PLANNING BOARD AGENDA

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Public Hearing and Administrative Meeting
Wednesday, November 4, 2015, 1:30 P.M.

DISPOSITION AGENDA

This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on November 4, 2015.

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

MEMBERS NOT PRESENT: Greg Rosenbaum

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, October 26, 2015.

ADMINISTRATIVE MEETING ONLY

Subdivisions

1. C12-1592
   Bernard Morello
   REQUEST: Final Plat approval of SOUTH OMAHA REPLAT 23, a subdivision inside the city limits (laid over from 08/05/15)
   LOCATION: Generally located west of Dahlman Avenue and south of “A” Street

   DISPOSITION: LAYOVER 6-0. Layover the Final Plat pending necessary approvals from City Council.

2. C10-1595
   C12-1596
   JHBF, LLC
   REQUEST: Final Plat approval of ANDRESEN MEADOWS ESTATES, a subdivision outside the city limits, with rezoning from AG to DR and R4 (laid over from 10/07/15)
   LOCATION: Southwest of 176th and Emmet Streets

   DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR and R4. Approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement and placement of the easements for the interceptor sewer on the final mylars prior to forwarding the request to the City Council for final action.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Special Use Permits

| 3. | C8-15-269 (D) Scooter's Coffee | REQUEST: Approval of a Special Use Permit to allow a Restaurant (drive-in or fast food) in a GI District (laid over from 10/7/15) | LOCATION: 5921 "F" Street |

DISPOSITION: APPROVAL 6-0. Approval of the Special Use Permit subject to: 1) Submittal of a revised site/landscape plan, acceptable to the Planning Department, that includes additional interior parking lot landscaping in some of areas shown as “proposed striping/painting”, includes the overall off-street parking requirement calculations, and relocates the drive-through window to the opposite side of the building prior to forwarding the request to the City Council for final action. 2) Compliance with the revised site/landscape plan. 3) Compliance with the proposed operating statement. 4) Obtaining the necessary building permits and certificate of occupancy. 5) Compliance with all other applicable regulations.

(REGULAR AGENDA)

Master Plan Referrals

| 4. | C3-15-004 Planning Department on behalf of the City of Omaha | REQUEST: Approval of an Amendment to the 2015 Consolidated Plan | LOCATION: Omaha and 3-mile extraterritorial zoning jurisdiction |

DISPOSITION: APPROVAL 6-0.

| 5. | C3-15-281 Planning Department on behalf of the City of Omaha | REQUEST: Approval of the SYCAMORE APTS TIF REDEVELOPMENT PROJECT PLAN | LOCATION: Northwest of 30th Avenue and Pacific Street |

DISPOSITION: APPROVAL 6-0.

| 6. | C3-15-282 Planning Department on behalf of the City of Omaha | REQUEST: Approval of the KOUNTZE PARK II TIF REDEVELOPMENT PROJECT PLAN | LOCATION: Several properties within an area generally bounded by Ames Avenue on the north, Florence Boulevard on the east, Pratt Street on the south and 23rd Street on the west |

DISPOSITION: APPROVAL 6-0.

| 7. | C3-15-283 Planning Department on behalf of the City of Omaha | REQUEST: Approval of the UPTOWN DISTRICT TIF REDEVELOPMENT PROJECT PLAN | LOCATION: Several properties within an area generally bounded by Dewey Avenue on the north, Park Avenue on the east, Woolworth Avenue on the south and 33rd Street on the west |

DISPOSITION: APPROVAL 6-0.
### Planning Department on behalf of the City of Omaha

#### REQUEST:
Approval of an Amendment to the DOWNTOWN NORTHEAST REDEVELOPMENT PLAN for HDR

#### LOCATION:
Northwest of 11th and Dodge Streets

**DISPOSITION:** APPROVAL 6-0.

### Subdivisions

<table>
<thead>
<tr>
<th>8.</th>
<th>C3-96-276</th>
<th>Preliminary and Final Plat approval of FORT DIVISION REPLAT 2, a minor plat inside the city limits</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>REQUEST: Approval of an Amendment to the DOWNTOWN NORTHEAST REDEVELOPMENT PLAN for HDR</td>
</tr>
<tr>
<td></td>
<td>LOCATION: Northwest of 11th and Dodge Streets</td>
<td><strong>DISPOSITION:</strong> APPROVAL 6-0.</td>
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</table>

#### DISPOSITION: APPROVAL 6-0. Approval of the preliminary plat subject to:
1) Obtaining a waiver of the rear yard setback requirement and the impervious coverage from the Zoning Board of Appeals before submitting the preliminary plat to the City Council for action. 2) Providing a reciprocal parking easement for the parking stalls on the south side of the building and for the drive aisle on the east side of the property. 3) Submittal of an application to rezone the property to include the MCC Overlay District. 4) Compliance with all applicable stormwater management ordinances and policies. Approval of the final plat, subject to the conditions of preliminary plat approval and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding to City Council.

<table>
<thead>
<tr>
<th>9.</th>
<th>C12-15-284 (D) Baceline Investments</th>
<th>Preliminary and Final Plat approval of PEPPERWOOD VILLAGE REPLAT 2, a minor plat inside the city limits</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>REQUEST:</td>
<td><strong>DISPOSITION:</strong> APPROVAL 6-0.</td>
</tr>
<tr>
<td></td>
<td>LOCATION: 5414 North 90th Street</td>
<td><strong>DISPOSITION:</strong> APPROVAL 6-0. Approval of the Preliminary Plat, subject to the following:</td>
</tr>
<tr>
<td></td>
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<td>1) Compliance with all applicable stormwater management ordinances and policies. 2) Installation of sidewalks as required by the Subdivision Ordinance. Approval of the Final Plat, subject to the conditions of Preliminary Plat approval, and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the Final Plat to City Council.</td>
</tr>
</tbody>
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<thead>
<tr>
<th>10.</th>
<th>C12-15-285 (D) TerraForm Companies</th>
<th>Preliminary and Final Plat approval of PEPPERWOOD VILLAGE REPLAT 2, a minor plat inside the city limits</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>REQUEST:</td>
<td><strong>DISPOSITION:</strong> APPROVAL 6-0.</td>
</tr>
<tr>
<td></td>
<td>LOCATION: 520 North 152nd Avenue Circle</td>
<td><strong>DISPOSITION:</strong> APPROVAL 6-0. Approval of the Preliminary Plat, subject to the following:</td>
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<td></td>
<td>1) Compliance with all applicable stormwater management ordinances and policies. 2) Installation of sidewalks as required by the Subdivision Ordinance. Approval of the Final Plat, subject to the conditions of Preliminary Plat approval, and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the Final Plat to City Council.</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>11.</th>
<th>C10-14-160 (D) C12-14-161 Wes Neuhaus</th>
<th>Preliminary Plat approval of LAKEVIEW POINTE, a subdivision outside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth, with rezoning from AG to R4, R5 and MU with approval of a Mixed Use District Development Agreement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>REQUEST:</td>
<td><strong>DISPOSITION:</strong> LAYOVER 6-0. Layover the request for rezoning from AG to R4, R5 and MU. Layover the Preliminary Plat to allow the applicant time to meet with city staff and address the access and right-of-way issues, the trail configuration and other related comments on the dam site property, the issues with the proposed R5-zoned lots, and provide stormwater detention areas onsite.</td>
</tr>
<tr>
<td></td>
<td>LOCATION: Northwest of 168th and Fort Streets</td>
<td><strong>DISPOSITION:</strong> LAYOVER 6-0. Layover the request for rezoning from AG to R4, R5 and MU. Layover the Preliminary Plat to allow the applicant time to meet with city staff and address the access and right-of-way issues, the trail configuration and other related comments on the dam site property, the issues with the proposed R5-zoned lots, and provide stormwater detention areas onsite.</td>
</tr>
</tbody>
</table>
| 12. | C11-15-215 (D)  
    C12-15-216  
    Uptown Properties, LLC and DBA  
    Uptown Urban Dwellings | REQUEST: Preliminary and Final Plat approval of 31 MASON WEST, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth and Approval of a PUR-Planned Unit Redevelopment Overlay District | LOCATION: Northwest of 31st and Mason Streets |

**DISPOSITION:** APPROVAL 6-0. Approval of the PUR, subject to submittal of a final PUR plan that provides for landscaping being added on the east and west sides of Building 2 prior to forwarding to Council. Approval of the waiver of Section 53-8(4)(a) for Lot Depth. Approval of the Preliminary Plat subject to the following conditions: 1) Public works must approve the sewer and alley public improvement plans which shall be required prior to the recording of the final plat. 2) Coordinate with Planning and Public Works regarding the disposition of the alley. 3) The project must comply with the City’s Infill and Redevelopment Policy for Alternative Lot Access. 4) The applicant must provide for the use, ownership, and maintenance of the outlot in the subdivision agreement. 5) The applicant must work with Public Works to develop an acceptable PCSMP. 6) Sidewalks in disrepair must be replaced and curbside landscaping must be installed and maintained. 7) Compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat subject to the conditions of Preliminary Plat approval and submittal of a final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

| 13. | C11-15-217 (D)  
    C12-15-218  
    Uptown Properties, LLC and DBA  
    Uptown Urban Dwellings | REQUEST: Preliminary and Final Plat approval of 524 PARK AVENUE, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth and Approval of a PUR-Planned Unit Redevelopment Overlay District | LOCATION: 524 Park Avenue |

**DISPOSITION:** APPROVAL 6-0. Approval of the PUR. Approval of the waiver of Section 53-8(4)(a) for Lot Depth. Approval of the Preliminary Plat subject to the following conditions: 1) Public works must approve the sewer and alley public improvement plans which shall be required prior to the recording of the final plat. 2) The project must comply with the City’s Infill and Redevelopment Policy for Alternative Lot Access. 3) The applicant must provide for the use, ownership, and maintenance of the outlot in the subdivision agreement. 4) The applicant must work with Public Works to develop an acceptable PCSMP. 5) Sidewalks in disrepair must be replaced and curbside landscaping must be installed and maintained. 6) Compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat subject to the conditions of Preliminary Plat approval and submittal of a final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

| 14. | C11-15-219 (D)  
    C12-15-220  
    Uptown Properties, LLC and DBA  
    Uptown Urban Dwellings | REQUEST: Preliminary and Final Plat approval of 825 PARK AVENUE, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth and Approval of a PUR-Planned Unit Redevelopment Overlay District | LOCATION: 825 Park Avenue |

**DISPOSITION:** APPROVAL 6-0. Approval of the PUR, subject to submittal of a final PUR plan that provides for the sidewalk easement being at least 4’ and matching the sidewalk to the south prior to forwarding to Council. Approval of the waiver of Section 53-8(4)(a) for Lot Depth. Approval of the Preliminary Plat subject to the following conditions: 1) Public works must approve the sewer and alley public improvement plans which shall be required prior to the recording of the final plat. 2) The project must comply with the City’s Infill and Redevelopment Policy for Alternative Lot Access. 3) The applicant must provide for the use, ownership, and maintenance of the outlot in the subdivision agreement. 4) The applicant must work with Public Works to develop an acceptable PCSMP. 5) Sidewalks in disrepair must be replaced and curbside landscaping must be installed and maintained. 6) Compliance with all applicable stormwater management ordinances and policies.
Approval of the Final Plat subject to the conditions of Preliminary Plat approval and submittal of a final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

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<tr>
<td></td>
<td>Uptown Properties, LLC and DBA Uptown Urban Dwellings</td>
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<tr>
<td>REQUEST:</td>
<td>Preliminary and Final Plat approval of 31 POPPLETON, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth and Approval of a PUR-Planned Unit Redevelopment Overlay District</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>1313 South 31st Street</td>
</tr>
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**DISPOSITION: APPROVAL 6-0.** Approval of the PUR, subject to submittal of a final PUR plan that provides for screening being provided on the south side of the site prior to forwarding to Council. Approval of the waiver of Section 53-8(4)(a) for Lot Depth. Approval of the Preliminary Plat subject to the following conditions: 1) Public works must approve the sewer and alley public improvement plans which shall be required prior to the recording of the final plat. 2) The project must comply with the City’s Infill and Redevelopment Policy for Alternative Lot Access. 3) The applicant must provide for the use, ownership, and maintenance of the outlot in the subdivision agreement. 4) The applicant must work with Public Works to develop an acceptable PCSMP. 5) Sidewalks in disrepair must be replaced and curbside landscaping must be installed and maintained. 6) Compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat subject to the conditions of Preliminary Plat approval and submittal of a final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

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<td></td>
<td>Uptown Properties, LLC and DBA Uptown Urban Dwellings</td>
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<tr>
<td>REQUEST:</td>
<td>Preliminary and Final Plat approval of 31 PACIFIC, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth and Approval of a PUR-Planned Unit Redevelopment Overlay District</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>1113 South 31st Street</td>
</tr>
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</table>

**DISPOSITION: APPROVAL 6-0.** Approval of the PUR, subject to submittal of a final PUR plan that provides for screening being provided on the south side of the site prior to forwarding to Council. Approval of the waiver of Section 53-8(4)(a) for Lot Depth. Approval of the Preliminary Plat subject to the following conditions: 1) Public works must approve the sewer and alley public improvement plans which shall be required prior to the recording of the final plat. 2) The project must comply with the City’s Infill and Redevelopment Policy for Alternative Lot Access. 3) The applicant must provide for the use, ownership, and maintenance of the outlot in the subdivision agreement. 4) The applicant must work with Public Works to develop an acceptable PCSMP. 5) Sidewalks in disrepair must be replaced and curbside landscaping must be installed and maintained. 6) Compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat subject to the conditions of Preliminary Plat approval and submittal of a final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

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<td>Uptown Properties, LLC and DBA Uptown Urban Dwellings</td>
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<tr>
<td>REQUEST:</td>
<td>Preliminary and Final Plat approval of 30 MASON, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth and Approval of a PUR-Planned Unit Redevelopment Overlay District</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>3012 and 3016 Mason Street</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL 6-0.** Approval of the PUR. Approval of the waiver of Section 53-8(4)(a) for Lot Depth. Approval of the Preliminary Plat subject to the following conditions: 1) Public works must approve the sewer and alley public improvement plans which shall be required prior to the recording of the final plat. 2) The project must comply with the City’s Infill and Redevelopment Policy for Alternative Lot Access. 3) The applicant must provide for the use, ownership, and maintenance of the outlot in the subdivision agreement. 4) The applicant must work with Public Works to develop an acceptable PCSMP. 5) Sidewalks in disrepair must be replaced and curbside
landscaping must be installed and maintained. 6) Compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat subject to the conditions of Preliminary Plat approval and submittal of a final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

| 18. | C11-15-227 (D)  
    | C12-15-228  
    | Uptown Properties, LLC and DBA  
    | Uptown Urban Dwellings  
| REQUEST: Preliminary and Final Plat approval of 30 DEWEY, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth and Approval of a PUR-Planned Unit Redevelopment Overlay District  
| LOCATION: 518, 522 and 526 South 30th Street |

**DISPOSITION: APPROVAL 6-0.** Approval of the PUR. Approval of the waiver of Section 53-8(4)(a) for Lot Depth. Approval of the Preliminary Plat subject to the following conditions: 1) Public works must approve the sewer and alley public improvement plans which shall be required prior to the recording of the final plat. 2) The project must comply with the City’s Infill and Redevelopment Policy for Alternative Lot Access. 3) The applicant must provide for the use, ownership, and maintenance of the outlot in the subdivision agreement. 4) The applicant must work with Public Works to develop an acceptable PCSMP. 5) Sidewalks in disrepair must be replaced and curbside landscaping must be installed and maintained. 6) Compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat subject to the conditions of Preliminary Plat approval and submittal of a final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

| 19. | C11-15-229  
    | C12-15-230  
    | Uptown Properties, LLC and DBA  
    | Uptown Urban Dwellings  
| REQUEST: Preliminary and Final Plat approval of 33 MASON SOUTH, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth and Approval of a PUR-Planned Unit Redevelopment Overlay District  
| LOCATION: Southwest of 33rd and Mason Streets |

**DISPOSITION: APPROVAL 6-0.** Approval of the PUR. Approval of the waiver of Section 53-8(4)(a) for Lot Depth. Approval of the Preliminary Plat subject to the following conditions: 1) Public works must approve the sewer and alley public improvement plans which shall be required prior to the recording of the final plat. 2) Coordinate with Planning and Public Works regarding the disposition of the alley. 3) The project must comply with the City’s Infill and Redevelopment Policy for Alternative Lot Access. 4) The applicant must provide for the use, ownership, and maintenance of the outlot in the subdivision agreement. 5) The applicant must work with Public Works to develop an acceptable PCSMP. 6) Sidewalks in disrepair must be replaced and curbside landscaping must be installed and maintained. 7) Compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat subject to the conditions of Preliminary Plat approval and submittal of a final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

| 20. | C11-15-231  
    | C12-15-232  
    | Uptown Properties, LLC and DBA  
    | Uptown Urban Dwellings  
| REQUEST: Preliminary and Final Plat approval of 33 MASON NORTH, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth and Approval of a PUR-Planned Unit Redevelopment Overlay District  
| LOCATION: Northwest of 33rd and Mason Streets |

**DISPOSITION: APPROVAL 6-0.** Approval of the PUR. Approval of the waiver of Section 53-8(4)(a) for Lot Dept. Approval of the Preliminary Plat subject to the following conditions: 1) Public works must approve the sewer and alley public improvement plans which shall be required prior to the recording of the final plat. 2) Coordinate with Planning and Public Works regarding the disposition of the alley. 3) The project must comply with the City’s Infill and Redevelopment Policy for Alternative Lot Access. 4) The applicant must provide for the use, ownership, and maintenance of
the outlot in the subdivision agreement. 5) The applicant must work with Public Works to develop an acceptable PCSMP. 6) Sidewalks in disrepair must be replaced and curbside landscaping must be installed and maintained. 7) Compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat subject to the conditions of Preliminary Plat approval and submittal of a final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

| 21. | C11-15-233 (D)  
C12-15-234  
Uptown Properties, LLC and DBA  
Uptown Urban Dwellings | REQUEST: Preliminary and Final Plat approval of 31 MARCY SOUTHEAST, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth and Approval of a PUR-Planned Unit Redevelopment Overlay District |
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<tbody>
<tr>
<td>LOCATION: 3034 Marcy Street</td>
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**DISPOSITION:** APPROVAL 6-0. Approval of the PUR. Approval of the waiver of Section 53-8(4)(a) for Lot Depth. Approval of the Preliminary Plat subject to the following conditions: 1) Public works must approve the sewer and alley public improvement plans which shall be required prior to the recording of the final plat. 2) The project must comply with the City’s Infill and Redevelopment Policy for Alternative Lot Access. 3) The applicant must provide for the use, ownership, and maintenance of the outlot in the subdivision agreement. 4) The applicant must work with Public Works to develop an acceptable PCSMP. 5) Sidewalks in disrepair must be replaced and curbside landscaping must be installed and maintained. 6) Compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat subject to the conditions of Preliminary Plat approval and submittal of a final subdivision agreement, if necessary, prior to forwarding the plat to the City Council.

**Overlay District**

| 22. | C11-15-236 (D)  
Uptown Properties, LLC and DBA  
Uptown Urban Dwellings | REQUEST: Approval of a PUR-Planned Unit Redevelopment Overlay District |
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<tr>
<td>LOCATION: 542 South 30th Street</td>
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**DISPOSITION:** APPROVAL 6-0.

**Rezonings**

| 23. | C10-15-289 (D)  
CFM Realty | REQUEST: Rezoning from DR to MU |
<table>
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<tbody>
<tr>
<td>LOCATION: Southwest of Coventry Drive and “V” Street</td>
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**DISPOSITION:** APPROVAL 6-0.


**Special Use Permits**

<table>
<thead>
<tr>
<th>Request</th>
<th>Approval of a Special Use Permit to allow Indoor entertainment, along with a Major Amendment to a Special Use Permit to allow General office, along with a Major Amendment to a Special Use Permit to allow Personal improvement services and Personal services in a GI District, along with approval of a Parking Adjustment for a Mixed Use Development (Section 55-736)</th>
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<tbody>
<tr>
<td>Location</td>
<td>Northeast of 45th and Cuming Streets</td>
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**DISPOSITION: APPROVAL 5-0-1.** Approval of the Major Amendment to a Special Use Permit to allow “General Office use” in a GI district, subject to the following: 1) Submittal of a revised site plan in compliance with zoning regulations, including the parking area on the south side of Izard Street and providing 3 handicapped stalls in the parking lot west of the building, prior to forwarding this request to the City Council. 2) Submittal of an acceptable landscape plan prior to forwarding this request to the City Council. 3) Compliance with the revised site plan and the landscape plan. 4) Installation of a sidewalk along the south side of Izard Street and the north side of Nicholas Street. 5) Removal of the non-standard paving on the north side of Nicholas Street in the location of the proposed on-street parking and submittal of public improvement plans for the on-street parking through the OPW review process and construction of on-street parking and sidewalks accordingly. 6) No net increase in stormwater runoff and provide for treatment of the first ½ inch of stormwater for water quality. 7) Approval of a lease of ROW application for the 8 parking stalls on the west side of the building that are located partially in the right-of-way. 8) Compliance with the original conditions of approval, as applicable, including the approval of Certificate’s of Occupancy for all uses in the building. 9) Compliance with all other applicable regulations.

Approval of the Major Amendment to a Special Use Permit to allow Personal Improvement Services and Personal Services in a GI District, along with

<table>
<thead>
<tr>
<th>Request</th>
<th>Approval of a lease of ROW application for the 8 parking stalls on the west side of the building that are located partially in the right-of-way. 8) Compliance with the original conditions of approval, as applicable, including the approval of Certificate’s of Occupancy for all uses in the building. 9) Compliance with all other applicable regulations.</th>
</tr>
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<tbody>
<tr>
<td>Location</td>
<td>Northeast of 45th and Cuming Streets</td>
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Approval of the Special Use Permit to allow Indoor Entertainment in a GI district, subject to the following: 1) Submittal of a revised site plan in compliance with zoning regulations and providing 3 handicapped stalls in the parking lot west of the building, prior to forwarding this request to the City Council. 2) Submittal of an acceptable landscape plan, prior to forwarding this request to the City Council. 3) Compliance with the revised site plan and the landscape plan. 4) Installation of sidewalk along the south side of Izard Street and north side along Nicholas Street. 5) Removal of the non-standard paving on the north side of Nicholas Street in the location of the proposed on-street parking and submittal of public improvement plans for the on-street parking through the OPW review process and construction of on-street parking and sidewalks accordingly. 6) No net increase in stormwater runoff and provide for treatment of the first ½ inch of stormwater for water quality. 7) Maximum occupancy for the event space of 645 persons or less if restricted by the fire or building...
codes. 8) Approval of the requested parking adjustment (C10-15-246). 9) Approval of a lease of ROW application for the 8 parking stalls on the west side of the building that are located partially in the right-of-way. 10) The use ceases operation no later than November 13, 2016. 11) Compliance with the operating statement. 12) Compliance with all other applicable regulations.

Approval of the parking adjustment for mixed use developments pursuant to Section 55-736 of the Municipal Code, subject to: 1) Submittal of a revised site plan in compliance with all zoning regulations and providing 3 handicapped stalls in the parking lot west of the building, prior to forwarding this request to the City Council. 2) Submittal of an acceptable landscape plan, prior to forwarding this request to the City Council. 3) Compliance with the revised site plan and the landscape plan. 4) Remove the non-standard paving on the north side of Nicholas Street in the location of the proposed on-street parking; submit public improvement plans for the on-street parking through the OPW review process, and construction of on-street parking and sidewalks accordingly. 5) No net increase in stormwater runoff. 6) Treat the first 1/2 “of stormwater for water quality. 7) Install sidewalks along Nicholas Street as shown on the site plan and along south side of Izard Street. 8) Maximum occupancy for the sanctuary/event space of 645 persons or less if restricted by the fire or building codes. 9) Approval of a lease of ROW application for the 8 parking stalls on the west side of the building that are located partially in the right-of-way. 10) The indoor entertainment use must cease operation no later than November 13, 2016.

25. C8-15-288 (D)  
Dave Schenck  
REQUEST: Approval of a Special Use Permit to allow Safety services in a GI District  
LOCATION: 5921 “F” Street  

DISPOSITION: APPROVAL 6-0. Approval of the Special Use Permit subject to: 1) Removal of abandoned restaurant signage (including directional signs) and abandoned metal sign posts. 2) Proper maintenance of the existing landscaping per Section 55-718(e). 3) Compliance with the site/landscape plan. 4) Compliance with the operating statement. 5) The applicant obtaining a certificate of occupancy. 6) Compliance with all other applicable regulations.

Conditional Use Permits

26. C7-08-006 (D)  
Fr. Tom Neitzke  
REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Secondary educational facilities in a R3 District (property is also located within an ACI-2(50) Overlay District)  
LOCATION: 7400 Western Avenue  

DISPOSITION: APPROVAL 6-0. Approval of the Major Amendment to a Conditional Use Permit to allow Religious Assembly in a R3 District subject to: 1) Obtaining approval of the necessary waivers from the Zoning Board of Appeals for the proposed setback of 6 feet for the monument sign along 72nd Street and for the total sign budget. 2) Submittal of a revised site and/or sign plan providing a monument sign with a height of no more than 12 feet above average grade for the monument sign along 72nd Street. 3) Submitting renderings of the future sign along North 74th and Seward Streets in compliance with the R3 district monument sign regulators. 4) Compliance with the revised site and/or sign plan.

27. C7-15-287  
Troy Podraza  
REQUEST: Approval of a Conditional Use Permit to allow Indoor entertainment in a LC District  
LOCATION: 15220 Military Road  

DISPOSITION: LAYOVER 5-1. Layover the Conditional Use Permit to allow Indoor entertainment in a LC District to allow the applicant time to meet with city staff to discuss the issues in this report.
### DISCUSSION

**REQUEST:** Conditional Use Permit to allow *Warehousing and distribution (limited)* and a Special Use Permit to allow *Automotive sales* in a GC District

**LOCATION:** 5717 North 90th Street

**DISPOSITION:** APPROVAL 6-0. The Planning Department recommends that the Planning Board move to schedule a “show cause” hearing on December 2, 2015, at the regular Planning Board meeting.