PLANNING BOARD AGENDA
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, October 4, 2017, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Arnold Nesbitt; Chairman, Greg Rosenbaum, Vice Chairman; Trenton Magid, David Rosacker, Kristine Karnes, Jeffrey Moore and Michael Pate.

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, September 25, 2017.

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, October 4, 2017 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

| 1. | C12-17-017 Robert Kozol | REQUEST: Final Plat approval of KOZOL’S PONCA BUSINESS PARK, a subdivision inside the city limits | LOCATION: Northeast of U.S. Highway 75 and Interstate 680 |

DISPOSITION: APPROVAL 6-0. Approval of the final plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding to the City Council.
2. C10-17-053
C12-17-054
2929 California Plaza, LLC

REQUEST: Final Plat approval of THE LANDING, a subdivision inside the city limits, and approval of an ACI-1(PL) Overlay District

LOCATION: Southeast of 30th and Burt Streets

DISPOSITION: APPROVAL 6-0. Approval of the final plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding to the City Council.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Vacations

3. C14-17-177
Planning Board

REQUEST: Vacation of the north/south alley between 39th Street and 40th Street from the south right-of-way line of Dodge Street to the south right-of-way line of 124 South 39th Street (laid over from 8/2/17)

DISPOSITION: LAYOVER 6-0.

(REGULAR AGENDA)

Master Plan Referrals

4. C3-17-137
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the HINKY DINKY #3 TIF REDEVELOPMENT PROJECT PLAN

LOCATION: Southwest of 48th Street and Northwest Radial Highway

DISPOSITION: APPROVAL 6-0.

5. C3-17-207
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the EAGLE HEIGHTS TIF REDEVELOPMENT PROJECT PLAN

LOCATION: Northwest of 23rd and N Streets

DISPOSITION: APPROVAL 6-0.

6. C3-17-208
Planning Department on behalf of the City of Omaha

REQUEST: Approval of THE ATLAS (ALLAS) TIF REDEVELOPMENT PROJECT PLAN

LOCATION: 1609 Binney Street and 2922 North 16th Street

DISPOSITION: APPROVAL 6-0.

7. C3-17-209
Planning Department on behalf of the City of Omaha

REQUEST: Approval of an Amendment to the Future Land Use Element of the City's Master Plan

LOCATION: Omaha and 3 mile extraterritorial jurisdiction

DISPOSITION: APPROVAL 6-0.
8. C3-17-234
Planning Department on behalf of the City of Omaha

REQUEST: Approval of an Amendment to the Future Land Use Element of the City’s Master Plan

LOCATION: Omaha and 3 mile extraterritorial jurisdiction

DISPOSITION: APPROVAL 6-0.

Subdivisions

9. C10-15-111 (D)
   C12-15-112
   CFHJR LLC

REQUEST: Revised Preliminary Plat approval of SKY VIEW RIDGE, a subdivision outside the city limits, with rezoning from AG to DR and MU

LOCATION: Northwest of 204th Street and West Center Road

DISPOSITION: LAYOVER 6-0.

10. C12-17-210
    Orchard Valley, Inc.

REQUEST: Preliminary Plat approval of ALOY’S ACRES, a subdivision outside the city limits

LOCATION: Southeast of 66th and Garvin Streets (6325 Garvin Street)

DISPOSITION: LAYOVER 6-0.

11. C12-17-211 (D)
    Andrew & Celeste Gustafson

REQUEST: Preliminary and Final Plat approval of ANDREW’S CORNER, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a), Lot depth

LOCATION: Northwest of 34th and Burt Streets

DISPOSITION: APPROVAL 6-0. Approval of the Preliminary Plat, subject to the following conditions: 1) Obtaining waivers for all land area regulations as necessary. 2) Obtaining an amendment to the assumed conditional use permit for the church. 3) 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 (if necessary) prior to forwarding the request to the City Council for final action.

12. C10-17-213
    C12-17-214
    Metro Health Services Federal Credit Union

REQUEST: Preliminary and Final Plat approval of EVERETT PLACE REPLAT 1, a minor plat inside the city limits with rezoning from R4(35) and GC to CC along with approval of a MCC-Major Commercial Corridor Overlay District

LOCATION: Northeast of 45th Street and Ames Avenue

DISPOSITION: APPROVAL 6-0. Approval of the MCC-Major Commercial Corridor Overlay District. Approval of the rezoning from R4(35) and GC to CC. Approval of the Preliminary Plat, subject to the following conditions: 1) Provide sidewalks as required by the Subdivision Ordinance and the urban design regulations. 2) Provide provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and treatment for the first ½ inch 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 plat to the City Council.
<table>
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<th>DISPOSITION: LAYOVER 6-0.</th>
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| **13.** C10-17-215 (D)  
C12-17-216  
E&A Consulting Group, Inc.  
REQUEST: Preliminary Plat approval of COPPER CREEK, a subdivision outside the city limits, with rezoning from AG to DR and R5 (portions of property are located within the flood fringe overlay district)  
LOCATION: Southeast of 168th Street and Military Road |

| DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR and R6. Approval of the preliminary plat subject to the following being addressed with or prior to submittal of a final plat: 1) Coordinate with Public Works on the subdivision's grading, right-of-way and street improvements along 168th Street. 2) Coordinate with the property owners of Lots 1, 36 and 41 of Carat Homes Inc. Addition for the right-of-way vacation of Boyle Street and show on the plat. 3) Provide traffic calming on all streets longer than 1,000 feet. 4) Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds. 5) Reconfigure Outlot D so that it has frontage to a paved right-of-way or provide an access easement through an adjacent lot or outlot to a paved right-of-way. 6) Remove the trail access easement from Outlot E if it is to be owned and maintained by the SID for stormwater management purposes. 7) Provide sidewalks along all street frontages. 8) Compliance with all applicable stormwater management ordinances and policies. 9) Extend the proposed 10 foot wide trail to the west property line. 10) Provide a coordination note that states the proposed six foot wide trail will need to connect to the existing trail located in the development to the north. 11) Receive approval of trail plans and cost estimates by the Parks and Recreation Advisory Board prior to bidding. 12) Provide a continuous round rail fence installed one foot inside the park, where lots back onto a park or common area. 13) Submit a wetland analysis (and mitigation plan if required). 14) Work with City staff on finalization of an acceptable tree mitigation plan. 15) Coordinate with City staff on submittal and receiving approval of a floodplain development permit. 16) Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement. 17) Meeting an acceptable overall debt ratio of 4% or less. |
| **14.** C10-17-218  
C12-17-219  
Steve Champoux  
REQUEST: Preliminary Plat approval of THE TOWNHOMES OF VILLAGE POINTE, a subdivision outside the city limits, with rezoning from AG to DR and R6 (portions of property are located within the flood fringe and floodway overlay districts)  
LOCATION: Southwest of 168th Street and Western Avenue |

| DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR and R5. Approval of the Revised Preliminary Plat of Coventry Ridge (Lots 38-144 and Outlot B), subject to the following conditions being addressed prior to the final plat being forwarded to the City Council: 1) Coordinate street name corrections with the Planning Department. 2) Traffic calming must be provided on all streets longer than 1000’. 3) Provide a note on the final plat that states that there will be no access to Harrison Street from any lots or outlots. 4) Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds at the terminus of all temporarily dead-ended streets. 5) Comply 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. 6) Provide provisions for use, ownership and maintenance of the outlots and for maintenance of the sidewalks on all double fronted lots in the final subdivision agreement.  
LOCATION: Northwest of Coventry Drive and Harrison Street |
agreement.  7) Proposed site grades along the southern boundary of the plat, adjacent to Harrison Street, must be coordinated with the future improvement of the roadway.  8) Storm sewer design computations and final plans must be submitted to the Douglas County Engineer’s Office for review that relate to the handling of roadway and site drainage along the development boundary adjacent to Harrison Street.  9) Any grading, sewer or utility work carried out in conjunction with this development, in Harrison Street right-of-ways, will require a permit(s) from the Douglas County Engineer’s Office.  10) Provide a letter of approval of a Noxious Weed Plan from Douglas County.  11) Provide a letter from Douglas County Emergency Management Agency that acceptable emergency warning siren coverage is being provided for this area.  12) The development must provide for an overall debt ratio of no more than 4%.  Approval of the Final Plat of Coventry Ridge (Lots 38-144 and Outlot B), subject to addressing the conditions of the approved revised preliminary plat and submittal of an acceptable final subdivision agreement prior to forwarding this request to the City Council for final action.

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<tr>
<td>16.</td>
<td>C10-05-144 (D) C12-05-145 Coventry Ridge LLC</td>
<td>REQUEST: Revised Preliminary Plat approval of COVENTRY (Lots 99-120, Outlots F-H), a subdivision outside the city limits, with rezoning from AG and R4 to DR and MU and Final Plat approval of COVENTRY (Lots 99-110, Outlots F-G), a subdivision outside the city limits, with rezoning from AG and R4 to DR and MU, along with a Major Amendment to the Mixed Use District Development Agreement for Coventry</td>
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<td>LOCATION: Northwest of 204th and Harrison Streets</td>
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DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG and R4 to DR and MU, subject to submittal of an acceptable Mixed Use District Development Agreement in compliance with all applicable regulations prior to forwarding the request to City Council. Approval of the Revised Preliminary Plat of Coventry (Lots 99-120 and Outlots F-H), subject to the following conditions being addressed prior to the Final Plat being forwarded to the City Council:  1) Coordinate street name corrections with Planning Department.  2) The lot depth for Lot 103 must be a minimum of 100’.  3) Coordinate with the Public Works Department on the design of the roundabout.  4) Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds at the terminus of all temporarily dead-ended streets.  5) Submit a traffic signal warrant analysis memo for the intersection of 204th Street and George B. Lake Parkway to Public Works and NDOT, and provide for any improvements identified in the final approved memo.  6) Provide a note on the plat that states that there will be no direct access to 204th Street from any lots or outlots.  7) Direct access to Harrison Street from the adjacent platted lots will not be permitted.  8) Storm sewer design computations and final plans must be submitted to the Douglas County Engineer’s Office for review that relate to the handling of roadway and site drainage along the development boundary adjacent to Harrison Street.  9) Provide a note on the plat that the 206th Street access to Harrison Street is restricted to right-in/right-out vehicular turning movements.  10) Proposed site grades along the southern boundary of the plat, adjacent to Harrison Street, must be coordinated with the future improvement of the roadway. The applicant will be required to submit cross section information, for review purposes, that shows the relationship of the proposed site grading to the existing and future Harrison Street improvements. Certification of the grade coordination will be required prior to the City of Omaha’s approval of the final plat.  11) Any grading, sewer or utility work carried out in conjunction with this development, in Harrison Street right-of-ways, will require a permit(s) from the Douglas County Engineer’s Office.  12) Comply 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.  13) Provide provisions for use, ownership and maintenance of the outlots in the final subdivision agreement.  14) Provide a letter of approval of a Noxious Weed Plan from Douglas County.  15) Provide a letter from Douglas County Emergency Management Agency that acceptable emergency warning siren coverage is being provided for this area.  16) The development must provide for an overall debt ratio of no more than 4%.  17) Provide a 35’ wide no-build easement on the plat along the south side George B. Lake Parkway. Approval of the Final Plat of Coventry (Lots 99-110 and Outlots F-G), subject to
addressing the applicable conditions of the approved revised preliminary plat and submittal of an acceptable final subdivision agreement prior to forwarding this request to the City Council for final action.

### Rezonings

<table>
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<tr>
<th>No.</th>
<th>Request Number</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
<th>DISPOSITION:</th>
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<tbody>
<tr>
<td>17</td>
<td>C10-17-220</td>
<td>Rezoning from LO to LC, with approval of a MCC-Major Commercial Corridor Overlay District</td>
<td>1938 North 85th Street</td>
<td>DENIAL 6-0</td>
</tr>
<tr>
<td>18</td>
<td>C10-17-221 (D)</td>
<td>Rezoning from R7 and GO to R7, with approval of a MCC-Major Commercial Corridor Overlay District</td>
<td>Northwest of 60th Street and Northwest Radial Highway</td>
<td>APPROVAL 6-0</td>
</tr>
<tr>
<td>19</td>
<td>C10-17-222 (D)</td>
<td>Rezoning from R4(35) to R5</td>
<td>5611 and 5613 Charles Street</td>
<td>APPROVAL 6-0</td>
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<tr>
<td>20</td>
<td>C10-17-223 (D)</td>
<td>Rezoning from GI to NBD (properties are also located within an ACI-1 Overlay District)</td>
<td>1406, 1407, 1409, 1410, 1411 and 1414 South 13th Street</td>
<td>APPROVAL 6-0</td>
</tr>
<tr>
<td>21</td>
<td>C10-17-224 (D)</td>
<td>Rezoning from GI to R7</td>
<td>1206 and 1208 South 20th Street</td>
<td>APPROVAL 6-0</td>
</tr>
<tr>
<td>22</td>
<td>C10-17-225 (D)</td>
<td>Rezoning from DS to CBD (property is located within an ACI-1 Overlay District)</td>
<td>424 South 24th Street</td>
<td>APPROVAL 6-0</td>
</tr>
<tr>
<td>23</td>
<td>C10-17-226 (D)</td>
<td>Rezoning from GC to CBD (property is located within an ACI-1 Overlay District)</td>
<td>2620 St. Mary's Avenue</td>
<td>APPROVAL 6-0</td>
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Planned Unit Developments

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<th>REQUEST:</th>
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<tr>
<td>24.</td>
<td>Approval of a PUD-Planned Unit Development Overlay District</td>
<td>Northeast of 45th Street and Ames Avenue</td>
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**REQUEST:** Approval of a PUD-Planned Unit Development Overlay District, subject to the following being submitted prior to this request being forwarded to the City Council: 1) Revised elevation plans that are to-scale. 2) Revised landscape plan providing the required 6' tall landscape screen on the north, west and south sides of the site and a screening plan for the trash dumpster. 3) The proposed monument sign in compliance with the zoning regulations, including the urban design code.

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<tr>
<td>25.</td>
<td>Approval of a PUD-Planned Unit Development Overlay District</td>
<td>Southwest of 168th Street and Western Avenue</td>
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**REQUEST:** Approval of the PUD, subject to submittal of a final acceptable site plan, landscape plan and building elevations prior to forwarding the request to the City Council.

Special Use Permits

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<tr>
<td>26.</td>
<td>Approval of a Special Use Permit to allow Body and Fender Repair Services in a GC District (property is also located within an ACI-1 Overlay District)</td>
<td>Southeast of 42nd and Leavenworth Streets</td>
</tr>
</tbody>
</table>

**REQUEST:** Approval of a Special Use Permit to allow Body and Fender Repair Services in a GC District (property is also located within an ACI-1 Overlay District), subject to: 1) Submittal and compliance with a revised site plan for the removal of the tandem parking stalls. 2) Submittal and compliance with a revised landscaping plan including the required screening in the area adjacent to the R4 zoning to south of the site. 3) Submittal and compliance with a revised operating statement requiring that the south facing garage door be closed when not needed for vehicle movement. 4) Overnight outdoor storage of repair vehicles must be in the building or in an area screened from visibility from property lines. 5) Providing a copy of a long-term parking agreement for the stalls at the 40th and Marcy Streets parking lot. 6) Comply with stormwater management regulations including no net increase in stormwater runoff and must treat the first ½” of stormwater for water quality. 7) Coordinating with the Public Works Department on the acceptability of proposed improvements within the sewer easements. 8) Dedicating right-of-way to the back of sidewalks. 9) The applicant receiving a Certificate of Occupancy from the Permits Division of the Planning Department. 10) Approval of the necessary waivers from the Zoning Board of Appeals. 11) All signage in compliance with zoning regulations. 12) Compliance with all other applicable regulations.

Conditional Use Permits

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<tr>
<td>27.</td>
<td>Approval of a Conditional Use Permit to allow Kennel in a DR district</td>
<td>5622 South 185th Street</td>
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**REQUEST:** Approval of a Conditional Use Permit to allow a kennel in the DR-Development Reserve District, subject to: 1) Compliance with the submitted site and floor plan. 2) Compliance with the submitted operating statement. 3) No outdoor kenneling or boarding of any dogs. 4) Compliance with all other applicable regulations.
28. C7-17-229 (D) O & H Investments, LLC

REQUEST: Approval of a Conditional Use Permit to allow Warehousing and Distribution (Limited) in a GC District

LOCATION: 5000 and 5020 L Street

DISPOSITION: APPROVAL 6-0. Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a GC District, subject to the following conditions: 1) Submittal of an application to rezone the property from GC-General Commercial District to CC-Community Commercial District along with the establishment of an MCC-Major Commercial Corridor Overlay District on the site. 2) Submittal and compliance with a revised site/landscape plan that provides: (a) At least 7% parking lot interior landscaping, in compliance with Section 55-928(c). (b) Providing a continuous landscaped area to a minimum height of 3 feet and a minimum depth of 15 feet along both L Street and 50th Street, in compliance with section 55-928(e). (c) Providing street trees planted 35 feet on center along both the L Street and 50th Street frontage, in compliance with Section 55-928(f). (d) Providing a masonry enclosure around the trash dumpster which matches the building, in compliance with Section 55-927. (e) Providing a fence, wall or landscape screen not less than 4 feet in height, within a required 30 foot bufferyard along the 51st Street frontage from I Street to K Street, in compliance with Sections 55-740(g) and 55-716. 3) Compliance with final building elevations acceptable to the Planning Department. 4) Signage in compliance with all zoning regulations, including the urban design code. 5) Compliance with the proposed operating statement. 6) No outdoor storage. 7) Compliance with all other applicable regulations.

29. C7-17-230 (D) 1609 Binney LLC

REQUEST: Approval of a Conditional Use Permit to allow Multiple family residential in a GC District

LOCATION: 1609 Binney Street

DISPOSITION: APPROVAL 6-0. Approval of the Conditional Use Permit to allow Multiple Family Residential in a GC District, subject to: 1) Submittal of a long-term parking agreement, in compliance with zoning regulations, to provide at least 4 off-street parking stalls or approval of a parking waiver from the Zoning Board of Appeals. 2) Compliance with the site plan, elevation plans, operating statement and long-term parking agreement (if provided). 3) Compliance with all other applicable regulations.

Vacations

30. C14-17-231 (D) Planning Board

REQUEST: Vacation of a portion of Louis Drive commencing approximately 78 feet east of the east right-of-way line of 95th Street to the dead end of the Louis Drive right-of-way

DISPOSITION: APPROVAL 6-0.

MINUTES APPROVED: September 6, 2017.