This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on December 2, 2015.

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

MEMBERS NOT PRESENT: None

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, November 23, 2015.

ADMINISTRATIVE MEETING ONLY

Infill & Redevelopment Design Guidelines

Subdivisions

1. C12-15-192 Bernard Morello  
   REQUEST: Final Plat approval of SOUTH OMAHA REPLAT 23, a subdivision inside the city limits (laid over from 11/04/15)  
   LOCATION: Generally located west of Dahlman Avenue and south of "A" Street

DISPOSITION: APPROVAL 7-0.
2. C10-15-207  
   C12-15-208  
   BHRHUD, L.P.  
   REQUEST: Final Plat approval of BLAIR COMMONS (Lot 1, Outlots A-C), a subdivision outside the city limits, with rezoning from DR to R6  
   LOCATION: West of 90th Street and south of Blair High Road  

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from DR to R6. Approval of the final plat subject to compliance with the conditions of preliminary plat approval and the following items being addressed prior to forwarding the request to the City Council: 1) Providing for all improvements in the final approved traffic study. 2) Approval from the NDOR for the right-of-way transfer and approval of the final traffic study. 3) Submittal of an acceptable final subdivision agreement.

3. C12-06-053  
   C10-15-138  
   C12-15-139  
   6300 Arbor Street, LLC  
   REQUEST: Final Plat approval of AKSARBEN VILLAGE SOUTH (Lot 2), a subdivision inside the city limits, with rezoning from MH and GI to MU, with approval of a Major Amendment to the Mixed Use District Development Agreement for Aksarben Village (portion of property is also located within the flood fringe overlay district)  
   LOCATION: South of 63rd Street and West Center Road  

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from MH and GI to MU. Approval of a Major Amendment to the Mixed Use District Development Agreement for Aksarben Village 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 Final Plat subject to receiving approval of a flood plain development permit and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.

   C12-15-085  
   Blue Sage Development, LLC  
   REQUEST: Final Plat approval of TUSCAN RIDGE, a subdivision outside the city limits, with rezoning from R6 to DR and R4  
   LOCATION: Southwest of 199th Street and Blue Sage Parkway  

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R6 to DR and R4. Approval of the Final Plat subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Conditional Use Permits

5. C7-15-272 (D)  
   US Cellular  
   REQUEST: Approval of a Conditional Use Permit to allow a Broadcast tower in a GI District (laid over from 10/07/15)  
   LOCATION: 2222 North 84th Street  

DISPOSITION: APPROVAL 7-0. Approval of the Conditional Use Permit to allow a 130 foot tall Broadcast tower in a GI-General Industrial District subject to: 1) Compliance with the site and tower elevation plans. 2) Compliance with all other applicable rules and regulations. 3) 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. 4) A governmental access easement for a public safety and communications network.
6. C7-15-287 (D)  
Troy Podraza  
REQUEST: Approval of a Conditional Use Permit to allow indoor entertainment in a LC District (laid over from 11/04/15)  
LOCATION: 15220 Military Road  

DISPOSITION: APPROVAL 7-0. Approval of a Conditional Use Permit to allow indoor entertainment in a LC District subject to: 1) Extend the public sewer to the right-of-way adjacent to the site and construct the private lateral sewer line between the building and this public sewer. 2) Submit a revised site plan prior to building permit application that provides the following: (a) Six (6) additional trees on the eastern/southeastern boundary of the site. (b) 5% interior parking lot landscaping. (c) Landscape screening for the dumpster from State Street. 3) A limit of 265 occupants for phase 1. 4) A limit of 400 occupants upon completion of phase 2. 5) Provide 67 off-street parking stalls for phase 1. 6) Provide 100 off-street parking stalls upon completion of phase 2. 7) Replace onsite gravel with sod (with the exception of a small area serving as the driveway to the residence). 8) Receive a permit from the Douglas County Engineer’s office for the new driveway location. 9) Receive a Certificate of Occupancy from the Permits and Inspections Division prior to operation. 10) Compliance with the revised site plan. 11) Compliance with the submitted operating statement. 12) Compliance with all applicable stormwater management ordinances and policies. 13) Compliance with all other applicable regulations.

(REGULAR AGENDA)

Master Plan Referrals

7. C3-15-291  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the Old Market South Community Redevelopment Area Designation  
LOCATION: An area generally bounded by Pacific Street on the north, 6th Street on the east, Castelar Street on the south and 16th Street on the west  

DISPOSITION: APPROVAL 7-0. Approval. The designation of the proposed study area as a Community Redevelopment Area meets the criteria established by the Nebraska Community Development Law. Approval of the CRA designation (formerly referred to as Substandard and Blighted), will allow the use of tax increment financing (TIF) within the designated area.

8. C3-15-292  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the DOWNTOWN ELKHORN BUSINESS IMPROVEMENT DISTRICT  
LOCATION: An area generally bounded by Glenn Street on the north, 204th Street on the east, Blondo Street on the south and 207th Street/Elkhorn Drive on the west  

DISPOSITION: APPROVAL 7-0.

9. C3-15-293  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the BREAKERS TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: 415 Leavenworth Street  

DISPOSITION: APPROVAL 7-0.

10. C3-15-294  
Planning Department on behalf of the City of Omaha  
REQUEST: Approval of the BLUE LION PROJECT TIF REDEVELOPMENT PROJECT PLAN  
LOCATION: Southeast of 24th and Lake Streets  

DISPOSITION: LAYOVER 4-3.
Planning Department on behalf of the City of Omaha  
REQUEST:  Approval of the SLIPS IN BLACKSTONE TIF REDEVELOPMENT PROJECT PLAN  
LOCATION:  124 South 39th Street  

DISPOSITION: APPROVAL 7-0.

12.  C3-15-296 (D)  
Planning Department on behalf of the City of Omaha  
REQUEST:  Approval of the Surplus Declaration and Disposal of City Property  
LOCATION:  The 20 foot wide strip of Outlot EE, Eldorado Addition (adjacent to 1918 North 149th Court)  

DISPOSITION: APPROVAL 7-0.

13.  C3-96-276  
Planning Department on behalf of the City of Omaha  
REQUEST:  Approval of an Amendment to the DOWNTOWN NORTHEAST REDEVELOPMENT PLAN for OPAS  
LOCATION:  Northwest of 11th and Douglas Streets  

DISPOSITION: APPROVAL 7-0.

Subdivisions

Lamp Rynearson & Associates  
REQUEST:  Preliminary and Final Plat approval of HANA, a minor plat inside the city limits  
LOCATION:  East of the 67th and "F" Street intersection  

DISPOSITION: APPROVAL 7-0. Approval of the preliminary plat subject: 1) The applicant receiving approval from the Zoning Board of Appeals for the reduction in the minimum lot width before submittal to the City Council for action. 2) The applicant providing for the provisions of installing a sidewalk or agreeing to waive the right to protest a future sidewalk improvement district within the subdivision agreement. 3) Correcting the owner information for the parcel east of Proposed Lot 2. 4) Compliance with all applicable stormwater management policies and ordinances. Approval of the final plat subject to compliance with the conditions of preliminary plat approval, and subject to submittal of an acceptable final subdivision agreement.

15.  C12-15-298 (D)  
Hood Packaging Corporation  
REQUEST:  Preliminary and Final Plat approval of BEMIS CAMPUS REPLAT 1, a minor plat inside the city limits  
LOCATION:  West of the Valley Street and 25th Street intersection  

DISPOSITION: APPROVAL 7-0. Approval of the Preliminary Plat and Final Plat.

C12-15-064  
John Perlebach  
REQUEST:  Final Plat of BOYD'S ADDITION REPLAT 4, a subdivision inside the city limits, with rezoning from R5, CC and GI to CC, with approval of an ACI-2(PL) Overlay District (portions of property are located within an existing ACI-1(PL) Overlay District)  
LOCATION:  Southeast of 30th Street and Ames Avenue  

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R5, CC and GI to CC. Approval of the ACI-2(PL) overlay district designation. Approval of the Final Plat subject to: 1) The applicant providing the appropriate public utility easements for the vacated street/alleys or providing for removal or relocation of the existing utilities. 2) The applicant providing fair market value
compensation to the City for the vacated right-of-way (after accounting for the partial offset of the right-of-way dedication). 3) Including a note on the final plat that states that there shall be no vehicular access to 30th Street from Lot 1. 4) Compliance with applicable stormwater management ordinance and policies will be required; including providing a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality. 5) Submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.

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<thead>
<tr>
<th>Request Number</th>
<th>Requestor</th>
<th>REQUEST</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>17. C10-15-299 (D)</td>
<td>Western Springs Land Corp.</td>
<td>Preliminary Plat approval of SHADOW VIEW VILLAGE, a subdivision outside the city limits, with rezoning from AG to MU with approval of a Mixed Use District Development Agreement</td>
<td>Northwest of HWS Cleveland Boulevard and West Center Road</td>
</tr>
<tr>
<td>18. C12-15-317 (D)</td>
<td>Mike Shramek</td>
<td>Preliminary Plat and Final Plat approval of THE SHOPPES AT LORETO REPLAT ONE, a minor plat inside the city limits, with a waiver of Section 53-8(4)(d) for lot frontage (property is located within an existing MCC Overlay District)</td>
<td>2334 North 90th Street</td>
</tr>
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</table>

**Rezonings**

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<thead>
<tr>
<th>Request Number</th>
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<th>REQUEST</th>
<th>LOCATION</th>
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</thead>
<tbody>
<tr>
<td>19. C10-15-301 (D)</td>
<td>Jaime Cruz</td>
<td>Rezoning from HI to R4</td>
<td>2607, 2611 and 2615 “X” Street</td>
</tr>
<tr>
<td>20. C10-15-302 (D)</td>
<td>Jose Ontiveros</td>
<td>Rezoning from DR to R4</td>
<td>4914 South 49th Street</td>
</tr>
<tr>
<td>21. C10-15-303 (D)</td>
<td>William Welchert</td>
<td>Rezoning from AG to DR (property is also located within an ED Overlay District)</td>
<td>11550 Pawnee Road</td>
</tr>
<tr>
<td>22. C10-15-304 (D)</td>
<td>Travis Freeman</td>
<td>Rezoning from GC to NBD (property is also located within an existing ACI-1(PL) Overlay District)</td>
<td>3852 and 3876 Farnam Street</td>
</tr>
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<td></td>
<td>Request Number</td>
<td>Requestor</td>
<td>Request Type</td>
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<td>23.</td>
<td>C10-15-305 (D)</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Rezoning from DS to CBD (property is also located within an existing ACI-1(PL) Overlay District)</td>
</tr>
<tr>
<td>24.</td>
<td>C10-15-306 (D)</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Rezoning from R7 to R5</td>
</tr>
<tr>
<td>25.</td>
<td>C10-11-151</td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>Approval of amending an existing ACI-1(PL)-Area of Civic Importance Overlay District to an ACI-2(PL)-Area of Civic Importance Overlay District</td>
</tr>
<tr>
<td>26.</td>
<td>C10-03-260 (D)</td>
<td>SDG Omaha, LLC</td>
<td>Approval of a Major Amendment to the Mixed Use District Development Agreement for Tivoli</td>
</tr>
<tr>
<td>28.</td>
<td>C10-15-316</td>
<td>Buchanan Energy</td>
<td>Rezoning from GI to CC and approval of an MCC-Major Commercial Corridor Overlay District</td>
</tr>
<tr>
<td>29.</td>
<td>C8-15-307 (D)</td>
<td>Mark Ramsey</td>
<td>Approval of a Special Use Permit to allow Indoor entertainment in a GI District</td>
</tr>
</tbody>
</table>
western portion of the site. (b) Modify the ten (10) proposed diagonal stalls south of the building to 90 degree parking. 2) Compliance with the revised site plan. 3) Compliance with the submitted operating statement. 4) Compliance with all applicable stormwater management ordinances and policies. 5) Compliance with all other applicable regulations.

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<tr>
<th>30.</th>
<th>C8-15-308 SBA Communications Corporation</th>
<th>REQUEST:</th>
<th>Approval of a Special Use Permit to allow a Broadcast tower in a R4 District with a waiver of Section 55-186 Height to 90 feet</th>
</tr>
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<tr>
<td></td>
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<td>LOCATION:</td>
<td>15656 Fort Street</td>
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</table>

**DISPOSITION: APPROVAL 7-0.** Approval of the Special Use Permit subject to: 1) Submittal of a revised site/landscape plan providing for screening around the lease area in accordance with the Telecommunication Facilities Performance Standards and removal of the barbed wire before submitting the request to the City Council for action. 2) Submittal of a minor amendment to the Conditional Use Permit for Secondary Education Facilities before submittal of a building permit. 3) Compliance with the revised site/landscape plan and tower elevation plans. 4) 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. 5) Providing a governmental access easement for a public safety and communications network. 6) Compliance with all other applicable rules and regulations.

| 31. | C8-14-114 (D) Tom Meyer | REQUEST: | Approval of a Major Amendment to a Special Use Permit to allow Meat packing and related industries in a HI District |
|-----|-------------------------|----------|------------------------------------------------------------------------------------------------=============|
|     |                         | LOCATION:| Northeast of 27th and "N" Streets                                                                          |

**DISPOSITION: APPROVAL 7-0.** Approval of the Major Amendment to the Special Use Permit to allow Meatpacking and related industries in a HI District subject to: 1) Submittal of a revised site plan for Phase 1 showing the 10 foot landscape strip along 27th Street prior to forwarding this request to City Council. 2) Compliance with the revised site plans for Phase I & II. 3) Compliance with the operating statement. 4) Compliance with all other applicable regulations. 5) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.

**Conditional Use Permits**

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<tr>
<th>32.</th>
<th>C7-15-309 (D) Mike Shramek</th>
<th>REQUEST:</th>
<th>Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td>LOCATION:</td>
<td>2334 North 90th Street</td>
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**DISPOSITION: APPROVAL 7-0.** Approval of the Conditional Use Permit to allow Warehousing and distribution (limited) in the CC-MCC District subject to: 1) Compliance with the proposed site plan. 2) Compliance with a revised landscape plan in compliance with all applicable landscaping regulations. 3) Compliance with building elevations in compliance with all applicable urban design codes. 4) Compliance with the proposed operating statement. 5) Compliance with all other applicable site development regulations.

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<tr>
<th>33.</th>
<th>C7-15-310 (D) Brinshore Development</th>
<th>REQUEST:</th>
<th>Approval of a Conditional Use Permit to allow Restaurant (general) in a LC District (property is also located within a pending ACI-1(PL) Overlay District)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>LOCATION:</td>
<td>Northwest of 30th Street and Patrick Avenue</td>
</tr>
</tbody>
</table>

**DISPOSITION: APPROVAL 7-0.** Approval of the request to allow Restaurant (general) in an LC-Limited Commercial District subject to: 1) Compliance with the proposed site plan. 2) Compliance...
with the proposed building elevations. 3) Compliance with the proposed operating statement. 4) Issuance of a Certificate of Occupancy.

| 34. | C7-15-312 (D) Glad Tidings Assembly | REQUEST: Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R2 District | LOCATION: 7415 Hickory Street |

**DISPOSITION:** APPROVAL 7-0. Approval of the Major Amendment to a Conditional Use Permit (assumed) to allow Religious Assembly in R2, subject to: 1) Compliance with the submitted site and sign plans, subject to reducing the height of the monument sign to a maximum of 6 feet and the sign area to a maximum of 25 square feet. 2) Approval of signage waivers from the Zoning Board of Appeals for overall sign budget to 51 square feet and to setbacks from 12' and 6' to 0'. 3) Submittal of an acceptable sight distance diagram. 4) Compliance with all other applicable regulations.

| 35. | C7-15-313 (D) St. Patrick's Catholic Church & School | REQUEST: Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R5 District with a waiver of Section 55-206 Height to 44 feet | LOCATION: 20500 West Maple Road |

**DISPOSITION:** APPROVAL 7-0. Approval of the waiver of Section 55-206 Height. Approval of the Major Amendment to a Conditional Use Permit (assumed) to allow Religious Assembly in a R5 district subject to: 1) Obtaining waivers for the maximum sign budget and maximum height for wall signs for the proposed signage. 2) Compliance with the submitted site plan. 3) Compliance with all stormwater management regulations. 4) Compliance with all applicable ordinances and regulations. 5) The applicant obtaining all necessary permits.

| 36. | C7-15-314 (D) NS-Yard West, LLC | REQUEST: Approval of a Conditional Use Permit to allow Surface parking in a CBD District (property is also located within an existing ACI-1(PL) Overlay District) | LOCATION: 1515 Cuming Street |

**DISPOSITION:** APPROVAL 7-0. Approval of the Conditional Use Permit to allow Surface parking in a CBD-ACI-1(PL) District, subject to the following conditions: 1) Approval of the CUP for a period of four (4) years. 2) Receive a waiver from the Zoning Board of Appeals to delay installation of the landscaping for a duration of four (4) years. 3) Contribute to the 15th Street public improvement project and coordinate the streetscape design with Planning Department staff. 4) Comply with the City’s driveway regulations or receive a waiver from the Administrative Board of Appeals (ABA) that approves the site plan as proposed. 5) Compliance with all applicable stormwater management ordinances and policies. 6) Compliance with all other applicable regulations.

**Show-Cause Hearing**

| 37. | C7-05-136 C8-08-047 Mick Pick | 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:** REVOCATION 7-0. Revocation of the Conditional Use Permit for Warehousing and Distribution (Limited) and the Special Use Permit for Auto Sales in the GC district.