Mr. Kelley, 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.

ADMINISTRATIVE MEETING

<table>
<thead>
<tr>
<th></th>
<th>Request</th>
<th>Location</th>
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<tbody>
<tr>
<td>1</td>
<td>C10-12-200 (D) C12-12-201 AZ 21, LLC Final Plat approval of WINDGATE RANCH, a subdivision outside the city limits, with rezoning from AG to DR, R3 and R4 South of Pacific Street at 208th Street</td>
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</tr>
</tbody>
</table>

At the Planning Board meeting held on December 5, 2012, Mr. Hoich moved to layover the request. Mr. Deeb seconded the motion which carried 6-0 with Mr. Neary abstaining.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

HOLD OVER CASES

Special Use Permits

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Requestor</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>C8-12-129 (D)</td>
<td>Central States</td>
<td>Approval of a Special Use Permit to allow a Broadcast tower in a GC District, with a waiver of Section 55-406 Height to 150 feet</td>
</tr>
<tr>
<td>LOCATION: 3509 Center Street</td>
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</table>

At the Planning Board meeting held on December 5, 2012, Mr. Hoich moved to layover the request. Mr. Deeb seconded the motion which carried 7-0.

(REGULAR AGENDA)

Subdivisions

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Requestor</th>
<th>Request</th>
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</thead>
<tbody>
<tr>
<td>C10-12-237 (D) C12-12-238</td>
<td>Legacy Primary, LLC</td>
<td>Preliminary Plat approval of CAMP LEGACY PLACE, a subdivision outside the city limits, with rezoning from AG to R4</td>
</tr>
<tr>
<td>LOCATION: Southeast of 168th and Ida Streets</td>
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</tbody>
</table>

At the Planning Board meeting held on December 5, 2012, Mr. Hoich moved to layover the request to allow the applicant time to request a waiver of the Future Development Zone specifications of the Urban Development Element. Mr. Deeb seconded the motion which carried 7-0.

Special Use Permits

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Requestor</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>C8-12-237a (D)</td>
<td>Legacy Primary, LLC</td>
<td>Approval of a Special Use Permit to allow Day care (general) in an R4 District</td>
</tr>
<tr>
<td>LOCATION: Southeast of 168th and Ida Streets</td>
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</table>

At the Planning Board meeting held on December 5, 2012, Mr. Hoich moved to layover the request to allow the applicant additional time to: 1) Obtain a waiver of the Present Development Zone Specifications of the Urban Development Element of the Master Plan; 2) Provide a site plan, landscape plan and building elevations in compliance with Section 55-884(d)(6) and all other site development regulations of the Zoning Ordinance; and 3) Provide an expanded statement of existing and proposed improvements and phasing schedule. Mr. Deeb seconded the motion which carried 7-0.

HOLD OVER CASES

Overlay Districts

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Requestor</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>C10-12-191 (D) C7-12-192</td>
<td>Lutheran Church of The Master</td>
<td>Approval of an MCC-Major Commercial Corridor Overlay District and a Major Amendment to a Conditional Use Permit (pre-existing) to allow Religious assembly in an R3 District</td>
</tr>
<tr>
<td>LOCATION: 2617 South 114th Street</td>
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At the Planning Board meeting held on December 5, 2012, Mr. Hoich moved for approval of the MCC-Major Commercial Corridor Overlay District and approval of the Major Amendment to a Conditional Use Permit to allow Religious assembly in a R3 District subject to the applicant: 1) Obtaining the necessary
waivers from the Zoning Board of Appeals for deficiencies in the impervious surface, street yard and interior parking landscaping areas, street yard landscaping depth and parking in the front yard setback for nonresidential use in a residential district; 2) Compliance with the approved site/landscape plans and building elevations; 3) Compliance with all applicable ordinances and regulations; and 4) The applicant obtaining all necessary permits. Mr. Deeb seconded the motion which carried 7-0.

(REGULAR AGENDA)

Subdivisions

9. C10-12-223 (D)  
   C12-12-224  
   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

At the Planning Board meeting held on December 5, 2012, Mr. Hoich moved for approval of 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 final subdivision agreement: 1) Align the centerline of Potter Street at its intersection with 168th Street with the half-mile line; 2) Receiving the required permits for the proposed street connections to 168th and Ida Streets from the subdivision from the Douglas County Engineer's office; 3) Provide for the widening to a three-lane section and the grading to the ultimate five-lane section for all frontage along 168th and Ida Streets; 4) Submit a 1:20 scale exhibit of the intersection of 166th and Ida Streets to the Public Works Department for review and approval; 5) Change the right-of-way dedication on all corner lots to 8.5' triangles and update the ’Typical Corner Lot Chamfer Detail’ accordingly; 6) Add or update the following notes on the Final Plat: a) Add a note stating “No direct vehicular access from Lot 452 to Potter Street.”; b) Add a note stating “No direct vehicular access from Lot 301 to 166th Street.”; c) Add a note stating “Drive access from Lot 60 to 166th Street shall only be permitted at the north end of the lot.”; d) Amend Note 6 to include “Lot 284” to the list of restricted lots; 7) Provide for traffic calming on any street in excess of 1,000 feet; 8) All street stubs will need to be paved to the property line; 9) 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; 10) Providing sidewalks as required; including provisions in the subdivision agreement regarding the maintenance of the sidewalks on both sides of the double fronted lots; 11) Submit an exhibit showing that sewers served by the temporary lift station will be able to function by gravity in the future; 12) Provide language in the final subdivision agreement that the temporary lift station shall be owned and maintained privately; 13) Provide cross sections for review that show the relationship of the proposed site grading to the existing and future 166th and Ida Street improvements; 14) Compliance with all applicable stormwater management ordinances and policies; 15) Provide for all applicable fees as outlined in the Omaha Municipal Code; 16) Parks and Recreation Advisory 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 and on the Final Plat; 18) Providing a letter of approval from Douglas County Environmental Services for the Noxious Weed Plan with the Final Plat; 19) Provide a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area; 20) Provide a letter from the Omaha Post Office Customer Relations Coordinator that establishes delivery points for the development; and 21) A debt ratio of 4% or less. Mr. Deeb seconded the motion which carried 6-0 with Mr. Neary abstaining.

10. C12-12-227 (D)  
    CK Investments, LLC  
    
    REQUEST: Preliminary and Final Plat approval of 96TH & "J" PLAZA, a minor plat inside the city limits  
    
    LOCATION: Southeast of 96th and “J” Streets

At the Planning Board meeting held on December 5, 2012, Mr. Hoich moved for approval of the Preliminary Plat subject to: 1) Relocating the 23.50 foot wide ingress, egress and parking easement to
the east; 2) Providing the impervious surface calculation for Lot 2; 3) Depicting a reciprocal parking easement for the parking stalls on the west property line of Lot 2; and 4) Providing a sidewalk along “J” Street as required by OMC. Approval of the Final Plat, subject to compliance with 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. Mr. Deeb seconded the motion which carried 7-0.

11. C10-12-235 (D)  
C12-12-236  
Chicks and Bricks, LLC  
REQUEST:  
Preliminary Plat approval of BLUEBARN HILL, a subdivision inside the city limits, with rezoning from HI-ACI-1(PL) to CBD-NCE-C.  
LOCATION:  
Southwest of 10th and Pacific Streets

At the Planning Board meeting held on December 5, 2012, Mr. Hoich moved for approval of the rezoning from HI to CBD with an NCE-C overlay and approval of the Preliminary Plat. Mr. Deeb seconded the motion which carried 7-0.

12. C10-12-157 (D)  
C12-12-158  
White Lotus Development  
REQUEST:  
Revised Preliminary and Final Plat approval of WEST DODGE POINTE (formerly known as TRIBEDO), a subdivision outside the city limits, with rezoning from AG and MH-ACI-4(PL) to DR and MU-ACI-4(PL) (portions of which property lie within the flood fringe) subject to submittal of an acceptable Mixed Use District Development Agreement and acceptable site plans in compliance with all applicable regulations prior to forwarding the request to City Council. Approval of the revised Preliminary Plat subject to the following conditions: 1) Provide a copy of the recorded deed for the transferred right-of-way from the NDOR or provide for the State of Nebraska to sign the Final Plat mylars; 2) If the right-of-way acquisition from the State of Nebraska does not transfer as proposed, the applicant will be required to submit another revised Preliminary Plat for review; 3) Provide for all improvements identified in the approved traffic study; 4) Provide for the closure of the median at 168th and Burt Streets; 5) Submitting storm sewer design computations and final plans that relate to the handling of roadway and site drainage along the development boundary adjacent to 174th Street (Old Lincoln Highway) to the Douglas County Engineer’s office for review; 6) Provisions for use, ownership and maintenance of the outlots needs to be included in the subdivision agreement and on the Final Plat; 7) Provide a letter from the Parks Department indicating whether any portion of the proposed 50 foot wide trail easement needs to be constructed into a trail at this time; 8) Submittal of a letter of approval of the proposed Noxious Weed Plan from Douglas County Environmental Services; 9) Coordinate with the Nebraska Department of Roads and the City of Omaha Public Works Department in regards to all right-of-way acquisitions and vacations; 10) Removal of the existing paved driveway apron from 174th Street (Old Lincoln Highway); 11) Submitting storm sewer design computations and final plans that relate to the handling of roadway and site drainage along the development boundary adjacent to 174th Street (Old Lincoln Highway) to the Douglas County Engineer’s office for review; 12) Provide sidewalks as required by the Subdivision Ordinance and the approved Mixed Use District Development Agreement; 13) Compliance with all applicable stormwater management ordinances and policies; 14) Provide for all applicable fees as outlined in the Omaha Municipal Code; and 15) Submittal of a Source and Use of Funds for proposed Phase II to ensure that the projected debt ratio is at an acceptable 4% or less. Approval of the Final Plat, as amended by the conditions of preliminary approval, and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council. Mr. Deeb seconded the motion which carried 7-0.
14.  C12-12-239 (D)
     Darin Smith
     REQUEST: Preliminary and Final Plat approval of
     LOFTS ON 24TH STREET, a minor plat
     inside the city limits
     LOCATION: 3101 South 24" Street

At the Planning Board meeting held on December 5, 2012, Mr. Hoich moved for approval of the
Preliminary Plat and approval of the Final Plat subject to: 1) A quit claim deed from the adjacent property
owner being filed concurrently with the Final Plat; and 2) Submittal of an acceptable final subdivision
agreement, if necessary. Mr. Deeb seconded the motion which carried 7-0.

Rezonings

15.  C10-96-196 (D)
     Discount Tire Corporation
     REQUEST: Approval of a Major Amendment to the
     Mixed Use District Development Agreement
     for Ridgeview
     LOCATION: Southeast of 186th Street and West Center
     Road

At the Planning Board meeting held on December 5, 2012, Mr. Hoich moved for approval of the Major
Amendment to the Ridgeview Mixed Use District Development Agreement to allow Automotive repair
services subject to submittal of an acceptable mixed use district development agreement amendment that
includes the following documents prior to forwarding the request to the City Council for final action: 1) The
submittal of an updated Exhibit “B” (showing the location of the plaza) and sign budget that is consistent with existing development at Ridgeview; 2) Five Major Amendment Mixed use District Development Agreements with original signatures; 3) An updated site/landscape plan addressing perimeter parking lot tree plantings, curbside tree plantings along 186th Street and Wright Street and 7% interior parking lot landscaping; and 4) The submittal of an updated site/landscape plan reflecting the change in landscaping should include 5’ sidewalks along 186th Street and Wright Street. Mr. Deeb seconded the motion which carried 6-0 with Mr. Neary abstaining.

16.  C10-12-226 (D)
     Connie Mayorga
     REQUEST: Rezoning from R4 and GI to R4
     LOCATION: 2911 South 26th Street

At the Planning Board meeting held on December 5, 2012, Mr. Hoich moved for approval of the rezoning
from R4 and GI to R4, subject to all code enforcement violations being resolved before forwarding the
request to the City Council for final action. Mr. Deeb seconded the motion which carried 7-0.

17.  C10-12-229 (D)
     Omaha Country Club
     REQUEST: Rezoning from DR and CC to DR
     LOCATION: Southeast of 72nd and State Streets

At the Planning Board meeting held on December 5, 2012, Mr. Hoich moved for approval. Mr. Deeb
seconded the motion which carried 7-0.

18.  C10-12-241 (D)
     Dan Mowry
     REQUEST: Rezoning from GC to R5
     LOCATION: 5234 South 21st Street

At the Planning Board meeting held on December 5, 2012, Mr. Hoich moved for approval. Mr. Deeb
seconded the motion which carried 7-0.
Conditional Use Permits

21. C7-10-168 (D)
   Nick Kirshenbaum
   REQUEST: Approval of an extension of time for a Conditional Use Permit to allow Automotive repair services in a CC District
   LOCATION: 14225 "Q" Street

At the Planning Board meeting held on December 5, 2012, Mr. Hoich moved for approval of an extension for a period of one year for a Conditional Use Permit to allow Automotive repair services 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 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. Deeb seconded the motion which carried 7-0.

24. C7-12-240 (D)
   Darin Smith
   REQUEST: Approval of a Conditional Use Permit to allow Multi-family residential in a CC District
   LOCATION: 3101 South 24th Street

At the Planning Board meeting held on December 5, 2012, Mr. Hoich moved for approval of the Conditional Use Permit to allow Multiple family residential in a CC-ACI-1(50) District subject to: 1) The applicant obtaining a Zoning Board of Appeals waiver regarding parking lot perimeter landscaping and buffer yard prior to issuance of the use permit; 2) Compliance with the proposed site plan; 3) Compliance with the proposed operating statement; 4) Submittal of and compliance with a landscape plan in compliance with Article XIII Landscaping and Screening of the Zoning Ordinance; 5) Compliance with the proposed building elevations; and 6) Compliance with all other applicable regulations. Mr. Deeb seconded the motion which carried 7-0.

Master Plan Referrals

4. C3-12-228
   Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the 2013 Consolidated Plan
   LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction

At the Planning Board meeting held on December 5, 2012, Jim Anderson, City Planner, presented the request. Mr. Anderson stated that the Consolidated Plan for 2013 is an application to the Department of Housing and Urban Development to receive funding for the Community Development Block Grant funds, HOME Investment Partnerships funds and Emergency Solutions funds and lays out the budget for the use of those funds.

Mr. Kelley asked Mr. Anderson to explain where the money would be allocated. Mr. Anderson stated that the City’s redevelopment plan includes rehabilitation, reconstruction of housing, provides funding for services that are essential for the proper continuation of programs and provides funding for homeless programs and services therefore there is a wide range of propositions and is essential for the continued development of some of Omaha’s more distressed areas. He further stated that the plan represents the federal government’s contribution but some of the City dollars will be matched by funding activities and other sources, primarily private funds. Mr. Kelley noted that the private funds are more than double the public funds with is a testament to the Omaha community.
Mr. Neary asked Mr. Anderson when the National Affordable Act was developed. Mr. Anderson answered that he believed the HOME program was created approximately 1990 but the CDBG program was created in the early seventies. Mr. Neary asked Mr. Anderson how many demolitions are needed in the city of Omaha per year. Mr. Anderson answered that it depends on how quickly the backlog needs to be taken care of but 1,000 homes could be demolished per year if the resources are available. In response to Mr. Neary, Mr. Anderson stated that the programs are hard to compare with one another but each program has a place of importance.

In response to Mr. Kelley, Mr. Anderson stated that the geographic locations of the programs are primarily in North Omaha with a good portion in South Omaha. Rick Cunningham, Planning Director, pointed out that 100% of the funding is spent in two strategic areas, north and south but the City has partnered with many others within the community. With regard to the northeast quadrant and southeast sub quadrant, the trend in population is increasing and the City has been focusing where the money can have the best impact in the shortest term. Mr. Cunningham further stated that the results will show that there has been an impact in North Omaha with the amount of infill housing but the amount of dollars coming into the city has been reduced every year.

Ms. Nubel commended the plan and questioned if the total project costs would be obtained. Mr. Anderson replied that experts in the field believe that the plan would probably come in within a few percentage points but if there is a “fiscal cliff”, the HOME program is estimated to lose 10% and the CDBG program is estimated to drop 25%. He stated that he prefers the new construction of housing because it is not only affordable housing for households, but also helps to revitalize the area and provides a stronger economic base for other types of activities to be viable.

Mr. Neary commented that the plan for the northeast quadrant is important and does affect everyone in Omaha economically and socially.

Mr. Nesbitt moved for approval. Ms. Nubel seconded the motion which carried 7-0.

| 5. | C3-12-230 Planning Department on behalf of the City of Omaha | REQUEST: Approval of the FAIR DEAL URBAN DISTRICT HOMES TIF REDEVELOPMENT PROJECT PLAN | LOCATION: 25th Street between Patrick Avenue and Blondo Street |

At the Planning Board meeting held on December 5, 2012, Bridget Hadley, City Planner, presented the request. Ms. Hadley stated that the project represents five single-family rental houses that will be built and owned by OEDC (Omaha Economic Development Corporation) and will be a catalyst for the implementation of the North Omaha Revitalization Plan that was approved last year. She further stated that the project will benefit low to moderate income families and families that are utilizing other funds such as the Neighborhood Stabilization Program. The project will benefit families with incomes up to 120% thus bringing in higher incomes to the area. Ms. Hadley stated that the median family income limit for a family of four is $71,500.00 which involves a large cross section of the population and impacts many people. She added that the project was recently rezoned and the public improvements will include basic landscaping and some sidewalks.

In response to Ms. Nubel, Ms. Hadley answered that the public improvements are minimal because the improvement area was a vacant lot and is already in a neighborhood with existing infrastructure. She indicated that the proposed project is Phase I but the area will also include 40 senior housing units in the future and OEDC has been working with Brigitte McQueen, a local artist, to create an artistic program at the Fair Deal building to create usable space and possibly a café.

Rick Cunningham, Planning Director, pointed out that this project is part of a larger project area and is complimentary and continuous with the previous City of Omaha project. Work/Live townhouses. Mr. Cunningham recognized Mike Maroney, President of OEDC, who is one of the strong partners within the North Omaha community, who is dedicated to working to stem the tide of the negative trends and turn it
into a positive area as Omaha moves forward into a sustainable Omaha of 2035.

Mr. Rosenbaum moved for approval. Mr. Neary seconded the motion which carried 7-0.

At the Planning Board meeting held on December 5, 2012, Bridget Hadley, City Planner, presented the request. Ms. Hadley stated that the project site is located in the Airport Business Park, an industrial park with an opportunity for more industrial capacity. She stated that the site is owned by Airlite Plastics, a local company that has been located in Omaha for over 150 years and employs 850 local employees. Airlite Plastics has an opportunity to expand by adding another 40,000 square feet of manufacturing facility space onto their existing building. The site has the appropriate zoning and land use and the expansion will not include many public improvements. Ms. Hadley stated that the proposed TIF project involves economic development with the addition of 40,000 square feet of space, and the addition of 150 employees over the next five years. She pointed out that there is an opportunity for many of the employees to come from the highest area of unemployment and the area with the highest poverty rate within the city. Ms. Hadley further indicated that Airlite Plastics will provide on the job training and will also work with Heartland Workforce Solutions, Metropolitan Community College and the Chamber to obtain qualified employees. She further pointed out that the project should be completed by July 2013 but Airlite Plastics purchased a site in Pennsylvania and was looking at weighing all options. Ms. Hadley concluded that TIF would be a tremendous asset to the project and would be a great opportunity that would benefit the highly unemployed which has been targeted in northeast Omaha for the last several years.

Scott Dye, 1500 Woodmen Tower, appeared on behalf of Airlite Plastics and offered to answer any questions.

Mr. Kelley asked where the concentration of Airlite Plastic employees would be and where they live geographically. Pat Kenealy, CFO, Airlite Plastics, 6110 Abbott Drive, answered that the general population of employees is within 10-20 miles of the plant and employees commute generally from northeast Omaha and Iowa.

In response to Mr. Neary, Mr. Kenealy answered that the number of employees were 325 when Airlite Plastics moved to the present site but are now at 850. He stated that in 2005 a new manufacturing process was implemented which allows plastic containers in the food industry to be decorated in one process. Mr. Kenealy stated that the building would be $7.8 million and the equipment would include 20 productions lines at a cost of $2.5 million per production line which would be a significant investment. He further stated that training is critical because the equipment is very sophisticated and complicated.

Mr. Kelley asked if there is enough potential for an employee base. Mr. Kenealy stated that there is concern and there is competition with other entry level positions such as the fast food industry. Airlite Plastics is a manufacturing process production floor that is climate controlled but the job can be very repetitive.

Ms. Nubel questioned the plan on finding the right employees and how to retain employees long term. Mr. Kenealy stated that job fairs are conducted at the plant, high school students are brought in and the staff works with community colleges such as Southeast Community College. He further stated that the biggest challenge is to retain an employee through the first year.

In response to Mr. Rosenbaum, Mr. Kenealy answered that the building will hold 20 production lines with an anticipation of four or five production lines at the completion of the building. He stated that the equipment takes approximately six months to deliver therefore there is a lead time for training but the anticipated start time is August 2013. Mr. Kenealy explained that applicants are put on the production
floor immediately with hands on/classroom training. The employees also work with a shadow person with a review of the process at the end of 90 days and additional training, if necessary. He further stated that some applicants are recruited from Southeast Community College that has training with hard milling equipment that is used to support the manufacturing process.

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

Mr. Neary moved for approval. Ms. Nubel seconded the motion which carried 7-0.

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<tr>
<th>7.</th>
<th>C3-12-232 Planning Department on behalf of the City of Omaha</th>
<th>REQUEST:</th>
<th>Approval of the BLOCK 318 LLC TIF REDEVELOPMENT PROJECT PLAN</th>
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<td>LOCATION:</td>
<td>1201 Nicholas Street and 1218 Izard Street</td>
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At the Planning Board meeting held on December 5, 2012, Bridget Hadley, City Planner, presented the request. Ms. Hadley stated that the project is a mixed use development in the North Downtown area. She stated that Pierson Enterprises, LLC is the owner and purchased the entire block and is now ready to move forward and begin renovating and rehabilitating and adapting the buildings to create retail space on the ground floor, office space on the second floor and market rate apartment units on the top level. The project site was recently rezoned from HI to CBD. Ms. Hadley stated that there are parking issues on the site but there is sufficient parking that will include a parking lot at the northwest part of the site that will be paved and converted into surface parking. She further stated that the infrastructure/public improvements will include significant construction work that will impact the project such as sewage and plumbing work that will affect the buildings at the site. There is an alley between the two buildings that the LLC purchased to create a walkway amenity that will be open to the public. Ms. Hadley concluded that the project is a great project for North Downtown by adding revitalization, more retail activity as well as daytime population from office space as well as livability by bringing residential into the area.

Ross Pierson, 1201 Nicholas Street, Pierson Enterprises LLC, appeared before the board in favor of the request and offered to answer any questions.

In response to Mr. Kelley with regard to the parking issue, Mr. Pierson stated that there is off-street parking and parking at other bigger parking lots in the area. Mr. Pierson also stated that he is actively seeking new sites and plans on partnering with others in the neighborhood to resolve the parking issue. He stated that Phase I would include a 25,000 square foot building on the Izard side and work will be based on demand and success before starting on the Nicholas side building.

Ms. Nubel questioned what the public improvements would be during the course of the project and secondly, if there are tenants lined up for the project. Ms. Hadley stated that public improvements will include sidewalks, streetscaping and lighting. Mr. Pierson addressed the tenants and stated that currently the one story building at 1206 Izard is leased to Omaha Brewery Company which is used as a production brewery, the third floor would be apartments, a portion of the second floor will be occupied by his company Pierson Wireless which employs 55 and there are a couple of strong leads for the first floor. He stated that he is confident that the project will be viable 365 days a year because of the demand and the pulse of the area.

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

Ms. Nubel moved for approval. Mr. Deeb seconded the motion which carried 7-0.
The following two cases were heard concurrently but voted on separately.

**Subdivisions**

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<td>8.</td>
<td>C10-12-213 C12-12-214 Omaha Home for Boys</td>
<td>REQUEST: Preliminary Plat approval of OMAHA HOME FOR BOYS REPLAT 1, a subdivision inside the city limits and rezoning from R3, R4(35) and R7 to R7</td>
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<td>LOCATION: Southeast of 52nd Street and Ames Avenue</td>
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At the Planning Board meeting held on December 5, 2012, Dan Dolezal, Ehrhart Griffin & Associates, 3552 Farnam Street, appeared before the board on behalf of the applicant. Mr. Dolezal stated that the project will create a consolidated consistent zoning base for the Omaha Home for Boys. He showed a detailed plat of the entire campus that includes the NorthStar project located on the easterly fringe of the property. Mr. Dolezal stated that NorthStar represents a program aimed at the male youth of North Omaha and will provide a substantial amount of capital investment in North Omaha. The project will also create 49th Avenue which will connect four dead end streets that have been a source of concern and problems in the past. He further stated that Omaha Home for Boys has a serious concern with regard to the dedication of a right-of-way on Ruggles Street that could allow a developer to come in and not connect Ruggles to 52nd Street.

Scott Hazelrigg, NorthStar, 1516 South 84th Street, appeared before the board. Mr. Hazelrigg stated that NorthStar’s intent and plan is to invest approximately $10 million dollars on the east side of the Omaha Home for Boys campus and to bring on line a 35,000 square foot program facility along with a full size soccer and football field on the site. He stated that the project is possible because of the generosity of the Omaha Home for Boys who has provided a very favorable long term land lease. Mr. Hazelrigg requested that the condition regarding Ruggles be removed.

Jeff Moran, President and CEO, Omaha Home for Boys, 4343 North 52nd Street, appeared before the board. Mr. Moran stated that the Omaha Home for Boys is excited about the redevelopment addition of the project which will benefit a large number of North Omaha youth. He stated that he is not in favor of extending Ruggles to a dead end because of safety concerns. Mr. Moran offered to answer any questions.

In response to Mr. Neary, Mr. Moran stated that there are currently eight cottages open at the Omaha Home for Boys but unfortunately the services are not funded adequately. He stated that the Omaha Home for Boys also has a transitional living facility at 48th and Cuming and another program called Outward Bound. Mr. Moran further stated that the Cooper Farm property is owned by the Omaha Home for Boys but is currently leased to an agency who provides treatment for youth and adults who have substance abuse issues.

Chad Weaver, Assistant Planning Director, Planning Department, stated that the department recommends approval of the request for rezoning from R3, R4(35) and R7 to R7 and approval of the Preliminary Plat subject to providing additional right-of-way for Ruggles Street and 49th Avenue and showing all necessary utility easements on the Final Plat.

Ms. Nubel moved for approval of the request for rezoning from R3, R4(35) and R7 to R7; approval of the Preliminary Plat subject to: 1) Providing additional right-of-way for 49th Avenue as required by the Public Works Department; and 2) Showing and/or providing all necessary utility easements on the Final Plat mylars. Mr. Hoich seconded the motion which carried 7-0.

**Special Use Permits**

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<tbody>
<tr>
<td>19.</td>
<td>C8-12-234 Omaha Home for Boys</td>
<td>REQUEST: Approval of a Special Use Permit to allow Large group living in an R7 District</td>
</tr>
<tr>
<td></td>
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<td>LOCATION: 4343 North 52nd Street</td>
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Chad Weaver, Assistant Planning Director, Planning Department, stated that the department recommends approval of the Special Use Permit to allow large group living subject to the three items listed on the recommendation report.

Ms. Nubel moved for approval of the Special Use Permit to allow *Large group living* in a R7 District subject to: 1) Compliance with the proposed 2012 Master Plan dated October 30, 2012; 2) Compliance with the proposed Operating Statement; and 3) Compliance with all other applicable regulations. Mr. Deeb seconded the motion which carried 7-0.

**Conditional Use Permits**

<table>
<thead>
<tr>
<th>#</th>
<th>Request Number</th>
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<th>REQUEST:</th>
<th>LOCATION:</th>
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<tr>
<td>22.</td>
<td>C7-12-225</td>
<td>Randy Prince</td>
<td>Approval of a Conditional Use Permit to allow <em>Automotive sales</em> in a NBD District (portions of which property lie within the flood fringe)</td>
<td>20601 Elkhorn Drive #120</td>
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<tr>
<td>23.</td>
<td>C7-12-233</td>
<td>AT&amp;T Mobility</td>
<td>Approval of a Conditional Use Permit to allow a <em>Broadcast tower</em> in a GI District</td>
<td>15506 Harrison Street</td>
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</table>

Withdrawn at the request of the applicant.

At the Planning Board meeting held on December 5, 2012, Steve Ward, Ward Development, appeared before the board on behalf of the applicant. Mr. Ward offered to answer any questions and requested that the minimum be 283.5 feet between the proposed tower and the nearest residential district.

Chad Weaver, Assistant Planning Director, Planning Department, stated that the department recommends approval of the Conditional Use Permit subject to the six items listed on the recommendation report.

Mr. Rosenbaum moved for approval of the Conditional Use Permit subject to: 1) Compliance with a revised site plan that provides a minimum of 283.5 feet between the proposed tower and the nearest low-medium-density residential district; 2) Compliance with the proposed elevation; 3) Proof of FAA and Omaha Airport Authority approval prior to the issuance of a building permit; 4) Compliance with the proposed operating statement; 5) 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; and 6) A governmental access easement for a public safety and communications network. Mr. Nesbitt seconded the motion which carried 7-0.

**ELECTION OF OFFICERS**

Ms. Nubel moved to nominate R. J. Neary as Chairman of the Planning Board. Mr. Deeb seconded the motion which carried 6-0 with Mr. Neary abstaining.

Mr. Neary moved to nominate Anna Nubel as Vice Chairman of the Planning Board. Mr. Deeb seconded the motion which carried 7-0.
ADJOURNMENT

It was the consensus of the board to ADJOURN the meeting at 2:45 pm.

_________________________________________
Date Approved

_________________________________________
Thomas O. Kelley, Chair

_________________________________________
Debbie Hightower, Planning Board
Recording Secretary