The meeting was called to order at 11:20 a.m.

Prior to discussion of the Planning Board agenda, Ms. Kelley Johnston-Dorsey, Long Range Planning, presented information regarding the development of the Transit Oriented District, which will be an overlay along the ORBIT transit line. Ms. Johnston-Dorsey discussed research conducted by the department including looking at similar development districts in other cities. She discussed the 4 tiers which would be established, as well as the regulations and features of the different tiers. In addition, she discussed work which would be taking place to make the zoning standards more precise, this would include establishing “maximums” as well as the minimums which are already in place and streamlining the process for mixed use requests. Ms. Johnston-Dorsey advised that they had determined that some of the advantages to this type of development area are:

1. Transportation improvements and investment.
2. Equitable access to jobs, education, housing and entertainment
3. Increased lifestyle options
4. Supports the fiscal health of the citizens and the city as a whole

Ms. Johnston-Dorsey stated that there will be amendments to the City’s Master Plan and to the Zoning code. She stated that the timeline had changed somewhat from the original due to holding extra meetings to fine tune everything, but that they expected to go to City Council in the fall.

Ms. Johnston-Dorsey answered questions from the Board members and then concluded her presentation. After the presentation the meeting continued with discussion of the Planning Board agenda items

#10 Ms. Bridget Hadley, Planning Department, discussed the details of the project including the surrounding area, the plans for the development, and the vacation of the Right of Way. There was also a Final Plat request and rezoning request on the agenda, related to this TIF request.

#11 Ms. Bridget Hadley, Planning Department, explained that this project will expand the current Quality Refrigerated warehouse business onto the adjacent, vacant lot. She stated that the new building will be used 100% for frozen and cold storage. This project will add six full time positions at the company.

#5 Ms. Autumn Evans, Planning Department, explained that this lot was purchased by the City approximately 18 years ago. The assessed value of the land with the building is $0. The interested buyer intends to renovate the building for a new use.
Ms. Autumn Evans, Planning Department, explained that both of these requests are to dispose of City owned property under Community Development law. The lots in both requests will be going to businesses who intend to create public spaces. #6 for Perma-Culture to create healthy eco-systems, with community gardens and educational areas. #7 will go to Kinghorn Horticulture which will use plants, gravel walkways and other means to mitigate storm water. In both cases the purchaser will be responsible for the ownership, operation and maintenance of the areas once purchased.

Ms. Autumn Evans, Planning Department, stated that this request is to dispose of 8 scattered sites to Holy Name Housing. She stated that these will be developed into low to moderate income housing.

Ms. Autumn Evans, Planning Department, stated that this request to dispose of one lot to Tom McLeay, who owns two adjacent lots. This request is on the Consent Agenda to be laid over while the department gathers more information regarding the anticipated use.

Mr. Eric Englund, Acting Assistant Director, explained that this was a request to add four lots for a total of seven. He advised that the department is supportive of a total of five lots due to the park frontage requirements as explained by John Williams, Parks Department.

Mr. Eric Englund, Acting Assistant Director, explained that this request is to build a new high school and will be heard with the request for a Conditional Use Permit. He stated that the Planning Board is able to approve the height waiver without going to Zoning Board of Appeals. Mr. Ryan Hass, Public Works; and Mr. John Williams, Parks Department, discusses some of the problems to be addressed with the site including moving a traffic signal and making a trail connection.

Mr. Eric Englund, Acting Assistant Director, stated that this case is on the Administrative portion of the Agenda. He stated that the department recommends approval with some conditions and that this site must comply with both City and State standards with regards to the road.

Mr. Eric Englund, Acting Assistant Director, explained that this case is on the Administrative portion of the agenda. He stated that the final plat was originally approved by the Planning Board at the January 9, 2019 meeting. The request now is to revise the final plat to consolidate the original five platted lots into one platted lot, there are no other revisions.

Mr. Eric Englund, Acting Assistant Director, stated that this case is on the Consent Agenda for approval; it was originally laid over at the April 3, 2019 Planning Board meeting. He advised that since the April meeting the department has received all of the information it needs to recommend the request be approved.

Mr. Eric Englund, Acting Assistant Director, stated that this alley vacation had been laid over from the December 5, 2018 Planning Board meeting and the department now recommends approval.

Mr. Eric Englund, Acting Assistant Director, stated that this case was originally heard under the City of Elkhorn but was not recorded before Elkhorn was annexed in 2009. The request was not recorded after the Omaha City Council approved it in 2009, and was laid over and withdrawn in 2017. Objections have been received from the Church.

Mr. Eric Englund, Acting Assistant Director, stated that these cases are both related to a proposed development of seven single family homes. He advised that both are on the Consent Agenda for layover as there are still many issues to be worked out with the applicant.

Mr. Eric Englund, Acting Assistant Director, stated that all of these cases are on the Consent Agenda for approval.

Mr. Eric Englund, Acting Assistant Director, stated that this case is on the Consent Agenda for layover. He advised that there was a lot of required information that was not submitted with the application including parking, property lines, open space and mitigation among other things.

The pre-meeting of the Planning Board adjourned at approximately 1:22 p.m.
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.

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.

Subdivisions

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<td>3.</td>
<td>C8-19-085 (D) C12-19-051 Steven Cramer</td>
<td>REQUEST: Preliminary and Final Plat approval of CHRISTIAN ACRES, a minor plat outside the city limits, with a waiver to Section 53-9(9), Sidewalks (laid over from 4/3/19), along with approval of a Special Use Permit to allow development within the ED-Environmental Overlay District</td>
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<td>LOCATION: 12424 North 60th Street</td>
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At the Planning Board meeting held May 1, 2019, this case was placed on the Consent Agenda. Mr. Morris moved for approval of the waiver of Section 53-9(9), Sidewalks, and approval of the preliminary plat, subject to the following conditions:

1. The new driveway connection from Lot 2, or any revised driveway connections to 60th Street from Lots 1 or 2, will require a permit from the Douglas County Engineer’s Office.
2. Compliance with an approved acceptable Special Use Permit.
3. Show the building envelope, driveway and location of the septic system including laterals on the final plat mylars.

In addition, he moved for approval of the final plat, subject to the conditions of preliminary plat approval prior to forwarding the request to the City Council for final action, and approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District, subject to the following:
1. Provide a continuous erosion control silt fence around the development site during construction.
2. Compliance with the submitted plans.
3. Compliance with the tree mitigation plan.

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

| 12. | C10-19-068 (D) | Gottsch Enterprises | REQUEST: | Preliminary and Final Plat approval of HIGH POINT REPLAT 9, a minor plat located inside the city limits, with rezoning from R6 to DR and CC and approval of the MCC-Major Commercial Corridor Overlay District |
|     | C12-19-069     |                   | LOCATION: | Southeast of Veterans Drive and 204th Street |

At the Planning Board meeting held May 1, 2019, this case was placed on the Consent Agenda. Mr. Morris moved for approval of the rezoning from R6 to DR and CC. Approval of the MCC-Major Commercial Corridor Overlay District and approval of the Preliminary Plat, subject to meeting the following conditions:
1. Submit an acceptable wetlands mitigation plan which provides a minimum 0.27 acres of new wetlands on the site.
2. Place the following notes on the plat:
   a. Direct access to 204th Street from Lots 1-4 and/or Outlot A is not permitted.
   b. Direct access to Cumberland Drive from Lot 4 is not permitted.
   c. Direct access to Veterans Drive from Lot 1 is not permitted.
3. Denote the right-of-way to be vacated and provide the standard right-of-way vacation language on the plat.
4. Revise the plat to show “Lehn Street” as “Water Lily Street”.
5. Pave Stryker Street and Water Lily Street to the boundaries of the subdivision and provide temporary turnarounds. If topography/terrain prohibits the required improvements, coordinate with Omaha Public Works and City Planning on an alternative.
6. Coordinate with Metropolitan Community College to the south on the possibility of providing a street connection between 203rd Street and Cumberland Drive. If acceptable, pave the connection.
7. Place the proposed retaining wall in Outlot B, outside of the 203rd Street right-of-way.
8. Provide a public access easement for the temporary turnaround on 203rd Street.
10. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
11. Compliance with all applicable stormwater management ordinances and policies.

In addition he moved for approval of the Final Plat, subject to the conditions of the Preliminary Plat and submittal of an acceptable final subdivision agreement. Mr. Rosacker seconded the motion which carried 7-0.

| 13. | C10-19-070 (D) | AVG-CFM 204Q, LLC | REQUEST: | Preliminary and Final Plat approval of COVENTRY REPLAT 12, a minor plat located outside the city limits, along with rezoning from DR to DR and R4 |
|     | C12-19-071     |                   | LOCATION: | Southwest of 210th Street and George B. Lake Parkway |

At the Planning Board meeting held May 1, 2019, this case was placed on the Consent Agenda. Mr. Rosacker moved for layover as requested by the applicant. Mr. Pate seconded the motion which carried 7-0.

| 15. | C10-19-076 (D) | Pacific 90, LLC   | REQUEST: | Preliminary and Final Plat approval of PACIFIC HILL, a minor plat located inside the city limits, with a waiver of Section 53-8(4)(a), |
Lot Depth, along with rezoning from R2 to DR and R4

| LOCATION | 1018 South 90th Street |

At the Planning Board meeting held May 1, 2019, this case was placed on the Consent Agenda. Mr. Rosacker moved for layover to allow the applicant time to address issues discussed in the report, including street design, grading and sanitary sewer service. Mr. Pate seconded the motion which carried 7-0.

16. C10-19-078 (D)

CC Military, LLC

REQUEST: Preliminary and Final Plat approval of COPPER CREEK REPLAT ONE, a minor plat located outside the city limits, with rezoning from AG to DR and R5 (a portion of the property is located within the FF-Flood Fringe Overlay District)

| LOCATION | Southeast of 168th Street and Military Road |

At the Planning Board meeting held May 1, 2019, this case was placed on the Consent Agenda. Mr. Morris moved for approval of the rezoning from AG to DR and R5 and approval of the Preliminary Plat, subject to the following conditions:

1. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
2. Correct the final plat mylars to reflect the correct legal description.

In addition, he moved for approval of the Final Plat, subject to the conditions of the preliminary plat approval and submittal of an acceptable final subdivision agreement, prior to forwarding to City Council. Mr. Rosacker seconded the motion which carried 7-0.

Vacations

4. C14-18-263 (D)

Planning Board

REQUEST: Vacation of the remaining portion of the east/west alley east of 51st Street between Walnut and Hickory Streets abutting Lots 10, 11, and 12, Block 28, West Side Addition (laid over 12/5/18)

At the Planning Board meeting held May 1, 2019, this case was placed on the Consent Agenda. Mr. Morris moved for approval of the proposed vacation, subject to all easements being reserved in the vacating ordinance. Mr. Rosacker seconded the motion which carried 7-0.

23. C14-19-086 (D)

Planning Department on behalf of the City of Omaha

REQUEST: Vacation of the Izard Street right-of-way between 20th and 21st Streets

At the Planning Board meeting held May 1, 2019, this case was placed on the Consent Agenda. Mr. Morris moved for approval of the proposed vacation, subject to reserving any necessary easements. Mr. Rosacker seconded the motion which carried 7-0.

Rezonings

17. C10-19-080 (D)

Chris Erickson for 3 Minute Rocket Wash, LLC

REQUEST: Approval of the MCC-Major Commercial Corridor Overlay District

| LOCATION | 617 and 707 North 204th Avenue Circle |

At the Planning Board meeting held May 1, 2019, this case was placed on the Consent Agenda. Mr. Morris moved for approval of the MCC-Major Commercial Corridor Overlay District. Mr. Rosacker seconded the motion which carried 7-0.
At the Planning Board meeting held May 1, 2019, this case was placed on the Consent Agenda. Mr. Morris moved for approval of the MCC-Major Commercial Corridor Overlay District. Mr. Rosacker seconded the motion which carried 7-0.

19. C10-19-082 (D)  
Darin Smith  
REQUEST: Rezoning from R7 to NBD  
LOCATION: 2226 N Street

At the Planning Board meeting held May 1, 2019, this case was placed on the Consent Agenda. Mr. Morris moved for approval of the rezoning from R7 to NBD. Mr. Rosacker seconded the motion which carried 7-0.

Overlay Districts

21. C11-19-083 (D)  
Pacific 90, LLC  
REQUEST: Approval of a PUR-Planned Unit Redevelopment  
LOCATION: 1018 South 90th Street

At the Planning Board meeting held May 1, 2019, this case was placed on the Consent Agenda. Mr. Rosacker moved for layover to allow the applicant time to meet with City staff regarding site layout and design. Mr. Pate seconded the motion which carried 7-0.

Master Plan Referrals

9. C3-19-065 (D)  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the disposal of City-owned property to an interested party  
LOCATION: 1306 South 12th Street

At the Planning Board meeting held May 1, 2019, this case was placed on the Consent Agenda. Mr. Rosacker moved for layover to allow submittal of site plan. Mr. Pate seconded the motion which carried 7-0.

ADMINISTRATIVE MEETING ONLY

Subdivisions

1. C10-18-273  
C12-18-274  
Hines Interests LP, Brad Soderwall  
REQUEST: Final Plat approval of CENTRAL PARK EAST REPLAT 3 (Lots 1-10, Outlots A & B), a subdivision inside the city limits, with expansion of the ACI-1 Overlay District  
LOCATION: Southeast of 10th and Farnam Streets

At the Planning Board meeting held May 1, 2019, Mr. Eric Englund, Acting Assistant Director explained that the preliminary plat and waiver for lot frontage was approved by the Planning Board and by the City Council on February 26, 2019 with the same conditions. He stated that the final plat submission is consistent with the approved preliminary plat and that the applicant is still working with the Public Works department on some issues related to street design and a traffic study. He advised that the department recommends approval subject to the submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.

Mr. Pate requested that the representative for the applicant come forward to answer some questions. Mr. Larry Jobeun, 11404 West Center Road, appeared before the Board on behalf of the applicant. Mr. Pate inquired about the portion of Harney Street which will be extended and used as both a street and a
pedestrian area. Mr. Jobeun stated that there had been conversations with Public Works and the Planning Department regarding the possible use of bollards to separate the pedestrian traffic from the vehicular traffic. Mr. Eric Englund, Acting Assistant Director, stated that he has not been involved in those discussions. Mr. Terry Morrison of Ehrhart Griffin & Associates, 3552 Farnam Street, appeared on behalf of the applicant to explain that they have decided against the use of bollards and will instead be planting street trees along the edge of the street and using large planters as they will be more appropriate for the type of area they are creating and they will serve a dual purpose of protecting the pedestrians and meeting the landscaping requirements for the project. In response to a question from Mr. Moore, Mr. Morrison stated that they had gotten rid of the bollard idea because they really are not needed due to the slow speeds on the Harney Street extension and that drivers will be slowed down by other features present in the project along the street.

In response to a questions from the Board, Mr. Morrison confirmed that Harney Street will be extended east of 10th Street for two blocks and will have a T-intersection where it connects with ConAgra Drive. Mr. Jobeun explained that Harney Street had been extended in order to extend the grid system to 8th Street as well as to bring the pedestrian and vehicular traffic out to the Heartland of America Park and to create access for the buildable lots on 8th Street and the parking garage.

Mr. Rosacker expressed that the Board was struggling with the idea of intermingling the pedestrian traffic with the vehicles on Harney Street. Mr. Jobeun stated that the landscaping and the design of the promenade was specifically designed to slow down the vehicles on Harney Street and to create a safe area for pedestrians.

No one appeared in opposition.

Mr. Eric Englund, Acting Assistant Director, stated that the discussions about various elements of the subdivision agreement were still ongoing. He repeated that the department recommends approval subject to submittal of an acceptable final subdivision agreement.

Mr. Magid moved for approval of the expansion of the ACI-1 Overlay District. Approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action. Mr. Rosacker seconded the motion which carried 7-0.

| 2. | C10-18-134 C12-18-135 Omnicorp Saddle Creek, LLC | REQUEST: Final Plat approval of POPPLETON PARK REPLAT 3 a subdivision inside the city limits, with rezoning from R3 and GC to R5 and CC | LOCATION: Northeast of Saddle Creek Road and Davenport Street |

At the Planning Board meeting held May 1, 2019, Mr. Eric Englund, Acting Assistant Director, stated that the preliminary and final plat, vacation, rezoning, and a PUR (Planned Unit Redevelopment) had been approved by the Planning Board at the January 9, 2019 meeting. He explained that the final plat is back on the agenda because the applicant has expressed their desire to combine the five platted lots, which were originally approved, into a single platted lot. There will still be five townhome units and nothing else has changed on the plan from January. The department felt that it would be best to bring this revision to the Planning Board prior to sending it to the City Council for final approval. He stated that the applicant is still working on some of the elements of the final subdivision agreement.

No one appeared in opposition.

Mr. Englund stated that the department recommends approval subject to the conditions in the recommendation report prior to forwarding this request to City Council.

Ms. Karnes moved for approval of the rezoning from R3 and GC to R5 and CC, as well as approval of the final plat, subject to addressing the following conditions, prior to forwarding this request to the City Council:

1. Provide for an access easement for Lot 3 on the plat.
2. Grant an access easement to the benefit of 4404 Davenport Street for any vacated alley adjacent to 4404 Davenport Street which will remain under the applicant's ownership.
Planning Board Minutes
May 1, 2019
Page 8

3. Submittal of an acceptable final subdivision agreement.
Mr. Morris seconded the motion which carried 7-0.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(REGULAR AGENDA)

Master Plan Referrals

5. C3-19-061
   Planning Department on behalf of
   the City of Omaha
   REQUEST: Approval of the disposal of City-owned
   property to an interested party
   LOCATION: 2306 North 24th Street

At the Planning Board meeting held May 1, 2019, Mr. Eric Englund, Acting Assistant Director, advised that
this location is a commercial property just under 5,000 square feet in size. He stated that the request is to
transfer this property to Omaha Economic Development Corporation to assist in community redevelopment
efforts along North 24th Street. He advised that State Law does provide for this transfer. The Omaha
Economic Development Corporation will work with an interested property to redevelop the site rather than
the City demolishing the property.

No one appeared in opposition.

Mr. Englund stated that the department recommended approval.

Mr. Morris moved for approval of the disposal of City-owned property to an interested party. Mr. Moore
seconded the motion which carried 7-0.

6. C3-19-062
   Planning Department on behalf of
   the City of Omaha
   REQUEST: Approval of the disposal of City-owned
   property under Community Development
   Law
   LOCATION: 4001, 4005, 4009 North 33rd Street, 2708
   Fort Street

At the Planning Board meeting held May 1, 2019, Mr. Eric Englund, Acting Assistant Director, stated that
this request would allow the transfer of four parcels, totally approximately 21,000 square feet, to Omaha
Permaculture to be used for urban garden lots to encourage community redevelopment efforts.

No one appeared in opposition.

Mr. Englund stated that the department recommended approval.

Mr. Morris moved for approval of the disposal of City-owned property under Community Development Law.
Mr. Rosacker seconded the motion which carried 7-0.

7. C3-19-063
   Planning Department on behalf of
   the City of Omaha
   REQUEST: Approval of the disposal of City-owned
   property under Community Development
   Law
   LOCATION: 2803, 2807, and 2811 North 19th Avenue

At the Planning Board meeting held May 1, 2019, Mr. Eric Englund, Acting Assistant Director, stated that
this request would transfer 3 parcels, totaling just under 14,000 square feet, to Kinghorn Horticultural
Services. He explained that this transfer would serve two purposes, the first of which would be the creation
of a detention area required by the post construction stormwater management plan required due to recent
construction by the City in the Locust Glen neighborhood as well as the extension of 19th Avenue and Corby
Street. Englund stated that the second benefit would be the development of a heavily landscaped public
area by Kinghorn Horticultural Services.
No one appeared in opposition.

Mr. Eric Englund stated that the department recommended approval.

Mr. Rosacker moved for approval of the disposal of City-owned property under Community Development Law. Mr. Moore seconded the motion which carried 7-0.

| 8. | C3-19-064 Planning Department on behalf of the City of Omaha | REQUEST: Approval of the disposal of City-owned property under Community Development Law | LOCATION: 3706 Ohio Street; 3605, 3604, 3602 Erskine Street; 2608 North 33rd Street; 3612, 3624 Browne Street; 5115 North 37th Street |

At the Planning Board meeting held May 1, 2019, Mr. Eric Englund, Acting Assistant Director, stated that this request would transfer eight parcels, a little over 2 acres in size, to Holy Name Housing for the future development of single family homes.

No one appeared in opposition.

Mr. Englund stated that the department recommended approval.

Ms. Karnes moved for approval of the disposal of City-owned property under Community Development Law. Mr. Rosacker seconded the motion which carried 7-0.

| 10. | C3-19-066 Omnicorp Saddle Creek, LLC | REQUEST: Approval of the SADDLE CREEK AT DAVENPORT TIF REDEVELOPMENT PROJECT PLAN | LOCATION: Southeast of Wakeley Street and Saddle Creek Road |

At the Planning Board meeting held May 1, 2019, Ms. Bridget Hadley of the Planning Department, began by explaining that this request is also related to the final plat request, (C10-18-134, C12-18-135), approved earlier in the meeting. She stated that the TIF support requested is $532,500 which represents approximately 8.5% of the total funding for this project. There are several parcels involved in this request and the plan is to demolish the structures and clear the site for the construction of two single story commercial properties and five townhome units, each having 2 to 3 bedrooms and a two stall garage. At this time the applicant has not determined whether these townhomes will be for-sale units or for-rent units. Ms. Hadley stated that the applicant is purchasing the right-of-way from the City and this purchase was approved by the City Council at their meeting on April 23, 2019. Ms. Hadley pointed out the location of the proposed project on an aerial map and where various aspects of the project would be located on the site. She stated that the land-use is appropriate for the zoning which was approved with the final plat. Ms. Hadley stated that the project meets all the requirements for the TIF program, and complies with the City’s Master Plan. The public improvements will include streetscaping, landscaping, sidewalks, vacation of the alley, public utility work, curbs and gutters. Ms. Hadley provided elevations of the townhomes and the commercial properties for the Board to review.

Ms. Kendra Ringenberg, 9500 West Dodge Road, appeared on behalf of the developer and stated she was available to answer questions from the Board or the public.

No one appeared in opposition.

Mr. Eric Englund, Acting Assistant Director, stated that the department recommended approval.

Mr. Rosacker moved for approval of the Saddle Creek at Davenport TIF Redevelopment Project Plan. Ms. Karnes seconded the motion which carried 7-0.
At the Planning Board meeting held May 1, 2019, Ms. Bridget Hadley of the Planning Department, explained the details of the request. She stated that this is the third TIF project for Quality Refrigerated Services and provided an aerial photo showing the site. Ms. Hadley stated that the proposal is to add a 33,700 square foot warehouse on the adjacent vacant lot which they have purchased. She stated that the new building will take up approximately 2/3 of the vacant lot. This new warehouse will consist of freezer and cooler storage and the applicant anticipates hiring six new full-time employees. There will be minimal public improvements due to the location of the site. She stated that the land-use is appropriate for the zoning, the project meets all the requirements for the TIF program, and complies with the City’s Master Plan. Ms. Hadley stated that the TIF support requested is $525,000 which represents approximately 7.7% of the total project costs.

Mr. Keith McCormick, CFO of Quality Refrigerated Services, 3301 G Street, appeared before the Board and stated that he was available to answer questions from the Board or the public.

No one appeared in opposition.

Mr. Eric Englund, Acting Assistant Director, stated that the department recommended approval.

Ms. Karnes moved for approval of the Quality Refrigerated Services III TIF Redevelopment Plan. Mr. Morris seconded the motion which carried 7-0.

Subdivisions

| 14. | C10-19-072 C12-19-073 Mark Warneke for Omaha Public Schools | REQUEST: Preliminary and Final Plat approval of OPS 60TH STREET ADDITION, a minor plat located inside the city limits, with rezoning from DR, R3, R7, CC, and GI to R4, along with approval of the MCC-Major Commercial Corridor Overlay District | LOCATION: Northeast of 60TH and L Streets |

*Mr. Rosenbaum advised that agenda items #14 (C3-19-072, C12-19-073) and #22 (C7-19-084) would be heard together but would be voted on separately.*

Ms. Lana Bayless of DLR Group, 6457 Frances Street, appeared before the Board on behalf of the applicant. Ms. Bayless showed an aerial photo of the location of the project. She stated that the project would entail the construction of a new school to house grades 9 through 12, it would include athletic facilities, parking areas and drop off areas in addition to the school building. Ms. Bayless stated that the applicant is in agreement with all but one of the conditions in the recommendation report. She stated that the applicant is concerned that connecting with the trail system will jeopardize safety by creating an additional way to access the school from the heavily wooded area behind the school. At the request of the Board, Ms. Bayless pointed out the location of the required trail connection on the aerial photo.

Ms. Bayless stated that the anticipated student population is approximately 1500 students. The athletic facilities will be smaller than the Master Plan calls for, it will only provide seating for 500 as opposed to the full sized stadium called for in the Master Plan. She stated that the “Friday Night Lights” events will be held at the existing stadium at Norris Middle School.

In response to questions from the Board, Ms. Bayless stated that it is unlikely that many students would be walking to the school utilizing the trails as the students will be primarily coming from the south and the east. She stated that there is a ditch between the parking lot and the trail which would require either a bridge or a culvert. In addition, she stated that the trail sits approximately 5’ higher than the parking lot. Ms. Bayless stated that, at this time, there is no plan to have stadium lighting.
Mr. Morris clarified with Ms. Bayless that the concern about the trail is with outside people gaining access to the school who may intend to do harm to the students. A large part of the concern is that the trail connection will be out of the visibility of the school due to it being in a heavily wooded area.

Mr. Scott Dye, 1500 Woodmen Tower, an attorney for Omaha Public Schools, appeared before the Board on behalf of the applicant. Mr. Dye stated that the applicant has worked extensively with the City and is in agreement with all of the conditions except the trail connection which he believes serves no benefit to the area. He stated that there was no provision in the budget to make the trail connection. He explained that there is no sidewalk on the north side of the access drive and it does not connect to any trail. Mr. Dye stated that the trail primarily around an industrial area and would serve no benefit to the area while providing an additional point of access to the school.

Ms. Julie Harris, 1905 Harney Street, appeared before the Board on behalf of Bike Walk Omaha which is the state's biking and pedestrian advocacy group. Ms. Harris stated that she and her organization are supportive of the planned development, but are opposed to removing the requirement for the trail connection. She pointed out the location of the trails in the area showing the connection points on an aerial photo. She stated that the trail access would be useful for students at the school, particularly those who may be socio-economically challenged and not have access to a car. With regards to the safety issue, Ms. Harris pointed out that several of the elementary schools share public space with libraries and that one of the new schools will share space with the YMCA, both situations provide a higher level of direct security concerns which have been successfully navigated and she does not believe that the trail connection, which can provide a safe access to the school for students who walk or ride their bicycles, will be anywhere close to the level of security concern as the examples she provided. Ms. Harris stated that there were a number of areas where the school could connect to the trail and she believed that they could work with the Parks department to come up with a way to do so without affecting the security of the students. She encouraged the Board to require this connection.

At the request of the Board, Mr. John Williams of the Parks Department, appeared before the Board to address the issue of the ditch and the trail. He stated that the responsibility for building the bridge over the ditch, if it has running water through it, would likely be the responsibility of the entity building the trail connection. He did state that the trail was in the location of a past railroad right of way and there were shallow ditches on both sides of it. He stated that there was not water flowing through the ditch, but there was likely run-off from storm water which ran through it.

Ms. Lana Bayless returned to address questions from the Board regarding moving the stop light from Hillsdale to Patterson Street. Ms. Bayless stated that there had been a neighborhood meeting held on March 13 and they had sent notification of the meeting to the community within 900 feet of the planned development property. She stated that the meeting was held on-site and that they had presented the plans showing what would be happening on the school property along 60th Street and along L Street. In addition, in February, the applicant met with the adjacent neighbors one on one to go over the plans and address any concerns of those immediately adjacent to the property. She stated that there was a bit of concern about moving the light, mostly due to the increased traffic at the new light. There are two property owners who will only have right in/right out access to their property after the change is made, that was addressed with them at the one on one meeting and the property owners did not express any objections to that change. In response to a question from the Board, Ms. Bayless confirmed that the residents on Hillsdale Street were given notice of the meeting and had the opportunity to attend the meeting to learn about the proposal and the impact it would have on their neighborhood.

Mr. Eric Englund, Acting Assistant Director, reminded the Board that there were two related cases on the agenda and that there were a number of requests within those two cases. He advised that some of the final plans were not completed, including the retaining wall and slopes. He also stated that the Planning and Parks departments believed the trail connection should be made, and that making the connection during construction would be the best course of action. Mr. Englund stated that he understood the security concerns mentioned by Ms. Bayless and Mr. Dye and he encouraged the school to explore ways to mitigate the concern. In addition, Mr. Englund explained that the Conditional Use Permit includes a waiver of height and that it can be approved by the Planning Board without having to be heard by the Zoning Board of Appeals. He stated that for civic uses, like a school, the department is generally supportive of the height waiver. He stated that a revised, acceptable landscaping plan would need to be provided and has been
made a condition for approval in order to comply with the MCC regulations.

Mr. Englund did explain to the Board that the trail connection was a condition as both part of the plat and the separate Conditional Use Permit. He advised that if the City Council does eliminate the trail connection when they approve the Plat, this would not remove it from the Conditional Use Permit requirements. With regards to agenda item #14 specifically, Mr. Englund stated that the department recommended approval of the rezoning and the MCC Overlay District, as well as approval of the preliminary and final plats subject to the conditions in the recommendation report.

Mr. Pate moved for approval of the rezoning from DR, R3, R7, CC, and GI to R4; approval of the MCC-Major Commercial Corridor Overlay District; and approval of the Preliminary Plat, subject to the following conditions:

1. Provide for all improvements identified in the final approved traffic study, as approved by the City and Nebraska Department of Transportation (NDOT).
2. Provide a pedestrian trail connection between the high school and the South Omaha Trail north of the site. Coordinate location, design, maintenance, and upkeep of the trail connection with the Parks Department.
3. Provide a drainage analysis demonstrating that the anticipated runoff from the school will not adversely impact the drainage swale north of the site. If required, coordinate with the Parks Department to address maintenance and/or upgrade costs to the trail and drainage system that result from anticipated runoff.
4. Submit acceptable revised grading plans.
5. Provide suitable erosion and sediment control measures along the boundary of the site adjacent to City Parks property.
6. Coordinate with Public Works on the necessary on-street parking restrictions on the west leg of 60th and Patterson Streets to accommodate the relocated traffic signal.
7. Coordinate with NDOT for approval of the proposed right-of-way vacation along L Street and provide the standard right-of-way vacation language on the plat.
8. All sidewalks must be provided pursuant to Omaha Municipal Code Section 53-9(9).
9. Compliance with all applicable stormwater management ordinances and policies.

Approval of the Final Plat, subject to the conditions of the Preliminary Plat, 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.

**Conditional Use Permits**

<table>
<thead>
<tr>
<th>#</th>
<th>REQUEST: Approval of a Conditional Use Permit to allow a Secondary educational facility, in a R4 District (pending) with a waiver of Section 55-186, Height, to allow a 52 foot tall structure</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>C7-19-084 Mark Warneke, Omaha Public Schools</td>
</tr>
</tbody>
</table>

*Mr. Rosenbaum advised that agenda items #14 (C3-19-072, C12-19-073) and #22 (C7-19-084) would be heard together but would be voted on separately.*

Ms. Lana Bayless of DLR Group, 6457 Frances Street, appeared before the Board on behalf of the applicant. Ms. Bayless showed an aerial photo of the location of the project. She stated that the project would entail the construction of a new school to house grades 9 through 12, it would include athletic facilities, parking areas and drop off areas in addition to the school building. Ms. Bayless stated that the applicant is in agreement with all but one of the conditions in the recommendation report. She stated that the applicant is concerned that connecting with the trail system will jeopardize safety by creating an additional way to access the school from the heavily wooded area behind the school. At the request of the Board, Ms. Bayless pointed out the location of the required trail connection on the aerial photo.

Ms. Bayless stated that the anticipated student population is approximately 1500 students. The athletic facilities will be smaller than the Master Plan calls for, it will only provide seating for 500 as opposed to the full sized stadium called for in the Master Plan. She stated that the “Friday Night Lights” events will be held...
at the existing stadium at Norris Middle School.

In response to questions from the Board, Ms. Bayless stated that it is unlikely that many students would be walking to the school utilizing the trails as the students will be primarily coming from the south and the east. She stated that there is a ditch between the parking lot and the trail which would require either a bridge or a culvert. In addition, she stated that the trail sits approximately 5’ higher than the parking lot. Ms. Bayless stated that, at this time, there is no plan to have stadium lighting.

Mr. Morris clarified with Ms. Bayless that the concern about the trail is with outside people gaining access to the school who may intend to do harm to the students. A large part of the concern is that the trail connection will be out of the visibility of the school due to it being in a heavily wooded area.

Mr. Scott Dye, 1500 Woodmen Tower, an attorney for Omaha Public Schools, appeared before the Board on behalf of the applicant. Mr. Dye stated that the applicant has worked extensively with the City and is in agreement with all of the conditions except the trail connection which he believes serves no benefit to the area. He stated that there was no provision in the budget to make the trail connection. He explained that there is no sidewalk on the north side of the access drive and it does not connect to any trail. Mr. Dye stated that the trail primarily around an industrial area and would serve no benefit to the area while providing an additional point of access to the school.

Ms. Julie Harris, 1905 Harney Street, appeared before the Board on behalf of Bike Walk Omaha which is the state’s biking and pedestrian advocacy group. Ms. Harris stated that she and her organization are supportive of the planned development, but are opposed to removing the requirement for the trail connection. She pointed out the location of the trails in the area showing the connection points on an aerial photo. She stated that the trail access would be useful for students at the school, particularly those who may be socio-economically challenged and not have access to a car. With regards to the safety issue, Ms. Harris pointed out that several of the elementary schools share public space with libraries and that one of the new schools will share space with the YMCA, both situations provide a higher level of direct security concerns which have been successfully navigated and she does not believe that the trail connection, which can provide a safe access to the school for students who walk or ride their bicycles, will be anywhere close to the level of security concern as the examples she provided. Ms. Harris stated that there were a number of areas where the school could connect to the trail and she believed that they could work with the Parks department to come up with a way to do so without affecting the security of the students. She encouraged the Board to require this connection.

At the request of the Board, Mr. John Williams of the Parks Department, appeared before the Board to address the issue of the ditch and the trail. He stated that the responsibility for building the bridge over the ditch, if it has running water through it, would likely be the responsibility of the entity building the trail connection. He did state that the trail was in the location of a past railroad right of way and there were shallow ditches on both sides of it. He stated that there was not water flowing through the ditch, but there was likely run-off from storm water which ran through it.

Ms. Lana Bayless returned to address questions from the Board regarding moving the stop light from Hillsdale to Patterson Street. Ms. Bayless stated that there had been a neighborhood meeting held on March 13 and they had sent notification of the meeting to the community within 900 feet of the planned development property. She stated that the meeting was held on-site and that they had presented the plans showing what would be happening on the school property along 60th Street and along L Street. In addition, in February, the applicant met with the adjacent neighbors one on one to go over the plans and address any concerns of those immediately adjacent to the property. She stated that there was a bit of concern about moving the light, mostly due to the increased traffic at the new light. There are two property owners who will only have right in/right out access to their property after the change is made, that was addressed with them at the one on one meeting and the property owners did not express any objections to that change. In response to a question from the Board, Ms. Bayless confirmed that the residents on Hillsdale Street were given notice of the meeting and had the opportunity to attend the meeting to learn about the proposal and the impact it would have on their neighborhood.

Mr. Eric Englund, Acting Assistant Director, reminded the Board that there were two related cases on the agenda and that there were a number of requests within those two cases. He advised that some of the final
plans were not completed, including the retaining wall and slopes. He also stated that the Planning and Parks departments believed the trail connection should be made, and that making the connection during construction would be the best course of action. Mr. Englund stated that he understood the security concerns mentioned by Ms. Bayless and Mr. Dye and he encouraged the school to explore ways to mitigate the concern. In addition, Mr. Englund explained that the Conditional Use Permit includes a waiver of height and that it can be approved by the Planning Board without having to be heard by the Zoning Board of Appeals. He stated that for civic uses, like a school, the department is generally supportive of the height waiver. He stated that a revised, acceptable landscaping plan would need to be provided and has been made a condition for approval in order to comply with the MCC regulations.

Mr. Englund did explain to the Board that the trail connection was a condition as both part of the plat and the separate Conditional Use Permit. He advised that if the City Council does eliminate the trail connection when they approve the Plat, this would not remove it from the Conditional Use Permit requirements.

Addressing agenda item #22 specifically, Mr. Englund stated that the department recommends approval of the Conditional Use Permit, and the waiver to Section 55-186, subject to the six conditions in the recommendation report.

Ms. Karnes moved for approval of the Conditional Use Permit to allow a Secondary educational facility in the R4 District, with a waiver to Section 55-186, Height to allow a maximum 52 foot tall structure, subject to the following conditions:

1. Submit an acceptable revised landscaping plan in compliance with the requirements of the MCC-Major Commercial Corridor Overlay District.
2. Provide a trail connection between the site and the South Omaha Trail system to the north.
3. Compliance with the requirements of the MCC-Major Commercial Corridor Overlay District design criteria, including the design of all retaining walls.
4. Compliance with the revised site/landscape plans.
5. Compliance with the submitted operations plan.
6. Compliance with all other applicable regulations.

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

**Rezonings**

<table>
<thead>
<tr>
<th>No.</th>
<th>District</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
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<tbody>
<tr>
<td>20.</td>
<td>C10-05-064</td>
<td>Major Amendment to the Mixed Use District Development Agreement for Torrey Square to allow multifamily residential</td>
<td>3833 North 153rd Street</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held May 1, 2019, Mr. Mark Sanford, appeared before the Board on behalf of the applicant. Mr. Sanford stated that he as reviewed the recommendations with the developer and they find all of them to be acceptable. In addition, Mr. Sanford stated that they agreed with laying the case over to work on the issues with parking and to get the tree mitigation plan turned in to the department. He explained that there is already a pad on the site and that is the only place there will be any buildings constructed. Mr. Sanford stated that there will be access to the garage from the east at grade level, there will be three stories built above that level and there will be access from the west to the first level. He stated that he had not brought copies of the plans with him to the meeting as he had understood it was on the Consent Agenda to be laid over and he had not anticipated it being removed from consent.

In response to questions from Mr. Pate, Mr. Sanford stated that the east elevation was not submitted in his rush to get the case on the May agenda but that he would get them in and those show the garage level. He stated that there are nine garages, currently representing 36 parking stalls for the 27 apartment units. Mr. Sanford advised that he understood there is a requirement for 45 parking stalls and that the applicant believes they will be able to add the nine additional stalls by re-striping the current stalls and moving some things around. He stated that those changes will be part of what will be addressed with the layover. He stated that there have been discussions about getting a cross easement with the adjacent office building, which is owned by the same company as the property involved in this development.
Mr. Travis Corliss, 3914 North 152nd Avenue, appeared before the Board in opposition. Mr. Corliss stated that he did not believe this development would be of any benefit to anyone in the area other than the developer. He stated that this is due to the fact that many of the other apartment complexes in the area have vacancies. He stated that he is concerned about the increase in traffic which he believes will be a safety issue due to the number of children in the area. Additionally, Mr. Corliss stated that he is also concerned that there will be no onsite management at the apartment development. He advised that he believes this development will create a threat to public safety.

In response to Mr. Pate, Mr. Corliss stated that he would prefer a restaurant be developed on this property and he does not believe that use would add traffic to the neighborhood. He would like to see a traffic study completed to determine what the best use of the property would be.

Mr. Mike Rieschl, 3905 North 152nd Avenue, appeared before the Board in opposition. Mr. Rieschl stated that he is also concerned about the increase in traffic. Additionally, he stated that apartments invite criminals into a neighborhood. He advised that there had been cars broken into in the neighborhood and he assumed there were also domestic situations happening there as well, all of which he believed were attributable to the presence of the apartment dwellers. Mr. Rieschl stated that he believed this development would be even more problematic as there was not going to be any onsite management. In closing, Mr. Rieschl stated that there are a large number of children in the neighborhoods surrounding this site and he believes that this development would create an unsafe condition for them.

Mr. Steve Broghammer, 15030 Spaulding Street, appeared before the Board in opposition. Mr. Broghammer stated that he, too, is concerned about the additional traffic which will be introduced into the neighborhood with this development. He stated that an apartment complex would be out of place in this residential neighborhood. He stated that he believed it would be detrimental to the neighborhood to have the apartments built at that location, particularly if they are low income type housing. He expressed his concern that low-income residents would put the neighborhood at risk of crime and that lower income residents were likely to have a greater number of children which would not be a good fit for the neighborhood, which he described as being predominately made up of older people approximately 65 years old or older.

Mr. Morris stated that he did not believe it made a difference what the income level of the resident was in relation to the effect on the neighborhood. Mr. Broghammer stated that he believed this was untrue and went on to explain that there were no children “whatsoever” currently in the neighborhood and this would change if there were lower income people living in the apartments than what are currently in the neighborhood. Mr. Broghammer explained that he also did not think a restaurant should go in at that site, it was his opinion that the land should remain undeveloped.

Mr. Eric Englund, Acting Assistant Director, stated that the department recommended laying the case over. He stated that this was largely due to the fact that there was some information missing which the department required before it could move forward. In addition, Mr. Englund advised that with the proximity of the site to West Maple Road, which is a state highway, the City Master Plan supports an unlimited number of residential units. With this in mind, the department views this project as a potentially appropriate use. He stated that this site was previously approved for an office/commercial use, which is why the Major Amendment is before the Board. Mr. Englund stated that the department needed some clarification on a few issues such as tree mitigation, property lines, and garage stalls, among other things, which is why the department recommended a layover. Mr. Englund stated that a representative from Public Works was present at the meeting to address the traffic issue if necessary, however, he stated it was unlikely that 27 apartment units with people coming in and out at different intervals would create much impact on the traffic in the neighborhood. Mr. Englund reiterated that the department recommends this case be laid over.

Ms. Karnes moved to layover the Major Amendment to the Torrey Square Mixed Use Development Agreement to allow the applicant time to coordinate with City staff on drafting an acceptable Mixed Use Agreement Amendment and provide new Exhibits B-G, as needed. Mr. Pate seconded the motion which carried 7-0.
MARCH

Mr. Magid moved to approve the minutes of the March 6, 2019 Planning Board pre-meeting as written. Ms. Karnes seconded the motion which carried 7-0.

Mr. Rosacker moved to approve the minutes of the March 6, 2019 Planning Board meeting as written. Mr. Morris seconded the motion which carried 7-0.

APRIL

Mr. Morris moved to approve the minutes of the April 3, 2019 Planning Board pre-meeting as written. Mr. Moore seconded the motion which carried 6-0 with Mr. Magid abstaining.

Mr. Rosacker moved to approve the minutes of the April 3, 2019 Planning Board meeting as written. Mr. Pate seconded the motion which carried 6-0 with Mr. Magid abstaining.

ADJOURNMENT

It was the consensus of the Board to adjourn the meeting at 2:57 p.m.