PLANNING BOARD
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, January 9, 2019, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Greg Rosenbaum, Chairman; Kristine Karnes, Vice Chair, Trenton Magid, 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, December 24 2018.

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, January 9, 2019 at 11:00 a.m. Meet in the Planning Department Central Conference Room.

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

| REQUEST: Final Plat approval of CHESTNUT HILLS (Lots 1-106 and Outlots A-C) (formerly Hunzeker), a subdivision outside the city limits, with rezoning from AG to R4 |
| LOCATION: Northwest of Kilpatrick Parkway and State Street |
| DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to R4 and approval of the final plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council. |
| C10-18-031
C12-18-032
Jerry Torczon, Richland Homes |
2. C10-18-211
   Ryan Lindquist, Elkhorn Public Schools
   REQUEST: Final Plat approval of IDA POINTE NORTH, a subdivision outside the city limits, with rezoning from AG to R4
   LOCATION: Southwest of 180th and Ida Streets

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to R4 and approval of the final plat, subject to the conditions of preliminary plat approval, submittal of an acceptable final subdivision agreement and submittal of updated mylars correcting the street name, prior to forwarding the request to City Council.

3. C10-18-240
   Loren Johnson, Celebrity Homes Omaha
   REQUEST: Final Plat approval of WOODBROOK WEST (Lots 1-32 and Outlot A) (formerly Sagewood Ridge), a subdivision outside the city limits, with a rezoning from AG to R4
   LOCATION: Northwest of 180th and Fort Streets

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to R4 and approval of the final plat, subject to submittal of an acceptable final subdivision agreement.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

4. C8-18-051
   Orchard Valley Inc. c/o Melvin Sudbeck
   REQUEST: Preliminary Plat approval of ALOY’S ACRES, a subdivision outside the city limits, with a waiver of Section 53-9(9) Sidewalks along with Approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District (laid over from 11/7/18)
   LOCATION: Southeast of 66th and Garvin Streets

DISPOSITION: APPROVAL 6-1. Approval of the waiver of Section 53-9(9) Sidewalks, and approval of the Preliminary Plat, subject to the following:
   1. Combine Lots 1, 2 and 3 into two lots and combine Lots 4, 5 and 6 into two lots.
   2. Provide building envelopes and driveways on the final plat for all developable lots.
   3. Provide a note on the plat that: “Prior to the submittal of a building permit for development on the lots, proposed building and grading plans must be compliant with Section 55-901, North Hills Environmental Resources Overlay District.”
   4. Submittal and compliance with an acceptable revised tree canopy analysis and mitigation plan.
   5. Submittal and compliance with an acceptable revised slopes analysis and grading plan showing how all areas to be disturbed will be graded into the existing contours.
   6. Approval of the necessary permits from the Douglas County Engineer’s Office.
   7. Enter into a maintenance agreement with Douglas County to provide routine maintenance of public streets if the subdivision will not be located in a Sanitary Improvement District.
   8. The applicant will be required to provide for the private maintenance of Howell and 64th Streets.
   9. The 64th Street approach to Garvin Street will need to be modified to remove the skew from the intersection.
   10. Provide NDEQ approval of all septic systems.
   11. Coordinate with OPPD regarding any grading or construction plans proposed within existing easements.
   12. Coordinate with the Public Works Department to provide an acceptable post-construction stormwater management plan (PCSMP) prior to a final plat being forwarded to the City Council.
   13. Comply with all applicable stormwater management regulations, including no net increase
in stormwater runoff and must treat the first ½” of stormwater for water quality.
14. Provide for the use, ownership and maintenance of the outlot in the subdivision agreement.
15. Submit a letter confirming that acceptable emergency warning is being provided for the area.
16. Submit a letter of approval of a Noxious Weed Plan from Douglas County.

Approval of the Special Use Permit, subject to the following conditions prior to forwarding the the City Council:
1. Submittal and compliance with an acceptable revised tree canopy analysis and mitigation plan.
2. Submittal and compliance with a revised slopes analysis and grading plan showing how all areas to be disturbed will be graded into the existing contours.

| 5. | C12-18-268 | Sean Negus | REQUEST: Preliminary and Final Plat approval of STONE ARCH CREEK, a subdivision located outside the city limits, with waivers to Section 53-8-4(d) Lot frontage, Section 53-9(3) Street surfacing and Section 53-9(9) Sidewalks (property is located in the ED-North Hills Environmental Resources Overlay District) (laid over from 12/5/18) |
| LOCATION: 13909 North 64th Plaza |

**DISPOSITION:** APPROVAL 5-2. Approval of the waiver of Section 53-9(3), Street Surfacing; approval of the waiver of Section 53-8-4(d), Lot Frontage; approval of the waiver of Section 53-9(9), Sidewalks; approval of the Preliminary Plat, subject to the following conditions:
1. Submittal of an acceptable tree mitigation plan.
2. Compliance with an acceptable Special Use Permit.

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 the City Council for final action.

| 6. | C10-18-277 (D) | C12-18-278 204th Street LLC attn.: Mark Allen | REQUEST: Revised Preliminary Plat approval of TOWN CENTER WEST, a subdivision outside the city limits, with waivers to Section 53-9(9) Sidewalks and Section 53-8(2)(b) Cul-de-sac length, along with rezoning from AG to MU and Final Plat approval of TOWN CENTER WEST (Lots 1-5 and Outlots A-B), a subdivision outside the city limits, with rezoning from AG to MU (laid over from 12/5/18) |
| LOCATION: Northwest of 204th Street and West Center Road |

**DISPOSITION:** APPROVAL 7-0. Approval of waiver of Section 53-8(2)(b) Cul-de-sac length; approval of the waiver of Section 53-9(9) Sidewalks along the west side of 210th Street from West Center Road to Gold Circle; approval of the rezoning from AG to MU, subject to submittal of an acceptable Mixed Use District Development Agreement, prior to forwarding the request to City Council; approval of the Revised Preliminary Plat, subject to the following:
1. Provide for all improvements identified in the final approved traffic study, as approved by the city and by Nebraska Department of Transportation (NDOT).
2. Provide a note on the plat that there shall be no direct access to West Center Road from any lots or outlots and no direct access to 210th Street from Lot 1.
3. Coordinate with the Public Works Department on the design of the retaining wall and potentially adjusting the location of the property line, if necessary.
4. If the subdivision will not be located in a Sanitary Improvement District, a maintenance agreement will be required before Douglas County will provide routine maintenance of public streets. If not located in a Sanitary Improvement District, major maintenance
activities are the responsibility of the adjacent property owner.
5. Provide traffic calming on 210th Street in the paving improvements for the future final plat phase.
6. Contact OPPD to coordinate any grading or construction plans proposed within these easements.
7. 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).
8. The project 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.
9. Coordinate with the Papio-Missouri River Natural Resources District (NRD) and grant any required easements to the NRD property to the east of the plat.
10. Provide for an acceptable tree mitigation plan in the final subdivision agreement.
11. Provide sidewalks along all street frontages, except as waived.
12. The use, ownership, and maintenance of all outlots must be addressed as a part of the subdivision agreement.
13. Provide for an acceptable wetland mitigation plan in the final subdivision agreement.
14. The applicant must coordinate with the City on an acceptable debt ratio.

Approval of the Final Plat of Town Center West (Lots 1-5 Outlots A-B), subject to the conditions of the Revised Preliminary Plat approval and submittal of a final acceptable subdivision agreement.

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<th>Request</th>
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<td>7</td>
<td>Preliminary Plat approval of BLUESTEM MEADOWS, a subdivision located outside the city limits, with rezoning from AG to DR, R4, R6 and MU (laid over from 11/7/18)</td>
<td>Northwest of 180th and Blondo Streets</td>
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DISPOSITION: APPROVAL 6-0. 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 a Final Plat 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. Submittal of a Revised Preliminary Plat addressing the issues related to the lots along the Parkway and right-of-way for Street “F”.
2. Provide for all improvements identified in the final approved traffic study.
3. Coordinate with Urban Design staff to provide sufficient right-of-way width for Street “F” to comply with design requirements related to the Mixed use standards.
4. Provide a noise attenuation easement on any single family residential lots to a line 39 feet west of the subdivision’s 180th Street boundary.
5. Provide the permanent easement proposed by Douglas County’s project C-28(434) on the plat.
6. Coordinate with Douglas County on the ultimate 180th Street and Blondo Street right-of-way, and to grade the subdivision to match the ultimate profile of 180th and Blondo Streets.
7. Approval of the necessary permits from the Douglas County Engineer’s Office.
8. Provide the following notes on the plat:
   a. No direct access is allowed to 180th Street and Blondo Street from the adjacent platted lots or outlots;
   b. No direct access is allowed to Big Elk Parkway from Lot 84; and that the intersections of 180th Street and Street “G” and Street “H” and Blondo Street shall both be restricted to right-in/right-out intersections upon future arterial street improvements.
9. Temporary turn-arounds shall be provided at the terminus of all temporarily dead-ended streets.
10. Coordinate with Douglas County Engineer’s Office and Public Works to determine if it is necessary to incorporate traffic calming measures in the design of some of the interior streets.
11. Provide a contribution to Douglas County’s 180th Street bridge project.
12. Coordinate with Public Works on an acceptable GO paving plan.
13. Coordinate with Public Works on any necessary access restriction plat notes for Street “G”
14. Sidewalks are required along all street frontages, in compliance with city code.
15. Coordinate with the SID for Spruce 180, and provide for a sanitary sewer connection in the
vicinity of Street “D” so that Spruce 180 can decommission their temporary lift station.
16. Storm sewer design computations and final plans must be submitted to the Douglas County
Engineer’s Office for review.
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. Comply with all applicable stormwater management ordinances and policies.
19. Coordinate with Planning, Public Works and Parks Departments regarding the single family
lot layout and apartment building design fronting along Big Elk Parkway.
20. Boulevard design shall be per the Suburban Park Master Plan and plans and cost estimates
must be approved by the Parks and Recreation Advisory Board prior to bidding.
21. Coordinate design for Park 35e with adjacent SID’s and the Omaha Parks Department Park
Planning staff.
22. Coordinate with Planning and Parks Departments regarding installation of a continuous
round rail fence installed 1 foot inside the park or common area per the Parks Department
standard detail.
23. Provide for the use, ownership, and maintenance of the outlots in the subdivision
agreement.
24. The applicant should consider pursuing the acquisition of Outlot G of Spruce 180 from its
current owner and incorporating it into this subdivision.
25. Submit a wetland analysis and mitigation plan, if necessary.
26. Provide an acceptable debt ratio of 4 percent or less.
27. Coordinate with Planning Department staff on acceptable street names for the final plat.

Conditional Use Permits

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<td>8</td>
<td>C7-16-100 Relevant Community Church c/o Cory Nelson</td>
<td>REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in a R4 District (portion of the property is located in a FF-Flood Fringe Overlay District) (laid over from 12/5/18)</td>
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<td>LOCATION: 21220 Elkhorn Drive</td>
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DISPOSITION: APPROVAL 5-1. Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in a R4 District (portion of the property is located in a FF-Flood Fringe Overlay District) subject to the following conditions:

1. Approval of the necessary waiver from the Zoning Board of Appeals for total sign budget.
2. Compliance with the submitted sign plan.
3. Compliance with the submitted elevations.
4. Approval of all necessary sign permits.
5. Approval of a Flood Plain Development Permit (if necessary).
6. Compliance with all other applicable regulations.
7. Compliance with the original conditions of approval.

Vacations

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<td>9</td>
<td>C14-18-138 Planning Board</td>
<td>REQUEST: Vacations of the east/west alley west of 44th Street between Wakeley and Davenport Streets (laid over from 11/7/18)</td>
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DISPOSITION: APPROVAL 7-0. Approval, subject to the applicant working with the Public Works Department regarding the need for any utility easements.

(REGULAR AGENDA)
Master Plan Referrals

10. C3-15-062  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of an Amendment to the ROWS ON SOUTH HILL TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: Northeast of 11th and Briggs Streets and Southeast of 12th and Briggs Streets  
DISPOSITION: APPROVAL 6-0.

11. C3-19-001  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the FORTY9PLACE TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 209 South 49th Street  
DISPOSITION: APPROVAL 6-0.

12. C3-19-002  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the LOGAN BUILDING TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 1802 Dodge Street  
DISPOSITION: APPROVAL 6-0.

13. C3-19-003  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the MIDTOWN HOTEL AT 71ST & HASCALL TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 3301 South 72nd Street  
DISPOSITION: APPROVAL 6-0.

14. C3-19-004  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the VICTORY APARTMENTS II TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 819 Dorcas Street  
DISPOSITION: APPROVAL 6-0.

Subdivisions

15. C10-18-134 (D)  
C12-18-135  
Omnicorp Saddle Creek LLC  
REQUEST: Preliminary and Final Plat approval of POPPLETON PARK REPLAT 3, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a), Lot depth, along with rezoning from R3 and GC to R5 and CC, along with approval of an MCC-Major Commercial Corridor Overlay District (laid over from 11/7/18)  
LOCATION: Northeast of Saddle Creek Road and Davenport Street  
DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R3 and GC to R5 and CC, subject to approval of an acceptable PUR-Planned Unit Redevelopment Overlay District plan, prior to forwarding this request to the City Council; approval of the MCC-Major Commercial Corridor Overlay District; approval of the waiver to Section 53-8(4)(a) Lot depth from 100 feet to 80 feet; approval of the Preliminary Plat, subject to the following conditions:  
1. Either verify that public sewer exists to serve Lots 3 through 7 or construct the sanitary sewer public improvement.  
2. Provide for sidewalks adjacent to all street frontages in compliance with city code.  
3. Comply with stormwater regulations and policies including no net increase in stormwater runoff and treat the first ½” of stormwater for water quality.  
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 for final action.
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<td>16.</td>
<td>C10-18-271 (D) C12-18-272 Scott Iverson</td>
<td>REQUEST: Final Plat approval of EVERGREEN ACRES, a subdivision located outside the city limits, with a waiver to Section 53-8-4(d) Lot frontage, along with rezoning from AG to DR</td>
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**LOCATION:** Southwest of 132nd Street and Bennington Road

**DISPOSITION:** APPROVAL 7-0. Approval of the waiver to Section 53-8-4(d) Lot frontage and approval of the Final Plat, subject to the following conditions prior to forwarding the request to City Council:

1. Provide an ingress/egress easement to the owner of Outlot A over Lot 1.
2. Submit an acceptable final subdivision agreement.

| 17. | C10-16-287 C12-16-288 Jasper Stone 192nd and Dodge LLC | REQUEST: Revised Preliminary Plat approval of AVENUE ONE, a subdivision inside and outside the city limits, with rezoning from AG to DR and MU, Final Plat approval of AVENUE ONE (Lots 1-8 and Outlots A-B), a subdivision outside the city limits, with rezoning from AG to DR and MU, and Final Plat approval of AVENUE ONE (Lots 9-11 and Outlot C), a subdivision inside and outside the city limits, with rezoning from AG to DR and MU |

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

**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from AG to DR and MU, subject to submittal of an acceptable Mixed Use Development Agreement prior to forwarding the request to City Council and approval of the Revised Preliminary Plat subject to the following conditions:

1. Provide for all improvements identified in the final approved traffic study (as approved by Public Works, Douglas County, and NDOT).
2. Coordinate with NDOT for their determination of the final configuration and design of the 192nd Street and West Dodge Road interchange improvements.
3. Provide for the financing of the infrastructure in the final subdivision agreement. If the development will be annexed by the City as part of the infrastructure financing arrangements, then the applicant will need to agree in the subdivision agreement that each of the lots will still be subject to the payment of the then-current ASIP fee at the time of building permit application for each lot.
4. Coordinate with Public Works on the following:
   a. Design of the minor street approaches to 192nd Street - including the street section and the proximity of the first accesses to 192nd Street.
   b. On the warrant analysis and (if warranted) the design of the proposed HAWK signal at 192nd and Farnam Streets.
   c. The design of the roundabouts.
   d. An acceptable cross section for Farnam Street between 189th and 193rd Streets.
5. Remove the existing temporary turnarounds at the end of Farnam Street and 197th Streets.
6. Reconfigure the streets so that the existing Farnam Street stub connects to Harney Street as a through movement, and reconfigure 195th Street as the intersecting street.
7. Pave all stub streets to the property line and provide a temporary turnaround.
8. Provide traffic calming on the internal street network as required.
9. Clearly show the existing right-of-way lines and portion of right-of-way to be dedicated on the final plat.
10. Provide an access easement to a public street for Lots 1, 5 and 11.
11. Provide access for Lots 9-11 either via public streets within right-of-way, or by some other arrangement in conformance with Chapter 53 of the Omaha Municipal Code.
12. Coordinate with the developer of the Fountain Ridge West project (south of Lots 9-11) on the following:
   a. An acceptable alignment and design for HWS Cleveland Boulevard along that
subdivision’s frontage.

b. Cost sharing arrangements for the 192nd Street and HWS Cleveland Boulevard improvements.

13. Coordinate with the developer of the Fountain West Office Park project on the following items:
   a. An acceptable alignment and design for Burke Street along that subdivision’s frontage.
   b. Cost sharing arrangements for the 192nd Street and Burke Street improvements.

14. Dedicate right-of-way and pave a stub street to the adjacent Evert Place development in the location of their public street connection near Outlot G.

15. Place the following notes on the plat:
   a. There shall be no direct access to 192nd Street or West Dodge Road from any lots abutting said streets.
   b. There shall be no direct access to Burke Street from Lots 4, 7, 36 or 37.
   c. There shall be no direct access to Harney Street from Lot 17.
   d. There shall be no direct access to Davenport Street from Lots 2 or 3.

16. For the final plat for Avenue One (Lots 1-8, Outlots A-B), either:
   a. Record a paper dedication for Burke Street’s full section between Lot 6 and 188th Street concurrently with this final plat, or
   b. Record this plat concurrently with the adjacent Fountain West Office Park plat.

17. Record the final plat of Fountain Ridge West prior to the recording of Avenue One (Lots 9-11, Outlot C).

18. Include a provision in the final subdivision agreement that assigns responsibility for the routine maintenance and snow removal of the parking areas located on public right-of-way.

19. Coordinate with Public Works, Parks and Recreation and NDOT if a pedestrian bridge is to be built over West Dodge Road connecting the development with the city park to the north.

20. If the development will not be located within a Sanitary Improvement District (SID), a maintenance agreement will be required before Douglas County will provide routine maintenance of public streets. If not located in a SID, major maintenance activities are the responsibility of the adjacent property owner.

21. Coordinate with Douglas County to grade the subdivision to match the ultimate profile of 192nd Street.

22. Receive permits from Douglas County for any grading, sewer or utility work carried out in 192nd Street right-of-way.

23. Encapsulate all drainageways within outlots that are adequately sized to encompass the 3:1 +20’ section or the 100-year storm (whichever is greater).

24. Coordinate with OPPD regarding any grading or construction plans within existing transmission line easements.

25. Waiving the typical 35 foot no-build easement along south side of HWS Cleveland Boulevard from 192nd west to the roundabout is acceptable, provided the following conditions are met:
   a. The architectural treatment of the building façade facing the boulevard need to have the same level of transparency (per mixed use development requirements) as the side of the building with the primary entrance facing the parking.
   b. There will need to be architectural treatment variation to the building façade facing the boulevard (no blank elevations of brick or other material).
   c. There will need to be one or more entrances to the building along the façade facing HWS Cleveland Boulevard (an emergency egress door would not count). This entrance(s) would also need to connect to the regular sidewalk running along the boulevard.
   d. Service areas/loading docks are not allowed in yards facing the boulevard (appropriately screened service areas with architectural materials can be considered).
   e. Provide a 15 foot no-build easement measured from the boulevard right-of-way. At the roundabout and heading south on HWS Cleveland, it will be required to revert back to the traditional 35 foot no-build easement.
   f. The green space between the back-of-curb and trail/sidewalk needs to be 8 feet on both sides of the boulevard.

26. Receive approval of all park, trail and boulevard plans and cost estimates by the Parks and
27. Coordinate neighborhood park improvements to Fire Ridge Park with the Parks and Recreation Department.
28. Provide park improvements to Grove Park (coordinate improvements with SID 438).
29. Coordinate with city staff regarding submittal of an acceptable tree mitigation plan.
30. Coordinate with city staff regarding submittal of an acceptable wetlands mitigation plan.
31. The use, ownership and maintenance of the outlots need to be provided for in the final subdivision agreement.
32. Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies.
33. Provide sidewalks along all streets as required by the Subdivision Ordinance.

Approval of the Final Plat, subject to the conditions of Revised Preliminary Plat approval relative to phase 1 and submittal of an acceptable final subdivision agreement, prior to forwarding the request to the City Council for final action and approval of the Final Plat, subject to the conditions of Revised Preliminary Plat approval relative to phase 1 and submittal of an acceptable final subdivision agreement, prior to forwarding the request to the City Council for final action.

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<th>No.</th>
<th>Property Details</th>
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<td>18.</td>
<td>C10-17-129, C12-17-130, Fountain II, LLC</td>
<td>Revised Preliminary Plat approval of FOUNTAIN RIDGE WEST (formerly Office Development at Avenue One), a subdivision outside the city limits, with rezoning from AG to DR and MU and Final Plat approval of FOUNTAIN RIDGE WEST (Lot 1 and Outlots A-C), a subdivision outside the city limits, with rezoning from AG to DR and MU</td>
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LOCATION: 240 South 192nd Street

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR and MU, subject to submittal of an acceptable Mixed Use Development Agreement prior to forwarding the request to City Council; approval of the Revised Preliminary Plat subject to the following conditions:

1. Provide a pro-rata contribution for all improvements identified in the final approved traffic study (as approved by Public Works, Douglas County Engineer, and NDOT).
2. Remove the HWS Cleveland Boulevard access to Lot 1 on the mixed use plans.
3. Dedicate right-of-way along HWS Cleveland Boulevard and along 192nd Street to accommodate the improvements identified in the final approved traffic study.
4. Pave all stub streets to the property line and provide a temporary turnaround.
5. Coordinate with Public Works on the design of HWS Cleveland Boulevard on its approach to 192nd Street (including the street section, and the spacing and traffic control of the accesses west of 192nd Street).
6. Show the existing right-of-way lines and portion of right-of-way that is to be dedicated on the final plat.
7. Coordinate with the developer of the Avenue One project on the following:
   a. An acceptable alignment and design for HWS Cleveland Boulevard (the ultimate use and ownership of Outlot A will need to be addressed as part of this condition).
   b. Cost sharing arrangements for the 192nd Street and HWS Cleveland Boulevard improvements.
8. Place a note on the plat indicating the following:
   a. Lot 1 shall have no direct access to 192nd Street or to HWS Cleveland Boulevard.
   b. Outlot A shall have no direct access to 192nd Street.
9. Receive a permit from Douglas County for any street connections from the development to 192nd Street.
10. Coordinate with Douglas County to grade the subdivision to match the ultimate profile of 192nd Street.
11. All boulevard plans and cost estimates must be approved by the Park and Recreation Advisory Board prior to bidding.
12. Waiving the typical 35 foot no-build easement along north side of HWS Cleveland Boulevard from 192nd west to the roundabout is acceptable, subject to the following:
   a. The architectural treatment of the building façade facing the boulevard need to have the same level of transparency (per mixed use development requirements) as the
side of the building with the primary entrance facing the parking.

b. There will need to be architectural treatment variation to the building façade facing the boulevard (no blank elevations of brick or other material).

c. There will need to be one or more entrances to the building along the façade facing HWS Cleveland Boulevard (an emergency egress door would not count). This entrance(s) would also need to connect to the regular sidewalk running along the boulevard.

d. Service areas/loading docks are not allowed in yards facing the boulevard (appropriately screened service areas with architectural materials can be considered).

e. Provide a 15 foot no-build easement measured from the boulevard right-of-way. The buildings on both Lots 1 and 2 will need to shift closer to the right-of-way to meet this setback.

f. The green space between the back-of-curb and trail/sidewalk needs to be 8 feet on both sides of the boulevard.

13. Work with city staff on finalization of an acceptable tree mitigation plan.

14. Provide sidewalks along all streets as required by the Subdivision Ordinance.

15. The use, ownership and maintenance of the outlots need to be provided for in the final subdivision agreement.

16. Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies.

17. Coordinate with city staff on an acceptable debt ratio.

Approval of the Final Plat, subject to the conditions of Revised Preliminary Plat approval relative to phase 1 and submittal of an acceptable final subdivision agreement, prior to forwarding the request to the City Council for final action.

<table>
<thead>
<tr>
<th>REQUEST:</th>
<th>Revised Preliminary Plat and Final Plat approval of VISTANCIA, a subdivision outside the city limits, with rezoning from AG to DR, R4 and R5</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION:</td>
<td>Northwest of 204th and Fort Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR, R4 and R5 and approval of the Revised Preliminary Plat, subject to the following:**

1. A minimum of 50 feet of right-of-way must be dedicated along the north side of Fort Street, widening to 60 feet within 300 feet of 204th Street.

2. The proposed temporary street connection from the development to Fort Street will require permits from the Douglas County Engineer’s Office.

3. On the northeast corner of the subdivision coordinate with the neighboring property owner for acquisition of the necessary right-of-way and either include the additional right-of-way on the plat or record the right-of-way dedication concurrently with the plat.

4. The proposed outfall sewer extension east of the plat boundary will require a separate interceptor sewer extension by the City; coordinate with Public Works.

5. Coordinate with Public Works on an acceptable GO paving plan.

6. The applicant must contact OPPD to coordinate any grading or construction plans proposed within the easements for the transmission line along the east side of the site.

7. Coordinate with NDOT to provide 204th Street improvements at Kansas Avenue, and provide for any other 204th Street improvements identified by NDOT.

8. Pave all stub streets to the subdivision boundary, and provide temporary turnarounds.

9. Storm sewer design computations and final plans that relate to the handling of roadway and site drainage along the development boundary adjacent to Fort Street must be submitted to the Douglas County Engineer’s Office for review.

10. Sidewalks are required by the subdivision ordinance to be provided along all street frontages (including along 204th and Fort Streets).

11. Any grading, sewer or utility work carried out in conjunction with the development, in the Fort Street right-of-way, will require permits from the Douglas County Engineer’s office.

12. Proposed site grades along the southern boundary of the platting, adjacent to Fort Street, must be coordinated with the future improvement of the roadway.
13. Compliance with all applicable stormwater management ordinances and policies; including providing for a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality.
14. Place the drainageways in outlots sized to accommodate either the 3:1 + 20’ section, or the 100-year storm flow (whichever is greater).
15. Construct a temporary public street connection between Fort Street and the intersection of 208th Avenue and Ogden Streets; this street connection shall be removed in the future when 208th Street is extended to Fort Street by others.
16. Submit a wetland analysis and mitigation plan, if necessary.
17. Place a note on the plat that there shall be no direct access from any lots or outlots to 204th Street, and no direct access from any lot or outlot to Fort Street except for the temporary street connection on Lot 175.
18. Provide for traffic calming on all streets longer than 1,000 feet.
19. Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement.
20. All trails, parks and open space not indicated on the Omaha Suburban Parks Master Plan must be privately constructed, owned and maintained by the developer, homeowner’s association or other approved entity.
21. Coordinate the design and construction of the park #33b with the adjacent SID’s. Park plans and cost estimates must be approved by the Parks and Recreation Advisory Board prior to bidding.
22. Provide for the installation of a continuous round rail fence one foot inside the park lot per the Parks Department standard detail where lots back onto a park or common area.
23. Submit a letter of approval of a noxious weed plan from Douglas County.
24. Coordinate with Douglas County regarding the appropriate location of the outdoor warning siren and its installation.
25. Submit an updated tree canopy analysis and acceptable tree canopy mitigation plan.
26. Complying with an acceptable debt ratio of 4% or less.
27. Work with the Planning Department staff to ensure that correct street names are provided on the final plat mylars.

Layover the Final Plat to allow the applicant time to address issues discussed in the report including an updated tree canopy analysis and mitigation plan and a wetland analysis and mitigation plan, if necessary.

| 20. | C10-19-008               | REQUEST: Preliminary and Final Plat approval of SOUTH FARM REPLAT 2, a minor plat outside the city limits, with rezoning from R4 and MU to R4 and MU |
|     | C12-19-009               | LOCATION: Southwest of 144th and Pacific Streets |
|     | South Farm LLC, Jeffrey A. Silver | DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R4 and MU to R4 and MU, subject to submittal of an acceptable minor amendment to the Mixed Use District Development Agreement and approval of the Preliminary Plat, subject to the following conditions: |
|     |                          | 1. Coordinate with the Public Works Department on the following: |
|     |                          | a. An acceptable design for the roundabouts. |
|     |                          | b. An acceptable GO paving plan. |
|     |                          | 2. Record the final plat of South Farm Replat 1 prior to the recording of this replat. |
|     |                          | 3. Coordinate with city staff regarding the finalization of the street names on the final plat documents. |
|     |                          | 4. Temporary turn-arounds shall be provided at the terminus of all temporarily dead-ended streets. |
|     |                          | 5. Sidewalks are required along all street frontages. |
|     |                          | 6. Provide for the use, ownership, and maintenance of the outlot and unbuildable lots in the final subdivision agreement. |
|     |                          | 7. Compliance with all applicable stormwater management ordinances and policies. |

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 the City Council for
final action.

|   | C11-09-143 (D)  
|---|----------------|
|   | C12-19-013  
|   | Tim Holland  
| REQUEST: | Preliminary and Final Plat approval of HOLLAND HILLTOP ADDITION, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) Lot depth, along with a repeal of a PUD-Planned Unit Development Overlay District  
| LOCATION: | 209 South 49th Street  

DISPOSITION: APPROVAL 7-0. Approval of the repeal of the existing PUD; approval of the waiver to Section 53-8(4)(a), lot depth; approval of the Preliminary Plat, subject to the following conditions:  
1. Compliance with all applicable stormwater management ordinances and policies.  
2. Provide sidewalks pursuant to OMA Section 53-9(9).  
3. Provide for the use, ownership, and maintenance of the outlot in the final subdivision agreement.  

Approval of the final plat, subject to the conditions of the preliminary plat and submittal of an acceptable final subdivision agreement.

|   | C10-19-014  
|---|----------------|
|   | C12-19-015  
|   | Tim Halpine  
| REQUEST: | Preliminary and Final Plat approval of DEER CREEK REPLAT 21, a minor plat outside the city limits, with rezoning from DR to DR and R4 (portions of the property are located within the FF-Flood Fringe Overlay District)  
| LOCATION: | South of 130th Street and Deer Creek Drive  

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from DR to R4 (a portion of the property is located within the FF-Flood Fringe Overlay District); approval of the preliminary plat, subject to the following conditions:  
1. Sidewalks must be provided along all street frontages pursuant to OMC Section 53-9(9).  
2. Obtain a Minor Amendment to the SUP.  

Approval of the final plat, subject to the conditions of the preliminary plat and submittal of an acceptable final subdivision agreement (if necessary).

|   | C10-19-017 (D)  
|---|----------------|
|   | C12-19-018  
|   | Falcone Land Co.  
| REQUEST: | Preliminary and Final Plat approval of SPRUCE 180 REPLAT ONE with rezoning from AG and R4 to R4  
| LOCATION: | Southeast of 181st and Spencer Streets  

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG and R4 to R4 and approval of the Preliminary Plat, subject to the following conditions:  
1. Incorporate the remainder of Outlot B into the buildable lots, with the exception of the eastern 33 feet for right of way.  
2. Place a note on the plat that direct access to 180th Street will not be permitted from the adjacent platted lots.  
3. Coordinate with Douglas County on the ultimate 180th Street right of way and grade the subdivision to match the ultimate profile of 180th Street.  
4. Sidewalks are required along all street frontages.  
5. Compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and must treat the first 1/4” of stormwater for water quality.  

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 the City Council for final action.

Rezonings
24.  C10-19-010 (D)  
Joe Kosiski  
REQUEST:  Rezoning from DR to R5  
LOCATION:  6027 Holmes Street  
DISPOSITION:  APPROVAL 7-0.

25.  C10-19-011 (D)  
Steve Zey, Pinnacle Bank  
REQUEST:  Rezoning from LO and CC to CC, along with expansion of the ACI-2(65) Overlay District (property is located within an ACI-2(65) Overlay District)  
LOCATION:  8040 West Dodge Road and 8319 Chicago Street  
DISPOSITION:  APPROVAL 7-0.

Overlay Districts

26.  C11-19-012 (D)  
Tim Holland  
REQUEST:  Approval of a PUR-Planned Unit Redevelopment Overlay District  
LOCATION:  209 South 49th Street

DISPOSITION:  APPROVAL 7-0.

27.  C11-19-016 (D)  
Omnicorp Saddle Creek LLC  
REQUEST:  Approval of a PUR-Planned Unit Redevelopment Overlay District  
LOCATION:  Northeast of Saddle Creek Road and Davenport Street

DISPOSITION:  APPROVAL 7-0. Approval of the Planned Unit Redevelopment Overlay District, subject to submittal of the following prior to forwarding this request to the City Council for final action:
1. Revised site and landscape plans that comply with the City’s Guidelines and Regulations for Driveway Location, Design and Construction; specifically for the proposed drive-thru stacking. If compliance cannot be achieved the noncompliant drive-thru will need to be eliminated.
2. Revised building elevation plans and screenwall design/materials in compliance with city code.

Special Use Permits

28.  C8-19-019 (D)  
American Tower  
REQUEST:  Approval of a Special Use Permit to allow Broadcast tower in a DS District  
LOCATION:  1804 Paul Street

DISPOSITION:  LAYOVER 7-0. Layover the request to allow the applicant additional time to coordinate with the Planning Department regarding the location of the tower on the property and to provide a landscape plan showing screening of the proposed equipment.

29.  C8-19-020 (D)  
Merlyn Menjivar  
REQUEST:  Approval of a Special Use Permit to allow Day care services (general) in a HI District  
LOCATION:  2221 Washington Street

DISPOSITION:  APPROVAL 7-0. Approval of the Special Use Permit to allow Day care services (general) subject to the following conditions:
1. Obtaining the necessary building permits and a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.
2. Submit a revised site plan prior to forwarding to City Council.
3. Removal of the existing driveway.
4. Compliance with the submitted operations statement.
5. Compliance with the proposed building elevations.
6. Compliance with all other applicable regulations.
30. C8-19-021 (D) Slosburg Company

REQUEST: Approval of a Special Use Permit to allow General office, Consumer convenience services, General retail sales, Personal services and Restaurant (limited) in a R7 District (property is located within a PUD-Planned Unit Development Overlay District and FF-Flood Fringe Overlay District)

LOCATION: 1919 Papillion Parkway

DISPOSITION: APPROVAL 7-0. Approval of the Special Use Permit to allow General office, Consumer convenience services, General retail sales, Personal services and Restaurant (limited) in the R7 District, subject to:
1. Compliance with submitted site plan.
2. Compliance with submitted operating statement.
3. Compliance with submitted elevations.
4. Compliance with all other application regulations.
5. All future development including tenant finishes must have an approved floodplain development permit.

31. C8-19-022 Sean Negus

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

LOCATION: 13909 North 64th Plaza

DISPOSITION: APPROVAL 7-0. Approval, subject to the following:
1. Submittal of an acceptable tree mitigation plan for 20 tree plantings prior to forwarding to the City Council.
2. Compliance with the submitted plans.

Conditional Use Permits

32. C7-90-108 (D) Mel Friesen, Community Bible Church

REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in a R3 District

LOCATION: Southwest of 90th and Q Streets

DISPOSITION: LAYOVER 7-0. Layover, to allow determination of the ownership of the retaining wall and if adding signage would still be an option.

*ELECTION OF OFFICERS*

By a vote of 6-0, Mr. Greg Rosenbaum was elected Planning Board Chairperson for 2019.

By a vote of 6-0. Ms. Kristine Karnes was elected Planning Board Vice-Chairperson for 2019.

MINUTES APPROVED: December 5, 2018