

MINUTES
 PUBLIC HEARING AND ADMINISTRATIVE MEETING
 OMAHA CITY PLANNING BOARD 1:30 P.M. – OCTOBER 1, 2014
 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, September 22, 2014.

MEMBERS PRESENT: Anna Nubel, Chair
 Brinker Harding, Vice Chair
 Arnold Nesbitt
 Van C. Deeb
 Greg Rosenbaum
 Trenton Magid

MEMBERS NOT PRESENT: None

STAFF PRESENT: James Thele, Planning Director
 Dave Fanslau, Acting Assistant Director, Current Planning
 Cheri Rockwell, Acting Manager, Current Planning
 Alan Thelen, Law Department
 Rikki Flott, Recording Secretary

Anna 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.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Special Use Permits

4.	C8-14-171 (D) Heather Sims	REQUEST:	Approval of a Special Use Permit to allow <i>Small group living (nondisabled)</i> in a R4(35) District (laid over from 08/06/14)
		LOCATION:	5123 Pinkney Street

At the Planning Board meeting held on October 1, 2014, Mr. Rosenbaum moved for approval of a Special Use Permit to allow Small group living (nondisabled) in a R4(35) District subject to: 1) Submittal of an accurate site plan that complies with all regulations as outlined in Section 55-883(d) prior to sending this request to City Council, 2) A limit of five residents in the facility (not including resident managers or house parents), 3) The facility being limited to this operator only (Genesis Youth Home Inc.), 4) Compliance with the proposed site plan, 5) Compliance with the proposed operating statement, 6) Compliance with all other applicable regulations, and 7) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department. Mr. Nesbitt seconded the motion, which carried 6-0.

5.	C8-14-176 (D) Ardon Investments, LLC	REQUEST:	Approval of a Special Use Permit to allow <i>Convenience storage</i> in a CC District (property is also located within a MCC Overlay District and flood fringe overlay district) (laid over from 08/06/14)
		LOCATION:	22101 West Maple Road

At the Planning Board meeting held on October 1, 2014, Mr. Rosenbaum moved to layover the request to allow the applicant additional time to submit the following: 1) A full size site plan in compliance with all applicable site development regulations for the CC District, Supplemental Use Regulations in Section 55-765(e) and the MCC Overlay District, 2) Provide a landscape plan in compliance with Article XIII – Landscape and Screening, 3) Revising the operating statement to provide language prohibiting outdoor storage and omitting the truck rental operations, and 4) Providing a proposed sign rendering and revising the sign location out of the right-of-way along Maple Street. Mr. Nesbitt seconded the motion, which carried 6-0.

(REGULAR AGENDA)

Subdivisions

9.	C10-98-071 (D) C10-14-185a C12-14-185 Lockwood Development	REQUEST:	Preliminary and Final Plat approval of FALCON RIDGE REPLAT 3, a subdivision outside the city limits, with a waiver of Section 53-8 for Minimum Horizontal Curve Radius, with rezoning from MU to DR and MU, and Approval of a Major Amendment to the Mixed Use District Development Agreement for Falcon Ridge
		LOCATION:	Northwest of 180th and Harrison Streets

At the Planning Board meeting held on October 1, 2014, Mr. Rosenbaum moved for approval of the rezoning from MU to DR and MU, approval of a Major Amendment to the Mixed Use District Development Agreement for Falcon Ridge subject to submittal of an acceptable mixed use development agreement prior to forwarding the request to the City Council for final action, approval of the waiver of Section 53-8 for Minimum Horizontal Curve Radius, and approval of the Preliminary Plat, subject to the following conditions: 1) Grant a public access easement across the private street (Outlot B) and construct it to City standards, 2) Provide evidence of the existing cross access reciprocal easement that will connect Outlot B to Harrison Street or provide for in the final subdivision agreement, 3) Coordinate with the Public Works Department on the design of the horizontal curve north of Harrison Street, 4) Add a note on the final plat that states “the driveway connection to Harrison Street and the existing Drexel Street connection to 180th Street will be restricted to right-in/right-out vehicular turning movements at the time that streets are upgraded to a 4-lane section with raised medians.”, 5) 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 boundary adjacent to 180th and Harrison Streets, 6) Coordinate with Douglas County to grade the subdivision to match the future improvements of 180th and Harrison Streets, 7) Provide sidewalks along Drexel Street on the north and the private street within Outlot B, 8) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, and 9) Include provisions for use, ownership and maintenance of the outlots in the final subdivision agreement. He also moved for approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the plat to the City Council. Mr. Nesbitt seconded the motion, which carried 6-0.

Overlay Districts

10.	C11-14-186 (D) Eddy Santamaria	REQUEST:	Approval of a PUR-Planned Unit Redevelopment Overlay District
		LOCATION:	3115 Pacific Street

At the Planning Board meeting held on October 1, 2014, Mr. Rosenbaum moved to layover the request. Mr. Nesbitt seconded the motion, which carried 6-0.

Rezoning

11.	C10-14-187 (D) Melvin Sudbeck Homes, Inc.	REQUEST:	Rezoning from R3 to R4
		LOCATION:	2511 North 138th Street

At the Planning Board meeting held on October 1, 2014, Mr. Rosenbaum moved for approval. Mr. Nesbitt seconded the motion, which carried 6-0.

12.	C10-14-188 (D) 4001 Farnam LLC	REQUEST:	Rezoning from GC to NBD (property is also located within an ACI-1(PL) Overlay District)
		LOCATION:	Southwest of 40th and Farnam Streets

At the Planning Board meeting held on October 1, 2014, Mr. Rosenbaum moved for approval. Mr. Nesbitt seconded the motion, which carried 6-0.

13.	C10-10-100 (D) Lockwood Development	REQUEST:	Approval of a Major Amendment to the Mixed Use District Development Agreement for Sterling Ridge
		LOCATION:	Southeast of 132nd and Pacific Streets

At the Planning Board meeting held on October 1, 2014, Mr. Rosenbaum moved for approval of the Major Amendment to the Sterling Ridge Mixed Use District Development Agreement to reduce the detached ground/monument signage setback requirements to 0' along all interior streets with right of way greater than 60' within the development, subject to the applicant meeting the following conditions prior to forwarding the request to the City Council for final action: 1) Update the Mixed Use Development Agreement to reflect that detached ground/monument signage setbacks will be reduced to 0' only along interior streets with right of ways greater than 60', and 2) Shall work with Public Works on the future construction of the required 10' pedestrian trail along the east side of the development within the Crawford Road right of way within the Area to be Developed. Mr. Nesbitt seconded the motion, which carried 6-0.

14.	C10-14-189 (D) Planning Department on behalf of the City of Omaha	REQUEST:	Douglas County AG, RR2 and R1 to City of Omaha AG, DR and R1 Zoning Conversion for expanded 3-mile limit (portions of property within flood fringe and flood way Overlay Districts)
		LOCATION:	Omaha and 3-mile extraterritorial jurisdiction

At the Planning Board meeting held on October 1, 2014, Mr. Rosenbaum moved for approval. Mr. Nesbitt seconded the motion, which carried 6-0.

Special Use Permits

15.	C8-14-190 (D) C10-14-190a Slowey Management	REQUEST:	Approval of a Large Project Special Use Permit to allow a Hotel in a GI District and Approval of an MCC Overlay District
		LOCATION:	Southeast of 132nd and "I" Streets

At the Planning Board meeting held on October 1, 2014, Mr. Rosenbaum moved for approval of the MCC-Major Commercial Corridor Overlay District and approval of a Large Project Special Use Permit to allow a Hotel in a GI District subject to the following conditions: 1) Submittal of a revised site and landscape plan that addresses the following items prior to forwarding the request to the City Council: (a) Eliminates one of the northern access drives to "I" Street, (b) Provides sidewalks on the eastern and southern boundaries, and (c) Add new tree plantings 35 feet on center to the southwest and eastern portions of the site, 2) Compliance with the revised site and landscape plans, 3) Compliance with the applicable sign regulations, 4) Compliance with the MCC Overlay District regulations, and 5) Compliance with all applicable regulations. Mr. Nesbitt seconded the motion, which carried 6-0.

Vacations

16.	C14-14-191 (D) Planning Board	REQUEST:	Vacation of six (6) inches of the east/west alley on the south, north of Farnam Street, between 40th and 41st Streets, adjacent to Lot 15, Block 6, Jerome Park (4016 Farnam Street)
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At the Planning Board meeting held on October 1, 2014, Mr. Rosenbaum moved for approval of the proposed vacation consistent with the City's policies regarding the vacation of street right-of-way within the Transportation Element of the City's Master Plan. Mr. Nesbitt seconded the motion, which carried 6-0.

17.	C14-14-192 (D) Property Owner	REQUEST:	Vacation of the north/south alley west of 30th Street from Saratoga Street north 903.1 feet to a previously vacated segment of the same alley
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At the Planning Board meeting held on October 1, 2014, Mr. Rosenbaum moved for approval of the proposed vacation, subject to all easements being retained in the vacating ordinance. Mr. Nesbitt seconded the motion, which carried 6-0.

ADMINISTRATIVE MEETING

Subdivisions

1.	C12-14-085 Frank Krejci	REQUEST:	Final Plat approval of RIVER'S EDGE PARK, a subdivision outside the city limits
		LOCATION:	Northwest of 230th and West Maple Road

At the Planning Board meeting held on October 1, 2014, Dave Fanslau, Acting Assistant Planning Director, stated that the Department recommended approval subject to compliance with the conditions of the preliminary plat approval and an acceptable final subdivision agreement prior to forwarding to City Council.

Jim Lang, Attorney, 11718 Nicholas St., appeared before the Board on behalf of the applicant. In response to Mr. Rosenbaum, Mr. Lang stated that the operation of the park was seasonal from April to October and that the length of stay was a maximum of 3 to 5 days. He added that the applicant would address the length of stay in the operating agreement.

Mr. Harding moved for approval of the final plat subject to compliance with the conditions of preliminary plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council. Mr. Rosenbaum seconded the motion, which carried 6-0.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

Cases 2 and 3 were heard concurrently but voted on separately:

2.	C10-14-039 C12-14-040 Pacific Renaissance, LLC	REQUEST:	Revised Preliminary and Final Plat approval of PACIFIC RENAISSANCE (formerly known as PACIFIC VILLAGE), a subdivision outside the city limits, with rezoning from AG to R6 (laid over from 08/06/14)
		LOCATION:	Northwest of 192nd and Pacific Streets

At the Planning Board meeting held on October 1, 2014, Doug Halvorson, Olsson Associates, 2111 S. 67th St., appeared before the Board on behalf of the applicant. Mr. Halvorson stated that after neighborhood opposition, the number of residential apartment units was reduced to 118 units and that the building was decreased to a 25 feet high, 2-story building. He then stated that a Planned Unit Development (PUD) approval was requested, as suggested by neighbors. Mr. Halvorson commented that neighbors were concerned with increased traffic at 192nd and Pacific Streets and stated that the project included the widening of Pacific Street to three lanes. He also mentioned that the project exceeded buffer regulations, the residential buildings were stacked flats with integral garages, and the project included a clubhouse and pool area. He added that the community would not be gated. Mr. Halvorson displayed a site plan and elevations showing the layout of the project and that many neighborhood meetings were held to discuss the project. He then discussed the proposed connectivity at Leavenworth Street through the adjacent property to the north and 195th Street adjacent on the west.

Kevin Irish, 5416 S. 169th St., appeared before the Board. Mr. Irish stated that he was the developer and also mentioned that neighborhood meetings prompted changes to the original plan to accommodate concerns of neighbors.

Dave Fanslau, Acting Assistant Planning Director, stated that the Department recommended approval of the Preliminary Plat; subject to the 4 conditions of the recommendation report, approval of the Final Plat; subject to the conditions of the recommendation report, and approval of the Planned Unit Development Overlay District; subject to the conditions of the recommendation report.

Mr. Deeb moved for approval of the Revised Preliminary Plat, subject to: 1) Coordination with the Public Works Department on the construction of the public access street to ensure that it is built to City standards, 2) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, 3) Include provisions for use, ownership and maintenance of the outlot in the final subdivision agreement, and 4) Provide sidewalks as required by the Subdivision Ordinance. He also moved for approval of the Final Plat, subject to compliance with the conditions of the Revised Preliminary Plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action. Mr. Magid seconded the motion, which carried 6-0.

Overlay Districts

3.	C11-14-162 Pacific Renaissance, LLC	REQUEST:	Approval of a PUD-Planned Unit Development Overlay District (laid over from 08/06/14)
		LOCATION:	Northwest of 192 nd and Pacific Streets

At the Planning Board meeting held on October 1, 2014, Doug Halvorson, Olsson Associates, 2111 S. 67th St., appeared before the Board on behalf of the applicant. Mr. Halvorson stated that after neighborhood opposition, the number of residential apartment units was reduced to 118 units and that the building was decreased to a 25 feet high, 2-story building. He then stated that a Planned Unit Development (PUD) approval was requested, as suggested by neighbors. Mr. Halvorson commented that neighbors were concerned with increased traffic at 192nd and Pacific Streets and stated that the project included the widening of Pacific Street to three lanes. He also mentioned that the project exceeded buffer regulations, the residential buildings were stacked flats with integral garages, and the project included a clubhouse and pool area. He added that the community would not be gated. Mr. Halvorson displayed a site plan and elevations showing the layout of the project and that many neighborhood meetings were held to discuss the project. He then discussed the proposed connectivity at Leavenworth Street through the adjacent property to the north and 195th Street adjacent on the west.

Kevin Irish, 5416 S. 169th St., appeared before the Board. Mr. Irish stated that he was the developer and also mentioned that neighborhood meetings prompted changes to the original plan to accommodate concerns of neighbors.

Dave Fanslau, Acting Assistant Planning Director, stated that the Department recommended approval of the Preliminary Plat; subject to the 4 conditions of the recommendation report, approval of the Final Plat; subject to the conditions of the recommendation report, and approval of the Planned Unit Development Overlay District; subject to the conditions of the recommendation report.

Mr. Deeb moved for approval of the PUD, subject to submittal of revised building elevations that indicates specific height of the structures and a revised landscape plan that complies with all applicable regulations, prior to forwarding the request to the City Council. Mr. Magid seconded the motion, which carried 6-0.

(REGULAR AGENDA)

Master Plan Referral

6.	C3-14-182 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 5018 UNDERWOOD AVE TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	5018 Underwood Avenue

At the Planning Board meeting held on October 1, 2014, Bridget Hadley, City Planner, presented the request. Ms. Hadley displayed a map showing the project area and stated that the project included a 3-story, mixed-use structure. She then displayed a rendering of the site and explained that the ground level was 1 or 2 bays for commercial and retail space, a hallway on the ground level for access to the second and third levels, and 15 dedicated parking stalls in the rear of the building and accessible from the alley. She further explained that the project included 6 market rate studio, one bedroom and two bedroom apartments on the third level and office space on the second level, then displayed drawings of building elevations from all directions. Ms. Hadley stated that diagonal parking was proposed to be continued to existing adjacent diagonal parking stalls, with possible removal of a node to allow 4 additional parking stalls. She noted that Tax Increment Financing (TIF) eligible expenses totaled approximately \$650,000 and that the total project cost was approximately \$4.3 million.

Molly Romero, 5101 Nicholas St, appeared before the Board in opposition. Ms. Romero stated that she was a resident of the Dundee neighborhood and was involved with the streetscape renovation within the Dundee Business District. She stated that she was concerned with aesthetics, mainly the east face of

the building adjacent to the open parking lot, maintaining existing parking and removal of the node recently installed. She mentioned that she had not seen the renderings of the project until today and that neighbors were also unaware of the project. In response to Ms. Nubel, Ms. Romero explained that although parking was recently increased through private funds and the project would increase density in the area, she was opposed to removal of vegetation to increase parking. Ms. Romero explained that neighbors had not met with the developer, but that a meeting was scheduled within the upcoming week.

Ms. Hadley stated that the City Planning Urban Design Manager worked with the developer on the design of the project and that recommendations were subject to further approvals.

Kurt Davey, 18018 Burt St, appeared before the Board. Mr. Davey stated that he was a pediatrician by trade, President of Redbrick Development and also a resident of the Dundee neighborhood. He explained that the current site was vacant for approximately 2 years and that adjacent parcel owners were not interested in a larger redevelopment of the area. He mentioned that the submitted drawings were subject to change and that fire codes restricted the placement of windows. He then explained that he was working with the architect to present a look similar to the existing brick buildings in the neighborhood, but with some visible newer elements. Mr. Davey stated that there was a potential restaurant user on the ground level, a pediatric clinic on the second level and residential units on the third level. He explained to the Board that he contacted the Dundee Merchant's Association and Dundee neighborhood to meet and discuss the project prior to the request being forwarded to City Council and that he was open to changes.

Eric Wieseler, First Management, 1941 S. 42nd St, appeared before the Board on behalf of the applicant. Mr. Wieseler stated that the intention of the project is to not detract from the Business District in the area and that the applicant contacted Adam Langdon regarding the upcoming meeting, as well as business leaders in the area who were in favor of the project. He also mentioned that the applicant was willing to consider changes after hearing concerns of the neighbors.

In response to Ms. Nubel, Ms. Romero again mentioned that she was not contacted by the applicant, but that she would attend the meeting for more details regarding the project. In response to Mr. Harding, Mr. Davey explained that 6 parking stalls on the north side were potentially reserved for the residential units and the remainder utilized by the businesses. In response to Mr. Harding, Mr. Wieseler explained that alley improvements adjacent to the property were factored into the budget and Ms. Hadley confirmed that the improvements were TIF eligible costs. Ms. Romero was concerned with delivery trucks utilizing the unpaved portion of the alley for deliveries. Mr. Wieseler explained that because of the grade change deliveries would potentially be at the front of the business along Underwood Avenue.

Dave Fanslau, Acting Assistant Planning Director, stated that the Department recommended approval. He commented that the applicant was working with the Planning Department Urban Design staff and noted that the Urban Design manager resided adjacent to the project. He also mentioned that the Neighborhood Business District zoning had no parking requirements. Mr. Fanslau stated that the Department recommended approval.

Mr. Rosenbaum moved for approval. Mr. Magid seconded the motion, which carried 6-0.

7.	C3-14-183 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the THE FLATS ON HOWARD TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	Southeast of 24th and Harney Streets

At the Planning Board meeting held on October 1, 2014, Bridget Hadley, City Planner, presented the request. Ms. Hadley displayed a map outlining the project area and stated that the project encompassed the Howard Street Historic Apartment District. She noted on the map the parcels included in the project and explained that some of the properties had City code violations for over ten years and that most were vacant for approximately 4 years. Ms. Hadley explained that 12 buildings were acquired by the developer for rehabilitation and 1 potential demolition. She further explained that the project consisted of 153 market-rate apartments, 147 private parking spaces, and that existing surface lots used would be used for staging, noting areas of future residential redevelopment also. She stated that the project completion date was approximately 2016 and displayed renderings to explain the stamped concrete, streetscaping,

and parking along Howard Street. Ms. Hadley then stated that the project consisted of \$2.2 million in Tax Increment Financing funds (TIF) and would also use state and federal historic tax credits, with a total project cost of over \$20 million.

Darin Smith, Arch Icon Development, 505 Walker, Woodbine, Iowa, appeared before the Board. Mr. Smith explained that 1 building was non-salvagable and if approved, would be demolished and replaced with parking to serve 16 row homes. He then noted the proposed surface parking, potential future development areas and renovation of historic buildings. In response to Ms. Nubel, Mr. Smith explained that the historic building regulations allowed for renovations of the outside of the building if it did not deter from the appearance of the property. He added that the project would not be a gated community but would include courtyard space and fencing around the parking areas for security. He then responded to Ms. Nubel that some parking would be leased and some dedicated, with the assumption some residents would use other means of transportation.

Dave Fanslau, Acting Assistant Planning Director, stated that the Department recommended approval.

Mr. Harding moved for approval. Mr. Deeb seconded the motion, which carried 6-0.

8.	C3-14-021 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of an Amendment to Chapter 53 regarding Subdivision regulations
		LOCATION:	Omaha and 3-mile extraterritorial jurisdiction

At the Planning Board meeting held on October 1, 2014, Dave Fanslau, Acting Assistant Planning Director presented the request. He stated that the request changed language within Chapter 53 for application submittal requirements, requested changes made by Public Works and Metropolitan Utilities District, and also eliminated outdated references to improvement deadlines.

Mr. Deeb moved for approval. Mr. Harding seconded the motion, which carried 6-0.

APPROVAL OF MINUTES

Mr. Nesbitt moved to APPROVE the meeting minutes of August 6, 2014 as written. Mr. Harding seconded the motion which carried 6-0. Mr. Nesbitt moved to APPROVE the meeting minutes of September 3, 2014 as written. Mr. Harding seconded the motion which carried 6-0.

ADJOURNMENT

It was the consensus of the board to ADJOURN the meeting at 2:35 pm.

Date Approved

Anna Nubel, Chair

Rikki Flott, Planning Board
Recording Secretary