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

MEMBERS NOT PRESENT: Trenton Magid
Michael Pate

STAFF PRESENT: Eric Englund, Current Planning Manager
Michael Carter, Planning Board Administrator

#2 C3-18-082 KIEWIT HEADQUARTERS CAMPUS REDEVELOPMENT PLAN
Bound by Cuming Street on the north, 15th Street on the east, Cass Street on the south and 17th Street on the west

Englund reported the case is on the Consent Agenda for layor but mentioned issue of truck routing problem. City will pay $10 million in redevelopment bonds. A street needs to be vacated.

#10 C7-17-110 BoysTown Hospital, 555 North 30th Street

Looked at Atlas site. Carter talked about Major Amendment. Parking along 30th (screenwall, waiver, and modification of plan). Parking on south in ROW need to vacate or lease.

#9 C8-18-075 C7-10-068 Dave Paladino, 20800 West Dodge Road

Englund discussed what is allowed by code (75'). There were questions about the height of the adjacent tower.

#5 C10-18-078 C12-18-079 Skrupa Investment Co., southwest of 204th Street and West Center Road

Carter discussed ¼ mile gap, proposed uses, the need for street within mixed use area, and E/W and N/S street network challenges with 204th and NRD basin.

#6 C10-04-169 La Casa West Corp., northwest of 168th and Pacific Streets

Englund described history of site/use restriction placed by City Council previously. Was originally a Minor Amendment but was caught on review.

#8 C11-18-081 Ruben Gomez, 2306 South 39th Street

Englund discussed RU-PUR allows for two family. Mentioned neighbor concerns. Drove around neighborhood. Discussed option of tearing down existing home or ZBA.
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, Current Planning Manager
Michael Carter, Planning Board Administrator
Cheri Rockwell, Acting Assistant Planning Director
Debbie Hightower, Recording Secretary

Greg Rosenbaum, Chairman, called the pre-meeting to order at 11:53 a.m.

Eric Englund, Manager of Current Planning, discussed #1 and explained that since the layover at the April 4, 2018 meeting the concerns have been adequately addressed regarding demolition of the building on the west side to expand the parking from 40 to 50 stalls. There will need to be a revised site plan showing the design of the green screen with fast growing plants in an ACI corridor. The applicant will be before the ZBA next week regarding other landscape requirements and new planters will be installed in the right-of-ways along with the application of a demo permit.

Jennifer Taylor, City Law Department, briefly discussed #2, Kiewit Headquarters Campus which is being laid over until next month to allow time to adjust the plan and the plan area. She stated that there is a MOU (Memo of Understanding) with regard to no access off Cuming. A redevelopment plan allows the City to provide up to $10,000,000.00 to assist Kiewit in the acquisition of property and public works improvement. An agreement will be used. Dave Fanslau, Planning Director, explained the truck traffic on 16th Street and in the northeast downtown area.

Eric Englund stated that case #3 and #4 were unable to meet deadlines for needed information. Dave Fanslau further stated that a document was received via email that both parties were in agreement but the original agreement was not received on time.

Brinker Harding, City Council member, discussed SIDs vs enhanced employment areas as opposed to occupation tax.

Eric Englund stated that case #5 is proposed in two phases: 1) 3-4 acre lots on 204th Street and 2) remainder to be office and commercial and apartment lots. A layover was recommended due to the ¼ mile non-office commercial gap of the Master Plan. He stated that initially case #6 was intended to be a Minor Amendment but there was a note in the file when it was approved in 2005 that there not be a restaurant or a fast-food restaurant on the lot therefore it had to be a Major Amendment. Case #7 involves an owner that wants to tear down the existing structure and build two duplexes without access to 72nd Street. Case #8 - PUR regulations allow for two family residence on same property with R4 waiver requirements for 51% impervious coverage. Recommended approval for site plan is to adjust setback and other items before City Council and suggest final inspection to not be until existing home is remodeled.

Eric Englund stated case #9 requires a waiver due to the proposed height of the flag pole and that the department recommends a limit of 75’ as permitted by the zoning code.
Eric Englund stated case #10 will result in a loss of some parking and they are working to find a compromise. The south side of the site will require a lease of the area in the right-of-way or a vacation of some parking stalls.

Eric Englund stated case #11 involved an incorrect calculation of the height at 52 feet and it should be 59 feet.

Adjournment: 1:13 p.m.
MINUTES
PUBLIC HEARING AND ADMINISTRATIVE MEETING
OMAHA CITY PLANNING BOARD 1:30 P.M. – MAY 2, 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, April 23, 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
Cheri Rockwell, Acting Assistant Planning Director
Eric Englund, Current Planning Manager
Michael Carter, Planning Board Administrator
Alan Thelen, Law Department
Debbie Hightower, 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.

Rezonings

<table>
<thead>
<tr>
<th>No.</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.</td>
<td>Rezoning from R4(35) to R5</td>
<td>3021 North 72nd Street</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on May 2, 2018, this case was placed on the Consent Agenda. Ms. Karnes moved for approval. Mr. Morris seconded the motion which carried 7-0.

Conditional Use Permits

<table>
<thead>
<tr>
<th>No.</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.</td>
<td>Approval of a Major Amendment to a Conditional Use Permit to allow Hospital services (general) in a GO District</td>
<td>555 North 30th Street</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on May 2, 2018, this case was placed on the Consent Agenda. Ms. Karnes moved for Approval of the Major Amendment to the Conditional Use Permit to allow Hospital services (general) in a GO District, subject to: 1) Submittal and compliance with a revised site plan acceptable to the Planning Department, 2) Submittal and compliance with a revised landscape plan, including the screen wall design, acceptable to the Planning Department, 3) Compliance with the submitted elevation plan, 4) Working with the Planning Department on an acceptable sidewalk area and screen wall design along 30th Street, 5) Dedicating right-of-way up to 1 foot behind the new sidewalk along 30th Street,
where necessary, 6) Submittal of an application to add the ACI-1 Overlay District to the site, 7) Approval of the necessary waivers from the Zoning Board of Appeals, 8) Working with the Planning and Public Works Departments on an acceptable solution to the parking lot encroachment on the south side of the site, 9) Compliance with stormwater management regulations including no net increase in stormwater runoff and treat the first 1/2" of stormwater for water quality, and 10) Compliance with the submitted operating statement. Compliance with all other applicable regulations. Mr. Morris seconded the motion which carried 7-0.

11. C7-18-053 (D) Elkhorn Public Schools

REQUEST: Approval of a Conditional Use Permit to allow Secondary educational facilities in a R4 District, with a waiver of Section 55-186, Height, for a 59 foot tall school

LOCATION: Northwest of 177th Street and George Miller Parkway

At the Planning Board meeting held on May 2, 2018, this case was placed on the Consent Agenda. Ms. Karnes moved for Approval of the Conditional Use Permit to allow Secondary educational facilities in the R4 District with a waiver of Section 55-186, Height  to 59 feet, subject to the following conditions: 1) Compliance with the submitted site plan, 2) Compliance with the submitted landscape 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 waiver from the Zoning Board of Appeals, and 7) Recording of the final plat for George Miller Parkway North. Mr. Morris seconded the motion which carried 7-0.

(REGULAR AGENDA)

Master Plan Referrals

2. C3-18-082 (D) Planning Department on behalf of the City of Omaha

REQUEST: Approval of the KIEWIT HEADQUARTERS CAMPUS REDEVELOPMENT PLAN

LOCATION: An area generally bounded by Cuming Street on the north, 15th Street on the east, Cass Street on the south and 17th Street on the west

At the Planning Board meeting held on May 2, 2018, this case was placed on the Consent Agenda. Ms. Karnes moved to layover the request to allow time to make a few adjustments to the plan and plan area. Mr. Magid seconded the motion which carried 7-0.

Subdivisions

3. C10-16-287 (D) C12-16-288 Jasper Stone 192nd and Dodge LLC

REQUEST: Revised Preliminary Plat approval of AVENUE ONE, a subdivision inside and outside the city limits, with rezoning from AG to DR and MU and Final Plat approval of AVENUE ONE (Lots 1-9 and Outlots A-C), a subdivision outside the city limits, with rezoning from AG to DR and MU

LOCATION: Southeast and Southwest of 192nd Street and West Dodge Road

At the Planning Board meeting held on May 2, 2018, this case was placed on the Consent Agenda. Ms. Karnes moved to layover the request until the June 6, 2018 Planning Board meeting to allow time to work on finalization of certain aspects of the proposed development. Mr. Magid seconded the motion which carried 7-0.
4. C10-17-129 (D)  
C12-17-130  
Fountain II, LLC  
REQUEST: Final Plat approval of OFFICE DEVELOPMENT AT AVENUE ONE (Lot 1 and Outlots A & B), a subdivision outside the city limits, with rezoning from AG to DR and MU  
LOCATION: 240 South 192nd Street

At the Planning Board meeting held on May 2, 2018, this case was placed on the Consent Agenda. Ms. Karnes moved to layover the request until the June 6, 2018 Planning Board meeting to allow time to work on finalization of certain aspects of the proposed development. Mr. Magid seconded the motion which carried 7-0.

5. C10-18-078 (D)  
C12-18-079  
Skrupa Investment Co.  
REQUEST: Preliminary Plat approval of PRIVADA, a subdivision outside the city limits, with a waiver of Section 53-8(2)(b), Cul-de-sac length, and Section 53-8(4)(d), Lot frontage, along with rezoning from AG to DR, R4, R6 and MU  
LOCATION: Southwest of 204th Street and West Center Road

At the Planning Board meeting held on May 2, 2018, this case was placed on the Consent Agenda. Ms. Karnes moved to layover the request to allow the applicant time to address the items discussed in the report. Mr. Magid seconded the motion which carried 7-0.

(HOLD OVER CASES)

Conditional Use Permits

1. C7-88-220  
Omaha Performing Arts Society  
REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Surface parking in a CBD (property is located within an ACI-1 Overlay District) (laid over from 4/4/18)  
LOCATION: 1512 Howard Street and 424 South 15th Street

At the Planning Board meeting held on May 2, 2018, Troy Meyerson, 409 South 17th Street, appeared before the Board, on behalf of the applicant, and offered to answer any questions.

Eric Englund, Manager of Current Planning, stated that the applicant has continued to work with staff. The department recommends approval subject to the five conditions listed in the recommendation report.

Mr. Rosacker moved for approval subject to the following conditions: 1) Submittal of a revised site plan to show the location of the proposed “greenscreen” and type of plan material planted at the base of the screen. The proposed plant material must cover the greenscreen within three years, 2) Obtain all the necessary zoning waivers as required, 3) Approval of all modifications to adjacent sidewalk through the Omaha Public Works public improvements process, 4) Compliance with the City’s adopted stormwater management ordinances and policies, including no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality, and 5) Compliance with the revised site plan. Mr. Magid seconded the motion which carried 7-0.
(REGULAR AGENDA)

Rezonings

<table>
<thead>
<tr>
<th></th>
<th>C10-04-169 La Casa West Corp.</th>
<th>REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Pacific Springs Vista</th>
<th>LOCATION: Northwest of 168th and Pacific Streets</th>
</tr>
</thead>
</table>

At the Planning Board meeting held on May 2, 2018, Tony Vacanti, 8216 Grover Street, appeared before the Board on behalf of La Casa Corp. and offered to answer any questions. Mr. Vacanti responded that the building will be approximately 5,000 square feet and will operate as a family-owned business. He further stated that ground will be broken as soon as possible.

Eric Englund, Manager of Current Planning, explained that approval of the Major Amendment would remove the condition that a restaurant or a fast-foot restaurant use could not be used on the lot which was originally approved in 2005. Mr. Englund stated that the department recommends approval of the Major Amendment request.

Mr. Pate moved for approval of a Major Amendment to the Mixed Use District Development Agreement for Pacific Springs Vista. Mr. Morris seconded the motion which carried 7-0.

Overlay Districts

<table>
<thead>
<tr>
<th></th>
<th>C11-18-081 Ruben Gomez</th>
<th>REQUEST: Approval of a PUR-Planned Unit Redevelopment Overlay District</th>
<th>LOCATION: 2306 South 39th Street</th>
</tr>
</thead>
</table>

At the Planning Board meeting held on May 2, 2018, Ruben Gomez, 1505 West Broadway, Council Bluffs, Iowa 51501, appeared before the Board and offered to answer any questions.

In response to Mr. Pate, Mr. Gomez stated that the Council Bluffs address is his office. He stated that he plans on building a new home and most likely will lease the existing home to his parents. In response to Ms. Karnes, Mr. Gomez stated that the existing home needs a new roof, siding and new windows.

Mr. Rosenbaum explained that the existing home may need to be tied to the permit of the new home to insure that the existing home would be remodeled. Mr. Gomez stated that he may remodel the existing home before the new home is built.

Tom Jacobsen, 3865 Martha Street, appeared before the Board in opposition. Mr. Jacobsen stated he has concerns regarding rats, insects and mildew at the existing home and that it will not be updated and/or remodeled.

In response to Mr. Magid, Mr. Gomez stated he would repair the existing home to make it habitable.

Ms. Karnes expressed her concern that the approval of the PUR would need to be for the entire property.

Eric Englund, Manager of Current Planning, stated that the regulations of the PUR Overlay District allow two family residences in the Overlay District which is the primary reason for the PUR request. He stated that there is one small waiver that is incorporated for impervious coverage, the applicant is proposing 51% but the R4 District allows 50%. Mr. Englund pointed out that the proposed location of the home in the front setback allows a setback adjustment based on the number of existing homes on the block that are a closer setback than what the zoning usually requires therefore the applicant is utilizing that tool. He further stated that a revised site plan is required that shows the new home a few feet further to the south to match the adjacent home on the west. He stated that updated plans showing the east, west and south elevations of the new home are required before forwarding to City Council. If the condition of the existing home is in such poor condition that it would need to be removed, the City would want to improve the setbacks of the
new home that is non-conforming. Mr. Englund stated that the department recommends approval of the PUR subject to submittal of an acceptable revised site plan and building elevations prior to forwarding to City Council.

Ms. Karnes moved for approval of the PUR subject to the submittal of an acceptable revised site plan and building elevations for both the new building and the existing building prior to forwarding the case to City Council with the condition that if the existing home is removed, the applicant must meet with the City prior to moving forward on the PUR. Mr. Magid seconded the motion which carried 7-0.

Special Use Permits

<table>
<thead>
<tr>
<th>9.</th>
<th>C8-18-075</th>
<th>REQUEST: Approval of a Major Amendment to a Special Use Permit (assumed) to allow Convenience storage in a CC District with a waiver of Section 55-366, Height, for a 125 foot tall flagpole and Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Warehousing and distribution (limited) in a CC District, with a waiver of Section 55-366, Height, for a 125 foot tall flagpole</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C7-10-068</td>
<td>LOCATION: 20800 West Dodge Road</td>
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<tr>
<td></td>
<td>Dave Paladino</td>
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</tr>
</tbody>
</table>

At the Planning Board meeting held on May 2, 2018, Dave Paladino, 2702 Douglas Street, appeared before the Board stated that the 125 foot tall flagpole would be patriotic in nature with an American flag and a Husker flag on game day. Mr. Paladino stated the flag would be approximately 20’ x 30’ and would most likely be lighted from the ground. He further stated that he would not install a flagpole that is less than 125 feet high.

Mr. Magid stated he would support the request because every once in awhile we need a big American flag.

Eric Englund, Manager of Current Planning, stated that because there is an existing Special Use Permit and Conditional Use Permit on the site, a request for a waiver of the City zoning code section has to come before the Planning Board and also the City Council in this case with a Special Use Permit. In addition, the base zoning district, Community Commercial, has a height limitation of 60’ but there is a provision in the zoning code that allows up to an additional 25% for certain items such as a flag pole therefore the department recommends denial because 75’ would be the maximum height allowed.

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

APPROVAL OF MINUTES

Mr. Rosacker moved for approval of the meeting minutes of April 4, 2018 as written. Mr. Pate seconded the motion which carried 7-0.

ADJOURNMENT

It was the consensus of the board to ADJOURN the meeting at 2:10 pm.

Date Approved

______________________________
Greg Rosenbaum, Chairman

Debbie Hightower, Planning Board
Recording Secretary