The meeting was called to order at 11:40 a.m.

Mr. Derek Miller, Long Range & Mobility Planning Manager, and Jennifer Taylor, City Law Department, addressed the Board to discuss responsibilities of the Planning Board members; the extent of their authority and limitations; as well as the ethical considerations of Board members. A lengthy discussion ensued regarding the requirement for Board members to be able to provide justification for their decisions regarding cases before them. Ms. Taylor answered several questions regarding votes which do not receive a quorum of the voting body and the options available to the Board when that occurs; options include making a new motion, forwarding the case to City Council with no decision, or tabling the case for a later meeting. Mr. Miller provided a copy of the American Institute of Certified Planners Code of Ethics and Professional Conduct for each Board member at the pre-meeting.

Mr. Eric Englund, Acting Assistant Director advised the Board that the April Planning Board meeting will take place in room 702 on the 7th Floor of the Civic Center due to renovations being made in the Legislative Chambers. The location of the pre-meeting will remain the same.

#5 Ms. Bridget Hadley, of the Planning Department, advised that the applicant in this case intends to completely renovate the Benson Theater which had been built in 1923 as a Vaudeville Theater. The intention is to utilize the building for educational programming during the daytime and as a small scale theater venue in the evenings. The TIF request is for $400,000 of the estimated $3,400,000 project cost.

Ms. Jennifer Taylor, of the Law Department, advised that an application for Historic Tax Credit could be made to renovate the building to its historical state and appearance.

#6 Ms. Bridget Hadley advised that the applicant, Holy Name Housing Corporation, intends to utilize these scattered sites to build affordable, four-bedroom housing. The intention is to build a section of rowhouses which will be rentals for low income families; single family residences will be available for purchase through a type of “shared equity” program in which monthly rental/lease payments will be banked to provide equity to put towards the purchase of the home after a fixed number of years. The TIF request is for $275,000 of the #4,500,000 estimated project costs.
Ms. Bridget Hadley advised that this applicant proposes to construct a 5-story, multi-family residential building with a combination of studio, one- and two-bedroom apartments as well as an enclosed parking structure. The target tenant for this building would be employees of the Med Center and surrounding entities. The TIF request is for $3,300,000 of the total expected 28,000,000 project costs.

Ms. Franklin raised the question of responsibility for inclusion of affordable units in developments utilizing Tax Increment Financing. Ms. Hadley, as well as Mr. Dave Fanslau, Planning Director; and Mr. Brinker Harding of the City Council, discuss the issue of making this a requirement for financing and the difficulty facing developers and the department with a requirement of this nature.

Mr. Eric Englund, Acting Assistant Director, advised that agenda item #22 would be heard together with #7 as they were related to the same project. Mr. Englund advised that the new PUR would be related to changes to the 38th Street façade. He advised that there will also be some common waivers included with this PUR request. He stated that these requests would be heard together but should be voted on separately.

Mr. Englund advised that this request is on the Administrative portion of the agenda. He explained that one of the outlots will be dedicated to public right-of-way, which will have the result of leaving only two actual outlots. He advised that there are still some conditions to be met, one of which is the mitigation of 1-6 trees which the applicant would like to plant in the vicinity of the location but not onsite.

Mr. Englund advised that this request was laid over from the January 8, 2020 meeting. Since January there have been some changes to the materials and other items which had been of concern at that meeting. He advised that Planning staff is comfortable with the level of detail which has been submitted.

Mr. Englund advised that this request was laid over from the December 4, 2019 meeting and is on the Consent Agenda for approval. He explained that this request was for a tower to broadcast over-the-air television signal for the residents of the apartment complex only. Mr. Englund pointed out that the requested height waiver has been reduced from 100 feet to 60 feet since the original application.

Mr. Englund advised that this redevelopment plan has had two previous amendments. This amendment will allow Omaha Performing Arts to redevelop a 4.8 acre area for construction of a new music venue and an office structure. The City will be providing $1,100,000 for public improvements.

Mr. Englund advised that he will be presenting these requests for disposal of vacant, city-owned properties at the public meeting.

These 12 parcels will be sold to Holy Name Housing for housing development.

This parcel will be sold to Habitat for Humanity for housing development.

Mr. Englund stated that this request is related to the Riverfront Revitalization project and includes the blocks east of 10th Street on Farnam. He reminded the Board that at the February 5, 2020 Planning Board meeting they voted on the section between 13th and 10th Street on Farnam for the same project.

*Ms. Franklin advised that she would recuse herself from discussion of this case and left the conference room.* Mr. Englund advised that this case is on the Consent Agenda for approval. He advised that the applicant intends to develop a three unit townhome structure on the two lots. *Ms. Franklin returned to the conference room after the discussion of the case ended*

Mr. Englund advised that these two projects are related but separate and both are on the Consent Agenda for layover. The two projects are related but separate. Mr. Englund advised that there are still a lot of details to be worked out on both projects.

*Mr. Pate advised that he would recuse himself from discussion of these cases and left the conference room.* Mr. Englund advised that these cases are related and if one is pulled from the
Consent Agenda, they both should be pulled. The application is for a new Millard Public Schools activity center, school addition, and sports fields. The plat is on the Consent Agenda for approval. The associated CUP amendment is on the Consent Agenda for layover and will also require a MCC Overlay. *Mr. Pate returned to the conference room after the discussion of this case ended*

#15 Mr. Englund advised that this case is on the Consent Agenda for layover to address remnant parcels to the south and street issues.

#16-#20 Mr. Englund advised that these cases are standard rezoning requests and are not anticipated to be controversial.

#21 Mr. Englund advised that this request for an amendment to the Mixed Use Development Agreement would allow for additional multi-family units at The Grove. The applicant needs to provide a revised plan for trash/utilities locations and screening. The case is on the Consent Agenda for approval.

#23 Mr. Englund stated that this request is to extend the SUP already in place to allow more time to complete the project. It is anticipated that the applicant will be at the meeting to discuss work which has been completed as well as future plans.

#24 Mr. Englund advised that this case is on the Consent Agenda for approval. The applicant intends to develop a Montessori school for 120 children.

#25 Mr. Englund advised that this case is on the Consent Agenda for layover to allow time to explore possible alternative locations for the broadcast tower which was a better fit for the zoning district.

#27 & #28 Mr. Englund advised that both of these alley vacations are on the Consent Agenda for approval.

The Planning Board pre-meeting adjourned at 1:22 p.m.
Mr. Greg Rosenbaum, Chairperson, 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. Mr. Rosenbaum advised those in attendance where to find a copy of the Nebraska Open Meetings Act in the Legislative Chambers.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

Special Use Permits

3. C8-19-258 (D) Edward Rose Development Company, LLC

REQUEST: Approval of a Special Use Permit to allow a Broadcast tower in the R6 District, with a waiver to Section 55-226, Height, to allow a 60 foot tall tower (laid over from 12/04/19).

LOCATION: North of George B. Lake Parkway and West Q Road

At the Planning Board meeting held March 4, 2020, Ms. Karnes moved for approval of the Special Use Permit, with a waiver of Section 55-226, Height, to allow a 60 foot tall tower, subject to the following conditions:

1. Compliance with the submitted operations plan.
2. Compliance with the submitted site plan.
3. Colocation and/or introduction of additional uses (including wireless or cellular data antennas), providers, facilities, or equipment to the site requires an amendment to the Special Use Permit.
4. Compliance with all applicable stormwater management ordinances and policies.
5. Compliance with all other applicable regulations.

Mr. Rosacker seconded the motion which carried 6-0.
Subdivisions

11. C10-20-043 (D) C12-20-044 Seventy Five North Revitalization Corp. Othello Meadows

REQUEST: Preliminary and final plat approval of OMAHA VIEW REPLAT 11, a minor plat inside city limits, with rezoning from R5(35) to R5, and approval of the ACI-1 Overlay District

LOCATION: 3003 and 3004 Miami Street

At the Planning Board meeting held March 4, 2020, Ms. Karnes moved for approval of the rezoning from R5(35) to R5; approval of the expansion of the ACI-1 Overlay District; and approval of the Preliminary Plat, subject to the following conditions:

1. Compliance with all applicable stormwater management ordinances and policies.

In addition, Ms. Karnes moved for approval of the Final Plat, subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement (if necessary), prior to forwarding to the City Council. Mr. Rosacker seconded the motion which carried 5-0-1, Ms. Franklin recused.

12. C10-20-045 (D) C12-20-046 Woodsonia-North Streams, LLC

REQUEST: Preliminary plat approval of NORTH STREAMS, a subdivision outside city limits, with rezoning from AG to DR, R4, and MU

LOCATION: Northeast of 204th and Q Streets

At the Planning Board meeting held March 4, 2020, Mr. Moore moved for layover. Ms. Karnes seconded the motion which carried 6-0.

13. C10-20-047 (D) C12-20-048 Woodsonia-South Streams, LLC

REQUEST: Preliminary plat approval of SOUTH STREAMS, a subdivision outside city limits, with a waiver to Section 53-8(2b), Cul-de-sac length, along with rezoning from AG to DR and R4

LOCATION: Southeast of 204th and Q Streets

At the Planning Board meeting held March 4, 2020, Mr. Moore moved for layover. Ms. Karnes seconded the motion which carried 6-0.

14. C12-20-049 (D) Chad Meisgeier

REQUEST: Preliminary and final plat approval of MPS 210 & Q CAMPUS REPLAT 1, a minor plat outside city limits

LOCATION: Southwest of George B. Lake Parkway and West Q Road

At the Planning Board meeting held March 4, 2020, Ms. Karnes moved for approval of the Preliminary Plat, subject to the following conditions:

1. Provide for all improvements identified in the final approved traffic study.
2. Submittal of an application to add the MCC Overlay District to the site.
3. Provide for the improvements of X Street to City standards in the final subdivision agreement.
4. Provide sidewalks in compliance with Chapter 53, Subdivisions, along Q Street and X Street.
5. Provide temporary turn-arounds at the terminus of all temporarily dead-ended streets.
6. Compliance with all applicable stormwater management ordinances and policies.
7. If the subdivision is not located within an SID, enter into a maintenance agreement with Douglas County regarding routine maintenance.
8. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.

In addition, Ms. Karnes moved for approval of the Final Plat, subject to compliance with the conditions of
Preliminary Plat approval and submittal of an acceptable final subdivision agreement, prior to forwarding to the City Council. Mr. Rosacker seconded the motion which carried 5-0-1 Mr. Pate recused.

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<tr>
<td>15.</td>
<td>C12-20-050 (D)</td>
<td>Lorri Brockman</td>
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<tr>
<td></td>
<td>REQUEST: Preliminary and final plat approval of OMAHA BOX BUILDING SUBDIVISION, a minor plat outside city limits</td>
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<td>LOCATION: South of 21st Street E. and Avenue J</td>
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At the Planning Board meeting held March 4, 2020, Mr. Moore moved for layover. Ms. Karnes seconded the motion which carried 6-0.

**Rezonings**

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<tr>
<td>16.</td>
<td>C10-20-051 (D)</td>
<td>FA Properties, LLC</td>
</tr>
<tr>
<td></td>
<td>REQUEST: Rezoning from GI to CC (property is located within an ACI-1 Overlay District)</td>
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<td>LOCATION: 3171-3175 Leavenworth Street</td>
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At the Planning Board meeting held March 4, 2020, Ms. Karnes moved for approval of the rezoning from GI to CC. Mr. Rosacker seconded the motion which carried 6-0.

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<tr>
<td>17.</td>
<td>C10-20-052 (D)</td>
<td>Robert Neve</td>
</tr>
<tr>
<td></td>
<td>REQUEST: Rezoning from R4(35) to R4</td>
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<tr>
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<td>LOCATION: 806 North 49th Street</td>
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At the Planning Board meeting held March 4, 2020, Ms. Karnes moved for approval of the rezoning from R4(35) to R4. Mr. Rosacker seconded the motion which carried 6-0.

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<tr>
<td>18.</td>
<td>C10-20-053 (D)</td>
<td>Mark Sanford</td>
</tr>
<tr>
<td></td>
<td>REQUEST: Rezoning from AG to DR</td>
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<tr>
<td></td>
<td>LOCATION: West of 127th Avenue and Grebe Street</td>
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At the Planning Board meeting held March 4, 2020, Ms. Karnes moved for approval of the rezoning from AG to DR. Mr. Rosacker seconded the motion which carried 6-0.

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<tr>
<td>19.</td>
<td>C10-20-054 (D)</td>
<td>White Lotus Group</td>
</tr>
<tr>
<td></td>
<td>REQUEST: Rezoning from DS to CBD (property is located within an ACI-1 Overlay District)</td>
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<tr>
<td></td>
<td>LOCATION: 1401 Jones Street</td>
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At the Planning Board meeting held March 4, 2020, Ms. Karnes moved for approval of the rezoning from DS to CBD. Mr. Rosacker seconded the motion which carried 6-0.

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<td>20.</td>
<td>C10-20-055 (D)</td>
<td>Rainwood Pointe, LLC</td>
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<tr>
<td></td>
<td>REQUEST: Rezoning from MU to GI, with approval of the IG-Industrial Gateway Overlay District</td>
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<td>LOCATION: Southeast of Blair High and Rainwood Roads</td>
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At the Planning Board meeting held March 4, 2020, Ms. Karnes moved for approval of the rezoning from MU to GI; and approval of the IG-Industrial Gateway Overlay District. Mr. Rosacker seconded the motion which carried 6-0.

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<tr>
<td>21.</td>
<td>C10-01-061 (D)</td>
<td>Western Springs Land Corp</td>
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<tr>
<td></td>
<td>REQUEST: Approval of a Major Amendment to the Mixed Use Development Agreement for The Grove</td>
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<td>LOCATION: Northeast of 192nd and Pacific Streets</td>
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</table>
At the Planning Board meeting held March 4, 2020, Ms. Karnes moved for approval of the Major Amendment to The Grove Mixed Use Development Agreement, subject to submittal of five acceptable, signed copies of the revised agreement prior to forwarding the request to City Council. Mr. Rosacker seconded the motion which carried 6-0.

**Special Use Permits**

<table>
<thead>
<tr>
<th>24.</th>
<th>C8-20-056 (D)</th>
<th>REQUEST: Approval of a Special Use Permit to allow a Day care (general) in an R5 District</th>
<th>LOCATION: 660 South 193rd Plaza</th>
</tr>
</thead>
</table>

At the Planning Board meeting held March 4, 2020, Ms. Karnes moved for approval of the Special Use Permit to allow Day care services (general) subject to the following conditions:
1. Submittal and compliance of a revised site plan prior to forwarding to City Council showing parking located outside the front yard setback, dumpster enclosure, and required sidewalks along the 193rd Street and 194th Street frontages.
2. Submittal and compliance of a revised landscape plan to reflect the updated tree canopy analysis.
3. Obtaining the necessary building permits and Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.
4. Compliance with all applicable stormwater management ordinances and policies.
5. Compliance with the submitted operations statement.
6. Compliance with all other applicable regulations.
Mr. Rosacker seconded the motion which carried 6-0.

**Conditional Use Permits**

<table>
<thead>
<tr>
<th>26.</th>
<th>C7-08-022 (D)</th>
<th>REQUEST: Approval of a Major Amendment to the Conditional Use Permit to allow Secondary education facilities in the R4 District, with a waiver to Section 55-186, Height, to allow a 55 foot tall building</th>
<th>LOCATION: Southwest of George B. Lake Parkway and West Q Road</th>
</tr>
</thead>
</table>

At the Planning Board meeting held March 4, 2020, Mr. Moore moved for layover. Ms. Karnes seconded the motion which carried 5-0-1, Mr. Pate recused.

**Vacations**

<table>
<thead>
<tr>
<th>28.</th>
<th>C14-20-059 (D)</th>
<th>REQUEST: Vacation of the north/south alleyway south of Charles Street, east of North 18th Street to the dead end, abutting Lots 10-15, Block C of Horbach’s Subdivision in Horbach’s 1st Addition; and Lot 1, Block 0, of Omaha Campus of Hope Addition; and Lot 2, Block 0 of New Visions Condos Addition</th>
<th></th>
</tr>
</thead>
</table>

At the Planning Board meeting held March 4, 2020, Ms. Karnes moved for approval, subject to retaining sewer and drainage easements in the vacated right-of-way. Mr. Rosacker seconded the motion which carried 6-0.
ADMINISTRATIVE MEETING ONLY

Subdivisions

<table>
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<tr>
<th></th>
<th>C10-19-261</th>
<th>REQUEST: Final Plat approval of EVERT PLACE REPLAT 1 (Lots 1-23, Outlots A-C), a subdivision outside city limits, with rezoning from AG and R5 to DR and R5</th>
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<tr>
<td>1</td>
<td>C12-19-249</td>
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<td></td>
<td>All Holy Spirit Greek Orthodox Church</td>
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<td>LOCATION: Southwest of 192nd and Harney Streets</td>
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At the Planning Board meeting held March 4, 2020, Mr. Eric Englund, Acting Assistant Director, advised that the preliminary plat of EVERT PLACE REPLAT 1, had been recommended for approval on December 4, 2019 by the Planning Board; it was approved by the City Council January 8, 2020. Mr. Englund advised that the final plat is consistent with the approved preliminary plat with the exception of two items. He stated that the applicant has made changes to the 192nd Street right-of-way to include it in the area previously designated as Outlot “C” and will submit revised site plan showing the removal of that outlot. The second item is for the applicant to work with city staff on the final tree mitigation plan as they wish to replat the trees off-site which will require coordination with Planning Department staff.

Mr. Englund advised that the department recommended approval subject to the items in the recommendation report.

Mr. Pate moved for approval of the rezoning from AG and R5 to DR and R5. Approval of the final plat, subject to the conditions of preliminary plat approval and addressing the following items prior to forwarding the request to City Council:

1. Submittal of an acceptable final subdivision agreement.
2. Submittal of revised mylars showing the removal of Outlot “C” and dedicated as right of way.
3. Coordination with city staff and submittal of an acceptable tree mitigation planting plan regarding on-site or off-site locations.

Mr. Moore seconded the motion which carried 6-0.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Rezonings

<table>
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<tr>
<th></th>
<th>C10-19-239</th>
<th>REQUEST: Rezoning from R4(35) and R7 to R7, along with approval of a PUR-Planned Unit Redevelopment Overlay District (laid over from 01/08/20)</th>
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<tbody>
<tr>
<td>2</td>
<td>C11-19-224</td>
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<td></td>
<td>Elko Properties</td>
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<td>LOCATION: 4912 and 4914 Davenport Street</td>
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At the Planning Board meeting held March 4, 2020, Mr. Geoff DeOld, 1717 Vinton Street, appeared before the Board on behalf of the developer. Mr. DeOld stated that since the January, 8, 2020 meeting, they had met with members of the neighborhood association and made substantial changes based on input from the neighbors. Changes to the masonry and windows were made in the new design to take away from the more commercial appearance. In addition, more attention was paid to the ground level of the building including the entrance to make it pedestrian friendly.

Mr. DeOld explained that the proposed entrance would be more formal with planters and landscaping on either side; a metal canopy was added to create more depth. Changes were also made to the brick façade. He discussed other changes that were being made to the exterior which included a reduction in the scale
of the windows and the addition of recessed balconies. The building would consist of 21 units with 21 parking stalls.

Steve Elkin (999 South Logan Street, Denver CO) appeared in support of the request. He stated that a meeting was held with representatives of the neighborhood association. He discussed the changes that were made as a result of the input that was received.

Michael Skau (4913 Chicago Street) appeared in opposition to the request. He lived to the north of the proposed project. He mentioned three areas of concern: 1) the number of levels; 2) the 1:1 parking ratio and 3) whether the individuals living in the units would be willing to take public transportation.

Sarah Nelson (4006 Underwood Avenue) appeared in opposition to the request. She is a member of the Dundee-Memorial Park Neighborhood Association. She stated that the association supported the aesthetic changes that were made; however, the neighbors wanted to see the final drawings for the front entrance which was a major concern. They were also concerned about the size of the structure. She noted that most structures in Dundee were under three stories. She suggested that the new tenants be required to utilize the new Orbit transit system to reduce the amount of parking.

Mary Green (5106 Western Avenue) appeared in opposition to the request. Ms. Green was concerned about the size of the proposed structure. She believed that it was out of scale with other homes on the block.

In response to the concerns of those opposed to the request, Mr. DeOld stated that the building would have four levels that would include a ground floor garage level. He believed that there would be support for the Orbit transit system due to its proximity to the apartments. He stated that it was still being determined exactly how the canopy would be built. He added that the length, height, mass and overall look of the canopy would match what was shown in the renderings and elevations.

Mr. Elkin stated that they preferred to keep the parking at a 1:1 ratio. He mentioned the various projects his company had developed in the Omaha area in recent years. He explained that they would be willing to continue the dialogue with the neighborhood for this current project. In response to Mr. Pate, Mr. Elkin stated that the building would consist of lofts and 1-bedroom apartments in an effort to reduce the chances that each unit would need two parking stalls. He added that the previous plans called for 24 - 26 units, but after discussions with City staff that number was reduced to 21 units.

Eric Englund, Acting Assistant Director, noted that actually 22 parking stalls were proposed under the current plan, the extra stall would be for handicapped parking. He stated that Planning staff supported the rezoning of the property to R7 and that that the number of requested waivers were common to PUR developments. He added that this area was a future transit-oriented development area and the City was encouraging this type of density for this area. The Planning Department supported the changes to the exterior of the building and suggested that the applicant continue to work with the neighbors. The Planning Department recommended approval of the rezoning from R4(35) and R7 to R7 and approval of the PUR, subject to submittal of acceptable final PUR Plans prior to forwarding the request to City Council.

Mr. Rosacker stated that the City was trying to encourage development in the inner city to take advantage of the existing infrastructure. He believed the project was a good balance for the neighborhood and would help increase the tax revenue for the city.

Mr. Rosacker moved for approval of the rezoning from R4(35) and R7 to R7. Approval of the PUR, subject to submittal of acceptable final PUR Plans prior to forwarding the request to City Council. Mr. Pate seconded the motion which carried 6-0.
(REGULAR AGENDA)

Master Plan Referrals

| 4.  | C3-96-276 Planning Department on behalf of the City of Omaha | REQUEST: Approval of an Amendment to the Downtown Northeast Redevelopment Plan | LOCATION: Northwest and southwest of 11th and Dodge Streets |

At the Planning Board meeting held March 4, 2020, Mr. Eric Englund appeared before the Board on behalf of the Planning Department.

Mr. Englund stated that the original redevelopment plan was approved in 1996 with amendments added in 1999 and 2018. This amendment is specific to the Omaha Performing Arts Society Project Redevelopment Plan which would include approximately 4.8 acres of land area. This project includes an expansion of the Holland Performing Arts Center and construction of a 107,600 square foot live music venue on the parking lot between Dodge Street and Capitol Avenue and 11th Street and 12th Street. Also included are educational and administrative office facilities to the east of the existing Performing Arts Center. The City planned to contribute $1.1 million to assist with the installation of various public improvements including, but not limited to street repair, lighting, streetscape additions and potential sewer work. The Planning Department recommended approval of the request.

There were no proponents or opponents for this request.

In response to Mr. Pate, Mr. Englund stated that it was not uncommon for the City to contribute funds for important civic uses such as what was being proposed.

Jennifer Taylor, Attorney – City Law Department, added that for this project the City’s contribution was reasonable for an important civic use in the Downtown area. She noted that the funds would be mainly for public improvements (streetscape, curbs, planters, etc.). She also mentioned that the owner of the lot paid the city full market value for the two parcels that were purchased from the City which is close to the amount being contributed by the City.

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

| 5.  | C3-20-036 Planning Department on behalf of the City of Omaha | REQUEST: Approval of the BENSON THEATER TIF Redevelopment Project Plan | LOCATION: 6054 Maple Street |

At the Planning Board meeting held March 4, 2020, Ms. Bridget Hadley appeared before the Board on behalf of the Planning Department. Amy Ryan (President), David Levy (Attorney – Baird Holm Law, 1700 Farnam Street) and Sam Garden (CBRE) were also in attendance.

Ms. Hadley stated that this building, originally known as the Benalto, was constructed in 1923 as a vaudeville theater. The plan for this site included renovation of the existing building as a single use space for general public assembly. The intent was to provide an alternative stage for independent programing with an emphasis on education during the day and entertainment at night. Ms. Ryan had already secured 15 leased parking spaces directly behind the building. There was also a negotiated shared parking arrangement with the Cavanaugh Law Firm at 6035 Binney and an agreement with Immanuel Lutheran Church at 2725 North 60th Avenue. There was also discussion with Benson High School to utilize parking there as a satellite lot which might serve as a park and shuttle facility if necessary. The request was for $400,000 in Tax Increment Financing which represented 12% of the total funding. The estimated total cost for the project was $3.4 million. The public improvements would include the alleyway behind the building. She noted that although the structure is historic there were no local landmark designations for the building.
She requested approval of the request.

David Levy believed that this was a great community project, noting that during the day it would be used by community and school groups. He added that this project was consistent with the Master Plan. He stated that architects from Alley Poyner had been meeting with the City’s preservation staff to ensure that the façade was the best replica of the original.

There were no opponents for this request. The Planning Department recommended approval of the request.

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

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<tr>
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<th>REQUEST: Approval of the HOLY NAME SCATTERED SITES HOUSING TIF Redevelopment Project Plan</th>
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<td>LOCATION: 3234 and 3236 Miami Street; 2706 North 33rd Street; 3309 Miami Street; 2606 and 2608 North 33rd Street; 2524 North 33rd Street; 3401 Maple Street; 3319 Corby Street; 3331 Corby Street; 3333 Miami Street</td>
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At the Planning Board meeting held March 4, 2020, Ms. Bridget Hadley appeared before the Board on behalf of the Planning Department. Mike Gawley (Holy Name Housing – 4324 Fort Street) was also in attendance.

Ms. Hadley stated that this project would provide affordable single-family and rental housing. It would consist of 15 housing units that will have 4 bedrooms. There would be 8 single-family homes and 7 row homes. She showed the location of the proposed housing. She also explained that Holy Name pulled together multiple funding sources in an attempt to make the project work. The amount of Tax Increment Financing being requested was $275,000 which was approximately 6.1% of the total funding. The total estimated project cost was about $4.5 million. The sites were already properly zoned. With regards to public improvements, new sidewalks would be constructed when necessary along with minor street repair and possibly some utility improvements.

Mr. Gawley showed renderings of the homes. He explained that the home could be purchased after a period of 10 years for its appraised value.

Dawaune Hayes (2608 Patrick Avenue) appeared before the board. He objected to the design of the proposed homes, how they would be constructed and the type of environment being created. He believed the designs were bland and suburban in nature with most of the lots being dedicated to cars and parking pads. He was also concerned about the sustainability of the homes. Mr. Moore responded that if more features were added to the home they may not be as affordable for future renters/owners.

Mr. Gawley also added that the reason for the row houses was to increase the density and to provide a different type of housing in that area. In response to Mr. Rosacker’s question as to the demand for these types of housing, Mr. Gawley stated that Holy Name had not taken any new application in two years because of the demand for housing.

Ms. Hadley added that there were continued conversations in the Planning Department about the design, efficiency and sustainability, especially for homes that will be presented to the Planning Board within the next 3 – 5 years.

Ms. Franklin added that she appreciated Mr. Hayes’ comments. She believed that subsidized housing should be more than just “acceptable” and she believed that quality, design and sustainability did matter. She added that the challenge was that without financial support it was difficult to meet those standards.
Mr. Englund stated that the Planning Department recommended approval of the request.

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

(Cases 7 & 22 were heard together)

<table>
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<tr>
<th>Case Numbers</th>
<th>Request</th>
<th>Location</th>
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<tr>
<td>7. C3-20-039</td>
<td>Approval of the 38TH &amp; LEAVENWORTH STREET TIF Redevelopment Project Plan</td>
<td>3814 Leavenworth Street</td>
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<tr>
<td>C11-16-247 C11-20-060</td>
<td>Rescind the existing PUR-Planned Unit Redevelopment and approval of a new PUR-Planned Unit Redevelopment</td>
<td>3814 Leavenworth Street</td>
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At the Planning Board meeting held March 4, 2020, Ms. Bridget Hadley appeared before the Board on behalf of the Planning Department. Brian Akert (119 South 49th Avenue) appeared before the board. Also in attendance were Zack Reinhart (Burlington Capital – 1004 Farnam Street, Suite 400) and Kyle Haase (E & A Consulting) were also in attendance.

Mr. Akert presented a landscaping plan for the site. He noted that there was 30’ of grade change from one end of the site to the other. For this reason, the goal was to get parking behind the building. The structure would be 6 levels with 2 lower parking levels. He indicated that they met with members of the neighborhood association to discuss what they preferred to see aesthetically. He discussed some of the changes that were made to the plans after those discussions. There would be 172 units with 150 parking stalls in the garage and another 12 on the street. He mentioned the public improvements that were being added along Leavenworth Street which included a 10’ drive lane, 7’ parking and 5’ of sidewalk. Another 12’ or right-of-way was also being dedicated towards Leavenworth Street which allowed for a 11’ wide drive lane, 8’ for parking, 8’ of green space, 7’ of sidewalk and another 3’ for landscaping up against the building.

Ms. Hadley stated that the amount of Tax Increment Financing (TIF) being requested was $3.3 million which was about 12% of the total funding. The total estimated project cost was about $28 million. The TIF Committee approved the project and believed it was beneficial for the neighborhood.

Katrina Thompson (817 South 38th Street #15) appeared in opposition to the request. She was concerned about parking noting that some of the units would have 2 bedrooms and possibly require more than one parking space.

Ryan Houser (815 South 38th Avenue) appeared in opposition to the request. He was also concerned about parking. He stated that there was hardly any on-street parking. He mentioned that there was a large amount of construction parking because of current projects in that area. He asked if a street light was being planned for the area of 38th and Leavenworth due to increased traffic.

Kyle Herber (3867 Leavenworth Street) appeared before the board. He reiterated that parking was an issue at this location. He stated that his business has 70 parking stalls; however, when those were full employees have to park on the street and finding a spot was very challenging. He added that the addition of the 172 proposed units would make it even more difficult to leave his business without a traffic light being installed at the intersection of 38th Avenue and Leavenworth.

Dawaune Hayes (2608 Patrick Avenue) appeared before the board. He was concerned about the focus on parking accommodations.
Referencing the concerns about parking, Mr. Reinhart stated that they expected that individuals who work at UNMC to live in the apartments. He indicated that they were close to a 1:1 parking ration when considering the number of bedrooms. He added that there was significant bike parking infrastructure inside the parking garage.

There was some discussion about the budget for the project. Mr. Reinhard explained that the acquisition of the land was more expensive because of its proximity to UNMC. He estimated that the monthly rents would range from $975 to $1,500.

Mr. EnglUND stated that the applicant needed to continue to work with staff for assistance in minimizing the blank walls on the east and north sides of the structure. He also advised that utilities should not be visible on the façade. He noted that because this was a future transit oriented development area and close in proximity to the UNMC, Planning staff supported the parking ration for this project. The Planning Department recommended approval of Case C3-20-039.

Mr. Moore moved for approval of Case C3-20-039. Ms. Franklin seconded the motion which carried 6-0.

Mr. Englund stated that Planning staff recommended approval of the PUR overlay district subject to submittal of acceptable final PUR plans, including acceptable building elevations, prior to forwarding this request to the City Council. In response to Mr. Moore's question about the installation of a traffic light at the intersection of 38th and Leavenworth, Ryan Haas (Public Works Department) stated that based on the existing volumes at the location and future projections, that location would fall short of the minimum requirements.

Mr. Moore moved for approval of the PUR overlay district subject to submittal of acceptable final PUR plans, including acceptable building elevations, prior to forwarding this request to the City Council (Case C11-16-247 and C11-20-060). Ms. Franklin seconded the motion which carried 6-0.

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<th>8.</th>
<th>C3-20-040 Planning Department on behalf of the City of Omaha</th>
<th>REQUEST: Approval of the disposal of City-owned property to an interested party</th>
<th>LOCATION:</th>
<th>2521 and 2523 Grant Street; 2522, 2524, 2528, and 2530 Burdette Street; 2604 Blondo Street; 2610 Blondo Street; 1912, 1910, 1906, and 1902 North 25th Street</th>
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At the Planning Board meeting held March 4, 2020, Mr. Eric Englund appeared before the Board on behalf of the Planning Department.

Mr. Englund stated the properties being disposed of totaled approximately 53,936 square feet. Holy Name Housing made a request to purchase the properties with the intent to build single-family residences.

Dawaune Hayes (2608 Patrick Avenue) appeared in opposition to the request. He was concerned that with most new homes you see more of the driveway which created a barrier. He believed that better designs could be created within the budgets that are set for these types of projects. He also objected to the term “disposal” being used in this situation.

Juanita Johnson (2520 Franklin Street) appeared before the board. She is the President of the Long School Neighborhood Association. Ms. Johnson provided some history of the area. She stated that the lower-income residents that live in the neighborhood were not involved in the process which resulted in them not benefiting from these types of projects. She wanted the neighborhood to be more involved when decisions were being made about these homes. She encouraged Holy Name Housing to reach out to the neighborhood and for the City to reach out to the neighborhood associations in the future.
Mr. Englund explained the process that occurs when a written request is made to purchase a City-owned property. He stated that the request is routed to various City departments which include Planning, Parks, Public Works and Finance to determine whether the land was needed for government function. An appraisal is then done to determine the value of the land. In response to Mr. Rosacker, Mr. Englund stated that as a courtesy the adjacent property owners are notified about the interest in a property.

Ms. Johnson talked more about the lack of communication from the City when properties are sold to private parties. In response to Ms. Karnes, Ms. Johnson stated that the neighborhood association was aware that the City owned a number of the vacant properties in the area. She stated that there was a gentlemen's agreement with Chris Wayne in the Planning Department that the neighborhood association would be notified before acquisitions.

Chris Wayne, Planning Department, stated that he did receive a request from a city employee to send out notice to the neighborhood. He indicated that he sent emails both to Ms. Johnson and Mr. Hayes. He added that there was also a public meeting at the Great Plains Black History Museum.

Mr. England stated that Planning staff recommended approval of the request.

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

| 9. | C3-20-041 Planning Department on behalf of the City of Omaha | REQUEST: Approval of the disposal of City-owned property under Community Development Law | LOCATION: 2806 North 26th Street |

At the Planning Board meeting held March 4, 2020, Mr. Eric Englund appeared before the Board on behalf of the Planning Department.

Mr. Englund stated that this parcel was under 5,000 square feet. Habitat for Humanity wanted to purchase the property with the intent to develop it with a single-family residence. He stated that the purchase of the property was in accordance with the redevelopment plan.

There were no proponents or opponents for this case.

Mr. England stated that Planning staff recommended approval of the request.

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

Subdivisions

| 10. | C12-20-042 City of Omaha | REQUEST: Preliminary and final plat approval of GENE LEAHY MALL REPLAT TWO, a minor plat inside city limits (property is located within an ACI-1 Overlay District) | LOCATION: Northeast of 10th and Farnam Streets |

At the Planning Board meeting held March 4, 2020, Mr. Eric Englund appeared before the Board on behalf of the Planning Department.

Mr. Englund explained that a plat was done for the area west of 10th Street at the February Planning Board meeting. He stated that the site where the Greenhouse Apartment building is located was not included on the plat; however, there was a Memorandum of Understanding with that site. There were continued conversations with the owners of the apartment regarding that agreement. In addition, there was an existing city garage that was also not included as part of the plat. It would be platted at a later date. He mentioned
that the revitalization effort had gone before the Urban Design Review Board for 60% approval.

There were no proponents or opponents for this case.

Mr. England stated that Planning staff recommended approval of the Preliminary Plat and Approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement (if necessary), prior to forwarding to the City Council. request.

Ms. Karnes moved for approval of the Preliminary Plat and Approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement (if necessary), prior to forwarding to the City Council. Ms. Franklin seconded the motion which carried 6-0.

**Special Use Permits**

<table>
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<tr>
<th></th>
<th>C8-17-257</th>
<th>REQUEST: Approval of a one year extension of a Large Project Special Use Permit in a GI District</th>
<th>LOCATION: 5701 South 85th Circle; 5639, 5723, 5805, 5810 and 5820 South 86th Circle</th>
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At the Planning Board meeting held March 4, 2020, Trisha Sieh (Kimley-Horne – 767 N. Eustis Street, St. Paul, MN) appeared before the Board.

Ms. Sieh stated that the applicant was before the board 2 years ago to get approval of a Large Project Special Use Permit for a variety of uses. The applicant closed on the property and had been utilizing the existing buildings. The request would allow the applicant to get approval for existing projects and begin construction on others.

Mr. Rosenbaum asked Ms. Sieh about the opposition they received in 2018 and whether they were still opposed. She stated that there had been no negative issues with the adjacent business owner.

There were no other proponents or opponent for this request.

Mr. Englund stated that City staff recommended approval subject to the conditions of the original Large Project Special Use Permit approved by City Council on February 6, 2018.

Mr. Rosacker moved for approval subject to the conditions of the original Large Project Special Use Permit approved by City Council on February 6, 2018. Ms. Karnes seconded the motion which carried 6-0.

**Conditional Use Permits**

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<tr>
<th></th>
<th>C7-20-057</th>
<th>REQUEST: Approval of a Conditional Use Permit to allow a Broadcast tower in the GI, with a waiver of Section 55-506, Height, to allow a 125 foot monopole (a portion of the property is located within the FW-Floodway Overlay District)</th>
<th>LOCATION: Northeast of 28th and Grebe Streets</th>
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At the Planning Board meeting held March 4, 2020, the applicant did not appear before the Board. There were no other proponents for this case.

Barbara Sudds (2810 Grebe Street) appeared in opposition to the request. She stated that the proposed tower would be approximately 100' from her home with only a dirt road in between. She that that there would be 4 telephone poles within a span of 125'. She wanted to know if it would be possible to move the pole further south. She also mentioned the possibility that some of the utilities be placed underground for
security reasons. She also had an issue with not being notified about the installation of new poles.

Mr. Eric Englund noted that this case was on the Consent Agenda for a layover. He indicated that City staff also had concerns about the location of the proposed tower. He stated that there was original approval in 1999 for an AT&T tower to be built on top of a structure. MUD had recently renovated the chemical building and AT&T was asked to remove the tower from the roof for security purposes, access and maintenance issues. For that reason, AT&T was seeking a new location. He stated that the City of Omaha has Telecommunication Performance Standards which states that a tower should be located at least 300’ away from low-density, residential zoning. The proposed tower would also be located within the required buffer yard and that issue had not been addressed by the applicant. Planning staff recommended a layover for further discussion with staff, MUD and the neighbors. He stated that the existing pole was just a temporary solution.

Mr. Englund stated that Planning staff recommended a layover to allow the applicant additional time to address multiple items from the Planning Department’s recommendation report, including coordinating with the department to find a better suited location on the property for the proposed tower.

Ms. Karnes moved to layover to allow the applicant additional time to address multiple items from the Planning Department’s recommendation report, including coordinating with the department to find a better suited location on the property for the proposed tower. Ms. Franklin seconded the motion which carried 6-0.

**Vacations**

| 27. | C14-20-058 Planning Department on behalf of the City of Omaha | REQUEST: Vacation of the north/south alleyway south of Vinton Street, between 17th and 18th Streets, abutting Lots 4 and 5, Block 0, JE Riley’s Subdivision Addition |

At the Planning Board meeting held March 4, 2020, Mr. Eric Englund and Mr. Dave Fanslau (Planning Director) appeared before the Board on behalf of the Planning Department.

Mr. Englund stated that for several years the alley in question was not being used as an alley but as a surface parking lot. He stated that if the vacation was approved, the City would look at disposition of an adjacent property for redevelopment.

Mr. Fanslau showed what areas would be vacated and which parcels the City currently owned.

Michael Patrick Kinney (2814 South 17th Street) appeared in opposition to the request. He also had family that lived at 2910 South 17th Street. He indicated that 8’ of what the City believes it owned was actually owned by his wife’s family since 1956. He stated that he had improved the area and rebuilt the alleys.

Juan Cruz, 1715 Vinton Street, appeared before the board. He owned the building to the west of the parking lot. He was concerned about being able to access his building. He stated that even though the land belonged to the City he either removed snow himself or paid someone to do it.

Mr. Fanslau clarified for the opposition the proposed vacated area. He stated that the vacated area would be added to other lots and disposed of for redevelopment.

Mr. Wilwerding appeared before the board. He inquired about the vacation. He was concerned about the ability to maintain his property. Mr. Rosacker explained that the nearby property owners could possibly have the opportunity to purchase some of the land in the future if it was vacated by the City.

Geoff DeOld (1717 Vinton Street) appeared before the board. He stated that he was neutral about the
request. He understood the impact that the vacation could have on his neighbor Mr. Cruz; however, he was aware of the positive impact that it could have for the neighborhood. He suggested that the City work with the neighbors to decide on a solution that would benefit all parties involved.

Mr. Englund stated that City staff recommended approval subject to removal of traffic control devices.

Ms. Karnes moved for approval, subject to removal of traffic control devices. Ms. Franklin seconded the motion which carried 6-0.

**APPROVAL OF MINUTES**

A board member moved to approve the minutes of the February 5, 2020 Planning Board pre-meeting as written. A board member seconded the motion which carried 4-0-2, Mr. Pate recused.

A board member moved to approve the minutes of the February 5, 2020 Planning Board meeting as written. A board member seconded the motion which carried 4-0-2, Mr. Pate recused.

**ADJOURNMENT**

It was the consensus of the Board to adjourn the meeting at 4:21 p.m.

____________________________________
Date Approved

____________________________________
Greg Rosenbaum, Chairman

____________________________________
Lisa Agans, Planning Board
Recording Secretary

If alternative (tape) to the agenda is needed, please advise the Board Secretary at (402) 444-5150 Ext. 2013. A 72-hour advance notice is required.