MINUTES
PUBLIC HEARING AND ADMINISTRATIVE MEETING
OMAHA CITY PLANNING BOARD 1:30 P.M. – JANUARY 3, 2018
LEGISLATIVE CHAMBER - OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET

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, December 25, 2017.

MEMBERS PRESENT: Arnold Nesbitt, Chairman
Greg Rosenbaum, Vice Chairman
Trenton Magid
David Rosacker
Kristine Karnes
Jeffrey Moore
Michael Pate

MEMBERS NOT PRESENT: None

STAFF PRESENT: Eric Englund, Acting Current Planning Manager
Michael Carter, Planning Board Administrator
Alan Thelen, Law Department
Rikki Flott, Recording Secretary

Arnold Nesbitt, Chairman, called the meeting to order, introduced the Planning Board members as well as the Planning Department staff, and explained the Planning Board’s public hearing procedures.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

The requests listed below were voted on concurrently in accordance with the Planning Department’s recommendation report.

No one appeared in opposition.

(HOLD OVER CASES)

Overlay Districts

2. C11-17-245 (D) Orchard Valley, Inc. REQUEST: Approval of a PUD-Planned Unit Development Overlay District (laid over from 11/1/17) LOCATION: 5110 Spaulding Street

At the Planning Board meeting held on January 3, 2018, this case was placed on the Consent Agenda. Mr. Rosenbaum moved for approval of the PUD plan, subject to the following prior to forwarding this request to the City Council: 1) Approval of the necessary waiver to allow off-street parking in the front yard setback for each unit. Ms. Karnes seconded the motion which carried 7-0.

(REGULAR AGENDA)

Rezonings

10. C10-18-001 (D) Robbie Ryan REQUEST: Rezoning from GI to NBD (property is located within an ACI Overlay District) LOCATION: 3001 Leavenworth Street

At the Planning Board meeting held on January 3, 2018, this case was placed on the Consent Agenda and Mr. Rosenbaum moved for approval. Ms. Karnes seconded the motion which carried 7-0.
11. C10-18-002 (D) Robbie Ryan

REQUEST: Rezoning from CC to NBD (property is located within an ACI Overlay District)

LOCATION: 3023-3029 Leavenworth Street

At the Planning Board meeting held on January 3, 2018, this case was placed on the Consent Agenda and Mr. Rosenbaum moved for approval. Ms. Karnes seconded the motion which carried 7-0.

12. C10-18-007 (D) Ed Thiele, Habitat for Humanity

REQUEST: Rezoning from GC and R5(35) to R5

LOCATION: 3306 Decatur Street

At the Planning Board meeting held on January 3, 2018, this case was placed on the Consent Agenda and Mr. Rosenbaum moved for approval. Ms. Karnes seconded the motion which carried 7-0.

Special Use Permits

13. C8-18-008 (D) Patrick Corbitt

REQUEST: Approval of a Special Use Permit to allow Indoor Entertainment in a GI District

LOCATION: 13837 Industrial Road

At the Planning Board meeting held on January 3, 2018, this case was placed on the Consent Agenda. Mr. Rosenbaum moved for approval of the Special Use Permit to allow indoor entertainment in a GI-General Industrial District, subject to: 1) Compliance with the submitted site plan. 2) Compliance with the submitted operations plan. 3) Compliance with all other applicable regulations. Ms. Karnes seconded the motion which carried 7-0.

Vacations

14. C14-18-009 (D) Adjacent Property Owner

REQUEST: Vacation of the east/west alley between 68th Avenue and 69th Street, south of Farnam Street and abutting Lots 22, 23, 40 and 41, Sunset Terrace

At the Planning Board meeting held on January 3, 2018, this case was placed on the Consent Agenda and Mr. Rosenbaum moved for approval. Ms. Karnes seconded the motion which carried 7-0.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

1. C10-16-310 C12-16-311 White Lotus Group, LLC

REQUEST: Preliminary Plat approval of MAPLE 180, a subdivision outside the city limits, with rezoning from AG to DR and MU (laid over from 3/1/17)

LOCATION: Northeast of 180th Street and West Maple Road

At the Planning Board meeting held on January 3, 2018, Larry Jobeun, 11440 W. West Center Rd, appeared before the Board on behalf of the applicant. Mr. Jobeun stated that the plan was delayed due to an eminent domain proceeding filed by Elkhorn Public Schools for condemnation of the north 44 acres of the 73-acre site. He then stated that the revised preliminary plat was now 31 acres with 8 lots designated for mixed use development and 3 outlots zoned Development Reserve for tree mitigation open space, and drainage purposes.
Eric Englund, Acting Current Planning Manager, stated that the Department recommended approval of the rezoning subject to an acceptable Mixed Use Development Agreement submitted with the final plat, and approval of the preliminary plat subject to the 21 conditions on the Department recommendation report being addressed with or prior to submittal of a final plat.

Ms. Karnes moved for approval of the rezoning from AG to DR and MU, subject to an acceptable Mixed Use Development Agreement to be submitted with the final plat, and for approval of the preliminary plat, subject to the following conditions being addressed with or prior to submittal of a final plat: 1) Provide for all improvements identified in the final approved traffic study. 2) Provide a contribution to Douglas County’s 180th Street bridge project. 3) Receive a permit from Douglas County regarding the proposed street connection to 180th Street. 4) Provide the following notes on the final plat: (a) There shall be no direct access to 180th Street or West Maple Road from any lots or outlots abutting said streets. (b) There shall be no direct access from Lots 4 or 5 onto Street A. (c) There shall be no direct access to George Miller Parkway from Lot 6. (d) There shall be no direct access to 177th Street from Lot 1. (e) Street A at 180th Street will be limited to right-in/right-out when 180th Street is improved. 5) Provide temporary turn-arounds at the terminus of all temporarily dead-ended streets. 6) Coordinate with City staff on modifying the mixed-use agreement exhibits to eliminate or modify the access to Lot 8 near 177th Street and Street B. 7) 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. 8) Coordinate with Public Works to decommission the existing lift station near 177th and Manderson Streets and design the sewer system to accommodate the new sewer connection at that location. 9) Provide sidewalks along all streets (including West Maple Road). 10) Coordinate with Douglas County to grade the subdivision to match the ultimate profile of 180th Street. 11) Provide a 35’ wide no-build easement along the south side of George Miller Parkway on the final plat. 12) Construct the trail on the subdivision’s 180th Street frontage (coordinate with the Parks Department and Douglas County regarding the future 180th Street project). 13) Provide for the necessary parkway improvements (6’ sidewalk and street trees on the south side of George Miller Parkway). 14) Receive approval of trail and boulevard plans and cost estimates by the Parks and Recreation Advisory Board prior to bidding. 15) Place the green corner in its own outlot and provide an access easement between the green corner and Street B. 16) Continue to work with the Planning Department on an acceptable tree mitigation plan. 17) Provide a final wetlands analysis and mitigation plan (if necessary). 18) Compliance with all applicable stormwater management ordinances and policies. 19) Provide for the use, ownership and maintenance of the outlots in the subdivision agreement. 20) Submit a letter confirming that acceptable emergency warning is being provided for the area. 21) An acceptable debt ratio of 4% or less. Mr. Rosacker seconded the motion which carried 7-0.

**Conditional Use Permits**

<table>
<thead>
<tr>
<th>REQUEST:</th>
<th>Approval of a Conditional Use Permit to allow a Safety services in a DR-ED District (laid over from 9/6/17)</th>
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<tr>
<td>LOCATION:</td>
<td>Northeast of 72nd Street and Northern Hills Drive</td>
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At the Planning Board meeting held on January 3, 2018, Mark Westergard, E&A Consulting Group, 10909 Mill Valley Rd, appeared before the Board on behalf of the applicant. Mr. Westergard explained that the original Conditional Use Permit for the site was approved a few years prior and that the Fire Department continued to raise funds to construct a new fire station. He further explained that the Conditional Use Permit was now expired and that a new Conditional Use Permit was submitted with a revised plan to include the addition of a pavilion on southern portion of the site. He added that to accommodate concerns from the North Omaha airport owner adjacent to the south, additional changes were made to move the pavilion. Mr. Westergard stated that, as previously requested by the Department, approval was recently received from the FAA for construction of the pavilion and the fire station. He noted that the approval was submitted to Department staff, but that the applicant was unable to discuss the FAA approval with the Department prior to today’s meeting. He then stated that removing the pavilion from the Runway Protection Zone (RPZ) caused hardship due to grade change and access issues, but that the applicant was not opposed to moving the pavilion to the west. In response to the Board, Mr. Westergard stated that the pavilion was an open-air structure similar to a park shelter, for private use by the Fire Department approximately three times per year.
Ms. Karnes questioned why the new approval by the FAA eliminated the clause included in the 2011 approval regarding discouragement of structures for gatherings within the RPZ and noted that in both instances the pavilion was proposed within the RPZ. Mr. Westergard explained that he was unaware of the formal position on the matter by the FAA, but understood the FAA was relaxing requirements for activities within the extremities of the RPZ zone.

Tom Townsend, 6381 Sorensen Ln, appeared before the Board. Mr. Townsend stated that he was a member of the Fire Station and President of the Smokey Ridge Home Owner’s Association. In response to the Board, he explained that the proposed fire station would serve areas to the north and west and that the current fire station would remain in use. He then explained that the Fire Department would continue with fundraising and would also explore private financing, donations and bond issues for financing purposes. He then responded that the pavilion was strictly for private use by the fire department. Board members briefly discussed the original Conditional Use Permit was issued for construction of a fire station and that the pavilion was recreational. In response to the Board, Mr. Townsend stated the recommendation by the Department to move the pavilion 75 feet to the west, out of the RPZ, was recently received and was briefly discussed. He noted again that grade change created issues with moving the pavilion site and that if the pavilion remained on the upper tier of land after moving 75 feet to the west, then there was no concern. He added that in accordance with the FAA website, if an airport lacked ownership or control of land within an RPZ, the airport had no governance regarding that land, other than safety concerns. He reassured the Board the Fire Station’s position was to construct both facilities approximately the same time and that financial planning was in process with bidding by early spring and construction by summer. Mr. Townsend stated that because of the progression with funding of the fire station, if the Board chose to not approve the pavilion, he requested approval for the fire station. He noted that preference was approval of the both facilities.

Keith Edquist, 9747 Nottingham Dr, appeared before the Board in opposition. Mr. Edquist stated that he was owner of the North Omaha airport for approximately 22 years and that safety was a prominent issue within the RPZ. He briefly discussed that the majority of aviation landing and take-off accidents occurred at the end of the runway. He noted that in the last 25 years there were two fatalities within the RPZ at the North Omaha Airport. He explained that he previously purchased land to the north of his airport to extend the runway to increase safety for airport, which also extended the RPZ. He then stated he was not opposed to the fire station, but expressed concern for safety of people gathering within the RPZ. He also expressed concern for aviation safety upon fire safety training at the fire station. Mr. Edquist stated that he discussed with the Fire Station alternative gathering locations and offered assistance with those locations. In response to the Board, he then stated that the FAA did not regulate airports, nor question use, but made recommendations that addressed heights. He then stated that he expressed concern for safety to the FAA regarding use at the site when the letter was issued in 2011.

Mr. Townsend explained that minimal smoke training would be offered at this location, with the majority of training at the existing Omaha Rainwood Road facility. He emphasized the importance of beginning construction of the fire station and was opposed to additional layovers for the request. He explained that alternative locations mentioned by Mr. Edquist were not adequate for their site and noted that the land for the site, and neighborhood development, was already owned by the Fire Station.

Mr. Magid called Mr. Edquist to the Board. Mr. Edquist stated that his main concern was smoke from the fire station interfering with pilot safety.

Eric Englund, Acting Current Planning Manager, stated that the Department received the 2 letters from FAA indicating approval of both structures to be built on this site and that the Department was unsuccessful at attempts to discuss with the FAA why the clause from the 2011 approval letter was omitted from the recent approval letter. He noted that the FAA recommended adjacent airports attempt to control the RPZ and that the RPZ enhanced the protection of people and property on the ground. He then stated that the Department recommended approval of the Conditional Use Permit subject to the 8 conditions on the Department recommendation report.
Mr. Pate moved for approval of a Conditional Use Permit to allow Safety services in a DR-ED District, subject to the following conditions: 1) Submittal of a revised site/landscape plan that moves the pavilion to the west to be located outside of the North Omaha Airport's Runway Protection Zone prior to building permit approval. 2) Compliance with the revised site plan. 3) Compliance with the revised operating statement. 4) Compliance with the proposed concept building and pavilion structure renderings. 5) Compliance with all applicable stormwater management regulations. 6) Compliance with all other applicable regulations. 7) Fire Station must be constructed prior to construction of the pavilion. Mr. Moore seconded the motion which carried 4-3, with Mr. Rosacker, Ms. Karnes and Mr. Rosenbaum dissenting.

(REGULAR AGENDA)

Master Plan Referrals


At the Planning Board meeting held on January 3, 2018, Kristine Gerber, Restoration Exchange Omaha, appeared before the Board on behalf of the applicant. Ms. Gerber stated that the site was a non-commercial use for approximately 30 years and had potential as a catalyst for continued development north of 24th Street. She explained that Ben Swan recently purchased the site with intent to save the building. She then stated that Local Landmark designations must meet 1 of 4 criteria: significant architecture, archaeology, place, or person. Ms. Gerber discussed the history of the building and stated that in the 1950's the building served as a gathering for fashion shows and dances, and was the only social hub for African-American performers. In response to Mr. Nesbitt's concern regarding lack of historical significance for this site, Ms. Gerber explained that the building told an African-American story as a social gathering and sole musical venue from approximately 1948-1959 and that supporters of the designation included African Americans presently active in the community.

Ben Swan, Owner of the building, 2220 N. 58th St, appeared before the Board. In response to Mr. Nesbitt, Mr. Swan explained that in 1950's the building was a culturally significant center for north Omaha, with musical artists such as B.B. King and James Brown performing at this location. He stated that he was a member of the North 24th Street Corridor Group and that most members had family members who attended events at this location. He then explained that a Landmark Designation and National Landmark Registry allowed tax credits for rehabilitation of the severely neglected building. He added that a Phase I Environmental Survey and Alta Survey were completed for the site and that he worked with neighborhood organizations to find a future owner with connections to the neighborhood. Mr. Swan stated that the potential buyer had connection and capital for investment to redevelop the site without demolition. In response to the Board, he explained that the environmental survey revealed no damage to steel beams or footings, but that the building had masonry deterioration. He also explained that he completed due diligence of renovation and restoration costs, and without a landmark status redevelopment was financially difficult.

In response to the Board, Ms. Gerber explained that a Local Landmark was a stronger designation than National Register of Historic Places and that permits for the site required review. She added that a National Registration of a site allowed access to federal funds, but also allowed for demolition.

Trina Westman, Planning Department Landmarks Commission Administrator, appeared before the Board. Ms. Westman explained to the Board that of the 110 Local Landmark Designations in Omaha, two were site designations and included the World Exposition site and Malcom X site, both with no architectural remnants remaining. She further explained that all other designations had structures or buildings on the sites.

Mr. Nesbitt again expressed lack of historical significance. In response to the Board, Mr. Swan briefly discussed the known history of the building within the local community and two other renovations he successfully completed in a historic area. He also stated that the building was presently under contract for purchase and that the buyer had financial ability to renovate the building. He added that the site was within one block of the recently renovated and historically significant Blue Lion building, which brought needed improvements to the neighborhood.
Eric Englund, Acting Current Planning Manager, stated that the building met the standards for designation of cultural and historical importance to be designated as a Local Landmark and that the Department recommended approval.

Mr. Rosacker moved for approval. Mr. Moore seconded the motion which carried 6-1, with Mr. Nesbitt dissenting.

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<tr>
<th>5.</th>
<th>C3-18-005 Planning Department on behalf of the City of Omaha</th>
<th>REQUEST:</th>
<th>Approval of the SCOTT TENT &amp; AWNING COMPANY TIF REDEVELOPMENT PROJECT PLAN</th>
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<td>LOCATION:</td>
<td>1501 Howard Street</td>
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At the Planning Board meeting held on January 3, 2018, Don Seten, Planning Department, presented the request. Mr. Seten stated that the project included a historic 3-story brick building built in 1893 which was vacant for many years. He added that the owners planned to use state and federal historic preservation tax credits in addition to Tax Increment Finance (TIF) funding. He then stated that the project proposed 6,742 square feet of commercial space on the first floor, 16 market-rate apartment units on the upper floors and 16 interior parking stalls on the basement level. Mr. Seten stated that the total project cost was $6.5 million dollars with $572,659 requested in TIF funds. He added that public improvements included sidewalks, curbs, gutters, landscaping and lighting along Howard and 15th Streets.

Eric Englund, Acting Current Planning Manager, stated that the Department recommended approval.

Mr. Rosenbaum moved for approval. Mr. Rosacker seconded the motion which carried 7-0.

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<tr>
<th>6.</th>
<th>C3-96-276 Planning Department on behalf of the City of Omaha</th>
<th>REQUEST:</th>
<th>Approval of an Amendment to the DOWNTOWN NORTHEAST REDEVELOPMENT PLAN to expand the Plan Area</th>
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<td>LOCATION:</td>
<td>An area generally bounded by Chicago Street on the north, 17th Street on the east, Dodge Street on the south and 20th Street on the west</td>
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At the Planning Board meeting held on January 3, 2018, Cassie Paben, Mayor’s Office, presented the request on behalf of the Planning Department. Ms. Paben stated that the amendment was in conjunction with a previous plat approval for redevelopment of the former Civic Center site. She noted that traditionally the request would come forward with other entitlements and that the amendment was required for use of redevelopments bonds used for demolition of the site.

Eric Englund, Acting Planning Manager, stated that the Department recommended approval.

Ms. Karnes moved for approval. Mr. Magid seconded the motion which carried 7-0.

Subdivisions

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<tr>
<th>7.</th>
<th>C10-18-003 C12-18-004 Justin Shanahan</th>
<th>REQUEST:</th>
<th>Preliminary and Final Plat approval of THE RIDGES REPLAT 15, a minor plat inside the city limits, with rezoning from DR to DR and R4</th>
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<td></td>
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<td>LOCATION:</td>
<td>South of Shadow Ridge Drive and east of 186th Street</td>
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At the Planning Board meeting held on January 3, 2018, Larry Jobeun, 11440 West Center Rd, appeared before the Board on behalf of the applicant. Mr. Jobeun stated that the neighbor adjacent to the west of the site expressed concerns and that the applicant agreed to a layover for further discussions with the neighbor.
At the Planning Board meeting held on January 3, 2018, Jim Buser, 10250 Regency Cir, appeared before the Board on behalf of the applicant. Mr. Buser stated that the proposed plan for the 270-acre site was development of 67 single-family residential lots approximately 2 to 9 acres in size. He then stated that estimated lot prices were $225,000 to $400,000, with finished home values beginning at approximately $100 million dollars. He explained that the development would be a gated community with separate water and septic systems and that discussions were held with the adjacent subdivisions, The Farm and the Hamptons, regarding details of the development. In response to the Board, he explained that residents of The Farm desiring access through the development would be provided with a code for the gated entrances.

Eric Englund, Acting Current Planning Manager, stated that waivers requested for subdivision codes were similar to the previous request submitted with the Preliminary Plat and that the Department only recommended denial of the waiver for elimination of street lights. He explained that the Department would work with the applicant regarding light spacing, output and style. He further explained that subdivision code was vague for lighting specifics and that the applicant would continue to work with Public Works and OPPD on an acceptable lighting plan. Mr. Buser verified that the applicant was meeting with Public Works the following week regarding acceptable street lighting.

Jeff Lake, 21008 Cumberland Dr, appeared before the Board on behalf of the applicant. In response to the Board, Mr. Lake explained that requested waivers for the development allowed a more rural, natural design compatible with the surrounding area. He noted that the large lots provided a low density development non-characteristic of urban area developments and that pathway lighting was proposed for streets. Board Members expressed concern with lack of lighting and reduced street width, but noted the community was private. Mr. Lake restated that the private community was gated and that annexation was not likely anytime soon.

Mr. Englund stated that the Department recommended denial of the waiver of Section 53-9(10) regarding street lights.

Mr. Rosacker moved for denial of the waiver of Section 53-9(10) regarding street lights. Mr. Magid seconded the motion which carried 7-0.

Mr. Englund then stated that the Department recommended approval of rezoning, and approval of waivers for Sections 53-8(2)(b) cul-de-sac length, 53-8(2)(g) street width, 53-8(3) block length, 53-9(3) curb and gutter installation, and 53-9(9) sidewalks, with the exception sidewalks be required along 222nd Street
approval of the rezoning from AG to DR with all applicable stormwater, section of, a use, ownership and prints, associated driveways and septic systems. 14) Submit a mitigation plan for all approval of the Final Plat, subject to the, a, a along the 222nd Street frontage), -project with on behalf of the applicant.  Mr. Carlson stated Johnny Carlson, that the amendment Agreement required church was presently under construction.  He further explained that explained that senior housing project hotel and that the Board on behalf of the applicant.  Mr. Carlson stated that the proposed active, adult community was in the Sterling Ridge Subdivision and explained that request allowed for reconfiguration of lots to accommodate a future residential project, hotel and 2 office buildings.  He then stated that the future project included an age-restricted, active adult senior housing project, a hotel and 2 office buildings to be constructed to the north of the tri-faith area.  He explained that within the tri-faith project the mosque and temple were constructed, and the community church was presently under construction.  He further explained that the Mixed Use District Development Agreement required completed construction of the tri-faith center prior to development of additional lots and that the amendment eliminated this condition to allow construction of the future proposed project.

Johnny Carlson, Trammell Crow Company, 700 Commerce Dr, Oak Brook, IL, appeared before the Board on behalf of the applicant.  Mr. Carlson stated the proposed active-adult community was a 4-story building with 163 units on 4.8 acres and that a community meeting was held last night to discuss details of the project.  He noted that his company completed similar, yet unique, projects in the Midwest.
Mary Lucas, Trammell Crow Company, 700 Commerce Dr, Oak Brook, IL, appeared before the Board on behalf of the applicant. Ms. Lucas explained that the facility was a luxury residential rental for seniors with high amenities and was socialization based. She further explained that the facility was a stepping stone prior to independent or assisted living and that sites were chosen based on demographics of an area.

Gretchen Camp, ESG Architects, 500 S. Washington Ave, Minneapolis, MN, appeared before the Board on behalf of the applicant. Ms. Camp displayed renderings of the facility and discussed the layout of the site. She explained that the grade change decreased to the south toward the Temple and that the facility had a walking area and significant landscaping to the south. She then explained that the site had surface parking with an entrance along Sterling Ridge drive and underground parking on the lower level of the building. She added that the facility included units with walkouts onto the sidewalk. In response to the Board, Ms. Camp stated that unit layout plans ranged from 575 to 1,275 square feet to offer a variety of one and two-bedroom units. Mr. Carlson added that in the past five years, similar rentals revealed that a variety of small, medium and large one and two-bedroom units leased well. He then stated that research for a site location included the aging population and home values, to determine selling capability, within a 5-mile radius, with the facility location within a 1-mile radius to determine walkability of the development. He noted that research was also completed through the Carlyle Group to find a suitable location for the site. He further explained that although the age-restriction was 55 and over, the demographic trend revealed the average age for lessees was 72 and that the demographics of area supported the research. He briefly discussed the variety of amenities available to tenants and noted the use was unique to the area. In response to the Board, Mr. Carlson stated that market rents were approximately $1.85 per square foot and that rents for the proposed facility were approximately $2.40 per square foot. He added that rents for the independent living facility directly northeast from the facility were approximately $4.50 per square foot.

John Waldbaum, 714 N. 158th St., appeared before the Board in support of the request. Mr. Waldbaum stated that he was Chair of the Building and Ground Committees for Temple Israel, as well as Chair of the Site Coordinating Committee for the Tri-Faith Initiative and was supportive of the project. He added that patrons of the tri-faith were also supportive and noted the aging population of the congregation and within the area.

Susie Dugan, 1848 S. 138th St, appeared before the Board. Ms. Dugan stated that she was President of the Montclair, Trendwood, Parkside, Georgetown Neighborhood Association (MTPG) and that she was not opposed, but was not aware of the project. She expressed concern for the impact on her neighborhood, increased traffic and connectivity to Trendwood Drive at 132nd Street. In response to the Board, she explained she first received information regarding the project from the city public notice last week and that wanted more information regarding the project to share with the neighborhood residents.

Mr. Buser stated that a neighborhood meeting was held at Temple Israel the evening before today’s meeting with approximately 40 neighbors in attendance and that the project was well-received.

Eric Englund, Acting Current Planning Manager, explained that the original Mixed Use District Development Agreement restricted issuance of permits on some lots prior to construction of the tri-faith facilities. He stated that because the religious facilities were completed, with one under construction to be completed soon, the Department was comfortable with the request. He then stated that the Department recommended approval of the major amendment to the Mixed Use Development Agreement subject to the 7 conditions on the Department recommendation report.

Mr. Pate moved for approval of the Major Amendment to the Sterling Ridge Mixed Use Development Agreement subject to the following conditions prior to forwarding to City Council: 1) Submittal of five acceptable, originally signed, final Mixed Use Development Agreements. 2) Reword statement 5 within the development agreement to reference the original development agreement. 3) The required plaza/open space areas must be shown on Exhibit B. 4) Show the required access road south of the Temple Israel site on Exhibit B. 5) Removal of the eastern pedestrian access connection from Exhibit B. 6) Change the name from Replat 2 on exhibits (as that replat has already been used for a different site in the Sterling Ridge development). 7) Submittal of an acceptable minor administrative subdivision to replat the existing parcels, prior to issuance of a building permit. Mr. Rosacker seconded the motion which carried 7-0.
APPROVAL OF MINUTES

Mr. Rosacker moved for approval of the meeting minutes of December 6, 2017 as written. Ms. Karnes seconded the motion which carried 6-0-1, with Mr. Nesbitt abstaining.

ADJOURNMENT

It was the consensus of the board to ADJOURN the meeting at 3:55 pm.

_________________________________________
Date Approved

_________________________________________
Greg Rosenbaum, Vice Chairman

_________________________________________
Rikki Flott, Planning Board
Recording Secretary