals</th>
<th>Request</th>
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</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td>C3-17-182 Planning Department on behalf of the City of Omaha</td>
<td>Approval of the BIJOUX RESIDENCES TIF REDEVELOPMENT PROJECT PLAN</td>
<td>563 South 18th Street</td>
</tr>
<tr>
<td>5</td>
<td>C3-17-183 Planning Department on behalf of the City of Omaha</td>
<td>Approval of THE CENTER ALOFT AND BAXTER ARENA REDEVELOPMENT PROJECT PLAN</td>
<td>2425 South 67th Street, 6201 and 6221 Center Street</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 6-0-1.

Subdivisions

<table>
<thead>
<tr>
<th>No.</th>
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<tbody>
<tr>
<td>6</td>
<td>C10-17-184 (D) C12-17-185 RL Development LLC</td>
<td>Preliminary Plat approval of PLAZA 133, a subdivision outside the city limits, with a waiver of Section 53-8(4)(d) Lot frontage, along with rezoning from GI, GC, MH and DR to GI and DR (portions of the property are located within a FW-Floodway Overlay District and FF-Flood Fringe Overlay District)</td>
<td>North of 101st Street and Blair High Road</td>
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<tr>
<td>7</td>
<td>C10-17-188 C12-17-189 228 Skyline LLC</td>
<td>Preliminary Plat approval of HIGHLANDS RANCH, a subdivision outside the city limits, with waivers to Section 53-8(2)(b) Cul-de-sacs and cul-de-sac length, Section 53-8(2)(g) Street width, Section 53-8(3) Block length, Section 53-9(3) Curb and gutter, Section 53-9(9) Sidewalks, and Section 53-9(10) Street lights, along with rezoning from AG to DR (portions of the property are located in the FW-Floodway Overlay District)</td>
<td>Southwest of 222nd and F Streets</td>
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DISPOSITION: LAYOVER 7-0. Layover of the rezoning request to allow the applicant to add the IG-Industrial Gateway Overlay District to Lots 4-6. Layover the Preliminary Plat, subject to: 1) Providing a wetland analysis. 2) Providing a tree canopy analysis for the site. 3) Encapsulate all designated floodway areas within an outlot. 4) Meet an acceptable overall maximum debt ratio of 4%.

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to DR. Approval of the waiver of Section 53-8(2)(b) for cul-de-sac length to exceed 600 feet. Approval of the waiver of Section 53-8(2)(g) for street width to 22 feet. Approval of the waiver of Section 53-8(3) to exceed the maximum block length of 1,320 feet. Approval of the waiver of Section 53-9(3) to not install curb and gutter. Approval of the waiver of Section 53-9(9) for sidewalks (with the exception that sidewalks will be required along the 222nd Street frontage).

Denial of the waiver of Section 53-9(10) to not install street lights.

Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat for each respective phase: 1) As a result of the proposed street waivers, the streets
will be required to be: (a) Placed in an outlot or outlots covered by public access easements; (b) Owned and maintained privately; and (c) Constructed to all remaining street standards. 2) Coordinate with Public Works on an acceptable location and design for the intersection of 222nd Street and the street to serve Lots 1 and 2. 3) Coordinate with SID 277 and pave the street connection between the existing stub of Homestead Road (adjacent to Lots 26-27) and “B Street.” 4) Coordinate with Public Works on acceptable street cross sections and drainage plans. 5) Coordinate with Public Works on revising the Post Construction Stormwater Management Plan. 6) Pave “G Street” to the boundary of the subdivision and construct a temporary turnaround (as well as any other street that creates a stub due to different development phases). 7) Provide traffic calming on all streets in excess of 1,000 feet. 8) Provide the following notes on the final plat: (a) “No lot or outlot shall have direct access to 222nd Street.” (b) “Minimal grading will be allowed for residential driveways.” 9) Enter into a maintenance agreement with Douglas County to provide routine maintenance of public streets if the development will not be located within a Sanitary Improvement District. 10) If the development is not located in a Sanitary Improvement District, major maintenance activities are the responsibility of the adjacent property owner(s). 11) Coordinate with the Nebraska Department of Environmental Quality regarding approval of the on-site wastewater treatment systems for each lot (any lot less than three acres in size requires NDEQ pre-approval prior to approval of a final plat for that respective phase). 12) Provide sidewalks along the 222nd Street frontage. 13) Submit a finalized wetland analysis (and mitigation plan if required). 14) Place proposed building footprints on the final plat and slope analysis exhibit. 15) Provide the slope analysis exhibit in color. 16) Place the areas of land within the FW-Floodway Overlay District into an outlot or outlots. 17) Encapsulate any drainageway within an outlot that is sized to include the 3:1 +20’ section or the 100-year storm; whichever is greater. 18) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement. 19) Compliance with all applicable stormwater management ordinances and policies. 20) Submit a letter confirming that acceptable emergency warning is being provided for the area.

| 8. | C10-17-190 (D) C12-17-191 TACK Architects | REQUEST: Preliminary and Final Plat approval of COMPLETELY KIDS, a minor plat inside the city limits, with rezoning from DS to CBD (property is located within a ACI-1(PL) Overlay District) | LOCATION: 2552 and 2566 St. Mary's Avenue |

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from DS to CBD. Approval of the Preliminary Plat, subject to the following conditions: 1) Compliance with all stormwater management ordinances and policies; including providing for a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality. 2) Provide sidewalks in compliance with ACI requirements along St. Mary’s Avenue and 25th Avenue. Approval of the Final Plat, subject to the conditions of the Preliminary Plat approval and submittal of an acceptable, final subdivision agreement, if necessary, prior to forwarding the request to the City Council.

| 9. | C10-17-192 (D) C12-17-124 GP Industries | REQUEST: Final Plat approval of ELKHORN RIVER PRESERVE, a subdivision inside the city limits, with rezoning from CC to CC and AG, along with approval of a MCC-Major Commercial Corridor Overlay District (property is located within a FF-Flood Fringe Overlay District and FW-Floodway Overlay District) | LOCATION: Southwest of 222nd Street and West Maple Road |

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from CC to CC and AG, along with approval of an MCC-Major Commercial Corridor Overlay District for Lot 1 (property is also located within the FW-Floodway and FF-Flood Fringe Overlay Districts). Approval of the final plat, subject to the following conditions and submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council for final action: 1) Revision of the note on the final plat to
allow the existing drive access to remain, but prohibit future direct access to West Maple Road from Lot 1 or Outlot B.  2) Providing a copy of the required trail easement to the City.  The required easement must be recorded as a part of the recording of the final plat.  3) Including provisions for the use, ownership and maintenance of the outlots in the subdivision agreement.  4) Compliance with all applicable stormwater management ordinances and policies; including providing for a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality.  5) Coordinating with the Papio-Missouri River Natural Resource District (ND) and Omaha Parks and Recreation on the construction of the trail.

Rezonings

| 10.  | C10-17-194 (D) B Street Collision | REQUEST: | Rezoning from GI to CC (property is also located within a FF-Flood Fringe Overlay District and a ACI-2(65) Overlay District) |
|      |                                  | LOCATION: | 928 South 72nd Street |

DISPOSITION: APPROVAL 7-0.

| 11.  | C10-17-195 (D) Gesu Housing, Inc. | REQUEST: | Rezoning from R4(35) to R4 |
|      |                                  | LOCATION: | 4114 Corby Street, 4304 Miami Street, 4306 Lake Street, 4219 Corby Street, 4013 Corby Street |

DISPOSITION: APPROVAL 7-0.

| 12.  | C10-17-196 (D) Millard Public Schools | REQUEST: | Approval of a MCC-Major Commercial Corridor Overlay District |
|      |                                  | LOCATION: | 12801 L Street |

DISPOSITION: APPROVAL 6-0-1.

| 13.  | C10-17-197 (D) Butler PPA1, LLC | REQUEST: | Rezoning from GC to CC, along with approval of a MCC-Major Commercial Corridor Overlay District |
|      |                                  | LOCATION: | 4803 Northwest Radial Highway |

DISPOSITION: APPROVAL 7-0.

| 14.  | C10-17-198 Lanny Israel | REQUEST: | Rezoning from GC and CC to R7, with approval of a MCC-Major Commercial Corridor Overlay District |
|      |                                  | LOCATION: | 4014 and 4016 South 13th Street |

DISPOSITION: APPROVAL 7-0.

| 15.  | C10-17-199 (D) Lund Company | REQUEST: | Approval of a Parking Adjustment for a Mixed Use Development (Section 55-736) |
|      |                                  | LOCATION: | Northeast of 90th and Grant Streets |

DISPOSITION: APPROVAL 6-0-1.

| 16.  | C10-17-200 (D) Joshua Thornton | REQUEST: | Rezoning from HI to CC (property is also located within a ACI-4(PL) Overlay District) |
|      |                                  | LOCATION: | 2545 Abbott Plaza |

DISPOSITION: APPROVAL 7-0.
17. C10-17-204  
   C8-95-039  
   Greater Omaha Packing Company

REQUEST: Rezoning from HI and CC to HI, along with approval of a Major Amendment to a Special Use Permit to allow Meat Packing and related industries in a HI District

LOCATION: Southwest of 30th and L Streets

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from HI and CC to HI. Approval of the Major Amendment to the Special Use Permit to allow Meat Packing and related industries in the HI district, subject to: 1) Complying with the submitted site and landscaping plans. 2) Complying with the submitted elevation plans. 3) No net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality. 4) Compliance with all previous conditions of approval. 5) Compliance with all other applicable regulations.

Special Use Permits

18. C7-10-062 (D)  
   C8-17-201  
   T-Mobile

REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow a Secondary educational facility with a waiver of Section 55-146, Height (62 feet), along with approval of a Special Use Permit to allow a Broadcast Tower with a waiver of Section 55-146, Height (62 feet) in a R2 District (property is also located within a MCC Overlay District)

LOCATION: 7400 Military Avenue

DISPOSITION: APPROVAL 7-0. Approval of the Special Use Permit to allow a Broadcast tower with a waiver of Section 55-146, Height (62 feet) in a R2-Single-Family Residential District (Low Density), subject to: 1) Compliance with the site and elevation plans. 2) Submittal of an annual report, each year in January, to the Planning Department that discloses each broadcast tower location and operating status within Omaha's zoning jurisdiction. 3) Providing a governmental access easement for a public safety and communications network. 4) Compliance with all other applicable rules and regulations. Approval of the Major Amendment to a Conditional Use Permit to allow a Secondary educational facility with a waiver of Section 55-146, Height (62 feet), in a R2-Single-Family Residential District (Low Density), subject to: 1) Compliance with the site and elevation plans. 2) Compliance with all conditions of approval for the previous major amendments.

19. C8-05-175 (D)  
   Rainwood Hill Properties, LLC

REQUEST: Approval of a Major Amendment to a Special Use Permit to allow a Nonputrescible landfill in an AG District

LOCATION: Southwest of 120th Street and Rainwood Road

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to a Special Use Permit to allow a Nonputrescible landfill in an AG-Agricultural District, subject to: 1) To the extent it is determined by the applicant to be commercially reasonable, excavate, recycle and properly dispose of prior buried materials. 2) Continue to farm the area currently under cultivation (the green area on the colored plans). 3) Comply with the site and operating plans. 4) Comply with Chapter 33 of the Municipal Code and all state and county requirements. 5) Re-evaluation and renewal of the Special Use Permit prior to September, 2022, and thereafter, every five (5) years by the Planning Department, Planning Board and City Council. 6) Compliance with the Agreement between Rainwood Hill Properties, LLC and York Rite Masonic Temple dated December 15, 2005, and as amended by the August 31, 2010, Husch Blackwell correspondence agreeing to removal of the five (5) year term which is attached to and incorporated into this Exhibit “B”. 7) All other original conditions of approval as applicable.
20. C8-17-193 (D) Prodenco

**REQUEST:** Approval of a Special Use Permit to allow Custom Manufacturing in a CC District

**LOCATION:** 1407 North 203rd Street

**DISPOSITION:** APPROVAL 7-0. Approval of the Special Use Permit to allow Custom manufacturing in a CC-Community Commercial District subject to: 1) Compliance with the submitted site and floor plan. 2) Compliance with the submitted operating statement. 3) No outdoor storage of materials. 4) The applicant receiving a Certificate of Occupancy from the Permits Division of the Planning Department. 5) Compliance with all other applicable regulations.

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**Conditional Use Permits**

21. C7-10-037 Irvington Volunteer Fire Department

**REQUEST:** Approval of a Conditional Use Permit to allow a Safety services facility in a DR-ED District

**LOCATION:** Northeast of 72nd Street and Northern Hills Drive

**DISPOSITION:** LAYOVER 7-0.

22. C7-17-202 (D) TACK Architects

**REQUEST:** Approval of a Conditional Use Permit to allow Surface Parking in a GC District (property is also located within an ACI-1(PL) Overlay District)

**LOCATION:** 2620 St. Mary’s Avenue

**DISPOSITION:** APPROVAL 7-0. Approval of the Conditional Use Permit to allow Surface Parking in a GC General Commercial District (property is also located within an ACI-1(PL) Overlay District) subject to: 1) Compliance with the proposed site and landscaping plans. 2) Approval of the necessary waivers from the Zoning Board of Appeals. 3) Continuing to work with the Planning Department on an acceptable screen wall design. 4) Submitting a rezoning application from GC to CBD. 5) Compliance with all other applicable regulations. 6) Compliance with all applicable stormwater management regulations.

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**Vacations**

23. C14-17-203 City of Omaha

**REQUEST:** Vacation of the north/south alley between 40th and 41st Street, beginning at the south right-of-way line of Cass Street extending south approximately 224 feet to a previously vacated section of alley

**DISPOSITION:** APPROVAL 7-0.

**MINUTES APPROVED:** August 2, 2017.