PUBLIC HEARING AND ADMINISTRATIVE MEETING
OMAHA CITY PLANNING BOARD 1:30 P.M. – June 1, 2011
LEGISLATIVE CHAMBER - OMAHA/DOUGLAS CIVIC CENTER
1819 FARNAM STREET

Certification of Publication: Planning Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, May 23, 2011.

MEMBERS PRESENT: John Hoich, Chair
Arnold Nesbitt, Vice Chair
Anna Nubel
R. J. Neary
Thomas O. Kelley
Van C. Deeb
Greg Rosenbaum

MEMBERS NOT PRESENT: None

STAFF PRESENT: Rick E. Cunningham, Planning Director
Chad Weaver, Assistant Planning Director
Dave Fanslau, Manager, Current Planning
Cheri Rockwell, Current Planning
Alan Thelen, Law Department
Debbie Hightower, Recording Secretary

Mr. Hoich, 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.

(HOLD OVER CASES)

Subdivisions

1. C10-11-022
   C12-11-023
   Garden Ridge, L.P., a Texas Limited Partnership (Laid Over from 4/6/11 and 5/4/11)
   REQUEST: Preliminary and Final Plat approval of GARDEN RIDGE ADDITION, a subdivision inside the city limits, with approval of an MCC-Major Commercial Corridor Overlay District
   LOCATION: Northwest of 129th Avenue and West Center Road

Ms. Nubel moved to LAY OVER. Mr. Kelley seconded the motion which carried 7-0.

Overlay Districts

3. C11-11-082 (D)
   Olsson Associates (Laid Over from 5/4/11)
   REQUEST: Approval of a PUD-Planned Unit Development Overlay District
   LOCATION: Southeast of Sterling Ridge Drive and Pacific Street
Ms. Nubel moved to APPROVE. Mr. Nesbitt seconded the motion which carried 7-0.

**Rezonings**

5. C10-09-028 (D)  
   Arlene J. Cosgrove  
   (Laid over from 2/4/09)  
   **REQUEST:** Rezoning from DR and GI to GI (portions of which property lie within the flood fringe and floodway)  
   **LOCATION:** Southwest of 63rd and Arbor Streets

Ms. Nubel moved to APPROVE. Approval of the rezoning from DR-Development Reserve District and GI-General Industrial District to GI (portions of which property lie within the flood fringe and floodway). Mr. Nesbitt seconded the motion which carried 7-0.

**Special Use Permits**

6. C8-11-064 (D)  
   Holy Name Housing Corporation  
   (Laid Over from 4/6/11 and 5/4/11)  
   **REQUEST:** Approval of a Special Use Permit to allow Large group living in a R7 District and “Reasonable Accommodation”  
   **LOCATION:** Northeast of Fort Street and Fontenelle Boulevard

Ms. Nubel moved to LAY OVER. Laid over to address the practicality of a reduction in the amount of the required off-street parking. Mr. Kelley seconded the motion which carried 7-0.

**Conditional Use Permits**

7. C7-11-071 (D)  
   Tracy Huey  
   (Laid Over from 5/4/11)  
   **REQUEST:** Approval of a Conditional Use Permit to allow Restaurant (drive-in or fast food) in a LI District and a Major Amendment to a Conditional Use Permit to allow General retail sales in a LI District  
   **LOCATION:** 9939 Redick Circle (Suite 1)

Ms. Nubel moved to APPROVE. Approval of the Conditional Use Permit to allow Restaurant (drive-in or fast food) subject to: 1) Compliance with a revised overall site/landscape plan that provides for: a) A minimum of 90 off-street parking stalls (including 4 handicapped accessible stalls); b) A minimum of 20% pervious coverage; and c) Alteration to the traffic circulation pattern that provides for one-way traffic going north adjacent to the northeastern 13 parking stalls and appropriate markings and signage. 2) Compliance with the proposed building elevation; 3) Compliance with the proposed operating plan; 4) Compliance with all other applicable regulations; 5) Resubmittal and approval of a new building permit for the site revisions and drive-thru (pick-up) window; including submittal of acceptable grading plans; and 6) Application for and approval of a Certificate of Occupancy. Mr. Nesbitt seconded the motion which carried 7-0.

**(REGULAR AGENDA)**

**Subdivisions**

13. C10-11-092 (D)  
    C12-11-093  
    St. John’s Greek Orthodox Parish of Omaha, Nebraska  
    **REQUEST:** Preliminary and Final Plat approval of ST. JOHN’S GREEK ORTHODOX, a subdivision inside the city limits, and approval of an ACI-1(PL) Area of Civic Importance Overlay District  
    **LOCATION:** Northwest of 29th Street and St. Mary’s Avenue
Ms. Nubel moved to LAY OVER. Laid over to allow the applicant to address any issues with the PK-Parking Overlay District request. Mr. Kelley seconded the motion which carried 7-0.

14. C12-11-094 (D) 
Lamp, Rynearson & Associates, Inc.  
REQUEST: Preliminary and Final Plat approval of UNION PACIFIC PLACE REPLAT 5, a subdivision inside the city limits  
LOCATION: Southwest of 12th and Mike Fahey Streets

Ms. Nubel moved to APPROVE. Mr. Nesbitt seconded the motion which carried 6-0.

17. C10-07-127 (D) 
C12-07-128  
Herbert L. Freeman  
REQUEST: Preliminary Plat approval of LEYTHAM, a subdivision outside the city limits, with rezoning from AG to DR, R4, and MU and approval of a NCE-E-Neighborhood Conservation/Enhancement Overlay District  
LOCATION: Northeast of 168th and State Streets

Ms. Nubel moved to APPROVE. Approval of the rezoning plan to rezone from AG to DR, R4 and MU; approval of the NC (Neighborhood Conservation) overlay subject to the applicant addressing the following: 1) Although this development proposes the use of the Smart Code standards, it is being used in conjunction with the current City mixed use standards. Even if the standard mixed use development agreement format is not being used the same information should be provided, such as the area of land needed to meet the 10 percent minimum office space, the 12 percent maximum fast food, the amount of open space, the number of Center ID signs, and a sign budget. The development agreement and regulations proposed for this development are still under review and some additional information may need to be provided; 2) Elevations need to be provided; 3) The permitted uses within Leytham should be the same as the City’s approved Mixed Use regulations. There are uses listed as permitted by minor amendment. The MU section of the code, Section 55-563 list uses that are permitted or permitted through the use permit process which involves a major amendment; and 4) The Smart Code mentions a CRC, Consolidated Review Committee and the Minor and Major Amendment process. The Law Department will need to review this section to ensure that it fits with the City’s regulations. Approval of the revised preliminary plat subject to the applicant submitting another revised preliminary plat application with, or prior to, submitting the final plat application that addresses the following: 1) Provide for grading both 168th and State Streets for future five-lane roadways and paving them to three-lane sections; 2) Prepare and submit 1:20 scale exhibits of the 165th and State Streets and 168th and Bondesson Streets intersections; 3) Note on the plat that direct access to both 168th and State Streets from adjacent lots will not be permitted; 4) Note on the plat that the 1/8 mile (from the 168th & State Street intersection) connections to both 168th and State Streets will be restricted right-in/right-out vehicular turning movements; 5) Provide noise attenuation easements at least 115’ from each street’s centerline for both 168th and State Streets; 6) Request a waiver of Section 53-8(4) Minimum design standards for lots with no frontage and for lots that do not meet the 100 foot minimum depth requirement; 7) Resolve all street design and construction issues and waivers prior to the submittal of the final plat application; 8) Provide for constructing temporary turnarounds at the terminus of all temporarily dead-ended streets; 9) Provide the appropriate access easements on the outlots for vehicular and pedestrian movement where necessary; 10) Submit cross-sections of all drainageways along with drainage calculations for a 100-year storm. Based on this information provide drainage easements greater than or equal to the standard 3:1 plus 20’ or the 100-year storm path, whichever is greater; 11) Adjust the outlots to encapsulate the ultimate easement areas; 12) Coordinate the alignment and improvements for both the boulevard and parkway with the Parks and Recreation Department; 13) Obtain approval of parkway and boulevard acquisition and improvements and the “no build” easement from the Parks and Recreation Advisory Board before the submittal of the final plat application; 14) Provide the required “no build” easement on all private property along both boulevards and parkways; 15) Submit a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area; 16) Submit a letter from Douglas County Environmental Services that indicates a noxious weed plan has been approved; 17) Prepare and submit a tree canopy loss analysis and, if necessary, a tree canopy loss mitigation plan; 18) Prepare and submit a wetlands analyses and, if any wetlands are damaged, a 3:1 mitigation plan; and 19) Provide for the private use, ownership and maintenance of all outlots in the
subdivision agreement. Since there are so many outlots, an outlot section should be added to the subdivision agreement. Mr. Nesbitt seconded the motion which carried 7-0.

**Overlay Districts**

18. **C10-11-101 (D)**  
William W. Marshall  
REQUEST: Approval of an MCC-Major Commercial Corridor Overlay District  
LOCATION: 8820 Arbor Street

Ms. Nubel moved to APPROVE. Approval of the MCC-Major Commercial Corridor Overlay District. Mr. Nesbitt seconded the motion which carried 6-0.

19. **C9-11-098 (D)**  
St. John's Greek Orthodox Parish of Omaha, Nebraska  
REQUEST: Approval of a PK-Parking Overlay District  
LOCATION: Northwest of 29th Street and St. Mary's Avenue

Ms. Nubel moved to LAY OVER. Mr. Kelley seconded the motion which carried 7-0.

**Rezonings**

20. **C10-11-099 (D)**  
C11-11-100 Eagles Nest  
REQUEST: Rezoning from LI to R7 and approval of a PUD-Planned Unit Development Overlay District  
LOCATION: East of 99th Street, South of Redick Avenue

Ms. Nubel moved to LAY OVER. Laid over to allow additional time for the applicant to meet with the Planning Department to discuss potential development alternatives for the site. Mr. Kelley seconded the motion which carried 7-0.

21. **C10-11-102 (D)**  
Reeder Family, LLC  
REQUEST: Rezoning from R3 to R4  
LOCATION: 13636 Ohio Street and 13641 Miami Street

Ms. Nubel moved to APPROVE. Approval of the rezoning from R3 to R4. Mr. Nesbitt seconded the motion which carried 7-0.

22. **C10-11-103 (D)**  
Timothy J. Wurth  
REQUEST: Rezoning from DR and R4 to DR and R4  
LOCATION: 2512 South 105th Avenue and 10620 Gold Plaza

Ms. Nubel moved to APPROVE. Approval of the rezoning from DR and R4 to DR and R4. Mr. Nesbitt seconded the motion which carried 7-0.

**Conditional Use Permits**

23. **C7-11-104 (D)**  
Bark Avenue  
REQUEST: Approval of a Conditional Use Permit to allow Pet services in a GI District  
LOCATION: 13706 "C" Street

Ms. Nubel moved to APPROVE. Approval of the Conditional Use Permit to allow Pet services in a GI District subject to the following conditions: 1) The applicant receiving any necessary license(s) from the State of Nebraska for the boarding of dogs; 2) The applicant removing all barbed-wire from fencing on the property prior to the issuance of a Certificate of Occupancy; 3) Compliance with the proposed site plan; 4) Compliance with the submitted operating statement; 5) Compliance with all other applicable development regulations; and 6) Compliance with the Pet services use type as defined in the Zoning Code as “Retail sales, incidental pet health services, and grooming and boarding, of dogs… and similar small animals customarily used as household pets, when performed totally within a building and with no observable external effects.” Mr. Nesbitt seconded the motion which carried 7-0.
24. C7-10-026 (D)  
Jim Haver  
REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Automotive repair services in a CC District  
LOCATION: 15949 West Center Road  
Ms. Nubel moved to APPROVE. Approval of the Major Amendment to the Conditional Use Permit to allow Automotive repair services in a CC District, subject to: 1) Submittal and compliance with a revised site plan showing the following changes: a) Add 1 tree along the north property line; b) Show the 6’ privacy fence on the plan as previously approved (150 ft along east property line and 178 feet along south property line); and c) Remove the 3 parallel parking stalls. 2) Compliance with all applicable regulations; 3) No outdoor storage including the overnight parking of vehicles is allowed; 4) All signage being in compliance with the MCC regulations, including the removal of the existing pole and ground signs; 5) The trash enclosure must be in compliance with the MCC regulations; 6) No selling of vehicles is allowed; and 7) Parking lot lighting must be in compliance with city code. Mr. Nesbitt seconded the motion which carried 6-0.

25. C7-11-105 (D)  
Mike Hill  
REQUEST: Approval of a Conditional Use Permit to allow Personal improvement services in a LC District  
LOCATION: 8810 Blondo Street  
Ms. Nubel moved to APPROVE. Approval of the Conditional Use Permit to allow Personal improvement services (the existing 2,625 sq. ft.) in the LC District subject to: 1) Compliance with the existing site use and conditions (2,625 sq. ft. General office and 2,625 sq. ft. Personal improvement services and a minimum of 18 required off-street parking stalls); 2) Extending the sidewalk along North 88th Street to connect with the sidewalk to the north of the site at 2010 North 88th Street; 3) Compliance with all other applicable regulations; 4) That the property owner obtains a Certificate of Occupancy for the Personal improvement services use (2,625 sq. ft.); and 5) That any future expansion of the Personal improvement services use or building complies with all of the provisions of the Zoning Ordinance and that the applicant applies for an amendment to the Conditional Use Permit as appropriate. Mr. Nesbitt seconded the motion which carried 7-0.

**HOLD OVER CASES**

**Subdivisions**

2. C10-11-006  
C12-11-016  
Metropolitan Community College (Laid Over from 4/6/11)  
REQUEST: Preliminary and Final Plat approval of MCC ELKHORN CAMPUS, a subdivision inside the city limits, with rezoning from AG to R6  
LOCATION: 829 North 204th Street  

**Conditional Use Permits**

8. C7-11-005  
Metropolitan Community College (Laid Over from 4/6/11)  
REQUEST: Approval of a Conditional Use Permit to allow College and university facilities in a R6 District, with a waiver of Section 55-226 Height to 70’  
LOCATION: 829 North 204th Street  

The above two cases were heard together.

At the Planning Board meeting held on June 1, 2011, Bob Huck, 1200 Omaha Tower, appeared before the board to represent the applicant. Mr. Huck requested that the board grant an additional two-month layover to allow time for continued discussions and input from the city attorney’s office regarding legal issues.

Jim Lang, 11718 Nicholas Street, appeared before the board to represent Gottsch Land Company,
property owner to the north. Mr. Lang indicated he would like to be involved with the transportation and circulation of traffic process regarding the case.

Chad Weaver, Assistant Planning Director, Planning Department, stated the department’s recommendation would not likely change unless there is a legal issue that would prevent the case from moving forward. Any further development on the site would be in violation of the waiver from the Zoning Board of Appeals.

Mr. Nesbitt asked if there are any new and/or significant issues that would warrant the board from not voting. Mr. Huck answered there are issues that need to be discussed with the law department.

Mr. Kelley asked Alan Thelen to explain the law department’s position. Mr. Thelen, City of Omaha, Law Department indicated that the law department recently agreed to look at a few legal issues. The law department did not ask for a two-month layover but did not have an objection to a layover.

Subdivisions

2. C10-11-006
   C12-11-016
   Metropolitan Community College
   (Laid Over from 4/6/11)
   REQUEST: Preliminary and Final Plat approval of MCC
   ELKHORN CAMPUS, a subdivision inside
   the city limits, with rezoning from AG to R6
   LOCATION: 829 North 204th Street

Mr. Kelley moved to LAY OVER for 60 days. Mr. Deeb seconded the motion which carried 4-2 with Mr. Nesbitt and Ms. Nubel dissenting and Mr. Neary absent.

Conditional Use Permits

8. C7-11-005
   Metropolitan Community College
   (Laid Over from 4/6/11)
   REQUEST: Approval of a Conditional Use Permit to allow
   College and university facilities in a R6
   District, with a waiver of Section 55-226
   Height to 70’
   LOCATION: 829 North 204th Street

Mr. Kelley moved to LAY OVER for 60 days. Mr. Deeb seconded the motion which carried 4-2 with Mr. Nesbitt and Ms. Nubel dissenting and Mr. Neary absent.

Rezonings

4. C10-11-050
   Don Gardiner (Laid Over from
   4/6/11 and 5/4/11)
   REQUEST: Rezoning from MU to R6
   LOCATION: East and West of North Main Street North of
   Blondo Street

At the Planning Board meeting held on June 1, 2011, Jim Lang, 11718 Nicholas Street, appeared before the board to represent the applicant. Mr. Lang stated the public improvements and public streets are in place on the 13 acres that are in question with a present MU zoning. The proposed down zoning to R6 would be a transition to low-density residential that will provide for a multi-family residential use.

Rex Moats, 131 South 202nd Street, appeared before the board to represent adjacent landowners. Mr. Moats stated opposition to the request for the following reasons: 1) there was a recent meeting regarding the comprehensive plan of 2006 for downtown Elkhorn; 2) there was an agreement to meet with the developer regarding a PUD; and 3) drainage concerns.

William Wassem, 2226 North 204 Terrace, appeared before the board in opposition. Mr. Wassem indicated that he would like to see new options to take the opportunity to develop the ground as a corridor into Elkhorn and meet the goals of the neighborhood.
Mr. Lang indicated that Don Gardiner is a member of the downtown development district and has invested a great amount and greatly improved the area.

Chad Weaver, Assistant Planning Director, Planning Department, stated the department has reviewed recent information and continues to recommended approval of the request from MU to R6.

Mr. Kelley questioned Mr. Lang if there was any dialogues or discussions that occurred. Mr. Lang stated there was a meeting in early May with approximately 40 people who attended. The plans were presented to the neighbors and any questions were answered with regard to access and topography, etc.

Ms. Nubel asked Mr. Moats what he would envision for the area. Mr. Moats answered that he could visualize a modern version of old town Elkhorn.

Mr. Rosenbaum questioned Mr. Gardiner if there is a possible agreement with the downtown redevelopment district. Don Gardiner, 3801 S 181st Street, answered that he does not have an agreement but will add $500,000.00 by raising the brick on the wall around the proposed buildings. He indicated that there is 700 feet near the railroad tracks that could be undeveloped.

Mr. Neary questioned the location of the previous landscaping along with the buffer. Mr. Moats answered that as per the original approval, the adjacent residential lots would have been the buffer with a 30' setback between Mr. Wassem’s home and the back of the garages.

Mr. Neary asked that when Omaha merged with Elkhorn, through the Master Plan process, was there enough retail ground in the Elkhorn area. Mr. Weaver answered that there is certainly more than enough retail ground and would not prohibit the proposed district. Apartments are acceptable because of the down zoning from industrial to apartments based on the fact that the 204th and Blondo intersection would be a commercial intersection. At this point, it is too late to impact a development that has been in the works and inappropriate to hold up the project that is presently in place.

Mr. Moats presented the actual Planning Board meeting minutes from December 18, 2006 for the amended future land use plan and the recommendations that were adopted. Also presented were the meeting minutes from the City of Elkhorn on February 17, 2007, thirteen days before the Elkhorn annexation became official, show that there was an ordinance passed to amend the future land use for the City of Elkhorn’s comprehensive plan which went from mixed use to village to commercial except for lots 1, 4, and 5 be used for future mixed use residential.

Mr. Neary moved to APPROVE the rezoning from MU to R6. Mr. Nesbitt seconded the motion which carried 6-1 with Mr. Rosenbaum dissenting.
At the Planning Board meeting held on June 1, 2011, Gary Hall, City of Omaha Planning Department, appeared before the board to represent the 2011 annexation package request with the exception of Miracle Hills Golf Course, which has been withdrawn. Mr. Hall stated the proposed annexation consists of 10 SID’s that contain 7,092 residents, 921 acres of land and in excess of $476,000,000.00 in property and real estate value. The package is balanced over a ten-year period and is consistent with City’s annexation policies and Nebraska State law regarding annexation. An informal open house has been planned for future city residents to question City Staff at Burke High School on June 22, 2011. It is anticipated that this request will be heard before the City Council on July 12, 2011 and will become effective on August 22, 2011. Mr. Hall stated the annexation is consistent with the City’s Mater Plan. Mr. Hall offered to answer any questions.

No opponents appeared before the board.

Chad Weaver, Assistant Planning Director, Planning Department, stated the department recommends approval.
Mr. Kelley moved to APPROVE the 2011 Annexation Package to include: 1) Glenbrook and Adjacent Areas and Sorensen Parkway (SID 250); 78th Street to 83rd Street, Craig Street to Sorensen Parkway; 2) Le Beau West (SID 288); West of 154th Street to West of 153rd Street, Madison to Harrison Streets; 3) Pacific Hollow and Adjacent Areas (SID 322); East of 152nd Street to UP RR, South of Hickory Street to Pacific Street; 4) Oakbrook Meadows (SID 327); West Papio Creek to 156th Street, Nina Street to South of Howe Street; 5) Oakbrook Meadows (2nd Addition) (SID 359); North of Grover Street to Nina Street, West Papio Creek to 156th Street; 6) Pacific Meadows 2nd Addition and Adjacent Areas (SID 347); 160th Street to UP RR, West Dodge Road to South of Jones Street; 7) Autumn Ridge (SID 354); 168th Street to West of 174th Street, “Q” Street to North of “O” Street; 8) Hawthorne (SID 393); 180th Street to West of 174th Street, “Q” Street to South of “L” Street; 9) Banyan Hills (SID 388); East of 174th Street to 169th Street, South of Shirley Street to Pacific Street; and 10) Wynnewood 1st Addition and Adjacent Areas (SID 362); North of Nebraska Avenue to Sorensen Parkway, Wenninghoff Road to 78th Street. Mr. Deeb seconded the motion which carried 7-0.

Master Plan Referrals

10. C3-11-088 Planning Department on behalf of the City of Omaha

REQUEST: Public Property Acquisition

LOCATION: 20229 Hopper Street, 20706 Flavin Street and property north of the northwest corner of the intersection of 204th Street and West Maple Road

At the Planning Board meeting held on June 1, 2011, Chad Weaver, Assistant Planning Director, Planning Department, stated the subject property was previously owned by the City of Elkhorn and used by MUD for the water operation. The property is no longer needed for water use and therefore reverts back to the city. The department recommends approval of the acquisition of the subject properties.

No opponents appeared before the board.

Mr. Nesbitt moved to APPROVE. Mr. Neary seconded the motion which carried 7-0.

11. C3-11-090 Planning Department on behalf of the City of Omaha

REQUEST: Approval of the NORTH OMAHA VILLAGE REVITALIZATION PLAN

LOCATION: Omaha and 3-mile extraterritorial jurisdiction

At the Planning Board meeting held on June 1, 2011, Bridget Hadley, Planning Department, presented the request. Ms. Hadley stated the plan is a supplement to the Master Plan and the North Omaha Development Project Plan that was approved in 1997. The project was an 18-month process and is a grass roots effort involving members of the community, business leaders, public officials in terms with the public input process, Metro Community College, Charles Drew Health Center and even NIFA (one of the supporting funding members of the project). The planning staff was involved in the process with the key stakeholders and the Executive Committee. The North Omaha Development Project Plan was a community wide effort to target four strategic areas for business investment. This plan will focus on three of the strategic areas to develop a strategic concept to create national, local and international destination centers.

Willie Barney, Empowerment Network, 2221 North 24th Street, appeared before the board. Mr. Barney submitted a detailed plan. He stated the plan would build on and compliment the development happening in downtown, north downtown, Midtown Crossing, and Creighton University. The vision of the plan is to connect the history and tradition of North Omaha with a thriving culture and a thriving, sustainable future. The plan will benefit the existing residents through housing, commercial and neighborhood shopping. The specific core areas to be addressed will be: 1) employment and entrepreneurship, 2) education and youth development, 3) housing and neighborhood development, 4) building faith and hope, 5) healthy families, 6) reducing violence, and 7) the cultural arts community. The four primary node areas are: 1) 16th and Cuming (opportunity for a gateway to the new North Omaha), 2) 24th and Lake (heart of the plan with tradition of retail, arts, cultures and entertainment), 3) 30th and Parker (redevelopment with mixed income housing), and 4) Adams Park and Malcolm X Foundation. Supporters of the plan include neighborhood residents, neighborhood associations, elected officials, community organizations,
educational institutions, business, churches and faith institutions as well as other stakeholders. The plan will require financial investments from many different revenue streams. This is the time to unite and transform North Omaha.

Mr. Nesbitt questioned if the plan includes a transportation plan. Mr. Barney answered that a transportation plan is being developed.

Mr. Deeb asked when the start of Phase I will begin. Mr. Barney indicated the vision is over 30 years but as early as the fall of 2011 some things may move forward.

Ben Gray, City Council Member, 5425 Fort Street, appeared before the board in support of the plan. Mr. Gray stated the plan is very aggressive and a comprehensive effort by many organizations. There is an effort under way for 19th and 20th Street for a better system for mass transit and transportation.

Mr. Neary questioned the look of success as the plan progresses. Mr. Gray indicated there would be benchmarks to meet along the way with a measurable look at the progression.

Brenda Council, Legislator and member of Executive Committee for the plan, 1615 Wirt Street, appeared before the board in support of the plan. Ms. Council stated this plan has momentum and the kind of collaboration and partnership that is necessary to move the type of development representative by the plan. There has been a commitment for implementation by every major stakeholder who has been involved in the plan.

Chad Weaver, Assistant Planning Director, Planning Department, stated the department recommends approval of the plan.

Mr. Deeb moved to APPROVE. Mr. Rosenbaum seconded the motion which carried 7-0.

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12. C3-11-091
   REQUEST: Approval of the 3703 DAVENPORT LLC TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 3703 Davenport Street

At the Planning Board meeting held on June 1, 2011, Ken Johnson, Economic Development Manager, City of Omaha, presented the request. Mr. Johnson stated the project would be the Austin Apartment redevelopment project. The Austin Apartment is a contributing member of the Gold Coast Historical District and has been designated a significant property within the district. There are five buildings in various levels of disrepair. The buildings will be completely renovated and converted to a 60-unit development with market rate one-bedroom units. Tenants are being relocated to other facilities within the area.

No opponents appeared before the board.

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

Mr. Nesbitt moved to APPROVE. Mr. Neary seconded the motion which carried 7-0.

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15. C12-11-095
    Keith B. Edquist
    REQUEST: Preliminary Plat approval of NORTHERN HILLS AIRPARK, a subdivision outside the city limits
    LOCATION: Northeast of 72nd Street and Bennington Road

At the Planning Board meeting held on June 1, 2011, Mark Westergaard, E & A Consulting Group, 330 North 117th Street, appeared before the board to represent the owner. Mr. Westergaard stated the project is a simple subdivision of land with no rezoning, land use changes or improvements involved. The owner
has a parcel of ground located between the airstrip at the North Omaha Airport and 72nd Street and as he approaches retirement age he would like to create the opportunity to transfer parcels for individual ownerships.

No opponents appeared before the board.

Chad Weaver, Assistant Planning Director, Planning Department, stated the department recommends approval subject to the 10 conditions prior to submittal of the final plat.

Mr. Neary moved to APPROVE the preliminary plat subject to meeting the following conditions prior to submittal of an application for final plat approval: 1) Providing a right-of-way dedication of 17 feet along 72nd Street (a total of 50 feet from the centerline of 72nd Street); 2) Placing a note on the final plat that states that when 72nd Street is widened, in the future, a median break will only occur at the 1/4 and 1/2 mile and that all other driveways will either become right-in/right-out only or be closed; 3) Grading 72nd Street to match the future profiles and paving 72nd Street to 3-lanes adjacent to the subdivision; 4) Improving all existing driveways onto 72nd Street to current standards; this includes, but is not limited to, consolidating the driveways on Lots 4 and 5 into a single shared driveway at the common lot line; 5) Removal of the proposed driveway on the lot line between Lots 3 and 4; 6) Relocation of the septic fields out of the area to be dedicated as additional right-of-way, and/or including in the subdivision agreement provisions to hold the city and the county harmless for any damages that may occur in the future to the septic fields if they are not relocated; 7) Providing a letter of approval of the subdivision from the NDEQ; 8) Providing for sidewalks along 72nd Street and Bennington Road as required; 9) Provisions for compliance with Chapter 32 Storm Water Management; and 10) Providing a note on the final plat that states that while the property is zoned AV only those uses defined under Aviation facilities will be allowed, including: Landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales and rental of aircraft, and including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security. Mr. Deeb seconded the motion which carried 7-0.

16. C10-11-096
   C12-11-097
   Rod Jobman

REQUEST: Preliminary Plat and Final Plat approval of JOBMAN ADDITION, a subdivision inside the city limits, with a waiver of Section 53-9(9) sidewalks of the Municipal Code, and rezoning from R4(35) to R4

LOCATION: 5110 SpaULDING Street

At the Planning Board meeting held on June 1, 2011, Rod Jobman, 22802 West Q Road, Elkhorn, appeared before the board. Mr. Jobman stated the previous administrator for the Omaha Home for Boys had signed the plat but the present administrator does not support a small section of land that would extend Ruggles Street to allow for eight small homes. In meeting with other city administrators there is hope that Ruggles Street can be extended through eminent domain. Mr. Jobman offered to answer any questions and asked that the request be laid over for 60 days.

Sloan Dawson, appeared before the board to represent his mother, Ellen Archer whom lives near the proposed development. Mr. Dawson stated he would also like to request a layover to allow time to submit concerns or proposals on behalf of the existing residents in the area and on SpaULDING Street. He stated he would like to propose a public right-of-way or pedestrian facility that would connect the new subdivision and existing homes to SpaULDING Street and ease pedestrian access to 52nd Street.

Jeff Moran, President, Omaha Home for Boys, appeared before the board. Mr. Moran indicated that the former President did sign the plat but it was never approved. He stated he has concerns about safety and unhealthy activity because the area is hidden and not easily patrolled. He stated the Executive Committee is not in favor of the proposed request but it could make a difference if Ruggles Street were extended to 52nd Street.

Chad Weaver, Assistant Planning Director, Planning Department, stated the department is in favor of the request and he would offer the chance to discuss the concerns. Building homes are better for a neighborhood than not building. In terms of security, it would tend to lessen the security issue with more
eyes on the street. The department would recommend a layover for 60 days to allow time to possibly resolve the issues.

Mr. Nesbitt moved to LAY OVER for 60 days. Ms. Nubel seconded the motion which carried 7-0.

**APPROVAL OF MINUTES**

Ms. Nubel moved to APPROVE the meeting minutes of May 4, 2011 as written. Mr. Nesbitt seconded the motion which carried 7-0.

**ADJOURNMENT**

Ms. Nubel moved to ADJOURN the meeting at 3:10 pm. Mr. Nesbitt seconded the motion which carried 7-0.

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Date Approved

_________________________________________
John Hoich, Chair

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Debbie Hightower, Planning Board
Recording Secretary