MINUTES
PUBLIC HEARING AND ADMINISTRATIVE MEETING
OMAHA CITY PLANNING BOARD 1:30 P.M. – OCTOBER 4, 2017
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, September 25, 2017.

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

MEMBERS NOT PRESENT: Greg Rosenbaum, Vice Chairman

STAFF PRESENT: Dave Fanslau, Planning Director
               Cheri Rockwell, Acting Assistant Planning Director
               Jennifer Taylor, Law Department
               Eric Englund, Acting Current Planning Manager
               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.

(REGULAR AGENDA)

Subdivisions


REQUEST: Revised Preliminary Plat approval of SKY VIEW RIDGE, a subdivision outside the city limits, with rezoning from AG to DR and MU

LOCATION: Northwest of 204th Street and West Center Road

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved to layover the request. Mr. Magid seconded the motion which carried 6-0.
11. C12-17-211 (D)  
Andrew & Celeste Gustafson  
REQUEST: Preliminary and Final Plat approval of ANDREW’S CORNER, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a), Lot depth  
LOCATION: Northwest of 34th and Burt Streets  

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval of the Preliminary Plat, subject to the following conditions: 1) Obtaining waivers for all land area regulations as necessary. 2) Obtaining an amendment to the assumed conditional use permit for the church. 3) Compliance with all applicable stormwater management ordinances and policies. She also moved for approval of the Final Plat subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement (if necessary) prior to forwarding the request to the City Council for final action. Mr. Magid seconded the motion which carried 6-0.

13. C10-17-215 (D)  
C12-17-216  
E&A Consulting Group, Inc.  
REQUEST: Preliminary Plat approval of COPPER CREEK, a subdivision outside the city limits, with rezoning from AG to DR and R5 (portions of property are located within the flood fringe overlay district)  
LOCATION: Southeast of 168th Street and Military Road  

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved to layover the request. Mr. Magid seconded the motion which carried 6-0.

15. C10-05-144 (D)  
C12-05-145  
Coventry Ridge LLC  
REQUEST: Revised Preliminary Plat and Final Plat approval of COVENTRY RIDGE (Lots 38-144 and Outlot B), a subdivision outside the city limits, with rezoning from DR, R4 and R6 to DR and R4  
LOCATION: Northwest of Coventry Drive and Harrison Street  

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval of the rezoning from DR, R4 and R6 to DR and R4, and approval of the Revised Preliminary Plat of Coventry Ridge (Lots 38-144 and Outlot B), subject to the following conditions being addressed prior to the final plat being forwarded to the City Council: 1) Coordinate street name corrections with the Planning Department. 2) Traffic calming must be provided on all streets longer than 1000’. 3) Provide a note on the final plat that states that there will be no access to Harrison Street from any lots or outlots. 4) Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds at the terminus of all temporarily dead-ended streets. 5) Comply 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. 6) Provide provisions for use, ownership and maintenance of the outlots and for maintenance of the sidewalks on all double fronted lots in the final subdivision agreement. 7) Proposed site grades along the southern boundary of the plat, adjacent to Harrison Street, must be coordinated with the future improvement of the roadway. 8) Storm sewer design computations and final plans must be submitted to the Douglas County Engineer’s Office for review that relate to the handling of roadway and site drainage along the development boundary adjacent to Harrison Street. 9) Any grading, sewer or utility work carried out in conjunction with this development, in Harrison Street right-of-ways, will require a permit(s) from the Douglas County Engineer’s Office. 10) Provide a letter of approval of a Noxious Weed Plan from Douglas County. 11) Provide a letter from Douglas County Emergency Management Agency that acceptable emergency warning siren coverage is being provided for this area. 12) The development must provide for an overall debt ratio of no more than 4%. She also moved for approval of the Final Plat of Coventry Ridge (Lots 38-144 and Outlot B), subject to addressing the conditions of the approved revised plat and submittal of an acceptable final subdivision agreement prior to forwarding this request to the City Council for final action. Mr. Magid seconded the motion which carried 6-0.
16.  C10-05-144 (D)  
C12-05-145  
Coventry Ridge LLC  
REQUEST:  Revised Preliminary Plat approval of COVENTRY (Lots 99-120, Outlots F-H), a subdivision outside the city limits, with rezoning from AG and R4 to DR and MU and Final Plat approval of COVENTRY (Lots 99-110, Outlots F-G), a subdivision outside the city limits, with rezoning from AG and R4 to DR and MU, along with a Major Amendment to the Mixed Use District Development Agreement for Coventry  
LOCATION:  Northwest of 204th and Harrison Streets

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval of the rezoning from AG and R4 to DR and MU, subject to submittal of an acceptable Mixed Use District Development Agreement in compliance with all applicable regulations prior to forwarding the request to City Council, and for approval of the Revised Preliminary Plat of Coventry (Lots 99-120 and Outlots F-H), subject to the following conditions being addressed prior to the Final Plat being forwarded to the City Council:  1) Coordinate street name corrections with Planning Department.  2) The lot depth for Lot 103 must be a minimum of 100’.  3) Coordinate with the Public Works Department on the design of the roundabout.  4) Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds at the terminus of all temporarily dead-ended streets.  5) Submit a traffic signal warrant analysis memo for the intersection of 204th Street and George B. Lake Parkway to Public Works and NDOT, and provide for any improvements identified in the final approved memo.  6) Provide a note on the plat that states that there will be no direct access to 204th Street from any lots or outlots.  7) Direct access to Harrison Street from the adjacent platted lots will not be permitted.  8) Storm sewer design computations and final plans must be submitted to the Douglas County Engineer’s Office for review that relate to the handling of roadway and site drainage along the development boundary adjacent to Harrison Street.  9) Provide a note on the plat that the 206th Street access to Harrison Street is restricted to right-in/right-out vehicular turning movements.  10) Proposed site grades along the southern boundary of the plat, adjacent to Harrison Street, must be coordinated with the future improvement of the roadway. The applicant will be required to submit cross section information, for review purposes, that shows the relationship of the proposed site grading to the existing and future Harrison Street improvements. Certification of the grade coordination will be required prior to the City of Omaha’s approval of the final plat.  11) Any grading, sewer or utility work carried out in conjunction with this development, in Harrison Street right-of-ways, will require a permit(s) from the Douglas County Engineer’s Office.  12) Comply 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.  13) Provide provisions for use, ownership and maintenance of the outlots in the final subdivision agreement.  14) Provide a letter of approval of a Noxious Weed Plan from Douglas County.  15) Provide a letter from Douglas County Emergency Management Agency that acceptable emergency warning siren coverage is being provided for this area.  16) The development must provide for an overall debt ratio of no more than 4%.  17) Provide a 35’ wide no-build easement on the plat along the south side George B. Lake Parkway. She also moved for approval of the Final Plat of Coventry (Lots 99-110 and Outlots F-G), subject to addressing the applicable conditions of the approved revised preliminary plat and submittal of an acceptable final subdivision agreement prior to forwarding this request to the City Council for final action.  Mr. Magid seconded the motion which carried 6-0.

Rezonings

18.  C10-17-221 (D)  
St. James Apartment Partners, LLC  
REQUEST:  Rezoning from R7 and GO to R7, with approval of a MCC-Major Commercial Corridor Overlay District  
LOCATION:  Northwest of 60th Street and Northwest Radial Highway

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval and Mr. Magid seconded the motion which carried 6-0.
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Requestor</th>
<th>Request:</th>
<th>Location:</th>
</tr>
</thead>
<tbody>
<tr>
<td>19. C10-17-222 (D)</td>
<td>Ed Prather</td>
<td>Rezoning from R4(35) to R5</td>
<td>5611 and 5613 Charles Street</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval and Mr. Magid seconded the motion which carried 6-0.

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Requestor</th>
<th>Request:</th>
<th>Location:</th>
</tr>
</thead>
<tbody>
<tr>
<td>20. C10-17-223 (D)</td>
<td>PJ Morgan Real Estate</td>
<td>Rezoning from GI to NBD (properties are also located within an ACI-1 Overlay District)</td>
<td>1406, 1407, 1409, 1410, 1411 and 1414 South 13th Street</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval and Mr. Magid seconded the motion which carried 6-0.

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Requestor</th>
<th>Request:</th>
<th>Location:</th>
</tr>
</thead>
<tbody>
<tr>
<td>21. C10-17-224 (D)</td>
<td>Christina Narwicz</td>
<td>Rezoning from GI to R7</td>
<td>1206 and 1208 South 20th Street</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval and Mr. Magid seconded the motion which carried 6-0.

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Requestor</th>
<th>Request:</th>
<th>Location:</th>
</tr>
</thead>
<tbody>
<tr>
<td>22. C10-17-225 (D)</td>
<td>Arch Icon Development</td>
<td>Rezoning from DS to CBD (property is located within an ACI-1 Overlay District)</td>
<td>424 South 24th Street</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval and Mr. Magid seconded the motion which carried 6-0.

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Requestor</th>
<th>Request:</th>
<th>Location:</th>
</tr>
</thead>
<tbody>
<tr>
<td>23. C10-17-226 (D)</td>
<td>Tack Architects</td>
<td>Rezoning from GC to CBD (property is located within an ACI-1 Overlay District)</td>
<td>2620 St. Mary's Avenue</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval and Mr. Magid seconded the motion which carried 6-0.

**Special Use Permits**

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Requestor</th>
<th>Request:</th>
<th>Location:</th>
</tr>
</thead>
<tbody>
<tr>
<td>26. C8-17-227 (D)</td>
<td>Great Plains Auto Body</td>
<td>Approval of a Special Use Permit to allow Body and Fender Repair Services in a GC District (property is also located within an ACI-1 Overlay District)</td>
<td>Southeast of 42nd and Leavenworth Streets</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval of the Special Use Permit to allow Body and Fender Repair Services in a GC-General Commercial District subject to: 1) Submittal and compliance with a revised site plan for the removal of the tandem parking stalls. 2) Submittal and compliance with a revised landscaping plan including the required screening in the area adjacent to the R4 zoning to south of the site. 3) Submittal and compliance with a revised operating statement requiring that the south facing garage door be closed when not needed for vehicle movement. 4) Overnight outdoor storage of repair vehicles must be in the building or in an area screened from visibility from property lines. 5) Providing a copy of a long-term parking agreement for the stalls at the 40th and Marcy Streets parking lot. 6) Comply with stormwater management regulations including no net increase in stormwater runoff and must treat the first ¾” of stormwater for water quality. 7) Coordinating with the Public Works Department on the acceptability of proposed improvements within the sewer easements. 8) Dedicating right-of-way to the back of sidewalks. 9) The applicant receiving a Certificate of Occupancy from the Permits Division of the Planning Department. 10) Approval of the necessary waivers from the Zoning Board of Appeals. 11) All signage in compliance with zoning regulations. 12) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 6-0.
### Conditional Use Permits

<table>
<thead>
<tr>
<th>No.</th>
<th>Code</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>27.</td>
<td>C7-17-228 (D)</td>
<td>Approval of a Conditional Use Permit to allow Kennel in a DR district</td>
<td>5622 South 185th Street</td>
</tr>
<tr>
<td></td>
<td>Steve Watts</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval of the Conditional Use Permit to allow a kennel in the DR-Development Reserve District, subject to: 1) Compliance with the submitted site and floor plan. 2) Compliance with the submitted operating statement. 3) No outdoor kenneling or boarding of any dogs. 4) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 6-0.

| 28. | C7-17-229 (D) | Approval of a Conditional Use Permit to allow Warehousing and Distribution (Limited) in a GC District | 5000 and 5020 L Street |
|     | O & H Investments, LLC | | |

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a GC District, subject to the following conditions: 1) Submittal of an application to rezone the property from GC-General Commercial District to CC-Community Commercial District along with the establishment of an MCC-Major Commercial Corridor Overlay District on the site. 2) Submittal and compliance with a revised site/landscape plan that provides: (a) At least 7% parking lot interior landscaping, in compliance with Section 55-928(c). (b) Providing a continuous landscaped area to a minimum height of 3 feet and a minimum depth of 15 feet along both L Street and 50th Street, in compliance with section 55-928(e). (c) Providing street trees planted 35 feet on center along both the L Street and 50th Street frontage, in compliance with Section 55-928(f). (d) Providing a masonry enclosure around the trash dumpster which matches the building, in compliance with Section 55-927. (e) Providing a fence, wall or landscape screen not less than 4 feet in height, within a required 30 foot bufferyard along the 51st Street frontage from I Street to K Street, in compliance with Sections 55-740(g) and 55-716. 3) Compliance with final building elevations acceptable to the Planning Department. 4) Signage in compliance with all zoning regulations, including the urban design code. 5) Compliance with the proposed operating statement. 6) No outdoor storage. 7) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 6-0.

| 29. | C7-17-230 (D) | Approval of a Conditional Use Permit to allow Multiple family residential in a GC District | 1609 Binney Street |
|     | 1609 Binney LLC | | |

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval of the Conditional Use Permit to allow Multiple Family Residential in a GC District, subject to: 1) Submittal of a long-term parking agreement, in compliance with zoning regulations, to provide at least 4 off-street parking stalls or approval of a parking waiver from the Zoning Board of Appeals. 2) Compliance with the site plan, elevation plans, operating statement and long-term parking agreement (if provided). 3) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 6-0.

### Vacations

<table>
<thead>
<tr>
<th>No.</th>
<th>Code</th>
<th>REQUEST:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>30.</td>
<td>C14-17-231 (D)</td>
<td>Vacation of a portion of Louis Drive commencing approximately 78 feet east of the east right-of-way line of 95th Street to the dead end of the Louis Drive right-of-way</td>
<td></td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval and Mr. Magid seconded the motion which carried 6-0.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

ADMINISTRATIVE MEETING ONLY

<table>
<thead>
<tr>
<th>#</th>
<th>Case Number</th>
<th>Case Name</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>C12-17-017</td>
<td>Robert Kozol</td>
<td>Final Plat approval of KOZOL'S PONCA BUSINESS PARK, a subdivision inside the city limits</td>
<td>Northeast of U.S. Highway 75 and Interstate 680</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, Robert Kozol, 6056 North 156th Street, appeared before the Board and stated he was available to answer questions. Cheri Rockwell, Acting Assistant Planning Director, presented the case. Ms. Rockwell stated that the Department recommended approval of the final plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding to the City Council.

Mr. Pate moved for approval of the final plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding to the City Council. Ms. Karnes seconded the motion which carried 6-0.

<table>
<thead>
<tr>
<th>#</th>
<th>Case Number</th>
<th>Case Name</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>C10-17-053</td>
<td>C12-17-054 2929 California Plaza, LLC</td>
<td>Final Plat approval of THE LANDING, a subdivision inside the city limits, and approval of an ACI-1(PL) Overlay District</td>
<td>Southeast of 30th and Burt Streets</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, Cheri Rockwell, Acting Assistant Planning Director, presented the case. Ms. Rockwell stated that the Department recommended approval of the final plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding to the City Council.

Mr. Rosacker moved for approval of the final plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding to the City Council. Mr. Moore seconded the motion, which carried 6-0.

PUBLIC HEARING

(HOLD OVER CASES)

Vacations

<table>
<thead>
<tr>
<th>#</th>
<th>Case Number</th>
<th>Case Name</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>C14-17-177</td>
<td>Planning Board</td>
<td>Vacation of the north/south alley between 39th Street and 40th Street from the south right-of-way line of Dodge Street to the south right-of-way line of 124 South 39th Street (laid over from 8/2/17)</td>
<td></td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, Matt Dwyer, Greenslate Development, 3814 Farnam St, appeared before the Board on behalf of the applicant.

Cheri Rockwell, Acting Assistant Planning Director, stated that the Department recommended approval of the vacation subject to the two conditions on the Department recommendation report.

Michael Decker, 1904 Farnam St., Attorney for the OEA Housing Corporation, appeared before the Board in opposition. Mr. Decker stated that OEA Housing Corporation owned a building abutting the alley and commented that he previously submitted a letter to the Board regarding the request. He explained that his client wanted clarification of the alley vacation boundaries, ownership of the vacated land and Department recommendations. He then stated that his client was concerned the alley would lack greenspace and that Greenslate failed to obtain 75% approval of abutting property owners as required by statute.

Pat Lundall, 122 S. 39th St, appeared before the Board in opposition. Ms. Lundall stated that she resided in the OEA apartment building for 35 years and that the apartments were an owner-occupied cooperative. She explained that Greenslate Development presented a plan at their June 26th Board meeting and that...
the alley vacation plan proposed dedication of greenspace from Dodge Street south to their property line and that the tenants at 124 South 39th Street would be provided access to their lower level parking along the alley. She then stated she was concerned how the vacation affected future maintenance and utility access in the alley, access to the home she owned to the north of the OEA apartment building, and future funding for maintenance of the greenspace. She also expressed concern with procedure for acquisition of the vacated alley.

Jim Kreznik, 104 S. 39th St, appeared before the Board in opposition. Mr. Kreznik emphasized concern for lack of communication from the applicant regarding the proposed alley improvements. He explained that the alley was continually maintained by the neighbors and that funding was available for continued maintenance. He stated that he was concerned with adequate funding by the applicant for improvements and that the vacated alley should be awarded to adjacent property owners with a vested interest. He was also concerned with lack of offering of easement agreements for continued access to his garage on his property.

Jennifer Taylor, City Law Department, explained the alley vacation process. Ms. Taylor stated that the alley vacation process was completed in accordance with revised statute 14-375, when the vacated right-of-way was intended to be awarded to one property owner. She added that with this process, a petition of 75% of adjacent property owners was required and that if approved by the Planning Board, the request was forwarded to the Appraisal Board prior to submittal to City Council. Ms. Rockwell explained that Greenslate Development contacted the Department regarding the vacation to provide alley improvements and that based on testimony today, the Department recommended to layover the request.

Mr. Dwyer stated that he talked to abutting owners, but had no contact information for Mr. Kreznik, and explained that the plan was alley improvements for a public greenspace and a park. He then stated that the non-profit involved with alley improvements was the Blackstone Business Association and that he was willing to support a group effort with neighbors for alley improvements. He then stated that he was not opposed to a layover of the request for further discussions.

Mr. Moore moved to layover the request. Mr. Rosacker seconded the motion which carried 6-0.

**(REGULAR AGENDA)**

**Master Plan Referrals**

| 4. | C3-17-137 Planning Department on behalf of the City of Omaha | REQUEST: Approval of the HINKY_DINKY #3 TIF REDEVELOPMENT PROJECT PLAN | LOCATION: Southwest of 48th Street and Northwest Radial Highway |

At the Planning Board meeting held on October 4, 2017, Don Seten, Planning Department, presented the request. Mr. Seten stated that the proposed project was rehabilitation of a historic brick building, formerly a grocery store built in 1925. He then stated that project proposed 3 commercial bays, to include a neighborhood grocery store, dance studio, and ice cream shop and that the owner and developer was Lawrence Butler. Mr. Seten stated that state and federal Historic Preservation tax credits would be used, along with Tax Increment Financing of $262,000, for a total project cost of $2.7 million dollars.

Lawrence Butler, appeared before the Board to answer questions regarding the project.

Cheri Rockwell, Acting Assistant Planning Director, stated that the Department recommended approval.

Mr. Magid moved for approval. Mr. Rosacker seconded the motion which carried 6-0.
At the Planning Board meeting held on October 4, 2017, Bridget Hadley, Planning Department, presented the request. Ms. Hadley stated that the proposed project was redevelopment of a parking lot on 3 parcels and that the redevelopment was a partnership with Arch Icon Development and the Nebraska Urban Indian Health Coalition. She explained that the redevelopment was a 2-phase project and that the current headquarters would be relocated to the existing building across from this site during Phase Two. She then explained that Phase One at this location was new construction of a 4-story building with 44 low income, affordable studios, 1, 2, and 3 bedroom apartment units and 30 on-site parking stalls. She added that multiple financing sources were used, with a majority utilizing low-income housing tax credits. Ms. Hadley stated that the project consisted of $310,000 in Tax Increment Financing funds, for total project cost of approximately $7.8 million dollars.

Darrin Smith, Arch Icon, owner and developer, appeared before the Board. In response to the Board, Mr. Smith stated that a survey concluded some asbestos and lead-based paint abatement was needed during redevelopment of the existing building.

Cheri Rockwell, Acting Assistant Planning Director, stated that the Department recommended approval.

Mr. Pate moved for approval. Mr. Magid seconded the motion which carried 6-0.

At the Planning Board meeting held on October 4, 2017, Don Seten, Planning Department, presented the request. Mr. Seten stated that the proposed project was redevelopment of two historic buildings on adjoining lots, currently in poor condition, and that the buildings were on the Register of Historic places. He then stated that the brick 4-plex apartment building would be rehabbed into a 6-plex and an adjoining a 2,262 square foot office commercial building rehabbed for office use. Mr. Seten stated that the total project cost was less than $1.4 million dollars, with $78,000 in Tax Increment Financing funds.

Lawrence Butler, 1609 Binney St, appeared before the Board. In response to the Board, Mr. Butler stated that the building nameplate was “Atlas” but the city directories from 1920 to 1946 refer to the building as “Atlas” and “Dallas” during different time periods. He also explained that parking regulations would be met through approval of the conditional use permit on today’s agenda, and approval of a Zoning Board of Appeals waiver. He added that he also planned to discuss leasing stalls from the owner of the property to the north of the site.

Cheri Rockwell, Acting Assistant Planning Director, stated that the Department recommended approval.

Mr. Rosacker moved for approval. Mr. Moore seconded the motion which carried 6-0.

At the Planning Board meeting held on October 4, 2017, Cheri Rockwell, Acting Assistant Planning Director, presented the request. Ms. Rockwell stated that the request resulted from de-annexation of a property from the Village of Boystown and that the Future Land Use of the Master Plan needed updated to include this site. She then stated that the recommended approval.

Mr. Magid moved for approval. Ms. Karnes seconded the motion which carried 6-0.
8. C3-17-234
Planning Department on behalf of the City of Omaha

REQUEST: Approval of an Amendment to the Future Land Use Element of the City’s Master Plan

LOCATION: Omaha and 3 mile extraterritorial jurisdiction

At the Planning Board meeting held on October 4, 2017, Cheri Rockwell, Acting Assistant Planning Director, presented the request. Ms. Rockwell stated that the request corrected the Mixed Use boundary of the Walgreen’s property at the northeast portion of the intersection of 45th Street and Ames Avenue. She then stated that the recommended approval.

Mr. Rosacker moved for approval. Ms. Karnes seconded the motion which carried 6-0.

Subdivisions

10. C12-17-210
Orchard Valley, Inc.

REQUEST: Preliminary Plat approval of ALOY’S ACRES, a subdivision outside the city limits

LOCATION: Southeast of 66th and Garvin Streets (6325 Garvin Street)

At the Planning Board meeting held on October 4, 2017, the applicant was not present.

Andy Melville, 8720 N. 60th St, appeared before the Board in opposition. Mr. Melville stated that he resided on a 39.63-acre single family residence east of the proposed site and that as a civil engineer he was concerned with North Hills Overlay District requirements, environmental impacts, extensive grading, septic systems, which affected protected slopes and drainage areas. He then stated that he was also concerned with stopping distances with access points along 66th Street and Garvin Street, and that 19 residences on 1-acre lots were not compatible with an average 10.8-acre property size of 12 surrounding parcels.

Laurie Eckelbee, 8877 N. 66th St, appeared before the Board in opposition. Ms. Eckelbee stated that she resided on her 6-acre parcel for 30 years directly south of the proposed development and that neighbors were not notified of the proposed plan. She then stated she was also opposed to the density of the project and that the site was partially encircled by the surrounding larger acre parcels. She added that street lights and streets would ruin the character of area. She then read an email from an opposed neighbor, Mary Moen, who unable to attend the meeting. She explained Ms. Moen resided southeast of the site at 6315 Garvin and was also opposed to the density, lot sizes and removal of natural habitat.

Katie Jensen, 9038 N. 66th St, appeared before the Board in opposition. Ms. Jensen stated that she was opposed for similar reasons and was concerned with increased traffic, increased noise, and pedestrian safety.

Tom Shomaker, 8877 N. 66th St, appeared before the Board in opposition. Mr. Shomaker expressed that neighbors wanted solutions and compromise but that the applicant was not present to discuss. HE was also opposed to changing the character of area.

Eileen Seldacek, 6311 Garvin St, appeared before the Board in opposition. Ms. Seldacek stated that she was concerned with traffic from the proposed street running beside her approximately 1,000 foot lane leading from Garvin Street down her property to her home. She stated she was also concerned with pedestrian safety.

Cheri Rockwell, Acting Assistant Planning Director, stated that the Department recommended a layover to address issues on the Department recommendation report and to promote communication with neighbors.

Mr. Magid moved to layover the request. Mr. Rosacker seconded the motion which carried 6-0.
(Item numbers 12 and 24 were heard concurrently, but voted on separately)

<table>
<thead>
<tr>
<th>Item</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.</td>
<td>C10-17-213 C12-17-214 Metro Health Services Federal Credit Union</td>
<td>Preliminary and Final Plat approval of EVERETT PLACE REPLAT 1, a minor plat inside the city limits with rezoning from R4(35) and GC to CC along with approval of a MCC-Major Commercial Corridor Overlay District</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, Larry Jobeun, 11440 W. Center Rd, appeared before the Board on behalf of the applicant. Mr. Jobeun stated that the proposed site included 4 existing residential parcels with homes in disrepair, an east west alley through the center of the site, and existing commercial buildings on the southern portion of the site. He displayed a proposed site plan and explained that the project proposed construction of a 3,975 square foot credit union with drive-through service and that approvals today to include the area as mixed-use allowed conformance of the proposed plan. He explained that access points were along Fontanelle Boulevard and 45th Street and that a meeting was held with 7 neighbors in attendance. He noted that all attendees were in favor of the proposed plan.

Cheri Rockwell, Acting Assistant Planning Director, stated that the Department recommended approval of the rezoning, approval of the preliminary plat subject to the 2 conditions on the Department recommendation report, and approval of the final plat subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the plat to the City Council.

Ms. Rockwell also stated that the Department recommended approval of PUD subject to the 3 conditions on the Department recommendation being submitted prior to this request being forwarded to the City Council.

Ms. Karnes moved for approval of the MCC-Major Commercial Corridor Overlay District, approval of the rezoning from R4(35) and GC to CC, and approval of the Preliminary Plat, subject to the following conditions: 1) Provide sidewalks as required by the Subdivision Ordinance and the urban design regulations. 2) Provide provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and treatment for the first ½ inch of stormwater for water quality. She also moved for approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the plat to the City Council. Mr. Magid seconded the motion which carried 6-0.

<table>
<thead>
<tr>
<th>Item</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>24.</td>
<td>C11-17-212 Metro Health Services Federal Credit Union</td>
<td>Approval of a PUD-Planned Unit Development Overlay District</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, Larry Jobeun, 11440 W. Center Rd, appeared before the Board on behalf of the applicant. Mr. Jobeun stated that the proposed site included 4 existing residential parcels with homes in disrepair, an east west alley through the center of the site, and existing commercial buildings on the southern portion of the site. He displayed a proposed site plan and explained that the project proposed construction of a 3,975 square foot credit union with drive-through service and that approvals today to include the area as mixed-use allowed conformance of the proposed plan. He explained that access points were along Fontanelle Boulevard and 45th Street and that a meeting was held with 7 neighbors in attendance. He noted that all attendees were in favor of the proposed plan.

Cheri Rockwell, Acting Assistant Planning Director, stated that the Department recommended approval of the rezoning, approval of the preliminary plat subject to the 2 conditions on the Department recommendation report, and approval of the final plat subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the plat to the City Council.

Ms. Rockwell also stated that the Department recommended approval of PUD subject to the 3 conditions on the Department recommendation being submitted prior to this request being forwarded to the City Council.
Ms. Karnes moved for approval of the PUD-Planned Unit Development Overlay District, subject to the following being submitted prior to this request being forwarded to the City Council: 1) Revised elevation plans that are to-scale. 2) Revised landscape plan providing the required 6’ tall landscape screen on the north, west and south sides of the site and a screening plan for the trash dumpster. 3) The proposed monument sign in compliance with the zoning regulations, including the urban design code. Mr. Magid seconded the motion which carried 6-0.

(Item numbers 14 and 25 were heard concurrently, but voted on separately)

<table>
<thead>
<tr>
<th>Item</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.</td>
<td>C10-17-218 C12-17-219 Steve Champoux</td>
<td>Preliminary Plat approval of THE TOWNHOMES OF VILLAGE POINTE, a subdivision outside the city limits, with rezoning from AG to DR and R6 (portions of property are located within the flood fringe and floodway overlay districts)</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, Jason Thiellen, E&A Consulting Group, 10909 Mill Valley Rd, Suite 100, appeared before the Board on behalf of the applicant. Mr. Thiellen stated that the site was within the half mile of the 168th Street and West Dodge Road mixed use center and that the project proposed 116 townhome lots and a multi-family component of the development with 100 multi-family units, senior living, or assisted living. He explained that the PUD regulation allowed a maximum 35 foot height for building elevations within the zoning and that a final design was not determined. Mr. Thiellen stated that a neighborhood meeting was held last night with approximately 25 neighbors in attendance and that concerns were regarding egress at 168th Street. He further explained that attendees were concerned with installation of a traffic light at 168th and Western, which was not part of the proposed plan. He further explained that neighbors to the south of the site in the Carat subdivision were concerned with installation of a median along 168th Street with a limited right-in/right-out only access.

In response to the Board, Mr. Thiellen stated that the plan proposed attached villa lots aimed toward the 55 and older age group. He briefly discussed the marketability of the villas and then displayed elevations of the villas and a site plan of the approximately 1,250 square foot, single level homes. He added that price points were approximately $250,000 or less.

Jerry Banks, 5013 Webster St, appeared before the Board in opposition. Mr. Banks stated that he was in favor of villas, but opposed to the design. He then stated that he was the primary owner of the Briarwood apartments to north of the site and was concerned with increased density to the north of the site with open areas to south in the flood plain, lack of off-street parking, and use of his property for parking by visitors. He expressed the need for a traffic light at 169th and Western with increased traffic, and was also concerned with lack of amenities for children, and use of their amenities by future residents. He then requested installation of a fence along north side of the development.

Mr. Thiellen stated that each villa contained 2 bedrooms and opportunity existed for additional parking along 170th Street in the greenspace area. He then stated that he would have discussions with Mr. Banks regarding his concerns with the development. He explained that a trail connection to the north was planned and that the development was not marketed toward young families with children.

Cheri Rockwell, Acting Assistant Planning Director, stated that the Department recommended approval of the rezoning and approval of the Preliminary Plat subject to the 17 conditions on the Department recommendation report being addressed with, or prior to, submittal of a final plat. She also stated that the Department recommended approval of the PUD.

Mr. Pate moved for approval of the rezoning from AG to DR and R6, and approval of the preliminary plat subject to the following being addressed with or prior to submittal of a final plat: 1) Coordinate with Public Works on the subdivision’s grading, right-of-way and street improvements along 168th Street. 2) Coordinate with the property owners of Lots 1, 36 and 41 of Carat Homes Inc. Addition for the right-of-way vacation of Boyle Street and show on the plat. 3) Provide traffic calming on all streets longer than 1,000 feet. 4) Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds. 5)
Reconfigure Outlot D so that it has frontage to a paved right-of-way or provide an access easement through an adjacent lot or outlot to a paved right-of-way. 6) Remove the trail access easement from Outlot E if it is to be owned and maintained by the SID for stormwater management purposes. 7) Provide sidewalks along all street frontages. 8) Compliance with all applicable stormwater management ordinances and policies. 9) Extend the proposed 10 foot wide trail to the west property line. 10) Provide a coordination note that states the proposed six foot wide trail will need to connect to the existing trail located in the development to the north. 11) Receive approval of trail plans and cost estimates by the Parks and Recreation Advisory Board prior to bidding. 12) Provide a continuous round rail fence installed one foot inside the park, where lots back onto a park or common area. 13) Submit a wetland analysis (and mitigation plan if required). 14) Work with City staff on finalization of an acceptable tree mitigation plan. 15) Coordinate with City staff on submittal and receiving approval of a floodplain development permit. 16) Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement. 17) Meeting an acceptable overall debt ratio of 4% or less. Mr. Magid seconded the motion which carried 6-0.

<table>
<thead>
<tr>
<th>25.</th>
<th>C11-17-217</th>
<th>REQUEST: Approval of a PUD-Planned Unit Development Overlay District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Steve Champoux</td>
<td>LOCATION: Southwest of 168th Street and Western Avenue</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, Jason Thiellen, E&A Consulting Group, 10909 Mill Valley Rd, Suite 100, appeared before the Board on behalf of the applicant. Mr. Thiellen stated that the site was within the half mile of the 168th Street and West Dodge Road mixed use center and that the project proposed 116 townhome lots and a multi-family component of the development with 100 multi-family units, senior living, or assisted living. He explained that the PUD regulation allowed a maximum 35 foot height for building elevations within the zoning and that a final design was not determined. Mr. Thiellen stated that a neighborhood meeting was held last night with approximately 25 neighbors in attendance and that concerns were regarding egress at 168th Street. He further explained that attendees were concerned with installation of a traffic light at 168th and Western, which was not part of the proposed plan. He further explained that neighbors to the south of the site in the Carat subdivision were concerned with installation of a median along 168th Street with a limited right-in/right-out only access.

In response to the Board, Mr. Thiellen stated that the plan proposed attached villa lots aimed toward the 55 and older age group. He briefly discussed the marketability of the villas and then displayed elevations of the villas and a site plan of the approximately 1,250 square foot, single level homes. He added that price points were approximately $250,000 or less.

Jerry Banks, 5013 Webster St, appeared before the Board in opposition. Mr. Banks stated that he was in favor of villas, but opposed to the design. He then stated that he was the primary owner of the Briarwood apartments to north of the site and was concerned with increased density to the north of the site with open areas to south in the flood plain, lack of off-street parking, and use of his property for parking by visitors. He expressed the need for a traffic light at 168th and Western with increased traffic, and was also concerned with lack of amenities for children, and use of their amenities by future residents. He then requested installation of a fence along north side of the development.

Mr. Thiellen stated that each villa contained 2 bedrooms and opportunity existed for additional parking along 170th Street in the greenspace area. He then stated that he would have discussions with Mr. Banks regarding his concerns with the development. He explained that a trail connection to the north was planned and that the development was not marketed toward young families with children.

Cheri Rockwell, Acting Assistant Planning Director, stated that the Department recommended approval of the rezoning and approval of the Preliminary Plat subject to the 17 conditions on the Department recommendation report being addressed with, or prior to, submittal of a final plat. She also stated that the Department recommended approval of the PUD.

Ms. Karnes moved for approval of the PUD, subject to submittal of a final acceptable site plan, landscape plan and building elevations prior to forwarding the request to the City Council. Mr. Rosacker seconded the motion which carried 6-0.
Rezonings

<table>
<thead>
<tr>
<th>17.</th>
<th>C10-17-220</th>
<th>Reda Hamze</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>REQUEST:</td>
<td>Rezoning from LO to LC, with approval of a MCC-Major Commercial Corridor Overlay District</td>
</tr>
<tr>
<td></td>
<td>LOCATION:</td>
<td>1938 North 85th Street</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on October 4, 2017, Tanner Draemel, Slate Architecture, 3624 Farnam St, appeared before the Board on behalf of the applicant. Mr. Draemel stated that the existing building on the property operated as a Mediterranean and European grocery store and that the owner wanted a second structure on the site to expand his business. He explained that the new structure would operate as limited food sales and the existing building would then be used as storage and office.

Dwayne Brown, Slate Architecture, 3624 Farnam St, appeared before the Board on behalf of the applicant. Mr. Brown stated that he reviewed the City Master Plan and noted the future low-density proposed uses of the parcels at this intersection. He then stated that the additional building lacked an industrial appearance.

Cheri Rockwell, Acting Assistant Planning Director, explained that the applicant recently withdrew a Planning Board application for an amendment to the existing Conditional Use Permit for the site. She then explained that the Department discussed with the applicant driveway access and safety concerns with delivery vehicles parked along Blondo Street. She stated that the Department recommended denial of the request.

Mr. Draemel explained that the applicant was not notified when out-of-state truck shipments would arrive and considered the future use of a distribution center with smaller trucks making deliveries to the business.

Ryan Haas, Public Works Department, stated that two safety concerns the Department had with the site were truck delivery along Blondo Street and delivery trucks backing into the site from Blondo Street. He then stated that the Department was also concerned with the driveway location on Blondo Street within close proximity to the 88th and Blondo Street intersection and suggested the driveway be moved further west.

Ms. Rockwell stated that the current use was allowed with an existing Conditional Use Permit and that truck delivery along Blondo Street needed to be addressed. She added that the new zoning eliminated the need for a use permit, but allowed a more intense use of site. She then stated that the Department was opposed to the rezoning.

Dave Fanslau, Planning Director, explained that the Department was recently working with the applicant on issues with the site and that violations causing a nuisance to the general public could be reviewed by the Department and the Planning Board under the current use permit.

Ms. Karnes moved for denial of the request. Mr. Magid seconded the motion which carried 6-0.

APPROVAL OF MINUTES

Ms. Karnes moved for approval of the meeting minutes of September 6, 2017 as written. Mr. Rosacker seconded the motion which carried 6-0.
ADJOURNMENT

It was the consensus of the board to ADJOURN the meeting at 3:22 pm.

_________________________________________________________________________

Date Approved

_________________________________________________________________________

Arnold Nesbitt, Chairman

_________________________________________________________________________

Rikki Flott, Planning Board
Recording Secretary