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

MEMBERS NOT PRESENT: Trenton Magid

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

#8 C3-18-085  THE BANK – PHASE 2 TIF REDEVELOPMENT PROJECT (Wells Fargo) - # of units, add floor, modify 1st floor, parking within adjacent lot to west. Strong developer who has done many downtown projects.

#9, #18, #31 (C3-18-086, C10-18-096 and C12-18-097, C7-08-229(a))
Siena Francis – Future Land Use change – affects two other property owners and the City – New Vision and Catholic Charities. Details of project (new shelter, dorms, dining facility…). Advisory committee met and recommends approval. Updated operating statement. Getting children off site, private dollars to fund.

#10, #11 (C3-18-108 and C3-18-109)
Surplus cases – two city-owned properties (former art gallery and daycare). Want to sell properties to free up proceeds.

#7 C3-18-056  CHARLIE GRAHAM TIF REDEVELOPMENT PROJECT PLAN. Moving auto body site from NW corner. Previous SUP/ZBA waivers. Parking lot has been removed.

#15 C12-18-091 Discussed issue of connection that applicant does not want or thinks is possible. We disagree and believe connection needs to be made.

#17 C10-18-094, C12-18-095
Expand site to include existing home for parking lot expansion. Denial of GC, approve CC. Entire area is office/commercial Future Land use. Parking lot would require multiple waivers.
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
Debbie Hightower, Recording Secretary
Lisa Agans, Recording Secretary

Greg Rosenbaum, Chairman, called the pre-meeting to order at 11:40 a.m.

#1 Eric Englund, Manager of Current Planning, discussed case #1 and explained that the case was laid over for two months but the items and the NRD issues have been addressed. The department recommends approval.

#2 Mr. Englund explained that case #2 is recommended for a layover because of wetland mitigation plan issues and the clarification of debt ratio.

#7 Bridget Hadley discussed case #7, Charlie Graham TIF. The business is relocating from the northwest corner to the southeast corner of 42nd and Leavenworth. The new structure will be 17,000 sq. ft. and will have 38 parking stalls located toward the back of the lot. The TIF will include buffers and streetscaping.

#8 Ms. Hadley discussed case #8, The Bank Phase II TIF which is a partial conversion of the Wells Fargo Bank building located at 19th and Douglas. There will be five floors of residential, 213 market rate units with streetscaping and alley improvements. The project is an appropriate land use for zoning and complies with the downtown area.

#3 Mr. Englund explained that case #3, Kiewit Headquarters Redevelopment Plan has requested a layover to the July or August 2018 Planning Board meeting. There has been no further discussion on the truck traffic issue.

#4 Mr. Englund stated that case #4, Privada subdivision, has addressed items from the May agenda. The subdivision will be 192 acres and will include 156 single-family residential homes, 17 lots for Mixed-Use development and two multi-family lots. The first phase will be the single-family residential homes. The ¼ mile gap is acceptable and the department recommends approval with several conditions.

#5 Mr. Englund addressed case #5, Preserve on Pacific Addition. The department recommends a layover because of two items that need to be addressed. The project proposes 14 residential lots and one outlot (private street and open space). The department is not supportive of the waiver for sidewalks.
#6 Mr. Englund stated that case #6, which was laid over from the March 2018 meeting, needed additional parking information. The department recommends approval with a parking plan for 225 stalls. Mr. Carter shared two letters, one in support and one in opposition with regard to the parking.

#9, #18 and #31 – Mr. Englund explained that cases #9, #18 and #31 will be heard together but voted on consecutively. The entire area needs to be zoned civic. 18th and Nicholas is City owned property.

#10 and #11 – Mr. Englund discussed cases #10 and #11 of which both include the sale of city-owned properties. The proceeds of the sales will go back to CDBG funds. There will be an RFP involved on both cases. The department recommends approval.

#12 Mr. Englund discussed case #12, Majestic Pointe. This will be Mixed-Use. The department recommends a layover because of the wetland analysis and drainageway.

#13 and #33 – Mr. Englund stated that cases #13 and #33 will be heard together but voted on consecutively. The department recommends approval of both but subject to two conditions for the preliminary and final plat approval request.

#14 and #27 - Mr. Englund stated that cases #14 and #27 will be heard together but voted on consecutively. The project is 9.34 acres for a day care and 4 residential lots. The day care is proposed for 230 children thus 58 parking stalls are needed. The tree mitigation plan needs to be refined. The department recommends approval of #14 based on nine conditions and #27 based on six conditions.

#15 Mr. Englund indicated that case #15, American Interstate Plaza replat, is recommended for a layover based on the shared and unshared driveway access issues. There will be a daycare located to the west.

#16 Mr. Englund explained that case #16 exists of two lots with existing homes which the applicant proposes replatting into four lots to allow for construction of three new homes (one home currently exists on the lot). A public sewer extension must be provided for the lots and a Memorandum of Agreement must be recorded on each of the lots covering the private sewer maintenance obligations. Mr. Carter shared a letter from a neighbor expressing concerns about the request.

#17 Mr. Englund discussed that case #17 is a parking lot expansion to the north of the existing commercial site, including demolition of the existing residence. Waivers from the Zoning Board of Appeals and possibly the Urban Design Review Board will be required. The Department recommends denial of the rezoning request to GC because the uses and site development regulations are too broad, but supports the rezoning to CC. An access note should be recorded on the plat regarding no access to Davenport Street to the north while existing single family homes remain there. Mr. Carter shared an objection letter from a neighbor. Mr. Carter shared a letter from a neighbor expressing concerns about the project.

#19 Mr. Englund explained that case #19 is a rezoning request near 252nd and Blondo Streets. In 2015 the northern portion of the property was replatted and recorded but should not have been because the purchase of that land was not finalized. Due to setback issues and unknown business activity on the property, the department is recommending a layover.

#20 Mr. Englund discussed the proposed approval of a Major Amendment to the Mixed Use District Development Agreement for Village Pointe to allow automotive sales as stated in case #20. This is for a proposed Bentley dealership with auto sales and servicing, including 10 stalls on the west for auto displays as well as displays on the interior.

#21 Mr. Englund explained that case #21 involves a request for rezoning to CBD. This involves a building permit request for an existing building for a tenant finish for an ice cream shop. During review staff noted that existing DS zoning on the property would require off-street parking, but the department feels that CBD zoning is more appropriate for the area.

#22 Mr. Englund discussed case #22 which proposes approval of an ACI-3(PL) Overlay District for a new convenience store at 120th and Dodge. The department recommends approval.
#23  Mr. Englund explained that case #23 involves request for approval of an MCC Overlay District for a new karate school and parking lot. The applicant previously received a bufferyard waiver from the Zoning Board of Appeals. The department recommends approval.

#24  Mr. Englund explained that case #24 is a request of approval of a MCC Overlay District near 204th and Pacific. This was a condition for the approval of the rezoning and final plat, and the department recommends approval.

#25  Mr. Englund discussed case #25, involving a request for approval of a Special Use Permit to allow automotive sales in a GC District (within an ACI-2 Overlay District) near 71st and Blondo Streets. Mr. Englund explained that more information from the applicant is required so the department recommends a layover. Mr. Carter shared a letter in opposition to the request.

#26  Mr. Englund explained that case #26 involves requested approval of a Special Use Permit to allow automotive rentals in a CC District and approval of a Conditional Use Permit to allow warehousing and distribution (limited) in a CC District. The property is a former Kmart near 144th and Stony Brook Boulevard. The department recommends approval with several conditions, including revised plans showing location of display and storage of rental vehicles, an acceptable landscape plan, and a revised elevation plan showing all overhead doors on the front of the building being constructed of glass.

#28  Mr. Englund indicated that case #28 involves development in the North Hills Environmental Resources Overlay District of a private garage. A Special Use Permit is required because more than 200 cubic yards of fill will be required. Due to the grade change the department is recommending approval.

#29  Mr. Englund explained that case #29 requires a Large Project Special Use Permit to allow total building floor area of over 40,000 square feet. Two new buildings are proposed for expansion of the convenience storage. The department recommends approval.

#30  Mr. Englund explained that case #30 involves the redevelopment of a former big box store to a swim school franchise location. A Conditional Use Permit is required and the department recommends approval. Mr. Carter shared a letter from a neighbor with concerns about the request.

#32  Mr. Englund discussed a proposed trampoline park in case #32. This case requires approval of a Conditional Use Permit. The department recommends approval subject to additional tree planting and submittal of an application for an MCC Overlay District.

Adjourned at 1:15 p.m.
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.

Subdivisions

<table>
<thead>
<tr>
<th></th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.</td>
<td>Final Plat approval of PLAZA 133, a subdivision outside the city limits, with rezoning from GI, GC, MH and DR to GI and DR and approval of a IG-Industrial Gateway Overlay District (portions of the property are located within the FW-Floodway Overlay District and FF-Flood Fringe Overlay District)</td>
<td>North of 101st Street and Blair High Road</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Pate moved to layover to address including wetlands, timely trail construction, and acceptable debt ratio. Ms. Karnes seconded the motion which carried 7-0.
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Requestor</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>C10-18-059 (D)</td>
<td>Ehrhart Griffin &amp; Associates for Sage Capital</td>
<td>Preliminary Plat approval of PRESERVE ON PACIFIC ADDITION, a cluster subdivision inside the city limits, with a waiver of Section 53-9(9), Sidewalks, along with rezoning from R1 to R5 (laid over from 4/4/18)</td>
<td>9402 Pacific Street</td>
</tr>
<tr>
<td>C10-14-044 (D)</td>
<td>David Steier / Ken Hagen</td>
<td>Revised Preliminary Plat approval of MAJESTIC POINTE (Lots 244-252 and Outlots I-N), a subdivision outside the city limits, with rezoning from AG to DR and MU</td>
<td>Southwest of 168th and State Streets</td>
</tr>
<tr>
<td>C10-18-087 (D)</td>
<td>Heartland Church Network</td>
<td>Preliminary and Final Plat approval of HEARTLAND CHURCH SUBDIVISION, a minor plat inside the city limits, with rezoning from DR and R6 to R5</td>
<td>5046 Terrace Drive</td>
</tr>
<tr>
<td>C10-18-089 (D)</td>
<td>Pacific Reserve LLC, Chris Erickson</td>
<td>Preliminary Plat approval of PACIFIC RESERVE, a subdivision outside the city limits, with a waiver of Section 53-8(4)(d), Lot frontage, along with rezoning from AG to DR and R5</td>
<td>20601 Pacific Street</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Pate moved to layover. Ms. Karnes seconded the motion which carried 7-0.

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Pate moved to layover to allow the applicant time to address the items discussed in the report. Ms. Karnes seconded the motion which carried 7-0.

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the rezoning from DR and R6 to R5 and approval of the Preliminary Plat, subject to the following conditions: 1) Compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and must treat the first 1/2” of stormwater for water quality, and 2) Provide extension of sidewalk along the street frontage, in compliance with city code. Mr. Rosacker 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 (if necessary) and providing the correct scale on the mylars, prior to forwarding the plat to the City Council. Mr. Moore seconded the motion which carried 7-0.

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Rosacker also moved for approval of the rezoning from AG to DR and R5, approval of the Preliminary Plat, subject to the following conditions: 1) Remove the gate from proposed Outlot F, 2) Provide sidewalk along Pacific Street to the eastern property line on Outlot E, 3) Submittal of an acceptable tree canopy analysis and mitigation plan, 4) Receive concurrence from the NDOT for the proposed vacation of right-of-way, 5) Submittal of an exhibit to Public Works analyzing the viability of a creek crossing for sidewalks along the south side of Pacific Street immediately west of the subdivision, 6) Coordinate with Public Works on the design of the proposed sanitary sewer line crossing the creek west of Outlot G, 7) Record a Memorandum of Agreement for Lots 2, 3, and 4, and Outlots B, C, and D, to assign the ownership requirement for each of the respective outlots, 8) Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement (including additional ownership requirements for Outlots B, C, and D), and 9) Compliance with all applicable stormwater management ordinances and policies. Mr. Moore seconded the motion which carried 7-0.
Master Plan Referrals

3. C3-18-082 (D)
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the KIEWIT HEADQUARTERS CAMPUS REDEVELOPMENT PLAN (laid over from 5/2/18)
   LOCATION: An area generally bound 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 June 6, 2018, this case was placed on the Consent Agenda. Mr. Pate moved to layover to the August Planning Board meeting at the request of the applicant. Ms. Karnes seconded the motion which carried 7-0.

Rezonings

20. C10-02-069 (D)
    Woodhouse Auto Family
    REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Village Pointe to allow Automotive sales
    LOCATION: 225 North 170th Street

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the Major Amendment to the Village Pointe Mixed Use Development Agreement subject to submittal of five acceptable, originally signed, final Mixed Use District Development Agreements prior to forwarding to City Council. Mr. Moore seconded the motion which carried 7-0.

21. C10-18-110 (D)
    Greg Pour
    REQUEST: Rezoning from DS to CBD (property is located within an ACI-I Overlay District)
    LOCATION: 1401 Jackson Street

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved to rezone from DS to CBD within an ACI-I Overlay District. Mr. Moore seconded the motion which carried 7-0.

Overlay Districts

22. C10-18-098 (D)
    Esau Yadullah
    REQUEST: Approval of an ACI-3(PL), Area of Civic Importance Overlay District
    LOCATION: 11910 West Dodge Road and 11815 Webster Street

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of an ACI-3(PL), Area of Civic Importance Overlay District. Mr. Moore seconded the motion which carried 7-0.

23. C10-18-084 (D)
    Mark Sanford / Valerie McGill
    REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District
    LOCATION: 3203 North 204th Street

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of an MCC-Major Commercial Corridor Overlay District. Mr. Moore seconded the motion which carried 7-0.
24. C10-18-099 (D) 
   Blue Sage Apt. Associates, LLC 
   REQUEST: Approval of an MCC-Major Commercial 
   Corridor Overlay District 
   LOCATION: Northwest of 204th Street and Blue Sage Parkway 

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of an MCC-Major Commercial Corridor Overlay District. Mr. Moore seconded the motion which carried 7-0.

### Special Use Permits

25. C8-18-101 (D) 
    NY Auto Sales 
    REQUEST: Approval of a Special Use Permit to allow 
    Automotive sales in a GC District (property is 
    located within an ACI-2 Overlay District) 
    LOCATION: Northwest of 71st and Blondo Streets 

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Pate moved for approval of a Special Use Permit to allow Automotive sales in a GC District. Ms. Karnes seconded the motion which carried 7-0.

26. C8-18-102 (D) 
    C7-18-103 
    Amerco Real Estate Company 
    REQUEST: Approval of a Special Use Permit to allow 
    Automotive rentals in a CC District and 
    Approval of a Conditional Use Permit to allow 
    Warehousing and distribution (limited) in a 
    CC District 
    LOCATION: 5808 South 144th Street and 5801 South 
    147th Street 

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the Special Use Permit to allow Automotive rentals in a CC District subject to: 1) Submittal of an acceptable revised site plan which shows the location of the display and storage of rental vehicles, prior to forwarding the request to the City Council, 2) Submittal of an acceptable landscape plan, prior to forwarding the request to the City Council, 3) Compliance with the submitted operations plan., 4) Compliance with all applicable sign regulations, 5) Compliance with all other applicable regulations, approval of the Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District subject to: 1) Submittal of an acceptable revised site plan which shows the location of the display and storage of rental vehicles, prior to issuance of building permits, 2) Submittal of an acceptable revised elevation plan showing all overhead doors on the front of the building being constructed of glass, prior to issuance of building permits, 3) Submittal of an acceptable landscape plan, prior to issuance of building permits, 4) Compliance with the submitted operations plan, 5) Compliance with all applicable sign regulations, and 6) Compliance with all other applicable regulations. Mr. Moore seconded the motion which carried 7-0.

27. C8-18-104 (D) 
    Pacific Reserve, LLC Chris 
    Erickson 
    REQUEST: Approval of a Special Use Permit to allow 
    Daycare service (general) in a R5 District 
    (pending) 
    LOCATION: 20601 Pacific Street (Lot 5, Pacific Reserve) 

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the Special Use Permit to allow daycare services (general) subject to the following conditions: 1) Obtaining a waiver from the Zoning Board of Appeals for the number of children permitted within a daycare in an R5 District, 2) Submittal of a revised site plan providing sufficient parking for the capacity of the day care or revision of plans to reduce the proposed capacity of the daycare to a maximum of 198 children, to allow for the 50 proposed parking stalls, 3) Submittal of an acceptable landscaping plan that provides a minimum 12 trees along Pacific Street and a minimum 7 trees along Outlot F, 4) Compliance with the submitted operations statement, 5) Compliance with the proposed building elevations, and 6) Compliance with all other applicable regulations. Mr. Moore seconded the motion which carried 7-0.
28. C8-18-105 (D) Schlick Construction
REQUEST: Approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District
LOCATION: 3327 Lindenwood Lane

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District, subject to compliance with the submitted plans. Mr. Moore seconded the motion which carried 7-0.

29. C8-18-107 (D) S&W Fence
REQUEST: Approval of a Large Project Special Use Permit in a GI District, to allow total building floor area over 40,000 square feet (a portion of the property is located in the FF-Flood Fringe Overlay District)
LOCATION: 6726 North 87th Circle

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the Large Project Special Use Permit in the GI District, to allow total building floor area of over 40,000 square feet, subject to: 1) Compliance with the submitted site plan, 2) Compliance with the submitted elevation plan, 3) Compliance with the submitted operating statement, 4) No storing of vans or trucks is permitted on the public street, 5) Vehicle storage must be screened from view from property lines in compliance with 55-717(b), 6) Submittal of an application to add the MCC Overlay District to the site, 7) Compliance with all applicable stormwater management regulations including, no net increase and treating the first ½” of runoff for water quality, 8) All signage in compliance with the zoning regulations, and 9) Compliance with all other applicable regulations. Mr. Moore seconded the motion which carried 7-0.

**Conditional Use Permits**

30. C7-18-083 (D) Jerry Gordman
REQUEST: Approval of a Conditional Use Permit to allow Indoor sports and recreation in a CC District
LOCATION: 2502 South 133rd Plaza

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the Conditional Use Permit to allow Indoor sports and recreation in a CC District subject to the following conditions: 1) Compliance with the proposed site plan, 2) Compliance with the proposed operating statement, and 3) Compliance with all other applicable site development regulations. Mr. Moore seconded the motion which carried 7-0.

32. C7-18-115 (D) Pel State Trampolines, LLC
REQUEST: Approval of a Conditional Use Permit to allow Indoor sports and recreation in a CC District
LOCATION: 5645 North 90th Street

At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the Conditional Use Permit to allow Indoor sports and recreation in a CC-Community Commercial District, subject to: 1) Submittal of a landscape plan providing a tree planting for all of interior parking lot islands which do not currently have a tree, prior to approval of any building permit for the site, 2) Submittal of an application for MCC-Major Commercial Corridor Overlay District for the property, prior to issuance of the Conditional Use Permit, 3) Compliance with the proposed site plan, 4) Compliance with the proposed operating statement, and 5) Compliance with all other applicable regulations. Mr. Moore seconded the motion which carried 7-0.
At the Planning Board meeting held on June 6, 2018, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious Assembly in an R5 District (pending). Mr. Moore seconded the motion which carried 7-0.

(REgular Agenda)

(Hold Over Cases)

Administrative Meeting Only

At the Planning Board meeting held on June 6, 2018, Eric Englund, Manager of Current Planning stated that since the last time the case was held over, the applicant had adequately addressed the concerns including submission of an acceptable wetlands analysis and mitigation plan, as well as written concurrence from the Papio-Missouri River Natural Resource District regarding the proposed development. He then stated that the Planning Department recommended approval of the final plat (Lots 1-92 and Outlots A-G), subject to the conditions of preliminary plat approval relative to Phase 1 and addressing the 3 conditions in the recommendation report prior to forwarding the request to the City Council.

Ms. Karnes moved for approval of the final plat (Lots 1-92, Outlots A-G), subject to the conditions of preliminary plat approval relative to phase 1 and addressing the following items prior to forwarding the request to City Council: 1) Submittal of an acceptable final subdivision agreement, 2) Provide an easement to the NRD for access to Outlots C and E (provided on the plat or executed separately), and 3) Provide a note on the plat indicating that Military Road will become a trail at a future date. Mr. Rosacker seconded the motion which carried 7-0.

(REgular Agenda)

(Hold Over Cases)

Subdivisions

At the Planning Board meeting held on June 6, 2018, Jim Buser, 10250 Regency Circle, appeared before the Board on behalf of the applicant. Mr. Buser described the proposed project as a mixed use, multi-purpose, subdivision on 192 acres, located on the southwest corner of the intersection of 204th Street and West Center Road. The development will include 157 single family residential lots on 64 acres, 17 mixed
use, commercial lots on 40 acres, 2 multi-family lots on 30 acres, and 15 outlots on 27 acres. Mr. Buser presented a diagram showing the location of the proposed development as well as describing the type of developments present or in progress, as well as the other current/planned use of other properties in the area around the proposed development. Mr. Buser reported that they have been in contact with the neighbors, including one neighbor who has property which is included in the plat, and have made sure they are well aware of the plans in place for the development.

Mr. Buser stated that they have reviewed the recommendation for approval from the Planning Department, including the proposed conditions which are generally acceptable to the developer with just a few fine points which need to be worked out including some that are dependent upon the results of a traffic study. Mr. Buser stated that the developer believes they are well on their way to reaching final agreement on those conditions. Mr. Buser offered to answer any questions from the Board.

Eric Englund, Manager of Current Planning, stated that the City is recommending approval of the waiver of Section 53-8(2)(b) as well as the re-zoning from AG to DR, R4, R6, and MU, subject to submittal of an acceptable Mixed Use District Development Agreement, prior to forwarding the request to City Council, and approval of the Preliminary Plat subject to the 23 conditions listed in the recommendation report to be addressed with, or prior to, the submittal of the Final Plat.

Mr. Pate moved for approval of waiver of Section 53-8(2)(b), Cul-de-sac length, approval of the rezoning from AG to DR, R4, R6 and MU, subject to submittal of an acceptable Mixed Use District Development Agreement, prior to forwarding the request to City Council, and approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1) A temporary turn-around must be provided at the terminus of all stub or temporary dead-ended streets, 2) Along Street “O” at the west end of lots 166 and 168, either 1) modify the mixed use plan to remove the driveways to the lots, or 2) change Blue Sage Drive and Street “O” to a ¾-movement intersection by modifying the median to prohibit westbound left turns, 3) Modify the mixed use plan to reduce the number of driveways to Lot 162 to one dedicated and one shared access, 4) On the paving plan, change the two traffic calming devices from speed tables to speed humps, 5) Provide for all improvements identified in the final approved traffic study, as approved by Nebraska Department of Transportation (NDOT) and Public Works, 6) Extend the median along Street “H” through the intersection of Street “H” and Street “L”, 7) Provide acceptable traffic control (roundabout, traffic signal, etc.) at the intersection of Blue Sage Drive and the driveway at Lots 173/174, as identified in the final approved traffic study, 8) Provide acceptable vehicular and pedestrian access from Lot 174 to Street “B”, 9) Dedicate right-of-way (ROW) and pave a stub street to the parcel west of Lots 79-83; the subdivider shall provide for the dedication of the portion of the ROW on Outlot J of Blue Sage Creek prior to the recording of the final plat, 10) Coordinate with Public Works on the design of the roundabouts, 11) Coordinate with Public Works on an acceptable GO paving plan, 12) Provide a pro-rata reimbursement to SID 572 (Grandview Ridge Estates) for prior outfall sewer construction, 13) Construct Blue Sage Drive at a design speed of 40 mph, with a pavement thickness of 9 inches for its entire length between West Center Road and the south subdivision boundary, 14) Place a note on the plat that there shall be no direct access to West Center Road or 204th Street from any lots or outlots, and no direct access to Street “H” from Lots 106, 126 through 134, or 158, 15) Place the following note on the plat: “There shall be one full movement access to Blue Sage Drive located at the common lot line of Lots 173 and 174. A single right-in/right out access shall be permitted to Blue Sage Drive from each of Lot 173 and Lot 174. There shall be no other direct access to Blue Sage Drive from any lots”, 16) In the subdivision agreement, provide for the maintenance responsibility for the sidewalks abutting double-fronted lots and provide for sidewalks along all street frontages, 17) Any drainageway must be placed in an outlot sized to accommodate either the 3:1 + 20’ section, or the 100-year storm flow (whichever is greater), 18) The applicant will be required to comply with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and must treat the first ½” of stormwater for water quality, 19) The applicant must coordinate the development of Park 40b and the trail construction around the new water quality basin with the Blue Sage and Grandview SID’s. Park and trail plans and cost estimates must be approved by the Parks and Recreation Advisory Board prior to bidding, 20) The use, ownership, and maintenance of all outlots must be addressed as a part of the subdivision agreement, 21) Submittal of a final wetland study, and mitigation plan, if necessary, 22) Submittal of a letter of approval of a Noxious Weed Plan from Douglas County, and 23) The applicant must coordinate with the City on an acceptable debt ratio. Mr. Magid seconded the motion which carried 7-0.
## Special Use Permits

<table>
<thead>
<tr>
<th>6.</th>
<th>C8-91-091 The Approach at SR, LLC</th>
<th><strong>REQUEST:</strong> Approval of a Major Amendment to a Special Use Permit to allow <em>Outdoor Sports and Recreation</em> in a DR District (laid over from 3/7/18)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>LOCATION: Between Pacific Street and West Center Road, from 180th Street to 192nd Street</td>
<td><strong>REQUEST:</strong> Approval of a Major Amendment to a Special Use Permit to allow <em>Outdoor Sports and Recreation</em> in a DR District (laid over from 3/7/18)</td>
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</table>

At the Planning Board meeting held on June 6, 2018, Larry Jobeun, 11440 West Center Road, appeared before the Board on behalf of the applicant to describe the scope of the request and offered to answer any questions. Mr. Jobeun indicated that the name of the project is The Escape at Shadow Ridge. Mr. Jobeun stated that the zoning and platting issues had been vetted out at the extensive Planning Board public meeting on March 7, 2018 and the appearance at this meeting is the Major Amendment to the Special Use Permit, which currently exists, to carve out the 8.67 acres for this development. Mr. Jobeun pointed out that on March 27, 2018, the City Council voted unanimously to approve the Preliminary Plat, therefore, approval today will allow the full rezoning and Major Amendment to proceed to the City Council. The Major Amendment was laid over from the March 7, 2018 Planning Board meeting in order to allow the applicant time to provide an acceptable parking analysis, which has been completed. Mr. Jobeun stated that they have determined that the parking requirements are 65 spaces for the Clubhouse, 100 spaces for the golf course, 54 for the pool, and 6 for the tennis courts and that these requirements (225) are all being met with the 226 parking spaces being provided. Mr. Jobeun again stated that the Preliminary Plat had been approved by the City Council and thanked the Board for their recommendation and offered to answer any questions at that time.

The Board asked Mr. Jobeun about the parking spaces as the report presented to the Board stated that staff had calculated, based on site plans, to be only 222. Mr. Jobeun stated that a conversation had taken place with the Planning Department in this regard and that the additional parking spaces have been added but have not been put into the report.

The Board then asked for the applicant to address concerns stated in a letter from a resident at Shadow Ridge regarding the entrance to Shadow Ridge being closed. Mr. Jobeun presented drawings showing that the main entrance will remain virtually unchanged, and all entrances currently into Shadow Ridge will remain open.

Robert Campbell, 1801 South 186th Street, appeared before the Board in opposition. Mr. Campbell stated that he finds the proposed development to be shocking to the neighborhood. Mr. Campbell expressed concern that the development is making changes to the neighboring Ridges neighborhood which were unanticipated by the residents and will change the planned community which he believed would remain the same once he purchased his home. Mr. Campbell reiterated concerns, from the March 7, 2018, regarding the neighborhood covenants in place in the Ridges, the property rights of current residents, changes to the golf course, and his belief that the development will be a detriment to the existing neighborhood.

Mr. Campbell shared information regarding a lawsuit, which he felt was applicable to this development, in which the State Supreme Court ruled in favor of the homeowners against a change to another golf course in the area.

Mr. Jobeun reminded the Board that the new development would consist of $1,000,000+ villas, providing a $28 million tax base. Mr. Jobeun reiterated that, as explained in the March 7, 2018 Planning Board meeting, the Future Land Use of the Master Plan designated the area for low-density residential use, which is what is planned for this development. Regarding changes to the golf course, Mr. Jobeun reminded the Board that there would be no changes to the golf course. He provided an aerial photograph showing that of the approximately 800 homes in the Shadow Ridges subdivision, only 3 of the homes with golf course views would have any change to their view, Mr. Jobeun noted that none of those 3 were present to object. Of the 28 homes proposed, only 7 of them will be visible from the existing homes west of 188th Plaza, in order to see the other 21 homes, you will have to be on the Country Club property. The proposed development will utilize 8.67 acres of land currently not being used by the golf course which has its own access point off Pacific Street into the development.
With regards to the neighborhood covenants, Mr. Jobeun advised that the ones which were being used as examples were not being quoted in full. He provided a copy of the full covenants and noted that they state that all structural, and landscaping improvements at the lots comprising the golf course are subject to the approval of the Design Review Board, in all other respects, the golf course is exempted from all other provisions of the neighborhood covenants as they are all related to the governance of the single family, residential homes. Mr. Jobeun then presented a letter to the Board from the Design Review Board which stated their unanimous approval of the proposal (with Mr. Shanahan abstaining). Responding to questions from the Board, Mr. Jobeun advised that there are 7 members on the Design Review Board and that they are all residents of Shadow Ridge to the best of his knowledge. As mentioned in the previous meeting, the residents of the new development will have their own Homeowners Association and the covenants governing those 28 homes will contain significantly higher standards, they will be a separate community accessed exclusively from Pacific Street and will not access any portion of the Shadow Ridge subdivision. The homeowners of the new development will be required to become members of the golf course. Mr. Jobeun reminded the Board that the City Council has already given their unanimous approval of the preliminary plat.

Mr. Campbell reiterated his belief that the Shadow Ridge covenants do apply to the golf course and should be considered. He again expressed his belief that the lawsuit regarding the Skyline Golf Course, which was ruled in favor of the homeowners, relates to the matter at hand.

The Board explained to Mr. Campbell that the lawsuit he is referencing was not a similar issue to the matter being considered by the Board but that it involved a rezoning, and this is not a rezoning matter. Additionally, Mr. Campbell was reminded by the Board that, as stated in the March 7, 2018 meeting, the Planning Department and the Planning Board are not parties to private neighborhood covenants. The Board explained to Mr. Campbell that zoning is not static, codes, like everything else change over time if proper plans are submitted that meet the requirements of the City.

Mr. Rosacker advised that the matter before the Board is a proposed Major Amendment to a Special Use permit, not a rezoning. The rezoning debate has already taken place and is a separate action item from what is on the agenda.

Eric Englund, Manager of Current Planning, stated that the only item on the agenda is for the Major Amendment to the Special Use Permit to allow Outdoor Sports & Recreation in a DR District. He stated that the preliminary plat has already been approved by the City Council. Mr. Englund explained that any rezoning would accompany the final plat when it goes to City Council, as would the Amendment to the Special Use Permit. Mr. Englund stated that although all the steps are linked together, the only matter being considered at the meeting today is specifically to take this area out of the Special Use Permit boundary and to ensure that the appropriate regulations regarding parking are being followed within the codes. Mr. Englund advised that there will be another public hearing at City Council in the future regarding the final plat, the rezoning, and this Major Amendment to the Special Use Permit.

Mr. Englund stated that the City is not a party to neighborhood covenants, and it is not the Board’s responsibility to make judgement on neighborhood covenants.

With regard to the Major Amendment, Mr. Englund stated that staff has determined that the Special Use Permit requires a minimum of 225 parking stalls. Planning Department staff determined that the original site plan showed only 222 parking stalls, however, the Planning Department is comfortable with recommending approval subject to the submittal of a revised site plan showing a minimum of 225 stalls prior to forwarding the request to the City Council. Mr. Englund also explained that the Final Plat will need to come before the board, and any applicable subdivision agreements and platting issues must be dealt with, prior to the request going to the City Council for final approval.

Mr. Englund stated that the Planning Department recommends approval of the Major Amendment to the Special Use Permit to allow Outdoor Sports and Recreation in a DR District, subject to the 6 conditions listed in the recommendation report.

Mr. Pate motioned for approval of the Major Amendment to the Special Use Permit to allow Outdoor sport
and recreation in a DR District, subject to the following conditions: 1) Submittal of a revised site plan providing a minimum of 225 stalls prior to forwarding this request to the City Council, 2) Compliance with the revised site plan, 3) Submittal of an acceptable updated operating statement for the facility prior to forwarding this request to the City Council, 4) Compliance with the updated operating statement, 5) Provide a public access easement connecting the parking lot through the proposed plat to Pacific Street to the north, and 6) Compliance with all other applicable regulations. Ms. Karnes seconded the motion which carried 7-0.

**Master Plan Referrals**

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<th>No.</th>
<th>Request ID</th>
<th>REQUEST:</th>
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<tr>
<td>7</td>
<td>C3-18-056</td>
<td>Approval of the CHARLIE GRAHAM TIF REDEVELOPMENT PROJECT PLAN</td>
<td>4103 Leavenworth Street</td>
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At the Planning Board meeting held on June 6, 2018, Bridget Hadley, City of Omaha Planning Department, appeared before the board with an overview of the entire intersection at 42nd Street and Leavenworth Street, showing both the current site and proposed new site of the Charlie Graham business, which will be relocating from the northwest corner of 42nd & Leavenworth to the southeast corner of the same intersection. The project proposes a 1 story, 17,000 square foot building with masonry and glass front, with parking to the east and in the rear of the building. The Charlie Graham sign will remain. Ms. Hadley stated that there will be a 30’ buffer between the proposed site and residential property as well as streetscaping along the front and west side of the property. Ms. Hadley explained that the site will have 38 total parking stalls including 15 parking stalls within a fenced area, 9 parking stalls on the southeast side of the lot, and 14 parking stalls for clients and visitors.

Brent Beller, 11440 West Center Road, appeared on behalf of the owner of the project. Mr. Beller stated that the existing building has not been demolished, though that is in the process. Mr. Beller offered to answer any questions.

In response to questions, it was explained that when the existing building is demolished, the site will be used for expansion of parking for the Med Center.

Eric Englund, Manager of Current Planning, advised that the Planning Department recommended approval.

Ms. Karnes moved for approval. Mr. Rosacker seconded the motion which carried 7-0.

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<th>No.</th>
<th>Request ID</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
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<tr>
<td>8</td>
<td>C3-18-085</td>
<td>Approval of the THE BANK - PHASE 2 TIF REDEVELOPMENT PROJECT PLAN</td>
<td>1919 Douglas Street</td>
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At the Planning Board meeting held on June 6, 2018, Bridget Hadley, City of Omaha Planning Department, appeared before the Board to provide an overview of the project. Ms. Hadley explained that the project will be in the existing Wells Fargo Bank building at 20th Street and Farnam. The project will consist of approximately 5,000 square feet for use as a bank branch office by Wells Fargo, the remainder will be converted into 213 market rate apartments on five floors. Ms. Hadley advised that the apartments will be predominately 1 bedrooms, with a few 2 and 3 bedroom apartments as well. Ms. Hadley explained that the developer has been working with Urban Design on changes to the building at the mezzanine level in order to allow for the five floors, as well as looking at materials to give a slightly different look in addition to the Italian travertine that is currently there. This project is being called Phase 2, because in approximately 2010, the adjacent building, to the northeast, was converted into apartments as well, though Phase 1 consisted of slightly larger apartments. The two buildings will have some shared amenities as well. Ms. Hadley stated that the project includes 122 parking stalls in the basement of the building, as well as 150 off street parking stalls in the lot purchased with the bank building located across 20th Street to the west, the owner also owns the Douglas Street parking garage. Ms. Hadley stated that the entrance for bank staff will be located on the Douglas Street side of the building and the entrance for the apartment residents will on the Farnam Street side. Ms. Hadley shared that there will be some streetscaping along both 20th Street and Farnam Street, in addition to improvements to the alley.
Ms. Hadley explained that there will be no rezoning necessary for this project, the land use is appropriate for this project and it is definitely in compliance with the Master Plan.

Todd Heistand, NuStage Development, 2223 Dodge Street, appeared before the Board and offered to answer any questions.

In response to questions from the Board, Mr. Heistand advised that they are working with the Rose Theatre as well as the Children’s Museum to come up with a plan for shared parking. He also stated that at this time, there is no plan in the works to build a garage on what is currently the surface parking lot. Mr. Heistand also stated that the Wells Fargo drive up banking stalls will be taken down, but the ATM’s will remain.

In response to questions regarding the TIF amount, Mr. Heistand stated that the request for this project has been conservative and that they are looking at likely paying off Phase 1 a few years early. Ms. Hadley also responded that the TIF percent sometimes does run higher on rehab projects.

Eric Englund, Manager of Current Planning, stated that the Planning Department recommends approval.

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

(Items 9, 18, and 13 were heard concurrently but were voted on separately.)

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<tr>
<th>9.</th>
<th>C3-18-086 Omaha Shelter for Homeless Trust</th>
<th>REQUEST:</th>
<th>Approval of an Amendment to the Future Land Use Element of the City's Master Plan</th>
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<td></td>
<td></td>
<td>LOCATION:</td>
<td>Northwest of 16th and Nicholas Streets</td>
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David Lempke, Architect for HDR, 8404 Indian Hills Drive, appeared before the Board on behalf of the applicant to provide an overview of the project. Mr. Lempke advised that the project is a new 43,000 square foot, one level, building which will provide dorms for 350 homeless men and 100 homeless women. The facility will include a commercial kitchen, dining facilities, counselling rooms, and other services to aid the guests at the shelter. Mr. Lempke explained that the main entrance will be located off 17th Street and the current Day Shelter will be demolished. Mr. Lempke stated that they are anticipating a completion date of December, 2019. The new facility will include space for the guests to use during the day as well. Temporary facilities will be brought on site and will be staffed throughout the day to accommodate the people displaced from the current day shelter while the new facility is being built. The original Siena Francis house is nearing the end of its useful life and will be demolished.

Mr. Lempke advised that they had an open invitation meeting with the neighbors last week which he felt was productive. Approximately 11 neighborhood residents met with representatives from the shelter as well as the applicant to discuss their concerns.

Beverly Wilburn, 2520 Read Street, appeared before the Board in opposition. Ms. Wilburn stated that she owns the property at 1511 North 17th Street, which she maintains as a rental property. Ms. Wilburn described several problems currently affecting her tenant at this location with regards to the behavior of the Siena Francis House clients which she feels affects the safety of her tenant and asked for clarification of the plans to stop these behaviors as well as what is going to be done to prevent people from being displaced into the surrounding area while the new shelter is under construction.

Linda Toomey, 1702 Nicholas Street, appeared on behalf of the Siena Francis House to address the concerns of Ms. Wilburn and answer questions from the Board. Ms. Toomey explained that at the meeting last week they heard from several of the neighborhood residents and have made some changes to address the concerns. One change is that they now have dedicated a staff member to take phone calls from neighbors and address problems they are having with clients of the shelter. This person will be able to send staff out to move clients along if they are loitering or causing problems. Additionally, the Siena Francis House has engaged a security firm, for the past year, to patrol the campus, park, and surrounding area 20 hours per week. Ms. Toomey explained that they are also working within the campus to address the problem behaviors of their clients before they go out into the surrounding neighborhood. Ms. Toomey stated that they do intend to have additional meetings with neighbors, including those outside of the 300’ area, to
Mr. Magid questioned Ms. Toomey about the steps being taken within the Siena Francis campus to educate their clients with regards to their behaviors as well as what will be done to keep the construction from displacing more people out into the surrounding neighborhood. Ms. Toomey stated that clients are no longer required to leave the shelter during the day as they were in the past, this will result in their clients spending less time out in the neighborhood where they may be disturbing the residents. In addition, Ms. Toomey stated that the shelter has begun using message boards to convey the expectations of the shelter, such as no alcohol on campus, as well as reminding them to be mindful of their behavior in the surrounding community. Ms. Toomey reiterated that when they do receive phone calls from neighbors about clients behavior off campus, they have someone who can dispatch staff to handle the concerns including providing additional patrols in the area where the complaint was received.

In response to a question from the Board about possibly expanding the number of hours they are utilizing the security firm, Ms. Toomey advised that currently they only use the outside Security during non-business hours since they have staff throughout the day monitoring activity and responding to concerns. Ms. Toomey stated that after the neighborhood meeting, several businesses in the neighborhood expressed interest in entering into/adding onto the security contract which would possibly extend the number of hours per week they are conducting patrols.

Regarding concerns that the construction would be displacing clients out into the neighborhood to cause further problems, Ms. Toomey responded that the men’s shelter will be open during the day rather than making people leave in the morning. The women’s shelter will not be affected by the proposed construction. Ms. Toomey reminded the Board that the only building which will be closing for the construction will be the day services building, and that people currently utilizing that building will now be able to remain in the main shelter during the day. Additionally, portable buildings will be brought on site to house people during the day who may want to get out of the shelter building, these buildings will be staffed throughout the day and will also provide services for the clients. The buildings will be set up within the month and will be removed at the end of construction.

Eric Englund, Manager of Current Planning, explained that the area covered under this Amendment to the Future Land Use Element of the City’s Master Plan is somewhat larger than the area covered by the requests under case number 18 and 31. This item in particular includes a few lots owned by the City of Omaha, New Visions Homeless Services, and Catholic Charities in addition to the Siena Francis House. Mr. Englund stated that this area currently includes a combination of Civic, Downtown, Mixed Use, and Industrial on the Future Land Use map. This Amendment will take it all to Civic, which the Department feels is appropriate and will not negatively impact any of the existing businesses or buildings in the area. Mr. Englund stated that the Planning Department is recommending approval of this amendment to the Future Land Use Element of the City’s Master Plan.

Mr. Magid moved for approval of the Amendment to the future Land Use Element of the City’s Master Plan. Mr. Moore seconded the motion which carried 6-0-1, with Mr. Morris recusing.

| REQUEST: Preliminary and Final Plat approval of SIENA/FRANCIS HOUSE SHELTER, a minor plat located inside the city limits, with rezoning from DS, GC and GI to DS, along with approval of an ACI-1 Overlay District |
| LOCATION: Northwest of 16th and Nicholas Streets |

Mr. Magid moved for approval of the proposed rezoning to DS, approval of the expansion of the ACI-1 Overlay District, approval of the Preliminary Plat, and approval of the Final Plat. Ms. Karnes seconded the proposal.
motion which carried 6-0-1 with Mr. Morris recusing.

| 31. | C7-08-229(a) Omaha Shelter for Homeless Trust | REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Noncommercial day shelters in a DS District | LOCATION: Northwest of 16th and Nicholas Streets |

Eric Englund, Manager of Current Planning, stated the zoning code requires an advisory committee to meet whenever there is a change such as a Major Amendment for this type of use. That Committee has met on May 22, 2018 and is recommending approval. He stated the Committee did request a few slight modifications and the applicant has updated their operating statement to incorporate those requested modifications. In addition, Mr. Englund advises that he Applicant will also be required to receive approval of a couple of waivers from the Zoning Board of Appeals relative to zoning code regulations pertaining to hours of operation and minimum separation from other uses. Mr. Englund advised that the Department recommends approval subject to the 7 conditions listed in the recommendation report.

Mr. Magid moved for approval of the Major Amendment to a Conditional Use Permit to allow Noncommercial day shelters in a DS District, subject to: 1) Approval of an amendment to the existing Zoning Board of Appeals waivers relative to Section 55-764(b) Hours of operation and (d) Minimum separation from other uses, 2) Compliance with the proposed site and landscape plan(s), 3) Compliance with the proposed building elevations, 4) Compliance with the updated 2018 Operations Plan, 5) Continuing to address the concerns of the Noncommercial Day Shelter Advisory Committee regarding: community outreach, family referral plan, and on-going security, 6) Compliance with Chapter 55 Zoning of the Municipal Code, and 7) Compliance with all other applicable rules and regulations. Mr. Moore seconded the motion which carried 6-0-1 with Mr. Morris recusing.

| 10. | C3-18-108 Planning Department on behalf of the City of Omaha | REQUEST: Approval of the Surplus Declaration and Disposal of City Property | LOCATION: 2401 North 24th Street and 2232 Willis Avenue |

At the Planning Board meeting held June 6, 2018, Eric Englund, Manager of Current Planning, presented the request. Mr. Englund stated that the request is to declare two parcels, on one site, totaling approximately 6,500 square feet as surplus to be sold for private ownership. Mr. Englund stated that the location was previously the site of the Simple Simon Daycare and is now vacant. The site is currently designated as a Community Development Block Grant site and Mr. Englund explained that when the property is sold, the proceeds will be able to go back into CDBG funds which can be re-invested by the City into another qualifying property. Mr. Englund stated that the Department recommends approval of the Surplus Declaration and Disposal of City Property.

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

| 11. | C3-18-109 Planning Department on behalf of the City of Omaha | REQUEST: Approval of the Surplus Declaration and Disposal of City Property | LOCATION: 2414 Lake Street |

At the Planning Board meeting held June 6, 2018, Eric Englund, Manager of Current Planning, presented the request. Mr. Englund stated that the request is to declare 5,200 square feet of land, which is now vacant, as surplus so that it can be sold. The site is currently designated as a Community Development Block Grant site and Mr. Englund explained that when the property is sold, the proceeds will be able to go back into CDBG funds which can be re-invested by the City into another qualifying property. Mr. Englund stated that the Department recommends approval of the Surplus Declaration and Disposal of City Property.

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

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<tr>
<td>15.</td>
<td>C12-18-091</td>
<td>REQUEST: Preliminary and Final Plat approval of AMERICAN INTERSTATE PLAZA REPLAT 2, a minor plat located inside the city limits</td>
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<tr>
<td></td>
<td>Sweetbriar II LLC</td>
<td>LOCATION: Southwest of 160th and Evans Streets</td>
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At the Planning Board meeting held on June 6, 2018, Jim Buser, 10250 Regency Circle, appeared on behalf of the applicant. Mr. Buser described the development in the area of the project and stated that they had an issue with the recommendation report regarding the shared access connectivity to the site. Mr. Buser reports that the developer is proposing to split the site into two separate lots. Primrose School is a high end daycare which will be located the lot east of the Alegent building and the second area will consist of a small office building. Mr. Buser reported that the change from what was originally planned on the site, from one building to two buildings will necessitate a separate access as the design will not allow for an access drive to accommodate the steep grade coming from the shared access which was approved when the lot was originally developed.

Luke Weatherly, Olsson Associates, 2111 South 67th Street, presented a site plan showing the slope separating the existing, Alegent site and the proposed Primrose School site, which is about a 10’ to 15’ difference in elevation. Mr. Weatherly advised that in the initial Mixed Use Development Agreement the parcel was allocated for one building, but they are proposing two parcels. The initial plan for one building would have included a walk out feature with underground parking on the west side of the building which would have taken up a large amount of the slope but now that the plan has changed to allow for two buildings, the shared access will not be feasible due to the slope between the existing access site and the proposed parking area for the daycare. Mr. Weatherly proposed a separate access point from Evans Street.

In response to questions from the Board regarding the possibility of removing some of the parking. Mr. Buser answered that although he does not have many details about the parking requirements for Primrose School, he understands that the school is used for activities after hours for the children and their families which will also require parking.

Ms. Karnes expressed concern that changing from one separate and one shared access for CHI/Alegent to two separate access points would likely require a Major Amendment and there is no guarantee that the Board would approve the Major Amendment. There was discussion between the Board members and it was determined that a 30 day layover would be the best course of action to allow additional time for the applicant’s representatives to work with the Planning and Public Works departments regarding the matter of access.

Eric Englund, Manager of Current Planning, addressed the Board outlining the recommendations of the Department. Mr. Englund stated that when the Planning Department met with the applicant to advise for the platting and go over plans, it appeared at the time that a Minor Amendment to the Mixed Use Development may be necessary rather than a Major Amendment. After a full review was completed the Planning Department determined that a connection could be made as was always intended with the Mixed Use Plan, therefore, the recommendation was made with the condition of making the connection. Mr. Englund stated there is concern that the regulations of the Mixed Use District and the zoning code allow for one separate access and one shared access to a property, which are currently present on this property and can be utilized by the Primrose School. Mr. Englund stated that the condition for the connection cannot be removed without a Major Amendment but the Planning staff would not support the Major Amendment at this time. Mr. Englund stated that the Department recommends Approval subject to the conditions in the recommendation report, however, they are open to a layover to allow time to meet for further discussion with the applicant.

Mr. Magid moved to layover the case for 30 days. Ms. Karnes seconded the motion which carried 7-0.
16. C10-18-092
   C12-18-093
   Yuri Paskar

REQUEST: Preliminary and Final Plat approval of BINNEY ROW, a minor plat located inside the city limits, with rezoning from R4(35) to R4

LOCATION: Northeast of 67th Avenue and Binney Street

At the Planning Board meeting held on June 6, 2018, Douglas Dreessen of TD2, 10836 Old Mill Road, appeared on behalf of the applicant. Mr. Dreessen stated that the project consists of a vacant piece of property which includes an existing house on the corner and room for three additional houses to the east. Mr. Dreessen advised that one of the challenges has been the lack of sanitary sewer connection, however, there is sanitary sewer present to the west, on 67th Avenue and mechanical lifting is required to get the sewage into the main from which it is then gravity fed through the line. The applicant has worked with the Public Works and the Planning Department to work out the sewer issues. Mr. Dreessen acknowledged concerns from the neighbors regarding additional stormwater, which will be addressed by the applicant. Mr. Dreessen invited questions from the Board and any opponents.

Nancy Besh, 6631 Wirt Street, appeared before the Board in opposition. Ms. Besh stated that her concern is due to the 10’ to 15’ drop off behind the proposed properties which back up to her property. Ms. Besh expressed concern that the intended work on the property will cause a landslide which will damage her property. She stated that the property in question has been untouched at least since the 1960’s. The Board responded to Ms. Besh that the City would be taking any additional stormwater runoff into account when the time came to issue building permits. In response to Ms. Besh’s concerns about a landslide, Mr. Dreessen advised that they will be doing a geo-technical investigation prior to applying for any building permits. The Board assured Ms. Besh that the investigations by the City and the applicant should prevent any problem, as well as informing her that if there is any earth moving happening, the City will require the applicant to put up silt fencing to hold back material from falling into her property.

Eric Englund, Manager of Current Planning, addressed the Board to describe the recommendations of the Department. In addition, Mr. Englund advised that the neighbors are welcome to contact the Planning Department with any concerns. Mr. Englund stated that the Department recommends approval of rezoning from R4(35) to R4, approval of the Preliminary Plat, subject to the conditions in the recommendation report as well as approval of the Final Plat, subject to the conditions of the Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the final plat to the City Council.

Mr. Pate moved for approval of the rezoning from R4(35) to R4, approval of the Preliminary Plat, subject to the following conditions: 1) Provide a public sewer extension from the existing 67th Avenue sewer to the west side of Lot 1, 2) Record a Memorandum of Agreement on each of the lots covering the private sewer maintenance obligations; coordinate with Public Works on the language for the MOA, 3) Cover the private maintenance obligations for the sanitary sewer facilities in the final subdivision agreement, and 4) Provide provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, and approval of the Final Plat, subject to the conditions of the Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the final plat to the City Council. Mr. Moore seconded the motion which carried 7-0.

17. C10-18-094
   C12-18-095
   Todd Schneidewind

REQUEST: Preliminary and Final Plat approval of TOWER PLAZA REPLAT FOURTEEN, a minor plat located inside the city limits, with rezoning from R7 and GC to GC, along with expansion of the ACI-2(65) Overlay District (portion of the property is located in an ACI-2 Overlay District)

LOCATION: 8012 West Dodge Road and 8031 Davenport Street

At the Planning Board meeting held on June 6, 2018, Douglas Dreessen of TD2, 10836 Old Mill Road, appeared on behalf of the applicant to describe what he explained will be a three step process. Mr. Dreessen stated that the applicant has acquired this property with the intention of utilizing it to alleviate the parking problem adding approximately 15 parking spaces. Mr. Dreessen stated that the applicant has been
communicating with the owner of the existing home to the west of the property in order to make this parking lot work in close proximity to his residence. He does appear to be cooperative at this point but details have not been worked out. The homeowner was present at the meeting, however, he left prior to this case being heard. Additionally, Mr. Dreessen advised that the site plan for the project includes hedge row screening to prevent car lights in the parking lot from disturbing the residential property owners to the north. Mr. Dreessen advised that the applicant is seeking to combine the two lots into one lot, get consistent zoning and add an ACI overlay. Mr. Dreessen indicated he has had conversations with Jed Moulten and Tim Fries, Planning Department and Urban Design Review with regard to the ACI Overlay, which may require some modifications to the parking lot design to add some type of landscaping. Due to the size of the lot, the applicant acknowledged that they will need approval from the Zoning Board of Appeals with regard to parking.

Mr. Eric Englund, Manager of Current Planning, stated that the area is currently in transition with Office/Commercial along West Dodge Road and Residential along Davenport, however, the Future Land Use Map does indicate Office/Commercial for the entire area. Mr. Englund pointed out that although the request is for rezoning from R7 and GC to GC, the Department recommends rezoning to CC rather than GC due to the difference in restrictions. Mr. Englund agreed that the applicant will also need approval from the Zoning Board of Appeals and most likely Urban Design Review Board. Mr. Englund stated that the Planning Department recommended denial of the rezoning from R7 and GC to GC and recommended approval of the rezoning from R7 and GC to CC, approval of the expansion of the ACI-2(65) Overlay District, approval of the Preliminary Plat, subject to the conditions in the recommendation report. Mr. Englund also stated that the Department recommends approval of the Final Plat, subject to the conditions of Preliminary Plat approval, along with submittal of an acceptable final subdivision agreement (if necessary), prior to forwarding the plat to the City Council for final action.

Responding to a question from the Board, Mr. Dreessen answered that the applicant is fine with changing the zoning to CC rather than GC.

Ms. Karnes moved for denial of the rezoning from R7 and GC to GC, approval of the rezoning from R7 and GC to CC, approval of the expansion of the ACI-2(65) Overlay District, approval of the Preliminary Plat, subject to the following conditions: 1) The applicant must change the access note on the plat to read as follows: “In the event that future redevelopment occurs on Lot 1 and the land use on the north side of Davenport Street is no longer single family residential, the West Dodge Road access shall be removed and relocated to Davenport Street”, 2) Compliance with all applicable stormwater management regulations, and approval of the Final Plat, subject to the conditions of Preliminary Plat approval, along with submittal of an acceptable final subdivision agreement (if necessary), prior to forwarding the plat to the City Council for final action. Mr. Rosacker seconded the motion which carried 7-0.

Rezonings

<table>
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<tr>
<th>19.</th>
<th>C10-18-100 Suzanne C. Rittenhouse</th>
<th>REQUEST:</th>
<th>Rezoning from AG and DR to AG and DR (property is located within the FF-Flood Fringe Overlay District)</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Location:</td>
<td>Southeast of 252nd and Blondo Streets</td>
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Walden has removed his property and the applicant is ready to do whatever is needed to keep this matter moving forward because a party is currently interested in purchasing the property.

Eric Englund, Manager of Current Planning, stated that while researching the request from the applicant, the Department found several things of concern such as a business being operated at the location as well as buildings which were built which possibly did not have building permits and may not be built to code. The greenhouse does appear to have been properly permitted, however, there are no other building permits on file for the location. The Department feels that a layover is the best course of action at this time in order to allow for a thorough review of what is going on at the location and possibly for Code Enforcement to get involved. The Department has had situations similar to this in the past which just lead to more problems down the road if they are not resolved up front. Mr. Englund stated that the Planning Department recommends a layover.

Mr. Moore moved to layover the case. Mr. Pate seconded the motion which carried 7-0.

**APPROVAL OF MINUTES**

**Drive tour minutes:** Ms. Karnes moved for approval of the driving tour minutes of May 2, 2018 as written. Mr. Moore seconded the motion which carried 5-0-2 with Mr. Magid and Mr. Pate abstaining.

**Pre Meeting minutes:** Ms. Karnes moved for approval of the Pre-meeting minutes of May 2, 2018 as revised. Mr. Rosacker seconded the motion which carried 7-0.

**Meeting Minutes:** Mr. Moore moved for approval of the meeting minutes of May 2, 2018 as written. Mr. Pate seconded the motion which carried 7-0.

**ADJOURNMENT**

Mr. Pate moved to ADJOURN the meeting. Mr. Morris seconded the motion which carried 7-0.

____________________________________
Date Approved

____________________________________
Greg Rosenbaum, Chairman

____________________________________
Lisa Agans, Planning Board
Recording Secretary