Greg Rosenbaum, Chairman, called the pre-meeting to order at 11:29 a.m.

Jed Moulton, Planning Department, briefly discussed with the Board the history of the building presently occupied by the Mount Vernon Baptist Church located southwest of 16th ad Binney Streets and the correlation to the history of the streetcar lines. He noted the importance of revitalizing this location and other culturally historic nodes along these former streetcar lines. He then briefly addressed the permit review process required for buildings with a historic landmark designation.

Bridget Hadley, Planning Department, reviewed with the Board the submittal for the Landmark Building TIF Redevelopment Project Plan. She briefly discussed ownership of the site, rehabilitation of existing areas, new construction aspects, the existing public easement and public improvements for the proposed project.

Eric Englund, Acting Current Planning Manager, briefly reviewed with the Board the applicant submittals for items #1 through #32 on the Agenda. He noted that the wetland analysis was submitted by the applicant on Monday for item #5, Final Plat of Copper Creek, and needed further review by the Department and that input was needed from the NRD. Mr. Englund then noted the combined Department recommendation report for items #6 and #26 on the Agenda for the preliminary plat and special use permit for Aloy’s Acres located southeast of 66th and Garvin Streets. Ms. Rockwell and Mr. Englund briefly discussed that further review of environmental issues was necessary for these submittals. Mr. Englund noted that items #15 and #28 on the Agenda, preliminary plat and major amendment to a special use permit for The Ridges, located southeast of Pacific and 189th Streets, would be heard together at the regular meeting. He briefly discussed the applicant submittal for the preliminary plat and noted that a parking analysis needed to be completed for proper review of the major amendment to the special use permit.
MINUTES
PUBLIC HEARING AND ADMINISTRATIVE MEETING
OMAHA CITY PLANNING BOARD 1:30 P.M. – MARCH 7, 2018
LEGISLATIVE CHAMBER - OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET

Certification of Publication: Planning Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, February 26, 2018.

MEMBERS PRESENT: Greg Rosenbaum, Chairman
Kristine Karnes, Vice Chair
Trenton Magid
David Rosacker
Jeffrey Moore
Michael Pate
Patrick Morris

MEMBERS NOT PRESENT: None

STAFF PRESENT: Dave Fanslau, Planning Director
Eric Englund, Acting Current Planning Manager
Michael Carter, Planning Board Administrator
Cheri Rockwell, Acting Assistant Planning Director
Alan Thelen, Law Department
Rikki Flott, Recording Secretary

Greg Rosenbaum, 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

6. C12-17-210 (D) Orchard Valley Inc. REQUEST: Preliminary Plat approval of ALOY’S ACRES, a subdivision outside the city limits, with a waiver of Section 53-9(9) Sidewalks (laid over from 10/4/17)
LOCATION: Southeast of 66th and Garvin Streets

At the Planning Board meeting held on March 7, 2018, this case was placed on the Consent Agenda. Karnes moved to layover the request. Mr. Moore seconded the motion which carried 7-0.

Rezonings

7. C10-17-248 (D) C11-17-249 Adam Watson REQUEST: Rezoning from GI to R6, along with approval of a PUR-Planned Unit Redevelopment Overlay District (laid over from 11/1/17)
LOCATION: 1514 William Street

At the Planning Board meeting held on March 7, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of rezoning from GI-General Industrial District to R6-Low Density Multiple Family Residential District and 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 revised site plan to provide one (1) van accessible ADA parking space and access aisle and one (1) standard (9’x18’) parking space adjacent to the alley north of the property. 2) Submittal of an administrative subdivision to create one lot prior to hearing by City Council. Mr. Magid seconded the motion which carried 7-0.

(REGULAR AGENDA)

Subdivisions

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<tr>
<td>11.</td>
<td>C10-18-033 (D)</td>
<td>REQUEST:</td>
<td>Final Plat approval of STONECREEK AT BLUE SAGE (formerly Windgate Ranch (Lot 363 and Outlot N)), a subdivision outside the city limits, with rezoning from AG to R6</td>
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<td>C12-18-034</td>
<td>LOCATION:</td>
<td>Northwest of 204th Street and Blue Sage Parkway</td>
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<td>Blue Sage Apt. Associates LLC</td>
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At the Planning Board meeting held on March 7, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the rezoning from AG to R6 and approval of the final plat, subject to addressing the following items prior to forwarding the request to City Council: 1) Submittal of an acceptable final subdivision agreement. 2) Place the drainageway in an outlot sized to accommodate either the 3:1 +20’ section, or the 100-year storm flow (whichever is greater). 3) Provide for the use, ownership and maintenance of the newly created outlot in the final subdivision agreement. 4) Place a note on the plat that there shall be no direct access to 204th Street from any abutting lot or outlot. 5) Provide the 35 foot no-build easement along Blue Sage Parkway on the plat. 6) Provide an exhibit that shows proposed grading in relation to the existing tree canopy. 7) Submit an application to apply the MCC Overlay District on the site. Mr. Magid seconded the motion which carried 7-0.

| 12. | C10-18-028 (D) | REQUEST: | Preliminary and Final Plat approval of GLODA ADDITION, a minor plat outside the city limits, with rezoning from AG to GI, along with approval of an IG - Industrial Gateway Overlay District |
|     | C12-18-029 | LOCATION: | Southeast of Blair High Road and McKinley Street |
|     | Gloda Investors, LLC |   |   |

At the Planning Board meeting held on March 7, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the rezoning from AG to GI, approval of designation of the property as an IG-Industrial Gateway Overlay District and approval of the Preliminary Plat, subject to the following conditions: 1) Provide a note on the plat prohibiting direct access from Lot 1 to Blair High Road. 2) Construct the public sanitary sewer between its current termination south of the site to the southern edge of the subdivision. 3) Dedicate 50 feet of right-of-way from the centerline along Irvington Road. 4) Coordinate with Douglas County for the design of proposed access to North 108th Street/Irvington Road. 5) Coordinate with Douglas County for the storm sewer design for drainage adjacent to Irvington Road and McKinley Street. 6) Coordinate with Douglas County for all grading, sewer, or utility work adjacent to Irvington Road and McKinley Street. 7) Coordinate with the Urban Design Division, Omaha City Planning on all building design requirements and landscaping requirements. 8) Provide sidewalks as required along McKinley Street, North 108th Street, and Irvington Road. 9) Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. 10) Compliance with all applicable stormwater management ordinances and policies. He also moved for approval of the Final Plat, subject to the conditions of Preliminary Plat approval, along with submittal of an acceptable final subdivision agreement prior to forwarding the plat to the City Council. Mr. Magid seconded the motion which carried 7-0.
### 14. C12-18-035 (D)
Lamp Rynearson and Associates, Inc.

**REQUEST:** Preliminary and Final Plat approval of DUDA FARM ACRES, a minor plat located outside the city limits with a waiver of Section 53-9(9) Sidewalks (portions of the property are located in the FF-Flood Fringe Overlay District)

**LOCATION:** Southeast of North River Drive and White Deer Lane

At the Planning Board meeting held on March 7, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the waiver to section 53-9(9) Sidewalks and approval of the Preliminary Plat, subject to the following conditions: 1) Submittal of a recorded access easement for Lots 1 and 2. 2) Provide building envelopes and driveway locations on the final plat. 3) Compliance with all applicable stormwater ordinances and policies. He also moved for approval of the Final Plat, subject to the conditions of the Preliminary Plat approval and submittal of an acceptable subdivision agreement (if necessary) prior to forwarding the request to City Council. Mr. Magid seconded the motion which carried 7-0.

### 16. C11-18-038 (D)  
C10-18-039  
C12-18-040  
All Holy Spirit Greek Orthodox Church

**REQUEST:** Preliminary Plat approval of EVaRT PLACE, a subdivision outside the city limits, with rezoning from AG to R6 along with approval of a PUD-Planned Unit Development Overlay District

**LOCATION:** Northwest of 192nd Street and Grey Fawn Plaza

At the Planning Board meeting held on March 7, 2018, this case was placed on the Consent Agenda. Karnes moved to layover the request. Mr. Moore seconded the motion which carried 7-0.

### Rezonings

#### 18. C10-18-041 (D)  
Chris Hochsteler

**REQUEST:** Rezoning from DS to CBD (property is located in an ACI-1 Overlay District)

**LOCATION:** Northwest of 11th and Leavenworth Streets

At the Planning Board meeting held on March 7, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval. Mr. Magid seconded the motion which carried 7-0.

#### 19. C10-18-042 (D)  
Chaz Kline

**REQUEST:** Rezoning from GI to CC (property is located in an ACI-2 Overlay District)

**LOCATION:** 4524 and 4602 Farnam Street

At the Planning Board meeting held on March 7, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval. Mr. Magid seconded the motion which carried 7-0.

#### 20. C10-18-043 (D)  
Larry Watson

**REQUEST:** Rezoning from R8 to NBD (property is located in an NCE Overlay District)

**LOCATION:** 4911 Underwood Avenue

At the Planning Board meeting held on March 7, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval. Mr. Magid seconded the motion which carried 7-0.
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Requester</th>
<th>Request</th>
<th>Location</th>
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<tbody>
<tr>
<td>21. C7-18-044 (D) C10-18-045 Jesuit Academy</td>
<td>Rezoning from R4 and GC to R4 along with Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Secondary educational facilities in a R4 District</td>
<td>Southwest and Southeast of 22nd Street and Willis Avenue</td>
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<tr>
<td>22. C10-18-046 (D) Carrell and Associates</td>
<td>Rezoning from R1 to R3</td>
<td>Northeast of 212th and Harney Streets</td>
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<tr>
<td>23. C10-18-047 (D) Carrell and Associates</td>
<td>Rezoning from R6, LO and CC to R6 and CC (portions of the property are located in the FF-Flood Fringe Overlay District)</td>
<td>Southeast of 147th and F Streets</td>
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<tr>
<td>24. C10-18-048 (D) Troy and April Perchal</td>
<td>Approval of an MCC-Major Commercial Corridor Overlay District</td>
<td>20324 Veterans Drive</td>
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<tr>
<td>25. C8-18-050 (D) Ramesy Alexis</td>
<td>Approval of a Special Use Permit to allow Automotive sales in a CC District (property is located in an ACI-3 Overlay District and portions of the property are located in a FF-Flood Fringe Overlay District)</td>
<td>3424 North 72nd Street</td>
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<tr>
<td>26. C8-18-051 (D) Orchard Valley, Inc c/o Melvin Sudbeck</td>
<td>Approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District</td>
<td>Southeast of 66th and Garvin Streets</td>
<td></td>
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</tbody>
</table>
At the Planning Board meeting held on March 7, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the special use permit to allow General office in the GI District subject to the following conditions: 1) Providing a revised site plan indicating the total floor area designated for each use type, prior to forwarding the request to the City Council for final action. 2) Compliance with the proposed operating statement. 3) Compliance with all applicable regulations. 4) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department. Mr. Magid seconded the motion which carried 7-0.

Conditional Use Permits

At the Planning Board meeting held on March 7, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the Major Amendment to the Conditional Use Permit to allow Religious assembly in a R2 District, subject to: 1) Compliance with the submitted site and signage plan. 2) Approval of signage waivers from the Zoning Board of Appeals. 3) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 7-0.

At the Planning Board meeting held on March 7, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the Major Amendment to the Conditional Use Permit, subject to the original conditions of approval for the Use Permit as well as the following conditions: 1) Obtaining a waiver for all non-complying signage. 2) Compliance with the submitted site plan. 3) Compliance with the submitted operations plan. 4) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 7-0.

At the Planning Board meeting held on March 7, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the Conditional Use Permit to allow Secondary educational facilities in the R4 District, subject to the following conditions: 1) Compliance with the submitted site plan. 2) Compliance with the submitted landscaping plan. 3) Compliance with the submitted elevation plans. 4) Compliance with the submitted operating statement. 5) Compliance with all other applicable regulations. 6) Approval of the necessary waivers from the Zoning Board of Appeals. 7) Recording of the final plat for George Miller Parkway North. Mr. Magid seconded the motion which carried 7-0.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

ADMINISTRATIVE MEETING ONLY

1. C10-17-163
C12-17-164
Elkhorn Public Schools

REQUEST: Final Plat approval of GEORGE MILLER PARKWAY NORTH, a subdivision outside the city limits, with rezoning from AG to R4

LOCATION: Northwest of 177th Street and George Miller Parkway

At the Planning Board meeting held on March 7, 2018, Eric Englund, Acting Planning Manager, presented the request. Mr. Englund stated that the site was proposed for construction of a new Elkhorn high school and also received approval today for a Conditional Use Permit. He then stated that the Department recommended approval of the final plat subject to the conditions of preliminary plat approval and addressing the two items on the Department recommendation report prior to forwarding the request to City Council

Mr. Pate moved for 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 a letter from Douglas County for approval of the Noxious Weed Plan. Mr. Rosacker seconded the motion which carried 7-0.

2. C10-18-015
C12-18-016
New West Farm Holdings, LLC – Jeffrey A. Silver

REQUEST: Final Plat approval of WEST FARM REPLAT 4, a subdivision outside the city limits, with rezoning from R4, R7 and MU to R4, R7 and MU

LOCATION: Southwest of 144th Street and West Dodge Road

At the Planning Board meeting held on March 7, 2018, Eric Englund, Acting Planning Manager, presented the request. Mr. Englund stated that the preliminary plat was recently approved by City Council and that the final plat contained minor modifications related to the West Dodge Road off-ramp and on-street parking along Nathan and Dewey Avenues. He then stated that the Department recommended approval of the final plat subject to the conditions of preliminary plat approval and addressing the 3 items on the Department recommendation report 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 addressing the following items prior to forwarding the request to City Council: 1) Submittal of an acceptable final subdivision agreement. 2) Continue to work with city staff regarding the proposed on-street parking on Dewey and Nathan Avenues, east of 145th Street. 3) Continue to work with Planning Department staff regarding the proposed street names within the subdivision, including “The Row”. Mr. Pate seconded the motion which carried 7-0.

3. C10-14-044
C12-14-045
Majestic C Team LLC

REQUEST: Final Plat approval of MAJESTIC POINTE (Lots 187-243, Outlots F-H), a subdivision outside the city limits, with rezoning from AG and DR to DR and R4

LOCATION: Southwest of 168th and State Streets

At the Planning Board meeting held on March 7, 2018, Eric Englund, Acting Planning Manager, presented the request. Mr. Englund stated that final plat was Phase 3 of Majestic Pointe and included 57 single family residential lots on approximately 20 acres. He then stated that the Department recommended approval of the rezoning and approval of the final plat subject to the conditions of the revised preliminary plat approval relative to Phase 3 and submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council.

Mr. Moore moved for approval of the rezoning from AG and DR to DR and R4, and approval of the final plat, subject to the conditions of the revised preliminary plat approval relative to Phase 3 and submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council. Mr. Magid seconded the motion which carried 7-0.
4. C10-14-104  
    C12-14-105  
Douglas County School District  
#59

REQUEST: Final Plat approval of ANCHOR POINTE (Lot 216), a subdivision outside the city limits, with rezoning from AG to R4

LOCATION: Southwest of 168th Street and HWS Cleveland Boulevard

At the Planning Board meeting held on March 7, 2018, Eric Englund, Acting Planning Manager, presented the request. Mr. Englund stated that the final plat was Phase 3 of Anchor Pointe and created a buildable lot for the addition of a new Bennington School district elementary school. He then stated that the Department recommended approval of the rezoning, and approval of the final plat, subject to the conditions of the revised preliminary plat approval relative to Phase 3 and addressing the two items on the recommendation report prior to forwarding the request to City Council.

Ms. Karnes moved for approval of the rezoning from AG to R4. Approval of the final plat, subject to the conditions of the revised preliminary plat approval relative to Phase 3 and addressing the following items prior to forwarding the request to City Council: 1) Submittal of an acceptable final subdivision agreement. 2) Place a note on the plat that Whitmore Street at 168th Street will be restricted to a right-in/right-out movement at the time of future 168th Street improvements. Mr. Rosacker seconded the motion which carried 7-0.

5. C10-17-215  
    C12-17-216  
CC Military LLC

REQUEST: Final Plat approval of COPPER CREEK (Lots 1-92 and Outlots A-G), a subdivision outside the city limits, with rezoning from AG to DR and R5 (portions of the property are located within the FF-Flood Fringe Overlay District)

LOCATION: Southeast of 168th Street and Military Road

At the Planning Board meeting held on March 7, 2018, Eric Englund, Acting Planning Manager, presented the request. Mr. Englund stated that the final plat was the Phase I of Copper Creek and included 92 single-family lots on approximately 28 acres. He then stated that the Department recommended to layover the final plat to allow the applicant time to submit a wetland analysis (and mitigation plan if necessary) and coordinate with the Papio-Missouri River Natural Resources District to determine if they are acceptable to the layout of the proposed development.

Mr. Pate moved to layover the Final Plat to allow the applicant time to submit a wetland analysis (and mitigation plan if necessary) and coordinate with the Papio-Missouri River Natural Resources District to determine if they are acceptable to the layout of the proposed development. Mr. Magid seconded the motion which carried 7-0.

PUBLIC HEARING

(REGULAR AGENDA)

Master Plan Referrals

8. C3-18-024  
Mount Vernon Baptist Church

REQUEST: Approval of a Local Landmark Designation – Grand Theater Building

LOCATION: Southwest of 16th and Binney Streets

At the Planning Board meeting held on March 7, 2018, Jed Moulton, Planning Department, presented the request. Mr. Moulton briefly discussed a power point presentation of the historic streetcar system and explained that a reconnaissance survey was completed to determine rehabilitation needs for buildings along the former streetcar system. He added that the subject building, along with the history of the streetcar system, qualified the site for the National Registry. He then explained the methodology and groupings of sites to determine focus points for rehabilitation of buildings along the former streetcar system and that of the four levels of groupings, this site was within Level C, which was viable for National Registry designation.
Lawrence Butler, LT Butler Professional Engineering LLC, appeared before the Board. Mr. Butler briefly discussed the history of the Grand Theater building stated that of the 34 motion picture houses constructed in the 1930’s only 11 remained, with 2 of the 11 buildings located in north Omaha. In response to the Board, Mr. Butler explained that renovations to the former Grand Theater building included exterior rehabilitation of the existing church, which would remain a church, and renovation of the adjacent building into offices for LT Butler Engineering. He also stated that he planned to use historic tax credits for the renovations.

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

Mr. Rosacker moved for approval. Mr. Morris seconded the motion which carried 5-2, with Mr. Moore and Mr. Pate dissenting.

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<tr>
<th>9.</th>
<th>C3-18-025 Planning Department on behalf of the City of Omaha</th>
<th>REQUEST: Approval of the Surplus Declaration and Disposal of City Property</th>
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<td>LOCATION: Certain city owned property north of Nicholas Street, between 11th and 12th Streets</td>
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At the Planning Board meeting held on March 7, 2018, Eric Englund, Acting Manager, Current Planning, presented the request. Mr. Englund stated that a request was received to declare surplus for three parcel north of Nicholas between 11th and 12th Street and that the parcels lacked a physical address. He then stated that the request was discussed with different City departments and that no objection was received. He added that an appraisal would determine market value for the site and additional approvals by City Council would follow.

Mr. Pate moved for approval. Mr. Moore seconded the motion which carried 7-0.

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<tr>
<th>10.</th>
<th>C3-18-027 Planning Department on behalf of the City of Omaha</th>
<th>REQUEST: Approval of the LANDMARK BUILDING TIF REDEVELOPMENT PROJECT PLAN</th>
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<td>LOCATION: Northeast of 13th and Harney Streets</td>
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At the Planning Board meeting held on March 7, 2018, Bridget Hadley, Planning Department, presented the request. Ms. Hadley stated that the proposed plan was existing office space, conversion of a portion of the building into an upper upscale hotel use with 128 rooms on the sixth, seventh, tenth and eleventh floors, conversion of the first two floors into a hotel lobby and amenities, and construction of a new restaurant on the south portion of the site. She explained that the hotel entrance would be located on the north side of the building and that the office use entrance on the east side of the building. She then stated that public improvements included pedestrian walkways, lighting and landscaping, and relocation of a drop-off zone from 13th Street to Farnam Street to coincide with improvements to the public easement walkway located from Farnam Street south to Harney Street. Ms. Hadley stated that the TIF fund requested was $9.8 million dollars to be used towards interior renovations and public improvements, and that the applicant agreed to a contribution of approximately $295,000 in TIF funds to be used towards improvements to the public area adjacent to the site, in the general vicinity of the site, and along Jones Street between 11th and 13th Streets.

Jon Blumenthal, Baird Holm LLP, 1700 Farnam St., appeared before the Board on behalf of the applicant. Mr. Blumenthal stated that existing office tenants would have added security to secure those office floors and that the proposed plan increased Class A office occupancy downtown while increasing tax valuations. He added that the city was underserved in upper upscale hotels and briefly discussed the proposed conversions and additions to the site. He then stated that the project created approximately $3.2 million in annual payroll for hotel employees and created multiple economic benefits during the construction process through contracting, engineering, architectural and design services. In response to the Board, Mr. Fisher stated that construction commencement was anticipated for the fall of 2018 with completion approximately the fall of 2019. He also stated that the valuation of the project was determined through a combination of use, increased value over time and cost of a similar project.

Jason Fisher, 17534 Bay Wood Cir., appeared before the Board. Mr. Fisher stated that he was the owner and that this was his first combined office use project, but he had a consultant team with experience in the combination of office and hotel use. He briefly discussed the activation of the 13th and Harney Streets...
corner with a new two-story addition and noted the shared amenities, meeting space and event center within the building. Mr. Blumenthal noted the upper-scale rooms of the hotel.

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

Mr. Moore moved for approval. Mr. Pate seconded the motion which carried 7-0.

**Subdivisions**

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<tr>
<th>13.</th>
<th>REQUEST: Preliminary Plat approval of HUNZEKER, a subdivision outside the city limits, with rezoning from AG to R4, along with a request for a variance to the Present Development Zone boundary of the Urban Development Element of the City's Master Plan</th>
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<td>LOCATION: Northwest of Kilpatrick Parkway and State Street</td>
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At the Planning Board meeting held on March 7, 2018, John Bachman, Pansing Hogan Ernst & Bachman, 10250 Regency Cir, #300, appeared before the Board on behalf of the applicant. Mr. Bachman noted that the name of the development would change prior to submittal of a final plat. He stated that the developer met with the Stratford neighborhood residents to the east and the Acreage neighborhood residents to the west of the site, and that he was available to answer questions regarding the development.

Cassidee Reeve, 9113 Kilpatrick Pkwy, appeared before the Board in opposition. Ms. Reeve stated that she resided to the east of the proposed development and that she was not opposed to the subdivision, but was concerned with location of the entrances, increased traffic through the Stratford neighborhood and pedestrian safety of the children. She was also expressed concern with removal of the large tree at the northern stub along Kilpatrick Parkway. In response to the Board, she stated that her concerns were discussed with the developer.

Adam Taylor, 8616 Kilpatrick Pkwy, appeared before the Board in opposition. Mr. Taylor stated that he was concerned with traffic safety of vehicles exiting Kilpatrick Parkway at State Street and noted the dip in the road just west along State Street created an obstructed view. He expressed that he was also concerned with the three street connections to the west of Kilpatrick Parkway and the possibility of speed bump installation along Kilpatrick Parkway.

Mary Beth Eastlick, 17416 Timberline Cir, appeared before the Board in opposition. Ms. Eastlick stated that neighbors were also concerned with the tree line to the north of the new subdivision and adjacent to the Stratford neighborhood along the east property line. She explained she was concerned with tree removal changing the beauty of the neighborhoods and creating drainage issues.

In response to the Board, Mr. Bachman stated that the developer planned connection to three existing stubbed streets along the east property line and that connections to the west and north were requested by the Department. He explained that the west entrance met the quarter mile distance requirement from the Stratford neighborhood.

Eric Englund, Acting Planning Manager, stated that street connection to adjacent neighborhoods was required by code and was in conformance with the City Master Plan. He added that the western property line of the proposed development was also planned to provide future street connections and explained that connections provided alternate routes to the main arterial streets. He then stated that the developer was required to meet drainage standards and that the Department encouraged preservation of mature trees, or a tree mitigation plan if tree removal was necessary for the development. He then explained that the existing drainageway bisecting the site was planned to be preserved as outlots. Mr. Englund stated that the Preliminary Plat must be revised to ensure lots do not back onto Kilpatrick Parkway and that a portion of the southwest corner of the site was outside the Present Development Zone, which required approval of a variance to the boundary. He added that ridgelines and drainage was not a concern in this area and that the Department was supportive of the variance.
In response to the Board, Mr. Taylor explained that Kilpatrick Parkway had two speedbumps, but was concerned the speed bumps were ineffective and did not meet standards. Mr. Englund noted that Public Works and the Douglas County Engineers Office had standards for traffic calming devices and that residents were encouraged to contact Public Works or the Engineers Office with any concerns.

Mr. Magid called Ms. Reeve to the Board. Ms. Reeve stated that residents understood the site was originally zoned for a commercial use that would bring less traffic through the neighborhood. She was also concerned that removal of trees affected property values. Mr. Pate noted that commercial uses created more traffic than residential uses. Mr. Englund noted that the site was designated as low-density residential on the Future Land Use Map of the City Master Plan.

Ryan Haas, Public Works Department, explained that traffic patterns in this area and single-family land use for the site did not warrant installation of traffic lights at the intersections. He added that State Street would be required to be widened along the development frontage and that the dip to the west along State Street would be addressed.

Mr. Englund stated that the Department recommended approval of the rezoning, approval of the waiver to the Present Development Zone, and approval of the preliminary plat subject to the 20 conditions on the Department recommendation report.

Mr. Rosacker moved for approval of the rezoning from AG to R4, approval of the waiver to the Present Development Zone boundary of the Urban Development Element of the City of Omaha Master Plan and approval of the Preliminary Plat, subject to the following conditions: 1) Provide a note on the plat stating that access to State Street from any adjacent lot or outlot is prohibited. 2) Provide a minimum 25 feet of frontage for proposed Outlot F. 3) Revise the plat so residential lots do not back onto Kilpatrick Parkway. 4) Submittal of a wetland analysis plan (and mitigation plan if necessary). 5) Pave all street stubs to the extents of the property boundary and provide temporary turnarounds for all stubs. 6) Provide traffic calming on all streets longer than 1,000 feet. 7) Coordinate with Public Works on an acceptable General Obligation Paving Plan. 8) Provide the standard noise attenuation easement language on the final plat. 9) Provide for sidewalks as required on all street frontages, including along State Street. 10) Provide maintenance of sidewalks on double frontage lots in the Subdivision Agreement. 11) Coordinate with the Douglas County Engineers office for the grading of the subdivision to match the ultimate buildout of State Street. All proposed grading, sewer or utility work proposed within the State Street right-of-way must obtain a permit. 12) Coordinate with Douglas County for the design of proposed access to State Street. 13) Provide for the use, ownership and maintenance of all outlots in the final subdivision agreement. 14) Compliance with all applicable stormwater management ordinances and policies. 15) Boulevard plans and cost estimates must be approved by the Parks and Recreation Advisory Board prior to bidding. 16) The applicant must coordinate the design for Park #P24 with adjacent SIDs and the Omaha Parks Department. 17) Lots adjacent to common space or parks must provide a continuous round rail fence a minimum of 1 foot inside the park lot boundary pursuant to the Parks Department standard detail. 18) Submittal of a letter of approval of a noxious weed plan. 19) Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. 20) Meeting an acceptable debt ratio of 4 % or less. Mr. Magid seconded the motion which carried 7-0.

(Item numbers 15 and 28 were heard concurrently, but voted on separately)

| 15. | C10-18-036  
|     | C12-18-037  
|     | The Approach at SR, LLC | REQUEST: | Preliminary Plat approval of THE RIDGES REPLAT 17, a cluster subdivision inside the city limits, with a waiver of Section 53-9(9), Sidewalks, along with rezoning from DR to R4 |
| LOCATION: | Southeast of Pacific and 189th Streets |

At the Planning Board meeting held on March 7, 2018, Larry Jobeun, 11440 West Center Rd., appeared before the Board on behalf of the applicant. Mr. Jobeun stated that an 8.76 acre portion of the golf course zoned Development Reserve was proposed for low-density residential as designated by the Future Land Use of the City Master Plan and required a preliminary plat with rezoning to R4. He added that the addition required an amendment to the existing special use permit for the golf course and noted that the applicant was in favor of a layover of the special use permit to allow time for a parking analysis of the golf
Mr. Jobeun explained that a portion of the driving range would be used for the development and that the remainder of the driving range would be enhanced. He stated that the site proposed 28 single-family lots for detached villa-style homes, one outlot for a respite park, one outlot for drainage purposes, and one outlot for private right-of-way. He added that no existing residential lots in the Ridges subdivision abutted the proposed development and that lots sizes were consistent with existing residential lots. He briefly described the aesthetics of the homes, noted the strict architectural guidelines and that residents were required to become members of the golf course country club. He then stated that final values were estimated at approximately one million dollars and that the development would have a separate Home Owner’s Association for maintenance of the development. Mr. Jobeun stated that approximately 600 notices were sent to area neighbors to announce a neighborhood meeting held February 19, 2017 and that approximately 60 neighbors were in attendance, with both support and opposition. He noted that letters of support and opposition were submitted to the Department and briefly discussed a flyer expressing opposition that was distributed to residences throughout the golf course after the neighborhood meeting, which he then submitted to the Board as part of the record. He explained that opponents were concerned with changes to the golf course, views, decreased property values, increased traffic, traffic safety and a separate Home Owner’s Association. Mr. Jobeun discussed the opponents concerns. He read a Wikipedia definition of golf course and submitted the document to the Board. He then explained that the golf course remained intact, changes were only to the driving range and driving range enhancements, and that approximately $2.5 million dollars would be used towards improvements for the entire golf course. He added that views were impacted on a small number of existing residential lots, again noted the projected values of the new homes, main access to the new development was at Pacific Street, and that the golf course was never part of the Ridges neighborhood covenants. In response to the Board, Mr. Jobeun stated that delivery vehicles accessed the country club via 189th Street or 188th Plaza and that the cluster subdivision was discussed with the Department to accommodate setback needs. He added that the applicant planned further discussions with the Department regarding parking requirements.

Jason Lanoha, 19111 West Center Rd., appeared before the Board. Mr. Lanoha stated that he was the co-developer and that the goal was to improve the golf course. He read an email from John Fitzgerald, resident and original project manager for the Ridges residential development, and noted that excess parcels of land were granted to the owners of the golf course, the Shanahan family. He again discussed the improvements to the entire golf course and added that a successful golf course helped maintain property values. He explained that the Home Owner’s Association of the new development maintained strict guidelines and that parking for the country club would be further discussed with the Department. In response to the Board, Mr. Lanoha explained that access for contractors during construction would be at Pacific Street and that builders would be approved through covenants.

Nick Shanahan, 1501 South 180th Plz., appeared before the Board. Mr. Shanahan stated that his family owned the golf course and explained that the family continually strived to maintain the championship golf course and country club through re-investment into the property. In response to the Board, Mr. Shanahan also stated that delivery vehicles accessed the country club via 189th Street or 188th Plaza.

In response to the Board, Mr. Jobeun read the definition of a cluster subdivision under Section 53-11 of the City municipal code and stated that the preliminary plat proposed conformed to the definition. He then explained that the proposed development was unique in the environment, provided efficient use of the land with one requested waiver, protected topographical land and provided public space with the respite park, and allowed private pedestrian and vehicular access at 188th Plaza.

In response to the Board, Mr. Shanahan explained that feedback from country club members was mostly positive and that very few opponents were members. He then briefly discussed the layout and lack of netting for esthetics purposes on the driving range and that trajectory was not towards the new development. He also explained that the golf course held a couple of large events throughout the year and had sufficient parking for non-event days.

Robert Campbell, 1801 South 186th St., appeared before the Board in opposition. Mr. Campbell stated that he was a resident of the Ridges for four years. He expressed concern that the existing main entrance to the country club at 188th Plaza and Pacific Street would be exclusive to the new development, allowing only one access along 189th Street. He was also concerned with increased traffic through the surrounding neighborhoods to access the remaining entrance to the country club. He then explained that the developer meeting notification was a postcard with limited days of notification and mentioned that a notification was
also received from the City dated February 21, 2017. He then discussed a meeting notification from approximately 25 years prior describing a master planned residential community and was concerned that the use of surplus land for a new development contradicted the original master plan. He added that he was concerned with the price point of the proposed homes and that the homes were not marketable in comparison to existing homes on the golf course. He noted that 140 people signed a petition of opposition and that the proposed development was a detriment to the neighborhood.

Nancy Steier, 1331 South 189th Ct., appeared before the Board in opposition. Ms. Steier explained that she was one of the first residents in the Ridges and that she was out of town during the neighborhood meeting. She was informed that the entrance to the country club at 188th Plaza and Pacific Street would be closed and was concerned with increased traffic along 189th Street. She was also concerned with changes to the driving range trajectory moved closer to 189th Street and lack of parking during large events.

Debbie Lutton, 18515 Marinda Cir., appeared before the Board in opposition. Ms. Lutton stated that she was the third resident in the Ridges and discussed that she was also concerned with the notification process for the neighborhood meeting. She added that approximately 20 neighbors were in attendance and many were still uninformed of the proposed plan. She commented that the golf course and residents were all part of the same neighborhood community. She then stated that she was also concerned with parking spilling into the neighborhoods during the multiple large events held at the country club and the closure of the 188th Plaza and Pacific Street entrance.

Gina Girard, 1207 South 184th Cir., appeared before the Board in opposition. Ms. Girard stated that she resided in Cherry Ridge on golf course property to the east of the proposed development and that many of the neighbors faced the proposed development. She then stated that she submitted an email to the Department and was confused about the difference between high and low density. She again discussed the concerns with the original master plan, surplus land, closure of the country club entrance, increased traffic, reduction of parking during multiple events during the year and the meeting notification process.

Ellen Kuhn, 1919 South 182nd Cir., appeared before the Board in opposition. Ms. Kuhn stated that she submitted a letter of opposition to the Department and then submitted a Wikipedia article for the record that claimed Wikipedia was not a reliable source. She expressed concern with existing traffic congestion along Pacific Street and removal of one access to the country club.

Jennifer Campbell, 1801 South 186th St., appeared before the Board in opposition. Ms. Campbell stated that she resided in the Ridges and distributed the flyer to inform neighbors of the proposed development. She explained that she lived on a golf course lot and was concerned with obstructed views created for existing neighbors with golf course lots. She added that more time was needed to discuss the plan with neighbors and noted the need of residents for anonymity.

Ed Jukes, 2200 South 186th St., appeared before the Board in opposition. Mr. Jukes stated that he resided on a golf course lot since 1999 and briefly discussed his concern that pesticides created issues in the existing ponds. He added that the addition of another pond would also be subject to concern with pesticides. He then stated that he was also concerned with construction vehicles and traffic safety along Pacific Street, reduced parking, increased traffic and lack of a net for the driving range.

Phil Thielen, 2237 South 189th Avenue Cir., appeared before the Board in opposition. Mr. Thielen stated that he agreed with all comments of opposition and he expressed concern with the meeting notification used. He was also concerned for the request of a variance if the development was similar to the existing neighborhood.

Larry Lutton, 18515 Marinda Cir., appeared before the Board in opposition. Mr. Lutton stated that he resided in the Ridges for 23 years and expressed concern that the country club had a permanent membership on the Design and Review Committee for the Ridges. He was also concerned with increased traffic along 189th Street, as well as trajectory of golf balls at the driving range.

Terri Nosal, 1610 South 181st St., appeared before the Board in opposition. Ms. Nosal stated that she resided at South Pine Point and was a member of the golf course for 25 years. She then stated that her main concerns were safety with trajectory of the driving range and parking spilling into the neighborhoods during large events.
Cathleen Peterson-Layne, 1114 South 185th Cir., appeared before the Board in opposition. Ms. Peterson-Layne stated that her residence had a direct view of the proposed development and that she was opposed to the project, but prior to today felt the need for anonymity. She then stated that she moved to Omaha 18 months ago and chose this home for the view.

Larry Kritenbrink, 1809 South 186th St., appeared before the Board in opposition. Mr. Kritenbrink stated that he resided on a golf course lot and briefly discussed the Shanahan family’s direct correlation between the golf course and residential lots. He explained that home owner’s rights should be recognized in these situations. He also expressed concerns regarding the original master plan of the entire subdivision, the original special use permit, and the surplus land being used for development. He communicated that maturing golf course developments should be approached on a unified basis with significant criteria.

Ms. Lutton addressed the Board and questioned how the addition of homes on the golf course enhanced the value of the golf course.

Mr. Jobeun stated that zoning was never restricted on the original plat, covenants or private agreements. He noted that the requested zoning was low-density residential and that Future Land Use of the Master Plan designated the area for low-density residential use. He added that the zoning code allowed process for amendments to special use permits and that the use was consistent with the surrounding neighborhood. In response to the Board, Mr. Jobeun stated that although the submitted replat map appeared to show 188th Plaza closed to the country club, 188th Plaza was never intended to be closed and remained as the main entrance to the country club. He then displayed a plat, which the Board Members had not received, and noted the access to the country club through 188th Plaza remained the same. He briefly discussed the email by John Fitzgerald and intent for future use of the surplus land. He commented that he understood concerns from existing residents regarding views, but that the golf course lots were not changing and the development was approximately 300 feet away from existing homes. He noted the significant grade change and landscaping to the west of 188th Plaza with limited visibility of those homes and that the 7 homes along the east side of 188th Plaza had greater visibility. He also noted the golf course greens between the existing homes and proposed development. Mr. Jobeun briefly discussed parking issues during country club events and that parking would be further discussed with the Department. He again noted that over 600 meeting notices were sent to residents in the Ridges and that the meeting was attended by residents and members of the HOA Board. He explained that improvements were being made to the golf course without special assessments to residents and that re-orientation of the driving range was slight without significant change to trajectory.

The Board encouraged continued open communication between the developer and residents and commented that the preliminary plat process was not final for the proposed development, with submittal of a final plat required and subsequent approval by City Council. Mr. Jobeun stated that the developer would continue communications with neighborhood residents regarding the development. Mr. Rosacker commented that the private golf course and surrounding residences were separate, compatible communities, each with property rights and that the Board determined conformance of developments with current ordinances.

Ms. Steier was called before the Board and she expressed concern with the lack of communication by the Ridges Home Owner’s Association. Mr. Rosenbaum suggested directing those concerns regarding communication to Mr. Jobeun. Ms. Karnes called Ms. Lutton before the Board and she commented that the golf course rights were impacting homeowners.

Eric Englund, Acting Planning Manager, briefly explained the different residential zoning classifications and that R4 zoning was a low-density residential classification and high-density referenced the lot size minimums. He added that the City was not party to private covenants for developments. He then explained that the cluster subdivision did not clarify a set percentage for open space requirements and that the respite park required further discussions between the developer and the Department. He also commented that the major amendment to the special use permit required further analysis of use of the country club and parking requirements. He then stated that the Department recommended approval of the waiver of Section 53-9(9), Sidewalks, approval of the rezoning, and approval of the preliminary plat subject to the 9 conditions on the recommendation report. He also stated that the Department recommended to layover the major amendment to the special use permit to provide the applicant time to provide an acceptable parking analysis with additional information regarding activities on the site along with an operating statement.
Mr. Pate moved for approval of the waiver of Section 53-9(9), Sidewalks along the south side of Pacific Street only. Approval of the rezoning from DR to R4. Approval of the Preliminary Plat, subject to the following conditions: 1) As a cluster subdivision the plat must be revised to provide for common area/open space or the applicant must change the submittal to a regular subdivision. 2) The applicant must provide for the use, ownership and maintenance of the outlots in the subdivision agreement. 3) The applicant must place the standard noise attenuation easement on the plat. 4) The applicant must grant utility and sewer easements over Outlot C. 5) The applicant must provide for an acceptable post-construction stormwater management plan (PCSMP). 6) Add “cluster subdivision” to the description below the plat name on the final plat. 7) Correct the street names on the final plat for Pierce Plaza and 189th Plaza to 188th Court. 8) Comply with all applicable stormwater management ordinances and policies; including providing for a net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality. 9) Approval of the Major Amendment to a Special Use Permit for Outdoor Sports and Recreation in the R4 District removing the plat area from the golf course. Mr. Rosacker seconded the motion which carried 6-1, with Mr. Magid dissenting.

| 28. | C8-91-091 The Approach at SR, LLC | REQUEST: | Approval of a Major Amendment to a Special Use Permit to allow Outdoor Sports and Recreation in a DR District |
| LOCATION: | Between Pacific Street and West Center Road, from 180th Street to 192nd Street |

At the Planning Board meeting held on March 7, 2018, Larry Jobeun, 11440 West Center Rd., appeared before the Board on behalf of the applicant. Mr. Jobeun stated that an 8.76 acre portion of the golf course zoned Development Reserve was proposed for low-density residential as designated by the Future Land Use of the City Master Plan and required a preliminary plat with rezoning to R4. He added that the addition required an amendment to the existing special use permit for the golf course site and noted that the applicant was in favor of a layover of the special use permit to allow time for a parking analysis of the golf course. Mr. Jobeun explained that a portion of the driving range would be used for the development and that the remainder of the driving range would be enhanced. He stated that the site proposed 28 single-family lots for detached villa-style homes, one outlot for a respite park, one outlot for drainage purposes, and one outlot for private right-of-way. He added that no existing residential lots in the Ridges subdivision abutted the proposed development and that lots sizes were consistent with existing residential lots. He briefly described the esthetics of the homes, noted the strict architectural guidelines and that residents were required to become members of the golf course country club. He then stated that final values were estimated at approximately one million dollars and that the development would have a separate Home Owner’s Association for maintenance of the development. Mr. Jobeun stated that approximately 600 notices were sent to area neighbors to announce a neighborhood meeting held February 19, 2017 and that approximately 60 neighbors were in attendance, with both support and opposition. He noted that letters of support and opposition were submitted to the Department and briefly discussed a flyer expressing opposition that was distributed to residences throughout the golf course after the neighborhood meeting, which he then submitted to the Board as part of the record. He explained that opponents were concerned with changes to the golf course, views, decreased property values, increased traffic, traffic safety and a separate Home Owner’s Association. Mr. Jobeun discussed the opponents concerns. He read a Wikipedia definition of golf course and submitted the document to the Board. He then explained that the golf course remained intact, changes were only to the driving range and driving range enhancements, and that approximately $2.5 million dollars would be used towards improvements for the entire golf course. He added that views were impacted on a small number of existing residential lots, again noted the projected values of the new homes, main access to the new development was at Pacific Street, and that the golf course was never part of the Ridges neighborhood covenants. In response to the Board, Mr. Jobeun stated that delivery vehicles accessed the country club via 189th Street or 188th Plaza and that the cluster subdivision was discussed with the Department to accommodate setback needs. He added that the applicant planned further discussions with the Department regarding parking requirements.

Jason Lanoha, 19111 West Center Rd., appeared before the Board. Mr. Lanoha stated that he was the co-developer and that the goal was to improve the golf course. He read an email from John Fitzgerald, resident and original project manager for the Ridges residential development, and noted that excess parcels of land were granted to the owners of the golf course, the Shanahan family. He again discussed the improvements to the entire golf course and added that a successful golf course helped maintain property values. He explained that the Home Owner’s Association of the new development maintained strict
guidelines and that parking for the country club would be further discussed with the Department. In response to the Board, Mr. Lanoha explained that access for contractors during construction would be at Pacific Street and that builders would be approved through covenants.

Nick Shanahan, 1501 South 180th Plz., appeared before the Board. Mr. Shanahan stated that his family owned the golf course and explained that the family continually strived to maintain the championship golf course and country club through re-investment into the property. In response to the Board, Mr. Shanahan also stated that delivery vehicles accessed the country club via 189th Street or 188th Plaza.

In response to the Board, Mr. Jobeun read the definition of a cluster subdivision under Section 53-11 of the City municipal code and stated that the preliminary plat proposed conformed to the definition. He then explained that the proposed development was unique in the environment, provided efficient use of the land with one requested waiver, protected topographical land and provided public space with the respite park, and allowed private pedestrian and vehicular access at 188th Plaza.

In response to the Board, Mr. Shanahan explained that feedback from country club members was mostly positive and that very few opponents were members. He then briefly discussed the layout and lack of netting for esthetics purposes on the driving range and that trajectory was not towards the new development. He also explained that the golf course held a couple of large events throughout the year and had sufficient parking for non-event days.

Robert Campbell, 1801 South 186th St., appeared before the Board in opposition. Mr. Campbell stated that he was a resident of the Ridges for four years. He expressed concern that the existing main entrance to the country club at 188th Plaza and Pacific Street would be exclusive to the new development, allowing only one access along 189th Street. He was also concerned with increased traffic through the surrounding neighborhoods to access the remaining entrance to the country club. He then explained that the developer meeting notification was a postcard with limited days of notification and mentioned that a notification was also received from the City dated February 21, 2017. He then discussed a meeting notification from approximately 25 years prior describing a master planned residential community and was concerned that the use of surplus land for a new development contradicted the original master plan. He added that he was concerned with the price point of the proposed homes and that the homes were not marketable in comparison to existing homes on the golf course. He noted that 140 people signed a petition of opposition and that the proposed development was a detriment to the neighborhood.

Nancy Steier, 1331 South 189th Ct., appeared before the Board in opposition. Ms. Steier explained that she was one of the first residents in the Ridges and that she was out of town during the neighborhood meeting. She was informed that the entrance to the country club at 188th Plaza and Pacific Street would be closed and was concerned with increased traffic along 189th Street. She was also concerned with changes to the driving range trajectory moved closer to 189th Street and lack of parking during large events.

Debbie Lutton, 18515 Marinda Cir., appeared before the Board in opposition. Ms. Lutton stated that she was the third resident in the Ridges and discussed that she was also concerned with the notification process for the neighborhood meeting. She added that approximately 20 neighbors were in attendance and many were still uninformed of the proposed plan. She commented that the golf course and residents were all part of the same neighborhood community. She then stated that she was also concerned with parking spilling into the neighborhoods during the multiple large events held at the country club and the closure of the 188th Plaza and Pacific Street entrance.

Gina Girard, 1207 South 184th Cir., appeared before the Board in opposition. Ms. Girard stated that she resided in Cherry Ridge on golf course property to the east of the proposed development and that many of the neighbors faced the proposed development. She then stated that she submitted an email to the Department and was confused about the difference between high and low density. She again discussed the concerns with the original master plan, surplus land, closure of the country club entrance, increased traffic, reduction of parking during multiple events during the year and the meeting notification process.

Ellen Kuhn, 1919 South 182nd Cir., appeared before the Board in opposition. Ms. Kuhn stated that she submitted a letter of opposition to the Department and then submitted a Wikipedia article for the record that claimed Wikipedia was not a reliable source. She expressed concern with existing traffic congestion along Pacific Street and removal of one access to the country club.
Jennifer Campbell, 1801 South 186th St., appeared before the Board in opposition. Ms. Campbell stated that she resided in the Ridges and distributed the flyer to inform neighbors of the proposed development. She explained that she lived on a golf course lot and was concerned with obstructed views created for existing neighbors with golf course lots. She added that more time was needed to discuss the plan with neighbors and noted the need of residents for anonymity.

Ed Jukes, 2200 South 186th St., appeared before the Board in opposition. Mr. Jukes stated that he resided on a golf course lot since 1999 and briefly discussed his concern that pesticides created issues in the existing ponds. He added that the addition of another pond would also be subject to concern with pesticides. He then stated that he was also concerned with construction vehicles and traffic safety along Pacific Street, reduced parking, increased traffic and lack of a net for the driving range.

Phil Thielen, 2237 South 189th Avenue Cir., appeared before the Board in opposition. Mr. Thielen stated that he agreed with all comments of opposition and he expressed concern with the meeting notification used. He was also concerned for the request of a variance if the development was similar to the existing neighborhood.

Larry Lutton, 18515 Marinda Cir., appeared before the Board in opposition. Mr. Lutton stated that he resided in the Ridges for 23 years and expressed concern that the country club had a permanent membership on the Design and Review Committee for the Ridges. He was also concerned with increased traffic along 189th Street, as well as trajectory of golf balls at the driving range.

Terri Nosal, 1610 South 181st St., appeared before the Board in opposition. Ms. Nosal stated that she resided at South Pine Point and was a member of the golf course for 25 years. She then stated that her main concerns were safety with trajectory of the driving range and parking spilling into the neighborhoods during large events.

Cathleen Peterson-Layne, 1114 South 185th Cir., appeared before the Board in opposition. Ms. Peterson-Layne stated that her residence had a direct view of the proposed development and that she was opposed to the project, but prior to today felt the need for anonymity. She then stated that she moved to Omaha 18 months ago and chose this home for the view.

Larry Kritenbrink, 1809 South 186th St., appeared before the Board in opposition. Mr. Kritenbrink stated that he resided on a golf course lot and briefly discussed the Shanahan family’s direct correlation between the golf course and residential lots. He explained that home owner’s rights should be recognized in these situations. He also expressed concerns regarding the original master plan of the entire subdivision, the original special use permit, and the surplus land being used for development. He communicated that maturing golf course developments should be approached on a unified basis with significant criteria.

Ms. Lutton addressed the Board and questioned how the addition of homes on the golf course enhanced the value of the golf course.

Mr. Jobeun stated that zoning was never restricted on the original plat, covenants or private agreements. He noted that the requested zoning was low-density residential and that Future Land Use of the Master Plan designated the area for low-density residential use. He added that the zoning code allowed process for amendments to special use permits and that the use was consistent with the surrounding neighborhood. In response to the Board, Mr. Jobeun stated that although the submitted replat map appeared to show 188th Plaza closed to the country club, 188th Plaza was never intended to be closed and remained as the main entrance to the country club. He then displayed a plat, which the Board Members had not received, and noted the access to the country club through 188th Plaza remained the same. He briefly discussed the email by John Fitzgerald and intent for future use of the surplus land. He commented that he understood concerns from existing residents regarding views, but that the golf course lots were not changing and the development was approximately 300 feet away from existing homes. He noted the significant grade change and landscaping to the west of 188th Plaza with limited visibility of those homes and that the 7 homes along the east side of 188th Plaza had greater visibility. He also noted the golf course greens between the existing homes and proposed development. Mr. Jobeun briefly discussed parking issues during country club events and that parking would be further discussed with the Department. He again noted that over 600 meeting notices were sent to residents in the Ridges and that the meeting was attended by residents and members of the HOA Board. He explained that improvements were being made to the golf course without special
assessments to residents and that re-orientation of the driving range was slight without significant change to trajectory.

The Board encouraged continued open communication between the developer and residents and commented that the preliminary plat process was not final for the proposed development, with submittal of a final plat required and subsequent approval by City Council. Mr. Jobeun stated that the developer would continue communications with neighborhood residents regarding the development. Mr. Rosacker commented that the private golf course and surrounding residences were separate, compatible communities, each with property rights and that the Board determined conformance of developments with current ordinances.

Ms. Steier was called before the Board and she expressed concern with the lack of communication by the Ridges Home Owner’s Association. Mr. Rosenbaum suggested directing those concerns regarding communication to Mr. Jobeun. Ms. Karnes called Ms. Lutton before the Board and she commented that the golf course rights were impacting homeowners.

Eric Englund, Acting Planning Manager, briefly explained the different residential zoning classifications and that R4 zoning was a low-density residential classification and high-density referenced the lot size minimums. He added that the City was not party to private covenants for developments. He then explained that the cluster subdivision did not clarify a set percentage for open space requirements and that the respite park required further discussions between the developer and the Department. He also commented that the major amendment to the special use permit required further analysis of use of the country club and parking requirements. He then stated that the Department recommended approval of the waiver of Section 53-9(9), Sidewalks, approval of the rezoning, and approval of the preliminary plat subject to the 9 conditions on the recommendation report. He also stated that the Department recommended to layover the major amendment to the special use permit to provide the applicant time to provide an acceptable parking analysis with additional information regarding activities on the site along with an operating statement.

Mr. Rosacker moved to layover to provide the applicant time to provide an acceptable parking analysis with additional information regarding activities on the site along with an operating statement. Mr. Pate seconded the motion which carried 7-0.

At the Planning Board meeting held on March 7, 2018, Larry Jobeun, 11440 West Center Rd, appeared before the Board on behalf of the applicant. Mr. Jobeun stated that the revised preliminary plat was an 18.93 acre site and proposed rezoning of 2 lots to Mixed Use and 4 outlots zoned Development Reserve. He added that the site proposed 160,000 square feet of office space with 900 parking stalls.

In response to the Board, Mr. Jobeun explained that the timeline of the project was dependent upon multiple adjacent projects and shared improvements to 192nd Street, as well as the 192nd & West Dodge Road interchange improvements in conjunction with the State Department of Roads. He added that the applicant was making progress in cooperation with the Avenue One development and discussions continued with Public Works regarding 192nd Street improvements and allocation of costs. He then stated that multiple Development Agreements between the adjacent developments were needed to determine allocation of costs for street improvements.

Ms. Karnes disclosed that her husband worked with the developer on some related issues not party to this particular issue, which were now completed, and that she nor her husband had a financial interest in the development.

Eric Englund, Acting Planning Manager, stated that the Department recommended approval of the rezoning subject to submittal of an acceptable Mixed Use Development Agreement prior to forwarding the request to City Council, and approval of the Revised Preliminary Plat, subject to the 19 items on the recommendation report being addressed with or prior to submittal of a Final Plat.
Mr. Magid moved for approval of the rezoning from AG to DR and MU, subject to submittal of an acceptable Mixed Use Development Agreement prior to forwarding the request to City Council, and approval of the Revised Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat:

1) Provide a pro-rata contribution for all improvements identified in the final approved traffic study (as approved by Public Works, Douglas County Engineer, and NDOT).
2) Dedicate right-of-way along HWS Cleveland Boulevard and along 192nd Street to accommodate the improvements identified in the final approved traffic study.
3) Coordinate with Public Works on the design of HWS Cleveland Boulevard on its approach to 192nd Street (including the street section, and the spacing and traffic control of the accesses west of 192nd Street).
4) Coordinate with Public Works on the design of HWS Cleveland Boulevard roundabout, and to modify the street network north of the roundabout.
5) Build the private street within Outlot B to City standards and provide a public access easement or dedicate right-of-way and pave a public street.
6) Coordinate with the developer of the Avenue One project on the following items: (a) An acceptable alignment and design for HWS Cleveland Boulevard (the ultimate use and ownership of Outlot A will need to be addressed as part of this condition). (b) Cost sharing arrangements for the 192nd Street and HWS Cleveland Boulevard improvements.
7) Receive a permit from Douglas County for any street connections from the development to 192nd Street.
8) Receive approval of the proposed right-of-way vacation along 192nd Street from both the Nebraska Department of Transportation and Douglas County.
9) Include a provision in the final subdivision agreement that assigns responsibility for the routine maintenance and snow removal of the parking areas located on public right-of-way.
10) Place a note on the plat indicating there shall be no direct access to 192nd Street from Lot 1.
11) Pave all stub streets to the property line and provide a temporary turnaround.
12) Coordinate with Douglas County to grade the subdivision to match the ultimate profile of 192nd Street.
13) All boulevard plans and cost estimates must be approved by the Park and Recreation Advisory Board prior to bidding.
14) Buildings located along HWS Cleveland Boulevard will need to either have their front or side building elevations facing the boulevard (rear elevations are not allowed).
15) Coordinate with Planning and Parks Department staff regarding requirements to allow reducing the standard 35 foot no-build easement along HWS Cleveland Boulevard and to ensure that the boulevard setbacks are consistent on both sides of the right-of-way.
16) Work with city staff on finalization of an acceptable tree mitigation plan.
17) Provide sidewalks along all streets as required by the Subdivision Ordinance.
18) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies.
19) Coordinate with city staff on an acceptable debt ratio.

Mr. Rosacker seconded the motion which carried 7-0.

### Conditional Use Permits

| 32. | C7-13-012 Sorensen Senior Residences I Limited Partnership | REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Multiple family residential in a CC District (property is located within an MCC Overlay District) | LOCATION: Northeast of 60th Street and Bauman Plaza |

At the Planning Board meeting held on March 7, 2018, Neeraj Agarwal, Clarity Development, 3814 Farnam St, appeared before the Board on behalf of the applicant. Mr. Agarwal stated that the low-income housing tax credit project was in process for approximately five years and that the applicant was ready to close on HUD financing and begin construction. He then stated that revisions were made to the exterior color of brick and siding and that the fundamentals of the project remained the same. He added that a neighborhood meeting was held the week prior, with approximately five people in attendance and no objections.

In response to the Board, Mr. Agarwal explained that since the project began five years prior inflation of material was an issue and that the changes made were due to cost issues.

Eric Englund, Acting Planning Manager, stated that the applicant met with the city departments regarding tree mitigation and grading issues and that the applicant has contacted the U.S. Army Corp of Engineers regarding required wetland restoration. He then stated that the Department recommended approval of the major amendment to the conditional use permit subject to the 8 items on the Department recommendation report.

Mr. Magid moved for approval of a Major Amendment to the Conditional Use Permit to allow Multiple-family residential in a CC-MCC District subject to: 1) Submittal of an acceptable revised landscape plan prior to
issuance of any building permits that addresses the following:  (a) Provide five additional overstory trees in the interior parking lot islands.  (b) Provide a three foot tall landscape screen adjacent to the parking lot and drive aisle on the western portion of the site.  (c) Relocation of some of the shrub plantings (to count towards mitigation requirements).  2) Adequately address the wetland restoration as required by the U.S. Army Corps of Engineers and compliance requirements of the approved grading permit prior to issuance of any building permits.  3) Compliance with the submitted site plan.  4) Compliance with the revised landscape plan.  5) Compliance with the submitted operating statement.  6) Compliance with the submitted building elevations.  7) Compliance with the MCC Overlay District regulations.  8) Compliance with all other applicable regulations.  Ms. Karnes seconded the motion which carried 7-0.

APPROVAL OF MINUTES

Mr. Magid moved for approval of the meeting minutes of February 7, 2018 as written. Mr. Moore seconded the motion which carried 7-0.

ADJOURNMENT

It was the consensus of the board to ADJOURN the meeting at 6:20 pm.

Date Approved

_________________________________________
Greg Rosenbaum, Chairman

Rikki Flott, Planning Board
Recording Secretary