PLANNING BOARD
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, June 3, 2020, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Greg Rosenbaum, Chairman; Kristine Karnes, Vice Chair; Cydney Franklin, David Rosacker, Jeffrey Moore, Michael Pate and Patrick Morris.

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, May 25, 2020.

Applicant or Representative: Please attend the meeting to present your case to the Planning Board. Decisions to approve, deny, or continue the case for additional information will be made by the Planning Board today.

Consent Agenda: Cases that are placed on the consent agenda have already been heard, or been recommended for layover, or are perceived to be non-controversial. When a consent agenda case is called, anyone with an interest in the case may request that the case be moved to the regular agenda for discussion. The Planning Board in accordance with the Planning Department’s recommendations will act on any case that is not removed from the disposition agenda. Consent agendas will be available at the meeting.

Planning Board Members: Pre-meeting will be on Wednesday, June 3, 2020 at 11:00 a.m. Meet in Room 1210 on the 12th Floor.

Planning Board agenda and other information regarding the Planning Board and Planning Department is available on the Internet at http://www.cityofomaha.org/planning. The agendas available on the Internet are subject to change and are for convenience purposes only. A copy of the official agenda, kept continually current, shall be available for public inspection at the office of the Omaha Planning Department, 1819 Farnam Street, Suite 1100, Omaha, Nebraska, during normal business hours.

ADMINISTRATIVE MEETING ONLY

Subdivisions

<table>
<thead>
<tr>
<th>Case</th>
<th>LAYOVER</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>C10-19-245</td>
<td></td>
<td>Final Plat approval of HANOVER FALLS CENTER, a subdivision outside city limits, with rezoning from AG to DR, R6, and MU</td>
<td>Northwest of 156th and State Streets</td>
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<tr>
<td>C12-19-246</td>
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<tr>
<td>Walnut Grove, LLC</td>
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DISPOSITION: LAYOVER 6-0.
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</table>
| 2. | C10-20-021  
C12-20-022  
85 Seabees, LLC | REQUEST: Final Plat approval of FLANAGAN POINTE, a subdivision outside city limits, with rezoning from AG to DR, R4, and MU  
LOCATION: Northeast of 180th and Fort Streets |

**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from AG-Agricultural District to DR-Development Reserve, R4-Single Family Residential District (high density), and MU-Mixed Use District, subject to submittal of an acceptable Mixed Use Development Agreement. Approval of the final plat, subject to meeting the following conditions prior to hearing by City Council:

1. Submittal of revised final plat documents.
2. Submittal of an acceptable final subdivision agreement.

| 3. | C10-18-219  
C12-18-220  
Falcone Land Development | REQUEST: Final Plat approval of VISTANCIA (Lots 301-512, Outlots J-L), a subdivision outside the city limits, with rezoning from AG and R5 to DR, R4, and R5  
LOCATION: Northeast of 210th and Fort Streets |

**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from AG and R5 to DR, R4 and R5. Approval of the final plat, subject to addressing the following prior to forwarding this request to the City Council:

1. Add the 35 foot no-build easement on Lot 487 along the Kestrel Parkway and correct the street names on the final plat mylars;
2. Submit an acceptable tree canopy analysis and final tree mitigation plan;
3. Submit an approved Noxious Weed Plan;
4. Submit a warning siren letter from Douglas County; and,
5. Submit a final acceptable subdivision agreement.

| 4. | C10-18-015  
C12-18-016  
New West Farm Holdings, LLC | REQUEST: Final Plat approval of WEST FARM REPLAT 7 (formerly West Farm Replat 4), a subdivision outside the city limits, with rezoning from R4, R7 and MU to R4, R7 and MU, along with a Major Amendment to the Mixed Use Development Plan for West Farm  
LOCATION: Southwest of 144th Street and West Dodge Road |

**DISPOSITION:** APPROVAL 6-0. Approval of a rezoning from R4, R7 and MU to R4, R7 and MU, subject to submittal of an acceptable Major Amendment to the Mixed-Use Development Agreement, prior to forwarding the request to City Council. Approval of the final plat, subject to the conditions of preliminary plat approval and submittal of an acceptable final subdivision agreement, prior to forwarding the request to City Council.

| 5. | C10-19-216  
C12-19-217  
Loren Johnson, Celebrity Homes Omaha | REQUEST: Final Plat approval of DEER CREST, a subdivision outside city limits, along with rezoning from AG to R4  
LOCATION: Southeast of 114th and State Streets |

**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from AG to R4. Approval of the final plat, subject to the conditions of preliminary plat approval and addressing the following items prior to forwarding the request to City Council:

1. Submittal of an acceptable final subdivision agreement.
2. Coordinate with the adjacent SIDs on sharing the cost for the development of the existing Deer Wood Park.
### PUBLIC HEARING AND ADMINISTRATIVE MEETING

#### (REGULAR AGENDA)

**Master Plan Referrals**

<table>
<thead>
<tr>
<th>6.</th>
<th>C3-20-083</th>
<th>City Planning on behalf of the City of Omaha</th>
<th>REQUEST:</th>
<th>Approval of the HNHC CENTRAL PARK TIF Redevelopment Project Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>LOCATION:</td>
<td>3832 Saratoga Street, 3825 Browne Street, 3806 Camden Avenue,</td>
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<td>3930 Camden Avenue, 4123 Camden Avenue, 5120 North 41st Street,</td>
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<tr>
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<td>5110 North 40th Street, 5118 North 40th Street, 3815 Fort Street,</td>
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<td>4004 Grand Avenue, and 4006 Grand Avenue</td>
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</tbody>
</table>

**DISPOSITION:** APPROVAL 6-0.

<table>
<thead>
<tr>
<th>7.</th>
<th>C3-19-088</th>
<th>Planning Department on behalf of the City of Omaha</th>
<th>REQUEST:</th>
<th>Approval of a substantial amendment to the 2019 Consolidated Action Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>LOCATION:</td>
<td>City of Omaha and the 3-Mile Extraterritorial Jurisdiction</td>
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</table>

**DISPOSITION:** APPROVAL 6-0.

<table>
<thead>
<tr>
<th>8.</th>
<th>C3-20-082</th>
<th>Planning Department on behalf of the City of Omaha</th>
<th>REQUEST:</th>
<th>Approval of an Amendment to the Land Use Element and Transportation Element of the City's Master Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td>LOCATION:</td>
<td>City of Omaha and the 3-Mile Extraterritorial Jurisdiction</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 6-0.

<table>
<thead>
<tr>
<th>9.</th>
<th>C19-20-084</th>
<th>Planning Department on behalf of the City of Omaha</th>
<th>REQUEST:</th>
<th>Approval of the 2020 Annexation Package: Hillsborough Estates (SID 421), West Dodge Hills (SID 451), Grayhawk Two (SID 468), West Hampton Park (&quot;Lynbrook&quot;) (SID 489), Manchester Ridge (SID 495) along with a small portion of Andreesen Meadows (SID 555), Elkhorn Highland Ridge (SID 502), West Dodge Point and adjacent land (SID 538), Pacific Street West (&quot;Tuscan Ridge&quot;) (SID 539)</th>
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<tr>
<td></td>
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<td>LOCATION:</td>
<td>City of Omaha and the 3-Mile Extraterritorial Jurisdiction</td>
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</table>

**DISPOSITION:** APPROVAL 5-1.

**Subdivisions**

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<thead>
<tr>
<th>10.</th>
<th>C12-20-085</th>
<th>Jim Hughes-Meridian Development, LLC</th>
<th>REQUEST:</th>
<th>Preliminary and Final Plat approval of MERIDIAN ADDITION, a minor plat inside city limits</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td>LOCATION:</td>
<td>Southwest of 72nd Street and West Center Road</td>
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</tbody>
</table>

**DISPOSITION:** APPROVAL 5-0-1. Approval of the Preliminary Plat, subject to the following conditions:

1.  Provide for the removal of the existing 72nd Street turn lane and the construction of a median in its place in the final subdivision agreement.
2.  Place a note on the plat that there shall be no direct access to 72nd Street from the site.
3.  Submittal of a traffic study to assess the impacts of the proposed project on queues and delay at the traffic signal at the site's access to West Center Road, and provide for any identified improvements.
4. Compliance with all applicable stormwater management ordinances and policies.
5. Provide sidewalks in compliance with the requirements of Chapter 53, Subdivisions.

Approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to hearing by City Council.

<table>
<thead>
<tr>
<th>11.</th>
<th>C10-20-086 D-APPROVAL</th>
<th>REQUEST: Preliminary Plat approval of ARBOR VIEW (Lots 382-641, Outlots I-N), a subdivision outside city limits, with rezoning from AG to DR and R4</th>
</tr>
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<tr>
<td></td>
<td>C12-20-087</td>
<td>LOCATION: Southeast of 216th and Fort Streets</td>
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**DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR and R4.**

Approval of the Preliminary Plat, subject to the following conditions:

1. Provide for the improvement of Fort Street to three lanes along the subdivision’s frontage, constructed as the ultimate urban section with concrete pavement and curb and gutters.
2. Include the remaining portion of Lot 1, Brunings First Addition in an outlot.
3. Remove all improvements within the Floodway currently located on Lot 1, Brunings First Addition.
4. On the Kestral Parkway approach to Fort Street, provide a 16 foot inbound lane, a 4 foot paved median, and two 12 foot outbound lanes, and dedicate right-of-way as needed to accommodate.
5. Coordinate with Douglas County to grade the subdivision to match the ultimate profile of Fort Street.
6. Coordinate with Public Works on an acceptable roundabout design.
7. Provide for traffic calming on all streets longer than 1000 feet.
8. Obtain all of the appropriate permits from Douglas County.
9. Place a note on the plat that there shall be no access to Fort Street from any lots or outlots, and no access to Kestral Parkway from Lots 560 or 561.
10. Coordinate with Public Works on an acceptable GO paving plan.
11. Coordinate with the Planning and Public Works Departments on the Complete Streets Design Guide design checklists.
12. Submit the 30% design report for the sanitary sewer to the Public Works Design Division per Section 2.14 of the City’s Wastewater Collection Systems Design Manual.
13. Coordinate with Public Works regarding the location of the stormwater detention basins in relation to the stream setback.
14. Place all drainageways in an outlot sized to accommodate either the 3:1 + 20’ section, or the 100-year storm flow (whichever is greater).
15. Coordinate proposed site grades along the northern boundary of the platting, adjacent to Fort Street, with the Douglas County Engineer.
16. Compliance with all applicable stormwater management policies.
17. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
18. Coordinate design for Park 33c with adjacent SID’s and the Omaha Parks Department park planning staff.
19. Coordinate with City Planning regarding an acceptable tree mitigation plan.
20. Submit a letter of approval from Douglas County for a Noxious Weed Plan.
21. Place all drainageways in an outlot sized to accommodate either the 3:1 + 20’ section, or the 100-year storm flow (whichever is greater).
22. Submit a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area.
23. Coordinate with the City on an acceptable debt ratio.
24. Provide sidewalks pursuant to Chapter 53, Subdivisions.
25. Provide temporary turn-arounds at the terminus of all temporarily dead-ended streets.
26. Coordinate any grading, construction or vegetation management plans proposed near the adjacent transmission line.
27. Submit storm sewer design computations and final plans to the Douglas County Engineer for review.
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<tbody>
<tr>
<td>12.</td>
<td>C10-20-088</td>
<td><strong>D-APPROVAL</strong></td>
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<tr>
<td></td>
<td>C12-20-089</td>
<td>Bennington Public Schools</td>
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<tr>
<td>REQUEST:</td>
<td>Preliminary Plat approval of 168 SNOWDEN COMMONS, a subdivision outside city limits, with rezoning from AG to DR and R4</td>
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<tr>
<td>LOCATION:</td>
<td>Northwest of 168th Street and Rachel Snowden Parkway</td>
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**DISPOSITION: APPROVAL 6-0.** Approval of the rezoning from AG to DR and R4. Approval of the Preliminary Plat, subject to the following conditions:

1. Provide for all improvements identified in the final approved traffic study.
2. Provide for the improvement of 168th Street to three lanes along the subdivision’s frontage and provide for the improvement of Military Road to three lanes between Street A and the Military Road horizontal curve.
3. Coordinate with Public Works on an acceptable roundabout design.
4. Provide temporary turnarounds at the terminus of all temporarily dead-ended streets.
5. Provide traffic calming on all streets longer than 1,000 feet.
7. Coordinate with the Douglas County Engineer’s office on the review, approval, and permitting of all street, grading, sewer, storm sewer, drainage, and utility designs related to the widening/improvement of 168th Street and Military Road.
8. Adjust the lots lines to provide a minimum 20-foot frontage from Outlot C to Street B, and from Outlot D to Street A.
9. 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).
10. Place a note on the plat that there shall be no access to 168th Street or Military Road from any lots or outlots.
11. Submit the 30 percent design report for the sanitary sewer to the Public Works Design Division per Section 2.14 of the City’s Wastewater Collection Systems Design Manual.
12. Construct sidewalks along all street frontages as required by Section 53-9(9), Sidewalks, including sidewalks along 168th Street and along Military Road between Street A and Military Road horizontal curve.
13. Coordinate with the Douglas County Engineer’s office to grade the subdivision to match the ultimate profile of 168th Street and Military Road.
14. Compliance with all stormwater management ordinances and policies, including no net increase in stormwater runoff and treatment of the first half inch of stormwater for water quality.
15. Coordinate with Douglas County and the Omaha Parks Department on the development of the Military Road Trail and connection from the trail to the school.
16. If the subdivision is not located within a Sanitary Improvement District (SID), a maintenance agreement is required before Douglas County will provide routing maintenance of public streets. In addition, if not located within an SID, major maintenance activities are the responsibility of the adjacent property owner.
17. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.

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<tr>
<td>13.</td>
<td>C10-08-220</td>
<td><strong>D-APPROVAL</strong></td>
</tr>
<tr>
<td></td>
<td>C12-08-221</td>
<td>BHI Development, Inc.</td>
</tr>
<tr>
<td>REQUEST:</td>
<td>Revised Preliminary Plat approval of KENSINGTON PARK, a subdivision outside city limits, with rezoning from AG to DR and MU</td>
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<tr>
<td>LOCATION:</td>
<td>Northwest of 204th and Q Streets</td>
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**DISPOSITION: APPROVAL 6-0.** Approval of the rezoning from AG to DR and MU, subject to submittal of an acceptable Mixed Use Development Plan. Approval of the Revised Preliminary Plat of KENSINGTON PARK, subject to the following conditions:

1. Provide for all improvements identified in the final traffic impact study, as approved by Public Works and the Nebraska Department of Transportation (NDOT).
2. Provide documentation to justify the lack of a Street A connection to the northern subdivision boundary. If Street A is not constructed to the northern subdivision boundary, then provide for coordination with the neighboring property owner, cost sharing arrangements, and any necessary right-of-way dedication for a future George B.
Lake Parkway roundabout north of the subdivision’s northern boundary.

3. The minimum radius for the Street A cul-de-sac is 42.5 feet.
5. Coordinate with Public Works on the design of the roundabout.
6. Temporary turnaround must be provided at the terminus of all temporarily dead-ended streets.
7. Provide traffic calming on all streets longer than 1,000 feet.
9. Coordinate with the Douglas County Engineer’s office on the review, approval, and permitting of all street, grading, sewer, storm sewer, drainage, and utility designs related to the widening/ improvement for Q Street.
10. Place the following notes on the plat:
   a. There shall be no direct access to 204th Street or Q Street from any lots or outlots.
   b. There shall be no direct access from Street G from Lots 11 or 12.
   c. There shall be no direct access to 207th Street from Lot 20.
11. Include a provision in the final subdivision agreement for the maintenance and snow removal of all parking located in the public right-of-way.
12. Submit the 30 percent design report for the sanitary sewer to the Public Works Design Division per Section 2.14 of the City’s Wastewater Collection Systems Design Manual.
13. Provide sidewalks along all street frontages, including Q Street, as required by Section 53-9(9), or the Urban Design standards for Mixed Use Districts.
14. Submit the wetlands analysis and mitigation plan (if necessary) with the final plat submittal.
15. Coordinate the design of Park 46 with adjacent SIDs and the Omaha Parks Department parks planning staff. The park must meet the requirements outlined in the Suburban Parks Master Plan, 2016 Update. The park should be designed by a professional landscape architect licensed in the State of Nebraska.
16. Compliance with all stormwater management ordinances and policies.
17. Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement.

**REQUEST:**

<table>
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<tr>
<th>C12-20-093</th>
<th>Todd Lieberman for Brinshore</th>
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**LOCATION:** Southwest and southeast of 29th and Burdette Streets

**DISPOSITION:** APPROVAL 6-0. Approval of the Preliminary Plat subject to the following conditions:

1. Verify that there are no buildable lots east of the proposed 28th Street vacation.
2. Provide the standard vacation language on the plat.
4. Submit the 30% design report for the sanitary sewer to the Public Works Design Division per Section 2.14 of the City’s Wastewater Collection Systems Design Manual.
5. For any existing sewers or utilities within proposed vacated rights-of-way, either grant easements or provide for their removal or relocation.
6. Coordinate with OPPD on removal/relocation of equipment if necessary.
7. Comply with all stormwater management policies and ordinances
8. Coordinate with Planning staff on an acceptable tree canopy analysis and mitigation plan (if necessary).

**REQUEST:** Preliminary and Final Plat approval of PEAVY VILLAGE ESTATES, a minor plat outside city limits, with waivers to Sections 53-8(2g) Right-of-way and street width; 53-9(2) Street grading; 53-9(3) Street surfacing.
### Planning Board Agenda
#### June 3, 2020
**Page 7**

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<tr>
<th>LOCATION:</th>
<th>West of 66th Street and Twin Brooks Plaza</th>
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<tbody>
<tr>
<td>DISPOSITION: APPROVAL 6-0. Denial of the waiver of Section 53-8(2g), Right-of-way. Approval of the waiver of Section 53-8(2g), Street width to 22 feet. Denial of the waiver of Section 53-9(2), Street grading. Denial of the waiver of Section 53-9(3), Surfacing. Approval of the waiver of Section 53-9(3), Curb and gutter. Denial of the waiver of Section 53-9(6), Storm Sewers. Approval of the waiver of Section 53-9(9), Sidewalks. Denial of the waiver of Section 53-9(10), Streetscape standards. Approval of the Preliminary Plat, subject to the following conditions:</td>
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</tr>
<tr>
<td>1.</td>
<td>Provide the building envelopes and driveway location on the final plat.</td>
</tr>
<tr>
<td>2.</td>
<td>Coordinate with Douglas County Engineer's Office on an acceptable alignment and paving plan for 66th Street adjacent to the subdivided property.</td>
</tr>
<tr>
<td>3.</td>
<td>Provide a 66 foot right of way and a paved public street along the subdivision’s 66th Street frontage.</td>
</tr>
<tr>
<td>4.</td>
<td>Submittal of a Tree Mitigation Analysis/Calculation Table showing the amount of tree canopy being removed from areas with slopes less than 17% grade, slopes 17%-30%, and slopes greater than 30%.</td>
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<tr>
<td>5.</td>
<td>Provide a continuous erosion control silt fence around the development site during construction.</td>
</tr>
<tr>
<td>6.</td>
<td>NDEQ approval for the septic system on Lot 3.</td>
</tr>
<tr>
<td>7.</td>
<td>Coordinate with Douglas County on the transition in the right of way alignment from the subdivision's frontage to the section to the south.</td>
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<td>Layover of the Final Plat to allow the applicant time to address the conditions of Preliminary Plat approval.</td>
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<tr>
<th>LOCATION:</th>
<th>Southeast of 175th and Burke Streets</th>
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<tr>
<td>DISPOSITION: APPROVAL 4-2. Approval of the sidewalk waiver for the north side of 176th Street/Nathan Avenue only. Approval of the Major Amendment to the Mixed Use Development Agreement for West Village Pointe, subject to submittal of an acceptable Mixed Use District Development Agreement, prior to forwarding this request to the City Council. Approval of the Preliminary Plat, subject to the following conditions:</td>
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<tr>
<td>1.</td>
<td>Provide for all improvements identified in the final approved traffic study.</td>
</tr>
<tr>
<td>2.</td>
<td>Provide for the use, ownership, and maintenance of the outlot in the subdivision agreement.</td>
</tr>
<tr>
<td>3.</td>
<td>Coordinate with Public Works on the required median modifications at 176th and Burke, and at the vacated 175th Street and Burke.</td>
</tr>
<tr>
<td>4.</td>
<td>Place the standard vacation language on the plat.</td>
</tr>
<tr>
<td>5.</td>
<td>In the vacated ROW, provide for the relocation of any existing utilities.</td>
</tr>
<tr>
<td>6.</td>
<td>Comply with all stormwater management policies and ordinances.</td>
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<tr>
<td>7.</td>
<td>Coordinate with OPPD on removal/relocation of equipment if necessary.</td>
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<tr>
<th>LOCATION:</th>
<th>Northwest of I-480 at the Missouri River</th>
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<tr>
<td>DISPOSITION: APPROVAL 6-0. Approval of the rezoning from HI to CBD. Approval of the waiver of</td>
<td></td>
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</tbody>
</table>
Section 53-4(d), Lot frontage. Approval of the Preliminary Plat, subject to the following conditions:

1. Coordinate with OPPD on any grading, construction, or vegetation management near the existing transmission line.
2. Compliance with all applicable stormwater management ordinances and policies.
3. Coordinate with City staff on the right of way width north of Lot 4.
4. Approval of a Floodplain Development Permit, if necessary.

Approval of the Final Plat, subject to the conditions of the preliminary plat approval and submittal of an acceptable agreement final subdivision agreement prior to forwarding to City Council.

Rezonings

<table>
<thead>
<tr>
<th>Request Number</th>
<th>Approval Type</th>
<th>Request</th>
<th>Location</th>
</tr>
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<tbody>
<tr>
<td>18.</td>
<td>D-APPROVAL</td>
<td>Rezoning from GI to R5, with approval of a Conditional Use Permit to allow Religious assembly in the R5 District</td>
<td>3737 Lake Street</td>
</tr>
<tr>
<td>19.</td>
<td>D-APPROVAL</td>
<td>Rezoning from DR to R5</td>
<td>4723 South 49th Avenue</td>
</tr>
<tr>
<td>20.</td>
<td>D-APPROVAL</td>
<td>Rezoning from AG and DR to DR, with approval of a Major Amendment to the Mixed Use Development Plan for Fountain Ridge East</td>
<td>Northeast of 192nd and Burke Streets</td>
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Overlays

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<tr>
<th>Request Number</th>
<th>Approval Type</th>
<th>Request</th>
<th>Location</th>
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<tbody>
<tr>
<td>21.</td>
<td></td>
<td>Approval of a PUR-Planned Unit Redevelopment Overlay District, along with approval of a Conditional Use Permit to allow Multiple family residential in the GO District</td>
<td>Property is located within an ACI Overlay District</td>
</tr>
</tbody>
</table>
LOCATION: Southwest of 72nd Street and West Center Road

DISPOSITION: APPROVAL 5-0-1. Approval of the Conditional Use Permit to allow Multiple family residential in the GO District subject to the following conditions:
1. Compliance with the approved site plans.
2. Compliance with the approved operations plan.
3. Compliance with the approved landscaping plan.
4. Compliance with the approved building elevations.
5. Compliance with all applicable sign regulations.
6. Compliance with all other applicable regulations.

Approval of the PUR-Planned Unit Redevelopment Overlay District, subject to submittal of acceptable PUR Plans prior to forwarding to City Council.

REQUEST:
Approval of a Major Amendment to the PUR-Planned Unit Redevelopment Overlay District (portions of the property are located within an ACI-Area of Civic Importance Overlay District)

LOCATION: Southwest and southeast of 29th and Burdette Streets

DISPOSITION: APPROVAL 6-0. Approval of the PUR-Planned Unit Redevelopment Overlay District, subject to submittal of acceptable final PUR plans, including building elevations for all unit types and a detailed landscape plan, prior to forwarding this request to the City Council.

Special Use Permits

REQUEST:
Approval of a Special Use Permit to allow a Construction Yard in the DS District (property is located within an ACI-1 Overlay District)

LOCATION: 1804 Paul Street

DISPOSITION: LAYOVER 6-0.

REQUEST:
Approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District

LOCATION: West of 66th Street and Twin Brooks Plaza

DISPOSITION: APPROVAL 6-0. Approval, subject to the following conditions:
1. Approval of the waiver of driveway surface material from the Zoning Board of Appeals, if necessary.
2. Submittal and compliance with a calculation table showing the tree canopy removed from areas with slopes less than 17%, slopes 17%-30%, and slopes greater than 30%.
3. Provide a continuous erosion control silt fence around the development site during construction.
4. Compliance with the submitted plans.

REQUEST:
Approval of a Special Use Permit to allow Indoor sports and recreation and Outdoor sports and recreation in the GI District

LOCATION: 7505 North 101st Street

DISPOSITION: LAYOVER 6-0. Layover at the request of the applicant.

Conditional Use Permits

REQUEST:
Approval of a Conditional Use Permit to allow Secondary education facilities in the R4...
### District

District, with a waiver to Section 55-186, Height, to allow a 38 foot tall building

**LOCATION:** West of 168th Street and Military Road

**DISPOSITION:** LAYOVER 6-0.

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>27.</th>
<th>Approval of a Conditional Use Permit to allow Secondary education facilities in the R4 District, with a Waiver to Section 55-186, Height, to allow a 65 foot tall building, along with approval of the MCC-Major Commercial Corridor Overlay District</th>
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<tbody>
<tr>
<td>LOCATION</td>
<td>5810 South 42nd Street (Northwest of 42nd and Y Streets)</td>
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</table>

**DISPOSITION #1:** LAYOVER 6-0. Layover of the MCC Overlay District.

**DISPOSITION #2:** APPROVAL 6-0. Approval of the requested waiver to Section 55-186, Height, to allow a maximum 65 foot tall structure. Approval of the Conditional Use Permit to allow a Secondary educational facility in the R4 District, subject to the following conditions:

1. Provide a revised site plan indicating five handicap accessible parking stalls, including one designated as van accessible, that meet the design standards for handicap parking outlined in Section 55-740.
2. Provide a landscaping plan in compliance with the requirements of the MCC-Major Commercial Corridor Overlay District.
3. Compliance with the requirements of the MCC-Major Commercial Corridor Overlay District design criteria, including the design of all retaining walls.
4. Provide for all the improvements identified in the final approved traffic study.
5. Coordinate with Public Works to provide for the public improvement of Y Street.
6. Compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and treat the first ½” of stormwater for water quality.
7. Compliance with the submitted elevation plans.
8. Compliance with the submitted operations plan.
9. Compliance with all other applicable regulations.
10. No impact of the existing wetland will be allowed with this project.

**MINUTES APPROVED:** May 6, 2020

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