Ms. Nubel, Chair, called the meeting to order, introduced the Planning Board members as well as the Planning Department staff, and explained the Planning Board’s public hearing procedures.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

The requests listed below were voted on concurrently in accordance with the Planning Department’s recommendation report.

No one appeared in opposition.

Rezonings

1. C10-97-090 (D)  
   Dino’s Storage  
   REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Hillsborough Plaza to allow Warehousing and distribution (limited)  
   LOCATION: Northeast of 147th Street and West Maple Road

Mr. Hoich moved to APPROVE the Major Amendment to a Mixed Use Agreement to allow Warehousing and distribution (limited) on Hillsborough Plaza Replat and associated site plan. Mr. Nesbitt seconded the motion which carried 7-0.

Special Use Permits

2. C8-10-150 (D)  
   Jeremy Bryant  
   REQUEST: Approval of a Special Use Permit to allow Personal services in a GI District  
   LOCATION: 2922 North 61st Street

Mr. Hoich moved to APPROVE the Special Use Permit to allow Personal services in a GI District subject to: 1) Compliance with the site plan; 2) Compliance with the floor plan; 3) Compliance with the operating
plans; and 4) The provision of the 5 leased off-street parking spaces. Mr. Nesbitt seconded the motion which carried 7-0.

**Subdivision Plats**

6. C12-10-156 (D)  
Jeremy Carrell on behalf of the Property Owner  
REQUEST: Preliminary and Final Plat approval of SSAM PROPERTIES ADDITION, a subdivision inside the city limits  
LOCATION: 15803 & 15815 Pacific Street  
Mr. Hoich moved to APPROVE the Preliminary Plat, subject to placement of a note on the Final Plat indicating that there shall be no new access to Pacific Street. Approval of the Final Plat as amended by the condition of Preliminary Plat approval. Mr. Nesbitt seconded the motion which carried 7-0.

7. C12-10-157 (D)  
Jeremy Carrell on behalf of the Property Owner  
REQUEST: Preliminary and Final Plat approval of ROGERS RIDGE REPLAT 4, a subdivision inside the city limits  
LOCATION: 1425 Skyline Drive  
Mr. Hoich moved to APPROVE the Preliminary Plat, subject to: 1) Providing access to public sanitary sewer lines for proposed Lot 2. Unless the applicant provides information that a connection can be made off of Skyline Drive, an easement will need to be provided on the Final Plat allowing access to the existing sanitary sewer line located at the northeast portion of the subject property; and 2) Removing the existing outbuilding from proposed Lot 2 or obtain a waiver from the Zoning Board of Appeals to allow the structure to remain. Approval of the Final Plat subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable subdivision agreement, if necessary, prior to forwarding the Final Plat to City Council. Mr. Nesbitt seconded the motion which carried 7-0.

8. C10-10-158 (D)  
C12-10-159  
Matt Dougherty, Member Piano Building, LLC  
REQUEST: Preliminary and Final Plat approval of DOUGHERTY PLACE, a subdivision inside the city limits, with a waiver of Section 53-8-(4)(a) Minimum lot depth, and with rezoning from R7 and GC to R7 and CC (portions of which property are located within an ACI-2 Overlay District)  
LOCATION: 4900 Dodge Street  
Mr. Hoich moved to APPROVE the waiver of Section 53-8-(4)(a) Minimum lot depth of the Municipal Code (100’ to 99.76 and 99.67). Approval of the rezoning from R7 and GC to R7 and CC (portions of which property are located within an ACI-2 Overlay District). Approval of the Preliminary Plat, subject to: 1) The applicant receiving any necessary Zoning Board of Appeals waivers prior to the final plat being forwarded to the City Council; and 2) The applicant coordinating any off-site public improvements adjacent to the site with the Public Works Department. Approval of the Final Plat as amended by the preliminary plat conditions of approval and submittal of a final subdivision agreement, if necessary. Mr. Nesbitt seconded the motion which carried 7-0.

12. C10-10-174 (D)  
C12-10-175  
Orange Development  
REQUEST: Preliminary and Final Plat approval of CVS 2nd ADDITION, a subdivision inside the city limits with approval of a MCC-Major Commercial Corridor Overlay District  
LOCATION: Southeast of 84th Street and West Center Road  
Mr. Hoich moved to APPROVE the MCC Overlay District, preliminary plat, and final plat. Mr. Nesbitt seconded the motion which carried 7-0.
Rezonings

13. C10-10-163 (D)  
   REQUEST:  Rezoning from R7 to R5  
   CITY OF OMAHA  
   LOCATION:  2109, 2111 and 2113 Ohio Street  

Mr. Hoich moved to APPROVE the rezoning from R7 to R5. Mr. Nesbitt seconded the motion which carried 7-0.

14. C10-10-164 (D)  
   REQUEST:  Rezoning from R7 to R5  
   CITY OF OMAHA  
   LOCATION:  2213, 2219, 2222 and 2226 Miami Street  

Mr. Hoich moved to APPROVE the rezoning from R7 to R5. Mr. Nesbitt seconded the motion which carried 7-0.

15. C10-10-165 (D)  
   REQUEST:  Rezoning from R7 to R5  
   CITY OF OMAHA  
   LOCATION:  1818, 1820, 1822 and 1824 Corby Street  

Mr. Hoich moved to APPROVE the rezoning from R7 to R5. Mr. Nesbitt seconded the motion which carried 7-0.

16. C10-10-166 (D)  
   REQUEST:  Rezoning from R7 to R5  
   CITY OF OMAHA  
   LOCATION:  2011 and 2013 Ohio Street  

Mr. Hoich moved to APPROVE the rezoning from R7 to R5. Mr. Nesbitt seconded the motion which carried 7-0.

18. C10-02-262 (D)  
   REQUEST:  Approval of a Major Amendment to the Mixed Use District Development Agreement for West Dodge Station to allow a 48 foot tall wall sign  
   DENNIS PLACHY  
   LOCATION:  Northwest of 180th Street and West Dodge Road  

Mr. Hoich moved to APPROVE the Major Amendment to the West Dodge Station Mixed Use District Development Agreement, subject to the submittal of an acceptable mixed use agreement amendment prior to the request being forward to the City Council. Mr. Nesbitt seconded the motion which carried 7-0.

Conditional Use Permits

20. C7-10-168 (D)  
   REQUEST:  Approval of a Conditional Use Permit to allow Automotive repair in a CC District  
   NICK KIRSHENBAUM  
   LOCATION:  14225 “Q” Street  

Mr. Hoich moved to APPROVE the Conditional Use Permit to allow an Automotive repair services shop in a CC District subject to the following conditions: 1) The required screening along “Q” Street to consist of landscaped shrubbery rather than a semi-privacy fence. The shrubs should be planted a minimum of ten (10) feet off of the north property line and four (4) feet off-center; 2) Prior to or along with the application for a building permit, a post-construction stormwater management plan and maintenance agreement that treats the first half inch of runoff must be submitted; 3) Submittal of an application for rezoning to add the MCC-Major Commercial Corridor Overlay District to the site; 4) Providing and recording a cross access easement with the property to the west; 5) Limiting all repair activities to the completely enclosed building; 6) No outdoor storage of parts or partially dismantled vehicles; 7) Compliance with the site plan and operating statement; 8) Compliance with the MCC regulations including building design, signage and landscaping; and 9) Compliance with all other applicable regulations. Mr. Nesbitt seconded the motion which carried 7-0.
REQUEST: Approval of a Conditional Use Permit to allow Single-family (detached) in a CC District
LOCATION: 101 North 39th Street

Mr. Hoich moved to APPROVE the Conditional Use Permit to allow Single-family (detached) in a CC District, subject to the following conditions: 1) Compliance with all applicable regulations; and 2) Any use for the property other than single-family residential will require review of this Use Permit by the Planning Department. Mr. Nesbitt seconded the motion which carried 7-0.

Dedications

REQUEST: Dedication of the west 4 feet and the south 13.68 feet of Lot 1, Dundee Place Replat No. 19
LOCATION: Northeast of 49th and Dodge Streets

Mr. Hoich moved to APPROVE the proposed dedication. Mr. Nesbitt seconded the motion which carried 7-0.

Reconsideration

REQUEST: Approval of a Conditional Use Permit to allow Outdoor entertainment in a CBD District (pending)
LOCATION: Northeast of North 15th Street and Mike Fahey Street

Mr. Rosenbaum moved to APPROVE to reconsider the case at the December 1, 2010 or future regular Planning Board meeting. Mr. Nesbitt seconded the motion which carried 7-0.

Master Plan Referrals

REQUEST: Approval of a variance from the Future Development Zone specifications of the Urban Development Element of the City of Omaha Master Plan
LOCATION: Northeast of 168th and Ida Streets

Subdivision Plats

REQUEST: Preliminary Plat approval of HIGHLAND RIDGE, a subdivision outside the city limits, with rezoning from AG to DR and R4
LOCATION: Northeast of 168th and Ida Streets

The above two cases were heard together but with separate motions.

At the Planning Board meeting held on November 3, 2010, Brian Doyle, Fullenkamp, Doyle & Jobeun, 11440 West Center Road, presented the request on behalf of the applicant. Mr. John Coolidge, engineer, Lamp, Rynearson & Associates was present. The preliminary plat will be a subdivision located northeast of 168th and Ida Street with 645 single-family homes. The portion of the subdivision that is located within the Future Development Zone is approximately 8%. Mr. Doyle indicated that they are in agreement with the department’s recommendations and conditions.

Kelly McGill, 16003 Vane Street, appeared before the board in opposition. Ms. McGill stated she is concerned about the increase in traffic and the lack of a separate exit in the Highland Ridge subdivision.

Lisa Batten, 7027 North 162nd Street, appeared before the board in opposition. Ms. Batten stated she is
concerned about property values in her subdivision, Pine Creek. She stated she is also concerned with the increase in traffic especially near the school and suggested an exit on 165th Street.

Judy McDonald, 7036 North 162nd Street, appeared before the board in opposition. Ms. McDonald questioned if there will be a fence and/or trees between the subdivisions. She also expressed concern with regard to the traffic.

Keith (unknown), resident of Pine Creek subdivision, appeared before the board in opposition. He stated he is concerned about the possibility of a decrease in property values and suggested that the developer consider building a row of houses that would meet a minimum property value to blend the two neighborhoods.

Mr. Coolidge stated Ida Street would be a major county road so the entrances are set at the 1/8-mile point. There is no option for a second interim entrance as per state and city regulations. The anticipated area of the Phase I plat will include the HWS Cleveland Boulevard as well as the 166th Street paving which would create a second route for the school and should provide relief for the Pine Creek residents. Mr. Doyle indicated that the homes in the Highland Ridge subdivision would be between $150-200,000.00 plus.

Mr. Neary questioned if a fence will be installed between the subdivisions. Mr. Coolidge stated fencing on adjacent lots would be up to the individual homeowner.

Mr. Doyle stated the traffic engineering study was completed with favorable recommendations. Mr. Coolidge stated the access points are locked in and are within the recommended densities for the City of Omaha.

Ms. Nubel questioned if there is a consideration to upsize the lots adjacent to the existing neighborhood. Mr. Coolidge answered that the lots are not large enough for a larger home site.

Mr. Neary questioned the amount of the park fees. Mr. Coolidge answered that the existing park fees are over $100,000.00.

Mr. Chad Weaver, Assistant Planning Director, Planning Department, stated that the Public Works items are the traffic and the access but in this case the existing access is located on the existing neighborhood side. He stated the planning department recommends approval of the amendment to the present development zone, rezoning and the preliminary plat subject to the items listed on the recommendation report.

3. C3-10-153
Loren Johnson
CR Investments, Inc.

REQUEST: Approval of a variance from the Future Development Zone specifications of the Urban Development Element of the City of Omaha Master Plan

LOCATION: Northeast of 168th and Ida Streets

Mr. Neary moved to APPROVE the Future Development Zone specifications of the Urban Development Element of the City of Omaha Master Plan. Mr. Kelley seconded the motion which carried 7-0.

5. C10-10-154
C12-10-155
Loren Johnson
CR Investments, Inc.

REQUEST: Preliminary Plat approval of HIGHLAND RIDGE, a subdivision outside the city limits, with rezoning from AG to DR and R4

LOCATION: Northeast of 168th and Ida Streets

Mr. Neary moved to APPROVE the rezoning from AG to DR and R4. Approval of the Preliminary Plat subject to the following being included on the final plat or provided for in the subdivision agreement: 1) Provide an additional 10 feet of right-of-way for the first 300 feet from the intersection of 168th and Ida Streets; 2) Provide for the paving of 168th and Ida Streets, adjacent to the subdivision, to three (3) lanes; 3) Reducing the median width on North H.W.S. Cleveland Boulevard off of 168th Street to a maximum 4 feet; 4) Verify that the proposed taper on North H.W.S. Cleveland Boulevard north of Potter Street is
adequate; 5) Verify that there is adequate sight distance at 163rd and Black Street; 6) Change the name of 167th Terrace if it is not a private street; 7) Provide for traffic calming on any street in excess of 1,000 feet; 8) Provide storm sewer design computations and final plans to Douglas County for review that relate to the handling of roadway and site drainage along the development boundaries adjacent to 168th and Ida Streets; 9) Provide for sidewalks, as required; 10) Provide cross sections for review that show the relationship of the proposed site grading to the existing and future 168th and Ida Street improvements; 11) Coordinate stormwater treatment with the Public Works Department; 12) Including provisions in the subdivision agreement for post-construction stormwater treatment and include the fees as outlined in the Municipal Code; 13) Providing a post-construction stormwater management plan that demonstrates control of the first ½” of runoff and provides for a no-net increase in runoff from the 2-year storm event; 14) Submit a drainage study to the PMNRRD with the design computations for the ponds included; 15) The subdivision agreement needs to have all the standard language for all 3 park fees; 16) Park Board approval for the boulevard improvement plans and costs prior to submittal of a final plat; 17) Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement; 18) Providing a letter of approval of a Noxious Weed Plan from Douglas County with the final plat; 19) Provide a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area; and 20) A debt ratio of 4% or less.  Mr. Kelley seconded the motion which carried 7-0.

**Master Plan Referrals**

4 C3-10-169 REQUEST: Approval of the 2011 Action Plan
Planning Department on behalf of LOCATION: Omaha and 3-mile extraterritorial jurisdiction the City of Omaha

At the Planning Board meeting held on November 3, 2010, Mr. James Thele, Assistant Director, Planning Department, stated the City of Omaha Master Plan and the city is eligible to receive funds to assist with housing and community development activities. An annual plan is submitted each year to describe how to expend the funds to achieve the housing and community development goals. This serves as an application for the Community Development Block Grant Program, Home Investment Partnerships Program, and the Emergency Solutions Grant (formerly known as the Emergency Shelter Grant). The consolidated plan/action plan is developed in consultation with representatives from low income neighbors, housing developers and providers, individuals involved with social service agencies, homeless shelters, lenders and other units of local government. These people were brought together to develop the priorities for housing and community development each year. This plan represents the priorities that were developed as part of that participatory process. This Action Plan will include the rehabilitation of 48 owner-occupied houses, the creation of 171 affordable housing opportunities for renters and owners, 800 home improvements and emergency repairs for the elderly, disabled and very low income households in the community, streetscape improvements for South 24th Street and the Park Avenue business districts, the creation of a minimum of 50 jobs available to low income people, the rehabilitation of home ownership counseling for 300 low income households, and the support of operation for area emergency shelters for the homeless.

There were no opponents present.

Mr. Kelley questioned if the city feels comfortable that 20 homes are an adequate number to be demolished. Mr. Thele stated that in addition to the federal funds, the city has general funds allocated. He stated that there is another organization that may bring in additional private funds in 2011 to acquire homes for demolition and replace with new homes.

Mr. Neary questioned if the funds come from the general taxpayer fund. Mr. Thele stated that all general funds come from general tax revenues. Many of the programs have a repayment program which allows a lower income person to purchase a house and then when the home is sold, the loan is repaid and is used again and is not returned to the federal government. Mr. Thele stated that the department tries to leverage every dollar that is possible.

Mr. Neary moved to APPROVE the 2011 Action Plan. Mr. Nesbitt seconded the motion which carried 7-0.
Subdivision Plats

9. C10-8-254  
   C12-8-255  
   Southern Valley Limited  
   Partnership  
   
   REQUEST: Revised Preliminary and Final Plat approval of SOUTHERN VALLEY, a cluster subdivision inside the city limits, with rezoning from R4(35) to R5

   LOCATION: Southwest of 17th and “Q” Streets

At the Planning Board meeting held on November 3, 2010, Douglas Dreessen, Thompson, Dreessen & Dorner, 10836 Old Mill Road, presented the request on behalf of the applicant. He stated this complex project is a very complicated site but upon further investigation debris was found on the site that has caused the resubmittal. Mr. Dreessen requested a layover to allow additional time for a more complete plan.

Murray (unknown), Breda, Iowa, stated he owns 19 parcels in the area and is aware of the neighborhood. He stated he is concerned with the entrance on “S” Street due to the steepness of the hill, the close proximity of two homes to the street, and no sidewalks. He stated another concern would be the need for an adequate sewer system with relation to water problems when it rains.

Mr. Dreessen stated the revisions are primarily on the northern cul-de-sac. He stated the connection of 17th Street from “S” Street to “Q” Street would provide the neighborhood with an alternate route. There are not many options with regard to the “S” Street location. The removal of the existing dilapidated buildings and some of the large trees near the street should improve the sight distance when coming down the hill. Scientific studies of the drainage have been submitted and were approved on the last application.

Mr. Chad Weaver, Assistant Planning Director, Planning Department, stated that the site is a challenge but the city will work on the existing and revised plat.

Mr. Neary moved to LAY OVER to allow applicant time to explore alternatives to the proposed lot layout, request a waiver of Section 53-8(4) Lot depth for the revised lot layout, if necessary, and remove the “cluster” designation from the proposed subdivision. Mr. Deeb seconded the motion which carried 6-0.

10. C10-10-160  
    C12-10-161  
    Metropolitan Utilities District  
    
    REQUEST: Preliminary Plat approval of MUD ACRES, a subdivision located outside the city limits, with a waiver of Section 53-9(9) Sidewalks of the Municipal Code, and rezoning from DR to DR and GI (portions of which property lie within the flood fringe)

    LOCATION: Southeast of 120th Street and Military Road

19. C8-10-173  
    Metropolitan Utilities District  
    
    REQUEST: Approval of a Large Project Special Use Permit in a GI District (pending)

    LOCATION: Southeast of 120th Street and Military Road

The above two cases were heard together but with separate motions.

At the Planning Board meeting held on November 3, 2010, Stephanie Henn, Director of Plant Engineering, 1723 Harney Street, Metropolitan Utilities District (MUD), presented the request. Ms. Henn stated the proposed facility would be a new construction center on the southeast corner of 120th Street and Military Road which will be located on land that is already owned. She submitted illustrations of the site plan and the proposed building. The construction center is an industrial-type facility that will house construction crews, storage for trucks, fleet maintenance and repairs, internal and external storage, dirt storage, vehicle fueling, and a wash bay for washing trucks. She stated that MUD has launched into an infrastructure replacement program that will be replacing gas and water mains from 72nd Street to the east. The building will blend in with the residential neighborhoods to the north and east. The building will be situated behind a berm on 120th Street with additional landscaping. There were preliminary meetings with the neighborhood.
Ms. Henn stated there are concerns with three issues/comments from the planning staff regarding the preliminary plat, rezoning and special use permit. First, the right-in, right-out driveways will cause problems in the future. Currently, two entrances are proposed along 120th Street and one entrance on Military Road. The majority of work will be to the east and there is concern with sending large vehicles into the residential neighborhoods. This will add time when responding to time sensitive issues such as gas leaks. A traffic consultant was hired to do a traffic study in the area which concluded that even with 100 employees, there is not enough traffic generated to warrant right-in, right-out driveways at this time. Secondly, a deceleration lane would be warranted on Military Road and at the main entrance on 120th Street where deliveries will occur. The southern most entrance on 120th Street will be more of an exit therefore that entrance should not warrant a deceleration lane. Thirdly, the facility is secured with sensitive material therefore there is concern with adding a sidewalk and having pedestrians close to the facility.

No one appeared in opposition.

Mr. Chad Weaver, Assistant Planning Director, Planning Department, stated that the department recommends that the applicant work with Public Works before City Council with regard to the accesses and deceleration lanes. The planning department recommends strongly about the sidewalk connections that will connect all the other uses in the area. The facility is near a neighborhood with walkers and bikers. The planning department recommends rezoning, denial of the waiver for the sidewalk and approval of the preliminary plat subject to six items on the recommendation report.

Ms. Henn questioned the stipulation of working hours between 6 a.m. and 6 p.m. except for emergencies have been resolved. Mr. Weaver stated the department recommends approval of the updated hours of operation.

Mr. Neary questioned why the operation was being built at this location. Ms. Henn stated that other sites were reconsidered but the proposed property was already owned and it is a good location and near the interstate. The facility will also be used for business continuity.

Mr. Rosenbaum asked Ms. Henn if she met with the nearby property owners. Ms. Henn stated a public meeting was held with low attendance. She stated she was in contact with each of the four neighborhood associations and they were fine with the operations.

10. C10-10-160
   C12-10-161
   Metropolitan Utilities District

REQUEST: Preliminary Plat approval of MUD ACRES, a subdivision located outside the city limits, with a waiver of Section 53-9(9) Sidewalks of the Municipal Code, and rezoning from DR to DR and GI (portions of which property lie within the flood fringe)

LOCATION: Southeast of 120th Street and Military Road

Mr. Kelley moved to APPROVE the rezoning from DR to DR and GI (portions of which property lie within the flood fringe) subject to the associated Large Project Special Use Permit (Case #C8-10-173) being approved prior to or simultaneously with the rezoning. Approval of the preliminary plat subject to the following being included on the final plat or in the subdivision agreement: 1) A note on the final plat that all driveways will be right-in/right-out in the future; 2) Providing for construction of deceleration lanes for the driveways on 120th Street and Military Road; 3) Provide for the extension of the sidewalk along 120th Street to connect to the sidewalks stub approximately 430’ north of Fort Street; 4) Providing for post-construction stormwater treatment and the fees as outlined in the Municipal Code; 5) Providing for use, ownership and maintenance of the outlot; and 6) All improvements being provided for privately. Items #1 and #2 will be discussed between the applicant, Public Works and the Planning Department before going to City Council. Denial of the waiver of Section 53-9(9) Sidewalks of the Municipal Code. Mr. Deeb seconded the motion which carried 7-0.
19. **C8-10-173**  
Metropolitan Utilities District  

**REQUEST:** Approval of a Large Project Special Use Permit in a GI District (pending)  

**LOCATION:** Southeast of 120th Street and Military Road

Mr. Chad Weaver, Assistant Planning Director, Planning Department, stated that the department recommends approval of the Large Project Special Use Permit subject the 10 conditions on the revised recommendation report.

Mr. Kelley moved to APPROVE the Large Project Special Use Permit subject to: 1) The applicant recording MUD Acres subdivision; 2) Compliance with the proposed site plan; 3) Compliance with a landscape plan in compliance with Article XIII. Landscaping and Screening of the Municipal Code; 4) Compliance with the proposed concept building elevations; 5) The fencing elevation being amended to comply with applicable codes; 6) Providing sidewalks along 120th Street and Military Road adjacent to the site and extension of the sidewalk along 120th Street to connect to the existing sidewalk stub approximately 430’ north of Fort Street; 7) Compliance with the City’s sign ordinances; 8) Compliance with the proposed operating statement; 9) That all of the existing natural features on Outlot “A”, MUD acres are retained and undisturbed; and 10) Compliance with all other applicable regulations. Mr. Rosenbaum seconded the motion which carried 7-0.

**Subdivision Plats**

11. **C12-10-162**  
Mel Friesen on behalf of Community Bible Church  

**REQUEST:** Preliminary and Final Plat approval of BAY MEADOWS REPLAT 8, a subdivision inside the city limits  

**LOCATION:** Southwest of 90th and “Q” Streets

**Conditional Use Permits**

22. **C7-90-108**  
Mel Friesen on behalf of Community Bible Church  

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

**LOCATION:** Southwest of 90th and “Q” Streets

The above two cases were heard together but with separate motions.

At the Planning Board meeting held on November 3, 2010, John Krager, HGM Associates, 5022 South 114th Street, presented the request on behalf of the applicant. Mr. Krager stated the normal hours of operation for the church are indicated in a letter dated October 4, 2010. He indicated he would answer any other questions.

11. **C12-10-162**  
Mel Friesen on behalf of Community Bible Church  

**REQUEST:** Preliminary and Final Plat approval of BAY MEADOWS REPLAT 8, a subdivision inside the city limits  

**LOCATION:** Southwest of 90th and “Q” Streets

Mr. Chad Weaver, Assistant Planning Director, Planning Department, stated that the department recommends approval of the preliminary and final plat.

Mr. Deeb moved to APPROVE the preliminary and final plat. Mr. Nesbitt seconded the motion which carried 7-0.

22. **C7-90-108**  
Mel Friesen on behalf of Community Bible Church  

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

**LOCATION:** Southwest of 90th and “Q” Streets
Mr. Chad Weaver, Assistant Planning Director, Planning Department, stated that the department recommends approval subject to four items on the amended recommendation report that updated the hours of operation.

Mr. Deeb moved to APPROVE the Major Amendment to the Conditional Use Permit to allow Religious assembly in a R3 District subject to: 1) Compliance with the hours of operation as listed in the October 4, 2010, correspondence from HGM Associates, Inc. to the City of Omaha; 2) Compliance with the amended site plan that includes Lot 1, Bay Meadows Replat 8 only; 3) Bay Meadows Replat 8 being recorded prior to issuance of a permit for the parking lot expansion; and 4) That a 6’ opaque fence or landscape screen be provided to screen the view of the parking lot from the residential property. Mr. Nesbitt seconded the motion which carried 7-0.

Rezonings

17. C10-10-167
City of Omaha
REQUEST: Approval of an NCE-C Neighborhood Conservation and Enhancement District
LOCATION: South 10th Street from Downtown to I-80

At the Planning Board meeting held on November 3, 2010, Mr. Jed Moulton, Urban Design Manager, introduced the proposed overlay zoning request which is a neighborhood conservation enhancement plan for South 10th Street. The Old Market South and Deer Park Neighborhood Associations collectively developed a vision and had an interest in preserving South 10th Street. There were also meetings with the Dahlman Neighborhood Association and other affected property owners. Councilman Gernandt and Councilman Jerram officially initiated the conservation plan. The overlay zoning is fundamentally intended to affect future development and ensure that physical characteristics are compatible with the nature of the street. It also addresses the physical characteristics of the street so that the development patterns of the street work together. There is also a schematic plan for the long-term use of development of the right-of-way. Mr. Moulton offered to answer any questions.

Arnie Breslow, 1240 South 10th Street, President of Old Market South Neighborhood Association, appeared before the board. Mr. Breslow stated that there has been a lot of hard work in the past five years to get the entire neighborhood in support of the plan. The neighborhoods are in favor of sustaining and maintaining the neighborhoods between downtown, the Old Market and the zoo.

Bill Sidler, Jr., 2702 South 10th Street, owner of Bancroft Street Market, appeared before the board in favor of the zoning. Mr. Sidler stated that it will be difficult to operate business models but he indicated that he welcomes the challenge.

Michael James, Executive Vice President, Grace University, 1113 South 9th Street, appeared before the board in favor of the zoning.

There were no opponents present.

Mr. Neary questioned if there is a waiver process and some flexibility for a building project. Mr. Moulton answered that there is a waiver process or an amendment to the plan can be requested. Each particular project will go through the building permit application process.

Mr. Chad Weaver, Assistant Planning Director, Planning Department, stated that the department recommends approval.

Mr. Rosenbaum moved to APPROVE the NCE-C District. Mr. Deeb seconded the motion which carried 7-0.
Vacations

23. C14-10-171
Property Owner

REQUEST: Vacation of three (3) irregular segments, two (2) along Abbott Drive at vacated 14th Street East and south of Avenue H, and one (1) on 15th Street East

Mr. Chad Weaver, Assistant Planning Director, Planning Department, stated that the department recommends denial of the vacation of the right-of way lying east of Lot 1 and 2, Block 7, Goff Terrace and approval of the other segments.

No appeared before the board in opposition.

Mr. Kelley moved to APPROVE the vacation of right-of-way lying west of vacated 14th Street East and north of Lot 8, Block 6, Goff Terrace and south of Abbott Drive. Approval of the vacation of the right-of-way lying east of Abbott Drive, north of Lot 18, Block 7, Goff Terrace and west of Lot 3 and 4, Block 7, Goff Terrace. Approval of the vacation of the right-of-way lying east of Lot 3, 4, 5 and part of Lot 6, Block 7, Goff Terrace and west of the relocated 15th Street East; subject to all appropriate easements being reserved in the vacating ordinance(s). Denial of the vacation of right-of-way lying east of Lot 1 and 2, Block 7, Goff Terrace. Mr. Hoich seconded the motion which carried 6-0 with Mr. Neary abstaining.

APPROVAL OF MINUTES

Mr. Nesbitt moved to APPROVE the meeting minutes of October 6, 2010 as written with one minor correction. Mr. Kelley seconded the motion which carried 7-0.

ADJOURNMENT

Mr. Hoich moved to ADJOURN the meeting at 2:55 pm. Mr. Kelley seconded the motion which carried 7-0.

Date Approved

_________________________________________
Anna Nubel, Chair

_________________________________________
Debbie Hightower, Planning Board
Recording Secretary