Greg Rosenbaum, Vice 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)**

**Subdivisions**

| 3. | C10-17-184 (D) C12-17-185 RL Development LLC | REQUEST: 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 and approval of a IG-Industrial Gateway Overlay District (portions of the property are located within a FW-Floodway Overlay District and FF-Flood Fringe Overlay District) (laid over from 9/6/17) LOCATION: North of 101st Street and Blair High Road |

At the Planning Board meeting held on December 6, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval of the waiver of Section 53-8(4)(d), Lot frontage, approval of the rezoning from GI, GC, MH and DR to GI and DR, approval of the IG-Industrial Gateway Overlay District for Lots 4-6, and approval of the Preliminary Plat, subject to:  1) Submittal of an acceptable final wetland analysis and a mitigation plan, if necessary, with the final plat submittal.  2) The applicant coordinating with the NDOT on the N-133 improvements.  3) The applicant applying for a NDOT right-of-way permit and submitting plans and a Traffic Impact Study to the NDOT to tie onto N-133.  4) Outlot D (Thomas Creek outlot) must be sized to accommodate either the 3:1+50’ section or the 100-year storm flow, whichever is greater.  5) The
applicant acquiring the adjacent property (north edges of Outlot A and Lot 6, and the adjacent right-of-way), prior to the recording of the final plat. 6) The applicant must place the following notes on the plat: (a) There shall be no direct access from any lot or outlot onto Blair High Road, and, (b) 101st Street at Blair High Road shall be restricted to a right-in/right-out access upon future improvements to the intersection. 7) The applicant must provide a traffic memo for the intersection of Blair High Road and Potter Street, and provide for all identified improvements in the final memo, as approved by the City of Omaha and the NDOT. 8) The applicant must coordinate with the Parks Department on an acceptable design for the trail. 9) Trail plans and costs estimates must be approved by the Parks and Recreation Advisory Board prior to bidding. 10) The applicant must include a trail easement on the final plat. 11) The applicant must work with the city staff on an acceptable overall financing plan including the trail. 12) The applicant must provide for the use, ownership and maintenance of the outlots in the subdivision agreement. 13) The applicant must provide an access easement on the plat between the public right-of-way and Outlot B. 14) The applicant must coordinate with Public Works on acceptable GO paving plan. 15) The applicant must adjust the lot line between Outlot A and Lot 5 so that the drainageway and wetland area is within the outlot. 16) The development must provide for no net increase in stormwater runoff and treat the first ½” of stormwater for water quality. 17) The applicant must provide for the construction of sidewalks and the trail in the subdivision agreement. 18) Submittal of an acceptable Noxious Weed Plan from Douglas County at the time of final plat submittal. 19) Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. 20) An acceptable debt ratio of 4% or less. Mr. Magid seconded the motion which carried 6-0.

(REGULAR AGENDA)

Subdivisions

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<th>REQUEST:</th>
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<tr>
<td>7</td>
<td>C12-17-268 (D) Matt Dinsdale</td>
<td>Preliminary and Final Plat approval of EDGEWATER 2ND ADDITION, a minor plat outside the city limits</td>
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<td>Northwest of 226th Plaza Circle and Edgewater Road</td>
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At the Planning Board meeting held on December 6, 2017, this case was placed on the Consent Agenda. Ms. Karnes moved for approval of the rezoning from DR and R6 to DR and R6. Approval of the Preliminary Plat, subject to the following conditions: 1.) Provide for the following provisions in the subdivision agreement: (a.) 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. (b.) Use, ownership and maintenance of the outlot. 2.) Add the “cluster subdivision” language to the final plat mylars. Approval of the Final Plat, subject to the conditions of the 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.
Rezonings

10. C10-17-259 (D)  
   Ole’s Big Note, LLC  
   Nancy Mammel  
   REQUEST:  Rezoning from GI to NBD  
   LOCATION:  1314 Pierce Street

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

11. C10-17-260 (D)  
   Ole’s Big Note, LLC  
   Nancy Mammel  
   REQUEST:  Rezoning from GI to NBD, along with approval of a MCC-Major Commercial Corridor Overlay District  
   LOCATION:  6152 Military Avenue

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

14. C10-03-203 (D)  
   Lockwood Development  
   REQUEST:  Approval of a Major Amendment to the Mixed Use District Development Agreement for Blondo 108 Business Park  
   LOCATION:  Northwest of 108th and Blondo Streets

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

Special Use Permits

15. C8-17-271 (D)  
   Rick Bergholz  
   REQUEST:  Approval of Special Use Permit to allow Daycare Services (General) in a R4 District (property is located in an MCC Overlay District)  
   LOCATION:  Northeast of 178th Street and Poppleton Avenue

At the Planning Board meeting held on December 6, 2017, this Case was placed on the Consent Agenda. Ms. Karnes moved for approval of a Special Use Permit to allow Daycare services (general) in an R4 district subject to the following conditions: 1) Submittal of a revised site and landscape plan that addresses the following items prior to forwarding the request to the City Council: (a.) Provide 10’ minimum depth of landscaping along the north and east side of the parking lot. (b.) Provide overstory trees to be planted 35’ on center between the parking lot and property line where adjacent to right-of-way along Poppleton Avenue and 178th Street. (c.) Provide a fence, wall or landscape screen not less than four feet in height for the length of the common boundary of the parking lot along Poppleton Avenue and the east property line. (d.) Provide calculations showing percentage of proposed street yard landscaping (60% required). (e.) Provide a minimum of 7% interior parking lot landscaping along with one tree per 350’ square feet of interior parking lot landscaping. 2) Receive a waiver from the Zoning Board of Appeals to allow more than 12 individuals in the daycare in an R5 District. 3) Submittal of an administrative subdivision that also provides a cross access easement between the two lots. 4) Compliance with storm shelter regulations. 5) Compliance with all applicable stormwater management regulations. 6) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 6-0.
Vacations

16. C14-17-263 (D) Planning Board

REQUEST: Vacation of a portion of Jones Street right-of-way from the West right-of-way line of 38th Avenue to the West right-of-way line of the previously vacated 40th Street, containing about 6,864 square feet

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

PUBLIC HEARING AND ADMINISTRATIVE MEETING

ADMINISTRATIVE MEETING ONLY

1. C12-17-139 TD2

REQUEST: Final Plat approval of SANCTUARY ACRES, a minor plat outside the city limits

LOCATION: 11205 North 60th Street

Cheri Rockwell, Acting Assistant Planning Director, presented the request. Ms. Rockwell stated that the Department recommended 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 City Council.

Ms. Karnes 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 City Council. Mr. Moore seconded the motion which carried 6-0.

PUBLIC HEARING

(HOLD OVER CASES)

Subdivisions

2. C10-17-215
   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 (laid over from 10/4/17)

LOCATION: Southeast of 168th Street and Military Road

Kyle Haase, E&A Consulting Group, 10909 Mill Valley Rd, appeared before the Board. Mr. Haase stated that the proposed site was 293 single-family residential lots with outlots for trails, open space and drainage purposes. He then stated that plans were resubmitted based on comments from the Planning Department, but were not yet reviewed by the Department. He explained that the suggested north-south parkway connection required by the Department was included on the revised plan.

Cheri Rockwell, Acting Assistance Planning Director, stated that the Department recommended approval of the rezoning and approval of the preliminary plat subject to the 26 conditions on the Department recommendation report being addressed with or prior to submittal of a Final Plat.

Mr. Pate moved for approval of the rezoning from AG to DR and R5, and approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1.) Widen 168th Street to three lanes along the subdivision’s frontage, and provide for the southbound left turn lane and taper at Military Road. 2.) Coordinate with Public Works and Douglas County on the location of the intersection of 168th Street and Street E to ensure adequate sight distance. 3.) Designate Street B as Rachel Snowden...
Parkway (provide 65 foot right-of-way, six foot sidewalks on each side with street trees). 4.) Coordinate the street connections along the south boundary of the subdivision with the proposed adjacent Leytham development. 5.) Acquire the necessary right-of-way for Rachel Snowden Parkway east of 168th Street and either record a paper dedication concurrently with the plat, or include the full width of the right-of-way on the plat. 6.) Coordinate with Public Works on the re-design of the horizontal curve on Street E east of Street G. 7.) Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds. 8.) Provide traffic calming on all streets in excess of 1,000 feet. 9.) Provide a note on the final plat restricting direct vehicular access from any adjacent lot or outlot within the subdivision to 168th Street and Military Road. 10.) Provide the standard noise attenuation easement language for lots abutting 168th Street on the final plat. 11.) provide a note on the final plat indicating that Military Road will become a trail at a future date. 12.) Provide for sidewalks as required on all street frontages (including along 168th Street). 13.) Coordinate with Douglas County to grade the subdivision to match the ultimate profile of 168th Street. 14.) Provide written concurrence from the Papio-Missouri River Natural Resources District stating that the subdivision will have no impact on their future downstream dam site or lake prior to Planning Board approval of the final plat. 15.) Provide a 35 foot no-build easement along both sides of Rachel Snowden Parkway. 16.) Provide a ten foot wide trail along each side of the creek (and provide an easement on the final plat). 17.) Provide a continuous round rail fence installed one foot inside the park, where lots back onto a park or common area. 18.) Receive approval of the trail and Parkway plans from the Parks and Recreation Advisory Board prior to bidding. 19.) Participate in the construction of gate and/or trail crossings at Street B and Street H at the time of Military Road conversion to a trail. 20.) Compliance with all applicable stormwater management ordinances and policies. 21.) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement. 22.) Place all drainageways in an outlot sized to accommodate either the 3:1 + 20’ section, or the 100-year storm flow (whichever is greater). 23.) Submit a wetland analysis (and mitigation plan if required). 24.) Work with City staff on finalization of an acceptable tree mitigation plan. 25.) An acceptable debt ratio of 4% or less. 26.) Modify the flag of Outlot G to be a minimum of 25 feet in width. Mr. Magid seconded the motion which carried 6-0.

PUBLIC HEARING

(HOLDEROVER CASES)

Overlay Districts

<table>
<thead>
<tr>
<th>4.</th>
<th>C11-17-239 NP Dodge Building Company</th>
<th>REQUEST: Approval of a PUD-Planned Unit Development Overlay District (formerly a PUR) (laid over from 11/1/17)</th>
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<tbody>
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<td>LOCATION: 9300 Arbor Street</td>
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Mr. Magid and Ms. Karnes recused themselves from the case.

Rick Anderson, Kroker Huck Law Firm, 2120 S. 72nd St, appeared before the Board on behalf of the applicant NP Dodge Building Company. Mr. Anderson briefly discussed the preliminary plat and Future Land Use Amendment approvals from the prior month regarding this site and noted that the request today was for approval of the Planned Unit Development Overlay District. He explained that the design criteria remained the same as previously submitted, but that after discussion with the Department, a PUD Overlay District was a more appropriate designation for this site. He then stated that Lot 38 was proposed low density multi-family housing, with Outlot C for drainage purposes and Outlot D for open space and amenities. He added that the proposed buildings were in compliance with the 35 feet height limitation, which was similar to the adjacent single-family residences, parking garages were within the main level of the buildings, and that all buildings had the same design.

Sheila Karpf, 9213 Hickory St, appeared before the Board in opposition. Ms. Karpf stated that she resided near the proposed street connection at 93rd Street, led the neighborhood watch and was co-President of the Sunset Hills Neighborhood Association. She then displayed a slideshow and stated that as of December 6, 2017, 650 people were opposed to the project. She then briefly discussed opposition to the preliminary plat and Future Land Use Amendment. Mr. Rosenbaum reminded Ms. Karpf that the request was for approval of a PUD overlay district.
Cheri Rockwell, Acting Assistant Planning Director, explained the PUD Overlay District required the developer to construct proposed buildings in compliance with the ordinance.

Ms. Karpf expressed that changes were not made clear to opponents and wanted clarification regarding differences between the PUD and PUR Overlay Districts. She then stated that the proposed development was not in compliance with the Master Plan because the development did not share the look and feel of the adjacent neighborhood. She then discussed zoning and density of the development and surrounding areas. Ms. Karpf expressed concern for transparency and that the Neighborhood Association was not notified of today’s meeting, although not required by law. She also expressed concern that the Department and policy makers were not sympathetic with their neighborhood sentiment. She then stated that an Omaha donor offered to buy the property with intent to develop and maintain greenspace.

Richard Onken, 1715 S 94th St, appeared before the Board in opposition. Mr. Onken stated that he resided 302 feet to the north of the proposed development and was concerned with development in a flood fringe with 25% fill limitation. He then stated that he submitted a letter to Mr. Fanslau expressing his concerns that a zoning change from Development Reserve (DR) to a PUD was not possible for redevelopment areas, as described in city municipal code. He expressed concern that waiving the 25% fill requirement was out of the authority of the Planning Board and Planning Director. Mr. Onken stated that he was concerned the architectural design of the development was incompatible with surrounding neighborhoods and that drainage from the outlots on the development site would negatively impact existing residents along 91st Street. He added that he was also concerned the new right-of-way would also cause drainage issues for existing residents. He noted that he submitted two letters to the Planning Board today.

Zahi Zeidan, 1715 S. 91st Ave, appeared before the Board in opposition. Mr. Zeidan stated that he was concerned with development in a flood fringe area and flooding of the area and briefly discussed studies completed by Administration of Flood Plain Management Task Force.

Mr. Anderson stated that design elements of the PUD were discussed with the Department and that although concerns expressed by the opposition today were not relevant to the PUD Overlay District, he was willing to meet with opposition to address concerns expressed regarding flooding.

Mr. Moore called Mr. Onken before the Board. Mr. Onken again expressed concern that a fundamental change from a PUR to a PUD exceeded authority within the City municipal code. He then expressed that issues discussed today by opposition were appropriate for the PUD request.

In response to Mr. Pate, Ms. Rockwell stated that the Planning Director had authority to waive the 25% with regard to development and that additional submittals by the applicant would be reviewed by the Department prior to determining waivers. She explained that a PUD needed Zoning Board of Appeals approvals if not code compliant, prior to forwarding to City Council for final approvals.

Ms. Rockwell stated that the Department made recommendations to the Planning Board based on plans adopted by the City Council and that requests were sent to over 20 other agencies for review and input. She then stated that the Department was required to send public notices and the public was allowed to attend meetings. She explained the process of additional approvals for the development prior to submittal of a final plat to City Council for final approvals. She then stated that the Department recommended approval of the PUD, subject to the 2 conditions on the Department recommendation, prior to forwarding the request to City Council.

Mr. Pate moved for approval of the PUD, subject to the following prior to forwarding this request to the City Council: 1) Approval of the necessary waivers by the Zoning Board of Appeals. 2) Submittal of a revised site plan providing a sidewalk in compliance with city code. Mr. Rosacker seconded the motion which carried 4-0-2, with Mr. Magid and Ms. Karnes recusing.
Larry Jobeun, 11440 W Center Road, appeared before the Board on behalf of the applicant. Mr. Jobeun stated that the 2.643 acres site included 5 existing lots with 4 single family homes and a warehouse. He explained that structures would be demolished for construction of a new apartment building and townhomes, with rezoning and replatting into one lot. He then stated that the plan proposed one 5-story building with 134 apartment units in the center of the site and two 3-story buildings along Pacific Street with a total of 24 townhome-style units. He added that the plan proposed a 30 foot buffer along the eastern boundary, parking internal to the site, and access along Saddle Creek Road with a dedicated turn lane into the development. He noted that the townhomes along Pacific Street had entrances facing Pacific Street with interior parking behind the unit and a connecting sidewalk between the buildings for access. Mr. Jobeun stated that the units had market-rate rents, amenities internal to the site, 62 internal parking stalls and 108 surface parking stalls. He added that landscaping exceeded requirements, some existing trees would be maintained and new trees planted. He noted the steep increased grade to the east and then stated that the townhomes would have a brick masonry on the first floor, fiber cement lab siding on the upper levels with gable roofs. He also explained that the interior building would have a flat roof, brick masonry exterior with metal panels and wood accents. Mr. Jobeun stated that the waivers requested met the intent of the PUR for infill guidelines and that the completed traffic study showed adequate capacity along Saddle Creek for the number of units proposed. He then stated that a well-attended neighborhood meeting was held with notices delivered to neighbors within 500 feet of the site and that the developer also attended a Morton Meadows Neighborhood Association meeting.

John Hildebrandt, 4205 Poppleton Ave, appeared before the Board in support. Mr. Hildebrandt stated that he resided at this home for 17 years and was a member of the Morton Meadows Neighborhood Association. He then stated that other Bluestone developments were respectable and thoughtful of the areas, and that redevelopment was vital to continued growth.

Patrick Falke, 4521 Pine Street, appeared before the Board in opposition. Mr. Falke stated that the was co-President of the Morton Meadows Neighborhood Association and that he was concerned with lack of dedicated parking of townhomes on Pacific Street and that the ratio of 1 vehicle per unit would be exceeded. He was also concerned that the esthetics of the townhomes were not fully compatible with the existing homes, traffic safety issues with a single easement access, and greenspace dedication for pets.

Tom Richter, 4388 Mason St, appeared before the Board in opposition. Mr. Richter stated that he was concerned with lack of community relations from the developer as plans developed over a two year period. He also stated that he was concerned with traffic along Saddle Creek, parking along Pacific Street, and transformation of his neighborhood as part of a Community Redevelopment Area.

Nino Greco, 4673 Pacific Street, appeared before the Board in opposition. Mr. Greco stated that he resided in the neighborhood for 35 years and that he attended the neighborhood meeting. He expressed that many attendees opposed the current plan and that he was concerned with the height of the rowhouses, parking along Pacific Street, and if Pacific Street was included in the traffic study. He then submitted a petition of opposition to the Board.

Tara Matthews, 4815 Pacific St, appeared before the Board in opposition. Ms. Matthews stated that some homes along Pacific Street, including hers, lacked driveways and that she was concerned with parking along Pacific Street.

Mr. Jobeun submitted to the Board a communication compiled for neighbors regarding updates to the project and noted that multiple communications were held with neighbors regarding the scope of the project. He stated that the plan was discussed with the owner of the existing daycare adjacent on the southwest
corner of the site and that she expressed concern for dust and noise during construction. He then explained that a Redevelopment Area provided opportunities for economic incentives for areas in need of redevelopment. He then stated that the esthetics of the townhomes were residential in character, the interior parking areas would be well lit to provide safety to tenants and that the City determined restricted parking.

Todd Mohler, Alley Poyner Macchietto Architecture, 322 S 50th Ave, appeared before the Board on behalf of the applicant. Mr. Mohler briefly discussed the access points for the interior building and stated that the townhomes were designed with the Urban Design guidelines to avoid the back of the buildings along public right-of-way. He added that the townhomes were designed to blend with the existing neighborhood despite scale of buildings and that the existing homes south along Pacific Street were at a higher grade than the site.

Matt Cruz, Lamp Rynearson & Associates, 14710 W, Dodge Rd, appeared before the Board on behalf of the applicant. Mr. Cruz stated that a traffic study was completed based on the number of units proposed and that Saddle Creek Road and Pacific Street were analyzed. He briefly discussed peak traffic hours and then stated that based on preliminary findings, suggested a second outbound lane was necessary for the intersection of the entrance along Saddle Creek Road. He then stated that the traffic study was sent to the Public Works Department for review and comments and that further review would be completed upon discussions with the Department.

Bridget Hadley, Planning Department, appeared before the Board to present the TIF Redevelopment Project Plan. She stated that she concurred with Mr. Jobeun’s comments that the CRA was an incentive for economic development and redevelopment in areas. She then stated that the TIF project plan was reviewed by the Planning Department and the TIF committee and that the project proposed $2.628 million dollars in TIF funding with a total project cost of approximately $22 million dollars. In response to Mr. Pate, Ms. Hadley and Mr. Jobeun briefly discussed the TIF valuation process.

Ms. Rockwell stated that the developer met with Department multiple times regarding the project. She explained that the proposed plan met parking guidelines, was close to public transit, offered alternate transportation, and amenities existed in the area. She then explained that a CRA was studied upon request for redevelopment plans. She then stated that the Department recommended approval of the MCC Overlay District, approval of the rezoning subject to approval of an acceptable final PUR plan, approval of the preliminary plat subject to the 5 conditions on the Department recommendation report, and approval of a 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.

Ms. Rockwell recommended approval of the PUR subject to the 2 conditions on the Department recommendation report prior to forwarding this request to the City Council.

Ms. Rockwell recommended approval of TIF Redevelopment Project Plan.

Ms. Karnes moved for approval of the TIF Redevelopment Project Plan. Mr. Magid seconded the motion which carried 6-0.

**Subdivisions**

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<td>C10-17-266</td>
<td>Northeast of Saddle Creek Road and Pacific Street</td>
<td>Preliminary and Final Plat approval of WEST SIDE REPLAT 7, a minor plat inside the city limits with rezoning from R4(35), GC and GI to R8, along with approval of a MCC-Major Commercial Corridor Overlay District</td>
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<td>C12-17-267</td>
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<tr>
<td>Saddlecreek 1011, LLC</td>
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Bridget Hadley, Planning Department, appeared before the Board to present the TIF Redevelopment Project Plan. She stated that she concurred with Mr. Jobeun’s comments that the CRA was an incentive for economic development and redevelopment in areas. She then stated that the TIF project plan was reviewed by the Planning Department and the TIF committee and that the project proposed $2.628 million dollars in TIF funding with a total project cost of approximately $22 million dollars. In response to Mr. Pate, Ms. Hadley and Mr. Jobeun briefly discussed the TIF valuation process.

Ms. Rockwell stated that the developer met with Department multiple times regarding the project. She explained that the proposed plan met parking guidelines, was close to public transit, offered alternate transportation, and amenities existed in the area. She then explained that a CRA was studied upon request for redevelopment plans. She then stated that the Department recommended approval of the MCC Overlay District, approval of the rezoning subject to approval of an acceptable final PUR plan, approval of the preliminary plat subject to the 5 conditions on the Department recommendation report, and approval of a 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.

Ms. Rockwell recommended approval of the PUR subject to the 2 conditions on the Department recommendation report prior to forwarding this request to the City Council.

Ms. Rockwell recommended approval of TIF Redevelopment Project Plan.

Mr. Magid moved for approval of the MCC-Major Commercial Corridor Overlay District, approval of the rezoning from R4(35), GC and GI to R8, subject to approval of an acceptable final PUR plan, and approval of the Preliminary Plat, subject to the following: 1.) The applicant must provide a fair market value payment for the vacated right-of-way prior to recording of the final plat. 2.) The applicant must coordinate with the Public Works Department on the necessary language for the sewer easement, to be recorded by separate instrument, in the area of the right-of-way vacation. 3.) The applicant must provide for all the improvements identified in the final approved traffic study. 4.) Compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and must treat the first ½” of stormwater for water quality. 5.) Provide for sidewalks in compliance with city code. He also moved for 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. Mr. Rosacker seconded the motion which carried 6-0.

**Overlay Districts**

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<th>9.</th>
<th>Approval of a PUR-Planned Unit Redevelopment Overlay District</th>
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<tbody>
<tr>
<td>C11-17-265 Saddlecreek 1011, LLC</td>
<td>LOCATION: Northeast of Saddle Creek Road and Pacific Street</td>
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Larry Jobeun, 11440 W Center Road, appeared before the Board on behalf of the applicant. Mr. Jobeun stated that the 2.643 acres site included 5 existing lots with 4 single family homes and a warehouse. He explained that structures would be demolished for construction of a new apartment building and townhomes, with rezoning and replatting into one lot. He then stated that the plan proposed one 5-story building with 134 apartment units in the center of the site and two 3-story buildings along Pacific Street with total of 24 townhome-style units. He added that the plan proposed a 30 foot buffer along the eastern boundary, parking internal to the site, and access along Saddle Creek Road with a dedicated turn lane into the development. He noted that the townhomes along Pacific Street had entrances facing Pacific Street.
with interior parking behind the unit and a connecting sidewalk between the buildings for access. Mr. Jobeun stated that the units had market-rate rents, amenities internal to the site, 62 internal parking stalls and 108 surface parking stalls. He added that landscaping exceeded requirements, some existing trees would be maintained and new trees planted. He noted the steep increased grade to the east and then stated that the townhomes would have a brick masonry on the first floor, fiber cement lab siding on the upper levels with gable roofs. He also explained that the interior building would have a flat roof, brick masonry exterior with metal panels and wood accents. Mr. Jobeun stated that the waivers requested met the intent of the PUR for infill guidelines and that the completed traffic study showed adequate capacity along Saddle Creek for the number of units proposed. He then stated that a well-attended neighborhood meeting was held with notices delivered to neighbors within 500 feet of the site and that the developer also attended a Morton Meadows Neighborhood Association meeting.

John Hildebrandt, 4205 Poppleton Ave, appeared before the Board in support. Mr. Hildebrandt stated that he resided at this home for 17 years and was a member of the Morton Meadows Neighborhood Association. He then stated that other Bluestone developments were respectable and thoughtful of the areas, and that redevelopment was vital to continued growth.

Patrick Falke, 4521 Pine Street, appeared before the Board in opposition. Mr. Falke stated that he was co-President of the Morton Meadows Neighborhood Association and that he was concerned with lack of dedicated parking of townhomes on Pacific Street and that the ratio of 1 vehicle per unit would be exceeded. He was also concerned that the esthetics of the townhomes were not fully compatible with the existing homes, traffic safety issues with a single easement access, and greenspace dedication for pets.

Tom Richter, 4388 Mason St, appeared before the Board in opposition. Mr. Richter stated that he was concerned with lack of community relations from the developer as plans developed over a two year period. He also stated that he was concerned with traffic along Saddle Creek, parking along Pacific Street, and transformation of his neighborhood as part of a Community Redevelopment Area.

Nino Greco, 4673 Pacific Street, appeared before the Board in opposition. Mr. Greco stated that he resided in the neighborhood for 35 years and that he attended the neighborhood meeting. He expressed that many attendees opposed the current plan and that he was concerned with the height of the rowhouses, parking along Pacific Street, and if Pacific Street was included in the traffic study. He then submitted a petition of opposition to the Board.

Tara Matthews, 4815 Pacific St, appeared before the Board in opposition. Ms. Matthews stated that some homes along Pacific Street, including hers, lacked driveways and that she was concerned with parking along Pacific Street.

Mr. Jobeun submitted to the Board a communication compiled for neighbors regarding updates to the project and noted that multiple communications were held with neighbors regarding the scope of the project. He stated that the plan was discussed with the owner of the existing daycare adjacent on the southwest corner of the site and that she expressed concern for dust and noise during construction. He then explained that a Redevelopment Area provided opportunities for economic incentives for areas in need of redevelopment. He then stated that the esthetics of the townhomes were residential in character, the interior parking areas would be well lit to provide safety to tenants and that the City determined restricted parking.

Todd Mohler, Alley Poyner Macchietto Architecture, 322 S 50th Ave, appeared before the Board on behalf of the applicant. Mr. Mohler briefly discussed the access points for the interior building and stated that the townhomes were designed with the Urban Design guidelines to avoid the back of the buildings along public right-of-way. He added that the townhomes were designed to blend with the existing neighborhood despite scale of buildings and that the existing homes south along Pacific Street were at a higher grade than the site.

Matt Cruz, Lamp Rynearson & Associates, 14710 W. Dodge Rd, appeared before the Board on behalf of the applicant. Mr. Cruz stated that a traffic study was completed based on the number of units proposed and that Saddle Creek Road and Pacific Street were analyzed. He briefly discussed peak traffic hours and then stated that based on preliminary findings, suggested a second outbound lane was necessary for the
intersection of the entrance along Saddle Creek Road. He then stated that the traffic study was sent to the Public Works Department for review and comments and that further review would be completed upon discussions with the Department.

Bridget Hadley, Planning Department, appeared before the Board to present the TIF Redevelopment Project Plan. She stated that she concurred with Mr. Jobeun’s comments that the CRA was an incentive for economic development and redevelopment in areas. She then stated that the TIF project plan was reviewed by the Planning Department and the TIF committee and that the project proposed $2.628 million dollars in TIF funding with a total project cost of approximately $22 million dollars. In response to Mr. Pate, Ms. Hadley and Mr. Jobeun briefly discussed the TIF valuation process.

Ms. Rockwell stated that the developer met with Department multiple times regarding the project. She explained that the proposed plan met parking guidelines, was close to public transit, offered alternate transportation, and amenities existed in the area. She then explained that a CRA was studied upon request for redevelopment plans. She then stated that the Department recommended approval of the MCC Overlay District, approval of the rezoning subject to approval of an acceptable final PUR plan, approval of the preliminary plat subject to the 5 conditions on the Department recommendation report, and approval of a 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.

Ms. Rockwell recommended approval of the PUR subject to the 2 conditions on the Department recommendation report prior to forwarding this request to the City Council.

Ms. Rockwell recommended approval of TIF Redevelopment Project Plan.

Mr. Rosacker moved for approval of the PUR-Planned Unit Redevelopment Overlay District, subject to the following prior to forwarding this request to the City Council: 1.) Submit a final revised site plan providing the required curbside landscaping and sidewalk width along Pacific Street as well as an acceptable location and design for the screenwall along Saddle Creek Road. 2.) The applicant working with the Planning Department on submittal of an acceptable landscape plan. Mr. Magid seconded the motion which carried 6-0.

### Rezonings

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<th>REQUEST</th>
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| 12. | C10-17-261 Trent Overhue  
Rezoning from GC to CC, along with approval of a MCC-Major Commercial Corridor Overlay District  
LOCATION: 5000 and 5020 L Street | Travis Overhue, 13312 S. 28th St, appeared before the Board on behalf of the applicant. Mr. Overhue stated that the owner of the property, Seldin Company, wanted to clarify that the rezoning was contingent upon sale of the property.  
Dave Fanslau, Planning Director, stated that zoning could not be a condition for sale of the property and that rezoning was a condition of the use permit for this site. He added that upon approval, the request was forwarded to City Council.  
Eric Englund, Acting Planning Manager, stated that the Department recommended approval.  
Mr. Magid moved for approval. Mr. Rosacker seconded the motion which carried 6-0. |
| 13. | C10-17-272 Omaha Fontenelle Properties, LLC  
Rezoning from R7 to R7 and GO, along with approval of a MCC-Major Commercial Corridor Overlay District  
LOCATION: Southeast of 52nd Street and Ames Avenue | Jay Wall, Boldt Company, 1110 N. Old World Third St, Milwaukee, WI, appeared before the Board on behalf of the applicant, Omaha Home for Boys. He stated that the applicant proposed to subdivide 2 acres of the |
entire 60-acre Omaha Home for Boys site for development of a single-story 13,000 square feet primary care health clinic. He explained the new clinic was proposed along Ames Street with an entrance aligning with 50th Avenue to the north and that the request was to rezone only the 2-acre lot. He then stated that the new building would be constructed on the existing 85-stall parking lot and that the new parking lot included 116 parking stalls. In response to the Board, he explained that the Boldt Company would own and lease the new building and that Nebraska Medicine was the proposed tenant.

Cheri Rockwell, Acting Assistant Planning Director, stated that the Department recommended approval of the MCC Overlay District and approval of the rezoning subject to submittal of an acceptable replat prior to forwarding the request to the City Council.

Mr. Rosacker moved for approval of the MCC Overlay District and rezoning from R7 to R7 and GO, subject to submittal of an acceptable replat prior to forwarding the request to the City Council. Ms. Karnes seconded the motion which carried 6-0.

APPROVAL OF MINUTES

Mr. Magid moved for approval of the meeting minutes of November 1, 2017 as written. Mr. Moore seconded the motion which carried 6-0.

ADJOURNMENT

It was the consensus of the board to ADJOURN the meeting at 4:02 pm.

_________________________________________
Date Approved

_________________________________________
Greg Rosenbaum, Vice Chairman

_________________________________________
Rikki Flott, Planning Board
Recording Secretary