PLANNING BOARD AGENDA
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, August 2, 2017, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Arnold Nesbitt; Vice Chairman, Greg Rosenbaum; 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, July 24, 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, August 2, 2017 at 11:00 a.m., site inspections at 9:00 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.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

<table>
<thead>
<tr>
<th>#</th>
<th>REQUEST</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>1</td>
<td>C12-17-093 Final Plat approval of BLAZEK ACRES REPLAT 1, a cluster subdivision outside the city limits (laid over from 05/03/17)</td>
<td>Southeast of 126th Street and Bennington Road</td>
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</tbody>
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DISPOSITION: APPROVAL 7-0. Approval of the Final Plat, subject to the conditions of the Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council.
Conditional Use Permits

2. C7-17-108 - Withdrawn
   Reda Hamze

   REQUEST: Approval of a Conditional Use Permit to allow
   Food sales (limited) in a LO District (laid over from 06/07/17)

   LOCATION: 1938 North 85th Street

   DISPOSITION: CASE WITHDRAWN BY APPLICANT.

(REGULAR AGENDA)

Master Plan Referrals

3. C3-17-160
   Planning Department on behalf of the City of Omaha

   REQUEST: Approval of the BLACKSTONE CORNER
   APARTMENTS AND SHOPS TIF REDEVELOPMENT PROJECT PLAN

   LOCATION: Northwest of 36th and Farnam Streets

   DISPOSITION: APPROVAL 7-0.

4. C3-17-161
   Planning Department on behalf of the City of Omaha

   REQUEST: Approval of the Surplus Declaration and Disposal of City Property

   LOCATION: The west 20 feet of the north 46 feet of Lot 24, Block 4, Vassar Place Addition (portion of 5604 Northwest Radial Highway)

   DISPOSITION: APPROVAL 7-0.

5. C3-17-162
   Planning Department on behalf of the City of Omaha

   REQUEST: Approval of the 2018-2023 Capital Improvement Program

   LOCATION: Omaha and 3-mile extraterritorial jurisdiction

   DISPOSITION: APPROVAL 7-0.

Subdivisions

6. C10-17-163
   C12-17-164
   Elkhorn Public Schools

   REQUEST: Preliminary Plat approval of GEORGE MILLER PARKWAY NORTH, a subdivision outside the city limits, with rezoning from AG to R4

   LOCATION: Northwest of 177th Street and George Miller Parkway

   DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to R4. Approval of the Preliminary Plat subject to the following being addressed with or prior to submittal of the Final Plat:
   1) Coordinate with Public Works on the design of the side-street approaches to 180th Street and on the design of the roundabout on George Miller Parkway. 2) The George Miller Parkway profile should be designed to accommodate future expanded 4 lane and 6 lane configurations of 180th Street. 3) Proposed site grades along the western boundary of the platting, adjacent to 180th Street, must be coordinated with the future improvement of the roadway. The consultant 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 180th Street improvements. Certification of the grade coordination will be required prior to the City of Omaha’s approval of the final plat. 4) Any
proposed street or driveway connections from the development to 180th Street will require permits from the Douglas County Engineer’s Office and must meet proper sight distance criteria. 5) Provide for all improvement identified in the final approved traffic study. 6) Provide a note on the plat that there shall be no direct access to 180th Street from Lot 1 or Outlot B. 7) Provide for the use, ownership and maintenance of the outlots in the subdivision agreement. 8) Compliance with all applicable stormwater management ordinances and policies, including no net increase in stormwater runoff and treating the first ½” of stormwater for water quality. 9) 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 180th Street. 10) Any grading, sewer or utility work carried out in conjunction with this development, in 180th Street right-of-ways, will require a permit(s) from the Douglas County Engineer’s Office. 11) Coordinate with the Douglas County Engineer’s Office regarding any traffic calming that will be required to be installed on George Miller Parkway, east of the roundabout. 12) The final plat will need to clearly denote the areas to be dedicated for right-of-way, including the hammerhead area at the end of McMillan Street. 13) George Miller Parkway design should be in accordance with the Suburban Park Master Plan. 14) Boulevard plans and cost estimates must be approved by the Parks and Recreation Advisory Board prior to bidding. 15) Submit a letter of approval of a noxious weed plan. 16) Sidewalks must be provided as required by the subdivision ordinance.

7. C10-17-165 D – Approval
C12-17-166
Magnum Development Corporation and Center 60 Hospitality, LLC  
REQUEST: Preliminary and Final Plat approval of AKSARBEN VILLAGE SOUTH (Lots 3-4), a minor plat inside the city limits, with rezoning from CC and MU to CC and MU (portion of property is located within an MCC Overlay District and flood fringe overlay district)
LOCATION: Southwest of 62nd and Center Streets

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from CC and MU to CC and MU. Approval of the Preliminary Plat, subject to the following conditions: 1) Modifying Note 2 on the plat to allow for a shared vehicular access on the east lot line, aligned with 62nd Street to the north. 2) Change the subdivision title to Aksarben Village South Replat 1 (Lots 1-2). 3) Coordinate with city staff to confirm the boundaries of the plat are accurate. 4) Provide sidewalks as required along all street frontages. 5) 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.

Rezonings

8. C10-17-167 D – Approval
Douglas County School District 0001  
REQUEST: Rezoning from GO to R5
LOCATION: Southeast of 32nd and Burt Streets

DISPOSITION: APPROVAL 7-0.

9. C10-17-169 D – Approval
TACK Architects  
REQUEST: Rezoning from GI to NBD
LOCATION: 2914 and 2922 North 61st Street

DISPOSITION: APPROVAL 7-0.

10. C10-17-170 D – Approval
Island 1811, LLC  
REQUEST: Rezoning from DS to CBD (property is also located within an ACI-1(PL) Overlay District)
LOCATION: Northwest of 18th and Jackson Streets

DISPOSITION: APPROVAL 7-0.
11. C10-17-171 D – Approval
Olsson Associates

REQUEST: Rezoning from GC to CC, along with approval of a MCC-Major Commercial Corridor Overlay District

LOCATION: 5051 Center Street

DISPOSITION: APPROVAL 7-0.

12. C7-17-172 D – Approval
C8-17-173
C10-17-174
Seventy Five North Revitalization Corporation

REQUEST: Rezoning from GI to R5, with approval of an ACI-1(PL) Overlay District, along with Approval of a Special Use Permit to allow Daycare services (general) and Approval of a Conditional Use Permit to allow Administrative services in a R5 District

LOCATION: 3200 North 30th Street

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from GI to R5. Approval of the ACI-1(PL) Overlay District. Approval of a Special Use Permit to allow Daycare services (general) in an R5 district subject to: 1) Submittal of a revised site and landscape plan that addresses the following items prior to forwarding the request to the City Council: (a) Provide 15’ minimum depth of landscaping along Bedford Avenue. (b) Provide one tree for every 500 square feet of minimum landscaping depth. (c) Provide sidewalks along 30th Street and Bedford Avenue, the applicant must dedicate right-of-way as needed. (d) Provide overstory trees to be planted 40’ on center between the sidewalk and street along 30th Street and Bedford Avenue. (e) Provide overstory trees to be planted 35’ on center between parking lot and sidewalk where adjacent to right-of-way. (f) Provide 3’ high landscaping (shrubs, berm, etc.) between the parking lot and street along 30th Street. (g) Provide a fence, wall or landscape screen not less than four feet in height for the length of the common boundary of the north parking lot along Bedford Avenue. 2) Receive a waiver from the Zoning Board of Appeals to allow more than 12 individuals in the daycare in an R5 District. 3) Coordinate with the Urban Design division to determine an acceptable building layout and frontage per the ACI-1 regulations. 4) Coordinate with the Public Works Department regarding the proposed access that require waivers from the Administrative Board of Appeals. 5) Fencing around playgrounds require wrought iron or a similar design material as opposed to chain link. 6) Compliance with storm shelter regulations. 7) Compliance with all applicable stormwater management regulations. 8) Compliance with all other applicable regulations. Approval of a Conditional Use Permit to allow Administrative services in a R5 district subject to: 1) Submittal of a revised site and landscape plan that addresses the following items prior to submittal of any building permits: (a) Provide 15’ minimum depth of landscaping along Bedford Avenue. (b) Provide one tree for every 500 square feet of minimum depth of landscaping. (c) Provide sidewalks along 30th Street and Bedford Avenue, the applicant must dedicate right-of-way as needed. (d) Provide overstory trees to be planted 40’ on center between the sidewalk and street along 30th Street and Bedford Avenue. (e) Provide overstory trees to be planted 35’ on center between parking lot and sidewalk where adjacent to right-of-way. (f) Provide 3’ high landscaping (shrubs, berm, etc.) between the parking lot and street along 30th Street. (g) Provide a fence, wall or landscape screen not less than four feet in height for the length of the common boundary of the north parking lot along Bedford Avenue. 2) Coordinate with the Urban Design division to determine an acceptable building layout and frontage per the ACI-1 regulations. 3) Coordinate with the Public Works Department regarding the proposed access that require waivers from the Administrative Board of Appeals. 4) Compliance with all applicable stormwater management regulations. 5) Compliance with all other applicable regulations.
13. C10-02-203
The Lerner Company

REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for West Village Pointe

LOCATION: Southeast of 180th Street and West Dodge Road

DISPOSITION: APPROVAL 7-0. Denial of a Major Amendment to remove all pedestrian trails and trail connections in Outlot C and D.

Approval of a Major Amendment that requires the pedestrian trail through Outlot D from 178th Avenue to Burke Street but eliminates the internal pedestrian trail in Outlot C, subject to submittal of acceptable final mixed use district development agreements prior to forwarding the request to City Council.

14. C10-96-196 D – Approval
T-Mobile

REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Ridgeview

LOCATION: Southwest of 180th Street and West Center Road

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to the Ridgeview Mixed Use Development Agreement, subject to submittal of five acceptable, originally signed, final Mixed Use Development Agreements prior to forwarding to City Council.

Special Use Permits

15. C8-07-314
T-Mobile Central, LLC

REQUEST: Approval of a Major Amendment to a Special Use Permit to allow a Broadcast tower in an LC District, with a waiver of Section 55-348 Height to allow a maximum overall height of 112 feet subject to: 1) Submittal of and compliance with an acceptable revised site plan showing property lines prior to forwarding this request to the City Council. 2) All existing trees being preserved and maintained. 3) The proposed grain bin structure be identical or similar in appearance and size to the existing grain bin structures and be an unpainted natural steel or galvanized metal. 4) Compliance with the proposed elevations, including the maximum height of 112 feet (including the lightening rod). 5) The pole addition being of similar color and style to the existing pole. 6) Compliance with the operating statement. 7) Provide documentation of approval of the proposed changes from the LHPC, if necessary. 8) Providing a governmental access easement for a public safety and communications network. 9) Submittal of an annual report, each year in January, to the Planning Department that discloses each broadcast tower location and operating status within Omaha’s zoning jurisdiction. 10) Compliance with all other applicable rules and regulations.

Conditional Use Permits

16. C7-17-114 D – Approval
Immanuel Lutheran Church

REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in a R5(35) District

LOCATION: 2717 and 2725 North 60th Avenue

DISPOSITION: APPROVAL 7-0. Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in a R5(35) District subject to: 1) Submittal of a revised site/landscape
plan prior to building permit submittal that addresses the following items: (a) Provide an acceptable four foot screen to the east, south and west of the new parking lot. (b) Provide a minimum street yard landscaping percentage of 55% and a depth of 15 feet. (c) Plant one tree in the parking lot interior. (d) Modify the handicap access aisle to be eight feet in width. 2) Receive waivers from the Zoning Board of Appeals to allow parking in the front yard setback and for impervious coverage. 3) Compliance with the revised site/landscape plan. 4) Compliance with all applicable stormwater management ordinances and policies. 5) Compliance with all other applicable regulations.

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<tr>
<td>17.</td>
<td>C7-08-006 D – Approval</td>
<td>REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow a Secondary educational facility in a R3 District</td>
</tr>
<tr>
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<td>Creighton Preparatory School</td>
<td>LOCATION: Northwest of 72nd Street and Western Avenue</td>
</tr>
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**DISPOSITION:** APPROVAL 7-0. Approval of the Major Amendment to a Conditional Use Permit to allow Secondary educational facilities in a R3 district, in accordance with the plans submitted, subject to the following: 1) Approval of the necessary waivers from the Zoning Board of Appeals. 2) Compliance with submitted sign plan, elevations and sign budget. 3) Compliance with all applicable regulations.

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<tr>
<td>18.</td>
<td>C7-17-175 D – Approval</td>
<td>REQUEST: Approval of a Conditional Use Permit to allow Indoor sports and recreation in a CC district</td>
</tr>
<tr>
<td></td>
<td>West Omaha Sports Complex, LLC</td>
<td>LOCATION: Southwest of 210th Street and Cumberland Drive</td>
</tr>
</tbody>
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**DISPOSITION:** APPROVAL 7-0. Approval of a Conditional Use Permit to allow Indoor sports and recreation in a CC District, subject to the following conditions: 1) Coordinate with city staff to ensure that adequate parking is being provided. 2) Construct sidewalks along all public street frontages. 3) Provide pro-rata reimbursement to the developer on the east side of 210th Street for past 210th Street paving improvements. 4) Obtain any necessary waivers from the Administrative Board of Appeals (applicant to coordinate with Public Works). 5) Verify that accommodations have been made, including the granting of easements, if necessary, to allow sanitary sewer to be provided to the lot south of the subject property. 6) The applicant obtaining all necessary building permits, in compliance with the conditions listed, and a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department. 7) Submittal of a revised site plan, if necessary, compliant with all applicable regulations. 8) Compliance with the site plan (revised, if necessary). 9) Compliance with the landscape plan. 10) Compliance with all applicable sign regulations. 11) Compliance with the submitted operating statement. 12) Compliance with all applicable stormwater ordinances and policies. 13) Compliance with all applicable development regulations.

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<td>19.</td>
<td>C7-08-166 D – Layover C7-97-225 Children's Hospital Foundation</td>
<td>REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Hospital services (general) in a GO District, with a waiver of Section 55-326 Height (176 feet) (property is also located within an ACI-2(65) Overlay District)</td>
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<td>LOCATION: Southeast of 84th Street and West Dodge Road</td>
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**DISPOSITION:** LAYOVER 7-0. Layover until the September 6, 2017 meeting to allow the applicant time to submit additional information to the Department.
## Vacations

<table>
<thead>
<tr>
<th>No.</th>
<th>Case Number</th>
<th>Requester</th>
<th>Request Details</th>
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<tbody>
<tr>
<td>20.</td>
<td>C14-17-176</td>
<td>Property Owner</td>
<td>Vacation of 132nd Street abutting 333 South 132nd Street</td>
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<td></td>
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<td>DISPOSITION: APPROVAL 7-0. Approval of the vacation, subject to the following conditions: 1) Maintain a sewer easement to allow access to the sewer systems in the right-of-way. 2) Retain a permanent access easement to allow for maintenance activities for the traffic signal detection on the right-of-way. 3) Installation of a turnaround hammerhead at the southern end of the 132nd Street frontage road (immediately north of the proposed vacated right-of-way).</td>
</tr>
<tr>
<td>21.</td>
<td>C14-17-177</td>
<td>Planning Board</td>
<td>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</td>
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<td>DISPOSITION: LAYOVER 7-0.</td>
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<tr>
<td>22.</td>
<td>C14-17-178</td>
<td>D – Approval Property Owner</td>
<td>Vacation of the east/west alley from JA Creighton Blvd to 33rd Street between Emmet and Pinkney Streets</td>
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<td>DISPOSITION: APPROVAL 7-0. Approval of the vacation, subject to removing 50 linear feet of existing returns and constructing 20 linear feet of curbs upon completion of this right of way being vacated.</td>
</tr>
<tr>
<td>23.</td>
<td>C14-17-179</td>
<td>D – Approval Property Owner</td>
<td>Vacation of the east/west alley from JA Creighton Blvd to 33rd Street between Pinkney and Evans Streets</td>
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<td></td>
<td></td>
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<td>DISPOSITION: APPROVAL 7-0. Approval of the vacation, subject to the removal of 50 linear feet of existing returns and the construction of 20 linear feet of curbs upon completion of this right of way being vacated.</td>
</tr>
<tr>
<td>24.</td>
<td>C14-17-180</td>
<td>D – Approval Douglas County</td>
<td>Vacation of an irregular portion of 216th Street south of “F” Street</td>
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<td>DISPOSITION: APPROVAL 7-0.</td>
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MINUTES APPROVED: July 5, 2017