PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, May 6, 2015, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

DISPOSITION AGENDA

This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on May 6, 2015.

MEMBERS PRESENT: Anna Nubel, Chair
Brinker Harding, Vice Chair
Arnold Nesbitt
Van C. Deeb
Greg Rosenbaum
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, April 27, 2015.

ADMINISTRATIVE MEETING ONLY

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
</table>
| 1. | C10-08-184  
C12-08-185  
CR Investments, Inc. | REQUEST: Final Plat approval of WOOD VALLEY (Lots 352-473), a subdivision outside the city limits, with rezoning from AG to R4 |
|   |   | LOCATION: Northeast of 142nd Street and Wood Valley Drive |

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to DR and R4. Approval of the final plat subject to: 1) Including building envelopes on the final plat for Lot 446, 447 and 417, and 2) Submittal of a final acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.
2. C10-14-227  
   C12-14-228  
   Todd Lieberman/Brinshore Development  
   **REQUEST:** Final Plat approval of HIGHLANDER 75 NORTH, a subdivision inside the city limits, with rezoning from R5(35) and R7 to LC-AC-I-1(PL), R7 and R7-AC-I-1(PL)  
   **LOCATION:** Generally, north of Parker Street, south of Grant Street, east of 32nd Street and west of 29th Street

**DISPOSITION:** APPROVAL 7-0. Approval of the final plat subject to: 1) Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning facilities exist in the area, 2) Including provisions for the use, ownership and maintenance of the outlots in the final subdivision agreement, 3) Including provisions for compliance with all applicable stormwater management ordinances and policies in the final subdivision agreement, and 4) Submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.

**PUBLIC HEARING**

**(HOLD OVER CASES)**

**Subdivisions**

3. C10-12-153  
   C12-12-154  
   Sixty Sorensen, LLC  
   **REQUEST:** Revised Preliminary and Final Plat approval of SORENSEN PLACE, a subdivision inside the city limits, with approval of an MCC-Major Commercial Corridor Overlay District (laid over from 02/04/15)  
   **LOCATION:** Northeast of 60th Street and Sorensen Parkway

**DISPOSITION:** APPROVAL 7-0. Approval of the MCC Overlay District. Approval of the Revised Preliminary Plat subject to the following conditions: 1) Construct an eastbound left turn lane at the intersection of the site access with Sorensen Parkway, 2) Provide for all improvements identified in the final approved traffic study, 3) Grant a public access easement across Outlot A, 4) Provide a noise attenuation easement on Lot 5, 115 feet from the centerline of 60th Street, 5) Work with city staff on finalization of the tree mitigation plan, 6) Provide sidewalks as required by the Subdivision Ordinance, 7) Compliance with all applicable stormwater management ordinances and policies, and 8) Include provisions for the use, ownership and maintenance of the outlots in the final subdivision agreement. 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 to the City Council.

4. C12-14-224 (D)  
   Little Marcy Redevelopment, LLC  
   **REQUEST:** Preliminary and Final Plat approval of BARTLETTS ADDITION to OMAHA REPLAT 5, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth, Section 53-8(4)(d) for Lot frontage and Section 53-9(9) for Sidewalks (laid over from 11/05/14)  
   **LOCATION:** 809 South 31st Street

**DISPOSITION:** APPROVAL 7-0. Approval of the waiver of Section 53-8(4)(a) for Lot depth, Section 53-8(4)(d) for Lot frontage and Section 53-9(9) for Sidewalks. Approval of the Preliminary Plat subject to the following conditions: 1) Provide an acceptable grading plan or elevation exhibit, and 2) Compliance with all applicable stormwater management ordinances and policies. 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 to the City Council.
| 5. | **C10-14-127 (D)**  
C12-14-128  
FRK Development, LLC | REQUEST: Preliminary Plat approval of INDIAN POINTE (Lots 161-416, OL "D"-"L"), a subdivision outside the city limits, with rezoning from AG to DR and R4 (laid over from 07/02/14) |
| LOCATION: | Northeast of 192nd and Sahler Streets |

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning subject to City Council approval of the update to the Sewer Plan and approval of an amended Urban Development Element regarding the Present Development Zone prior to forwarding the preliminary plat to the City Council. Approval of the Preliminary Plat subject to the following being addressed with and/or prior to submittal of a final plat; as appropriate: 1) City Council approval of updates to the Sewer Plan and Urban Development Element prior to forwarding the preliminary plat to the City Council for final action, 2) Dedication of right-of-way for 192nd Street along the subdivision frontage is required, 3) Coordinating with the Nebraska Department of Roads, Public Works Department, and the representatives of the proposed Antler View subdivision regarding the relocation of the ½ mile connection to West Maple Road, 4) Coordinating with the Public Works Department regarding an acceptable General Obligation paving plan, 5) Placing a note on the plat that there shall be no access From Lot 308 to West Maple Road, no access to 192nd Street from Lots 255 – 259, inclusive, and no access from Lot 255 to George Miller parkway (shown as Ames Street), 6) Dedication of 65 feet of right-of-way and paving a three-lane section along George Miller Parkway on its approach to 192nd Street, 7) Providing a 35 foot no build easement along both sides of the parkways, 8) Coordinating all park and parkway improvements with the Parks Department, 9) Approval of the park and parkway improvements by the Park Board, 10) Eliminating the remaining three cul-de-sacs unless the determination can be made by the City that there is adequate justification for retaining them, 11) Providing a contribution to Douglas County's 180th Street bridge project, 12) Providing traffic calming on all streets longer than 1,000 feet, 13) Coordinating the design of the roundabouts and the traffic calming features with the Public Works Department, 14) Paving all street stubs paved to the property line and providing temporary turnarounds; this includes stub streets created by a phased development. Paving returns and a stub to the subdivision boundary on the east leg of the intersections of Spaulding and Sahler Streets at 186th Street, 15) Providing for the construction of all intersection curb ramps, and all sidewalks fronting outlots, in conjunction with the initial infrastructure improvement project, 16) Providing the required standard noise attenuation easement language on the plat, 17) Coordinating with the owner of 18544 West Maple Road and providing for the closure of their access to West Maple Road and its relocation to Big Elk Parkway, 18) Coordinating with the Public Works Department for the design and construction of the interceptor sewer project, 19) Coordinating the proposed 24” interceptor sewer crossing under 180th Street with the future 180th Street widening project, 20) Compliance with all applicable stormwater management ordinances and policies, 21) Providing for sidewalks as required by the code and on 192nd Street, 22) Include provisions for maintenance of sidewalks along all double fronted lots included in the subdivision agreement, 23) Coordinating the proposed site grades along the boundary of the plat with the future improvement of the roadway, 24) Coordinating with the Douglas County Engineer’s office regarding the grading of the subdivision to the ultimate 5-lane profile of 192nd Street, 25) Including provisions for use, ownership, and maintenance of outlots in the final subdivision agreement, 26) Coordinating with the Parks Department on whether a side-path could be provided under the power line easement, 27) Submittal of an acceptable tree canopy analysis, and mitigation plan if required, 28) Submittal of an acceptable wetland mitigation analysis, and mitigation plan if required, 29) Providing a letter of approval of a Noxious Weed Plan from Douglas County at the time a Final Plat application is submitted, 30) Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area, and 31) Submittal of a revised preliminary plat with or prior to submittal of a final plat if necessary.
Overlay Districts

<table>
<thead>
<tr>
<th>6.</th>
<th>C11-14-225 (D)</th>
<th>REQUEST: Approval of a PUR-Planned Unit Redevelopment Overlay District (laid over from 11/05/14)</th>
<th>LOCATION: 809 South 31st Street</th>
</tr>
</thead>
</table>

DISPOSITION: APPROVAL 7-0. Approval of the PUR, subject to submittal of a final site plan, final landscape plan and final building elevations prior to forwarding the request to the City Council for final action.

Special Use Permits

<table>
<thead>
<tr>
<th>7.</th>
<th>C8-12-155, C8-12-156, C7-13-012, C7-15-030</th>
<th>REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Convenience storage, approval of a Major Amendment to a Large Project Special Use Permit, approval of a Major Amendment to a Conditional Use Permit to allow Multiple-family residential and approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District (laid over from 02/04/15)</th>
<th>LOCATION: Northeast of 60th Street and Sorensen Parkway</th>
</tr>
</thead>
</table>

DISPOSITION: APPROVAL 7-0. Approval of a Major Amendment to a Large Project Special Use Permit in a CC-MCC District subject to: 1) Revising the design of the building on Lot 2 to comply with Article XXII prior to submittal of a building permit, 2) Compliance with the submitted overall site/landscape plan, 3) Compliance with the submitted operating statement, 4) Compliance with the MCC Overlay District regulations, and 5) Compliance with all other applicable regulations.

DISPOSITION: APPROVAL 7-0. Approval of a Major Amendment to a Special Use Permit to allow Convenience storage in a CC-MCC District subject to: 1) No outdoor storage of materials, 2) Compliance with the revised site/landscape plan, 3) Compliance with the submitted operating statement, 4) Compliance with the MCC Overlay District regulations, and 5) Compliance with all other applicable regulations.

DISPOSITION: APPROVAL 7-0. Approval of a Major Amendment to a Conditional Use Permit to allow Multiple-family residential in a CC-MCC District subject to: 1) Providing a site plan that eliminates or moves the 11 parking stalls that are within Outlot B elsewhere on site, 2) Revise the operating statement to include the language about ‘veterans and seniors preference.’, 3) Compliance with the revised site/landscape plan, 4) Compliance with the revised operating statement, 5) Compliance with the MCC Overlay District regulations, and 6) Compliance with all other applicable regulations.

DISPOSITION: APPROVAL 7-0. Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC-MCC District subject to: 1) No outdoor storage of materials, 2) Compliance with the site/landscape plan, 3) Compliance with the submitted operating statement, 4) Compliance with the MCC Overlay District regulations, and 5) Compliance with all other applicable regulations.
Master Plan Referral

| REQUEST: | Approval of an amendment to Chapter 55 regarding Two-family residential in the R4 District |
| LOCATION: | Omaha and 3-mile extraterritorial zoning jurisdiction |

DISPOSITION: APPROVAL 7-0.

Subdivisions

| REQUEST: | Preliminary and Final Plat approval of ELKHORN VALLEY, a minor plat inside the city limits, with rezoning from R6 and LI to R7 (a portion of which property is located within a flood fringe overlay district) |
| LOCATION: | Southwest of Park Road and North Main Street |

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R6 and LI to R7. Approval of the preliminary plat subject to: 1) Compliance with all applicable stormwater management regulations. Approval of the final plat, subject to the conditions of preliminary plat approval and submittal of an acceptable final subdivision agreement prior to forwarding to City Council.

| REQUEST: | Preliminary and Final Plat approval of BENSON REPLAT 19, a minor plat inside the city limits, with rezoning from R5(35) and CC to NBD, with approval of an MCC-Major Commercial Corridor Overlay District |
| LOCATION: | Southwest of 60th Street and Northwest Radial Highway |

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R5(35) and CC to NBD. Approval of the MCC Overlay District. Approval of the Preliminary Plat, subject to the following conditions: 1) On-street parking improvements are subject to the Public Works Department public improvement review process, 2) Provide sidewalks as required by the Subdivision Ordinance, and 3) Compliance with all applicable stormwater management ordinances and policies. 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 to the City Council.

| REQUEST: | Preliminary Plat approval of SKY VIEW RIDGE, a subdivision outside the city limits, with rezoning from AG to MU |
| LOCATION: | Northwest of 204th Street and West Center Road |

DISPOSITION: LAYOVER 7-0. Layover the rezoning from AG to MU and the Preliminary Plat to modify/provide the following issues: 1) An acceptable Mixed Use Plan and Development Agreement, 2) A traffic study, 3) A tree canopy analysis, 4) A wetland analysis, and 5) Financial data in regards to total taxable valuation and general obligation debt for the project.
DISPOSITION: APPROVAL 7-0. Approval of the waiver of Section 53-8(2)(b) for Cul-de-sac length maximum from 600' to 715'. Approval of the rezoning from AG to DR and R4. Approval of the Revised Preliminary Plat subject to the following items: 1) Coordinate with Douglas County to grade the subdivision to the ultimate 5-lane profile of Blondo Street, 2) Coordinate the outfall sewer and public street connections locations with the proposed Antler View subdivision to the north of the development, 3) Provide for paving of Blondo Street to the three-lane section and coordinate with Douglas County on the appropriate tie in with their 180th and Blondo Street project, 4) Pave the Lake Street connection between the subdivision boundary and 189th Street, 5) Construction all intersection curb ramps and all sidewalks fronting outlots in conjunction with the initial infrastructure improvements, 6) The applicant will need to coordinate with Public Works and SID #502 to provide for the removal of the Miami Street lift station, 7) Coordinate with Public Works on the design of the round-a-bout at 183rd Street and Sherwood Avenue, 8) Separate the drainageway and the park ground into two separate lots (currently shown as Outlot O), 9) Submitting an exhibit showing that there will be adequate sight distance looking north from the intersection of 188th Street and 186th Street, under the full build out condition for Lot 23. If sight distance is deficient, provide for the re-routing 186th Street into a 4-way intersection with 186th and Burdette Streets, 10) Add the following notes on the Final Plat: (a) “There shall be no direct access to 186th Street from Lot 12 or Outlot E.”, (b) “There shall be no direct access onto 183rd Street from Outlots I or K.”, 11) Submit a wetland analysis and provide for mitigation if any wetlands are damaged, 12) Drainageways need to be placed in an outlot sized to accommodate either the 3:1 + 20’ section, or the 100-year storm flow (whichever is greater), including the drainageway along Blondo Street from Lot 1 to Outlot H, 13) Place a noise attenuation easement 115’ from the centerline of Blondo Street and provide the standard noise attenuation easement language on the plat, 14) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies, 15) Provide for traffic calming on any street in excess of 1,000 feet, 16) Pave all street stubs to the property line and provide temporary turnarounds, 17) Provide a contribution to Douglas County’s 180th Street bridge project, 18) Provide sidewalks along Blondo Street and internal sidewalks as required by the Subdivision Ordinance, 19) Include provisions for use, ownership and maintenance of the outlots in the subdivision agreement, 20) Provide a letter from the Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area, 21) Provide a letter of approval from Douglas County regarding noxious weed control, and 22) Maintaining an acceptable debt ratio of 4% or less.

Layover of the final plat in order for the applicant to address the conditions of the revised preliminary plat approval.

Rezonings

<table>
<thead>
<tr>
<th>13.</th>
<th>C10-15-113 D - Approval</th>
<th>REQUEST:</th>
<th>Rezoning from R7 to R4</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>LOCATION:</td>
<td>1556 Florence Boulevard</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 7-0.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>LOCATION:</td>
<td>Southwest of 18th and Clark Streets</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 7-0.
**Planning Board Agenda**  
**May 6, 2015**  
**Page 7**

| 15. | C10-15-115 D - Approval  
Habitat for Humanity | REQUEST: Rezoning from R7 to R5  
LOCATION: 3932 North 21st Street |
|---|---|---|

**DISPOSITION:** APPROVAL 7-0.

Omaha Economic Development Corp. | REQUEST: Rezoning from GI to NBD, with approval of an ACI-1(PL) Overlay District  
LOCATION: 2200 North 24th Street |
|---|---|---|

**DISPOSITION:** APPROVAL 7-0.

| 17. | C10-15-117  
Ben Katt | REQUEST: Rezoning from R7 and GC to R7, with approval of an NCE-C Overlay District (portions of property are located within an existing NCE-C Overlay District)  
LOCATION: 1228, 1230, 1234 South 10th Street and 1229, 1233 South 11th Street |
|---|---|---|

**DISPOSITION:** APPROVAL 7-0.

| 18. | C10-98-193  
West Center Lodging, LLC | REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Legacy  
LOCATION: Northwest of Oak Drive and Wright Street |
|---|---|---|

**DISPOSITION:** LAYOVER 4-3. Layover for 30 days to allow the applicant time to meet with neighbors.

| 19. | C10-95-001 (D)  
B and K Real Estate LLC | REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Cinnamon Creek 2nd Addition  
LOCATION: Northeast of 180th and Harrison Streets |
|---|---|---|

**DISPOSITION:** APPROVAL 7-0. Approval of the Major Amendment to the Cinnamon Creek 2nd Addition Mixed Use Development Agreement subject to submittal of an acceptable Mixed Use Development Agreement prior to forwarding to City Council.

| 20. | C10-15-126 (D)  
Esther Silver | REQUEST: Rezoning from R4(35) to R5  
LOCATION: 1409 and 1411 North 58th Street |
|---|---|---|

**DISPOSITION:** APPROVAL 7-0.

**Special Use Permits**

| 21. | C8-11-083 (D)  
Seth Silverstein | REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Day care services (general) in a R5(35) District  
LOCATION: 4102 and 4110 South 13th Street |
|---|---|---|

**DISPOSITION:** APPROVAL 7-0. Approval of a Major Amendment to the Special Use Permit to allow Day care services (general) in a R5(35) District subject to the following conditions: 1) The applicant obtaining a waiver from the Zoning Board of Appeals to allow for the care of more than 12 individuals in a Day care services (general) facility in the R5(35) district, 2) The applicant receiving a Certificate of Occupancy for the former church building prior to operation, 3) Compliance with the proposed operating statement, 4) Compliance with the proposed site plan, and 5) Compliance with all applicable development regulations.
## Request: Approval of a Special Use Permit to allow Convenience storage and a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District, with approval of an MCC-Major Commercial Corridor Overlay District

**Location:** Northeast of 204th and Farnam Streets

**Disposition:** LAYOVER 6-0-1. Layover for 60 days, 30 if ready, to allow the applicant time to meet with neighbors.

### Conditional Use Permits

<table>
<thead>
<tr>
<th>Request #</th>
<th>Request Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>C7-15-122</td>
<td>Approval of a Conditional Use Permit to allow Single-family residential (detached) in a GC District (property is also located within an existing NCE-C Overlay District).</td>
</tr>
<tr>
<td><strong>Location:</strong> 1234 South 10th Street</td>
<td></td>
</tr>
</tbody>
</table>

**Disposition:** APPROVAL 7-0. Approval of the Conditional Use Permit subject to compliance with the proposed site plan and building elevations.

<table>
<thead>
<tr>
<th>Request #</th>
<th>Request Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>C7-15-123 (D)</td>
<td>Approval of a Conditional Use Permit to allow Single-family residential (detached) in a GC District, with approval of an MCC-Major Commercial Corridor Overlay District.</td>
</tr>
<tr>
<td><strong>Location:</strong> 4921 Q Street</td>
<td></td>
</tr>
</tbody>
</table>

**Disposition:** APPROVAL 7-0. Approval of the MCC Overlay District. Approval of the Conditional Use Permit to allow Single family (detached), subject to the following conditions: 1) Paving a 10' x 36' parking stall along the east side of the existing building taking access off of Q Street, and 2) Compliance with the submitted operating statement.

<table>
<thead>
<tr>
<th>Request #</th>
<th>Request Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>C7-15-127 (D)</td>
<td>Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Cultural services in a R7 District</td>
</tr>
<tr>
<td><strong>Location:</strong> 6915 Cass Street</td>
<td></td>
</tr>
</tbody>
</table>

**Disposition:** APPROVAL 7-0. Approval of the Major Amendment to the Conditional Use Permit (assumed) to allow Cultural services in a R7 District subject to: 1) The Major Amendment being for the proposed sign alteration only, 2) The applicant receiving approval of an amended ZBA waiver (#90-296), 3) Compliance with Section 55-854 Performance standards for electronic off-premises signs of the Municipal Code, and 4) Compliance with Section 55-857(c) Hazards of the Omaha Municipal Code.

### Vacations

<table>
<thead>
<tr>
<th>Request #</th>
<th>Request Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>C14-15-124 (D)</td>
<td>Vacation of 11th Street from Mason Street to the north approximately 65 feet</td>
</tr>
</tbody>
</table>

**Disposition:** APPROVAL 7-0. Approval of the proposed vacation, subject to all easements being reserved in the vacating ordinance.