MINUTES
PUBLIC HEARING AND ADMINISTRATIVE MEETING
OMAHA CITY PLANNING BOARD 1:30 P.M. – SEPTEMBER 2, 2015
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, August 24, 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

STAFF PRESENT: James Thele, Planning Director
Dave Fanslau, Current Planning
Chad Weaver, Long Range Planning
Eric Englund, Planning Board Administrator
Jennifer Taylor, 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.

(HOLD OVER CASES)

Special Use Permits

| 5. | C7-10-062 (D) C8-15-193 | REQUEST: Approval of a Special Use Permit to allow Large group living, along with a Major Amendment to a Conditional Use Permit to allow Secondary educational facilities in a R2 District (property is also located within an existing ACI-3(PL) Overlay District) (laid over from 08/05/15) |
| LOCATION: 7400 Military Avenue |

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval of a Major Amendment to the Conditional Use Permit to allow Secondary educational facilities in a R2-ACI-3(PL) District subject to compliance with the original conditions of approval, and approval of a Special Use Permit to allow Large group living in a R2-ACI-3(PL) District subject to the following conditions: 1) Update the operating statement to provide the following prior to forwarding the request to the City Council: (a) The number of nonresident individuals expected to visit the large group living use each day, whether those individuals will come by motor vehicle, and the average length of stay. (b) The number of vehicles that will be expected to be parked at the large group living use on a daily basis. (c) The name, address
and local phone number of a designated contact person for the large group living use who can be reached 24 hours per day, if the need should arise. 2) Submit a revised site plan that moves the structure to be within 5-15 feet from the east property line and relocates the trash enclosure to the west of the building prior to forwarding the request to the City Council. 3) Submit a revised landscape plan that provides two additional trees in the southeast portion of the site prior to forwarding the request to the City Council. 4) Submit a map showing the location of any signage associated with the use, including a scale drawing of the sign structure and sign face with the sign's proposed sign copy. 5) Submit and receiving approval of an administrative subdivision that replats the site into the proposed two lot configuration. 6) Connect internal walkways to adjacent public sidewalks. 7) Compliance with the updated site and landscape plan. 8) Compliance with the updated operating statement. 9) Compliance with the proposed building renderings. 10) Compliance with the ACI-3(PL) Overlay District regulations. 11) Compliance with all applicable stormwater management ordinances and policies. 12) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department. 13) Compliance with all other applicable regulations. Mr. Rosacker seconded the motion which carried 7-0.

(REGULAR AGENDA)

Subdivisions

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<td>6.</td>
<td>C12-15-209 (D) J3F&amp;R, LLC</td>
<td>REQUEST: Preliminary and Final Plat approval of BEDFORD PLACE REPLAT 2, a minor plat inside the city limits</td>
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<td>LOCATION: Northwest of 33rd and Emmet Streets</td>
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At the Planning Board meeting held on September 2, 2015, Mr. Harding moved approval of the preliminary plat subject to: 1) Hatch and denote the area to be vacated on the final plat. 2) Providing for the standard vacation language on the final plat. 3) Providing a public access easement to the remaining alley and recording the easement before forwarding the final plat to the City Council. 4) Compliance with all applicable stormwater management regulations, and 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. Mr. Rosacker seconded the motion which carried 7-0.

| 8. | C12-15-212 (D) Roger Durand | REQUEST: Preliminary and Final Plat approval of SKY RANCHES, a minor plat outside the city limits |
|   |   | LOCATION: Southeast of 84th Street and Bennington Road |

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval of the Preliminary Plat, subject to the following conditions: 1) Dedicate an additional 10 feet for right-of-way along 84th Street measured at a distance of 300 feet from its intersection with Bennington Road. 2) The applicant waiving the right to protest a future sidewalk improvement district. 3) Place a note on the plat that all future development will need to comply with the regulations of the Cunningham Lake Overlay District. 4) Place a note on the plat restricting Lots 2 and 3 to one shared driveway. 5) Compliance with all applicable stormwater management ordinances and policies, and 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 to the City Council. Mr. Rosacker seconded the motion which carried 7-0.
| 9. | C10-15-213 (D) C12-15-214 6920 Ventures, LLC | REQUEST: | Preliminary and Final Plat approval of AKSARBEN POINTE, a minor plat inside the city limits, with rezoning from DR and CC to CC, with approval of an ACI-2(65) Area of Civic Importance Overlay District (property is also located within the flood fringe and floodway overlay districts) |
| LOCATION: | Northwest of 69th and Pacific Streets |

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval of the rezoning from DR and CC to CC (property is also located within the flood fringe and floodway overlay districts), approval of the ACI-2(65)-Area of Civic Importance Overlay District. Approval of the preliminary plat subject to: 1) Dedicating right-of-way as needed to accommodate required sidewalks. 2) Providing public improvements to modify the sewers as required by the Public Works Department. 3) Relocating the Pacific Street access to the east end of the lot and modifying the ingress/egress easement to accommodate the relocation. 4) Compliance with an approved Flood Plain Development permit. 5) Compliance with all applicable stormwater management regulations, and 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. Mr. Rosacker seconded the motion which carried 7-0.

### Rezonings

| 13. | C10-15-237 (D) Nustyle Development | REQUEST: | Rezoning from DS to CBD (property is also located within an existing ACI-1(PL)-Area of Civic Importance Overlay District) |
| LOCATION: | 541 South 24th Street |

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval. Mr. Rosacker seconded the motion which carried 7-0.

| 14. | C10-15-238 (D) Brother Mike Wilmot | REQUEST: | Rezoning from R5(35) to R5 |
| LOCATION: | 4138 and 4140 Burdette Street |

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval. Mr. Rosacker seconded the motion which carried 7-0.

| 15. | C10-15-239 (D) Ken Swain | REQUEST: | Rezoning from R4(35) to R4 |
| LOCATION: | 1713 "S" Street, 5403 and 5405 South 18th Street |

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval. Mr. Rosacker seconded the motion which carried 7-0.

| LOCATION: | 2218 Poppleton Avenue |

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval. Mr. Rosacker seconded the motion which carried 7-0.

| 17. | C10-15-241 (D) FTK Midtown Group, Inc. | REQUEST: | Rezoning from GI to CC, with approval of an MCC-Major Commercial Corridor Overlay District |
| LOCATION: | 711 North Saddle Creek Road |

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval. Mr. Rosacker seconded the motion which carried 7-0.
At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval of the Major Amendment to a Mixed Use District Development Agreement for Coventry to allow a 130 foot tall Broadcast tower subject to: 1) Submittal of an acceptable mixed use development agreement prior to forwarding the request to the City Council for final action. 2) Providing an updated site plan showing an acceptable hard paved surface for the access drive and parking area. 3) Providing an updated landscape plan continuing the landscaping around the entire site area and replacing the tree species with Upright Junipers. 4) Submittal of a rezoning application to rezone the lot from DR to MU. 5) Compliance with the revised site, landscape and tower elevation plans. 6) Compliance with all other applicable rules and regulations. 7) Providing a governmental access statement. 8) Submittal of an annual report that describes the location and operating characteristics of all broadcast towers within the City and its extraterritorial jurisdiction. Mr. Rosacker seconded the motion which carried 7-0.

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval of the rezoning from R5, R5(35) and R6 to R5 and approval of a Major Amendment to the Conditional Use Permit (assumed) to allow Religious assembly in a R5 District, subject to the following conditions prior to the issuance of any building permits: 1) Receive a waiver from the Zoning Board of Appeals for the following items: (a) A two foot setback from the east property line. (b) A four foot setback from the south property line. (c) Amount of street yard landscaping for the site. 2) Coordinate with the Public Works Department for any on-street parking construction on Ohio Street. 3) Compliance with the site plan. 4) Compliance with all applicable stormwater management ordinances and policies. 5) Compliance with all other applicable regulations. Mr. Rosacker seconded the motion which carried 7-0.

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval of the rezoning from GI to R4, and Approval of an ACI-2(PL)-Area of Civic Importance Overlay District. Mr. Rosacker seconded the motion which carried 7-0.

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval. Mr. Rosacker seconded the motion which carried 7-0.

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval. Mr. Rosacker seconded the motion which carried 7-0.

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval. Mr. Rosacker seconded the motion which carried 7-0.
Special Use Permits

24.  C8-15-247 (D)
     Ali Tabla

     REQUEST: Approval of a Special Use Permit to allow Automotive sales in a CC District

     LOCATION: 3352 North 108th Street

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval of the Special Use Permit to allow Automotive sales in a CC District, subject to the following conditions:  
1) Revise the site plan to address the following prior to forwarding the request to the City Council:  
   (a) Close the easternmost driveway off of Emmet Street.  
   (b) Install a sidewalk along the length of the Emmet Street frontage.  
   (c) Provide 10 feet of perimeter landscaping and plant 6 new trees along the northern portion of the site.  
   (d) Provide 15 feet of perimeter landscaping and plant 4 new trees along the eastern portion of the site.  
2) Submit an application for the MCC Overlay District prior to forwarding the request to the City Council.  
3) No services allowed on-site other than automotive sales.  
4) Compliance with the revised site and landscape plan.  
5) Compliance with the proposed operating statement.  
6) Compliance with all applicable stormwater management ordinances and policies.  
7) Compliance with the MCC Overlay District regulations.  
8) Compliance with all other applicable regulations.  
Mr. Rosacker seconded the motion which carried 7-0.

Vacations

27.  C14-15-250 (D)
     Planning Board on behalf of the City of Omaha

     REQUEST: Vacation of portions of "B" Street, 33rd Street and alleys located west of Dahlman Avenue

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval. Mr. Rosacker seconded the motion which carried 7-0.

28.  C14-15-251 (D)
     Property Owner

     REQUEST: Vacation of the north/south alley between 22nd Street and 24th Street from Lake Street south 130 feet and east 26 feet

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval. Mr. Rosacker seconded the motion which carried 7-0.

29.  C14-15-252 (D)
     Property Owner

     REQUEST: Vacation of the north/south alley between 34th Street and 35th Street from "I" Street to "H" Street, in addition to a 20 foot wide strip of "H" Street not previously vacated

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval subject to retention of any and all necessary easements. Mr. Rosacker seconded the motion which carried 7-0.

30.  C14-15-253 (D)
     Property Owner

     REQUEST: Vacation of a portion of Saratoga Street between Lot 1 of Fort Omaha Expansion and 30th Street and a 15 foot wide alley extending southward from Saratoga Street to Sorensen Parkway

At the Planning Board meeting held on September 2, 2015, Mr. Harding moved for approval. Mr. Rosacker seconded the motion which carried 7-0.
ADMINISTRATIVE MEETING ONLY

Infill & Redevelopment Design Guidelines

At the Planning Board meeting held on September 2, 2015, Jed Moulton, Urban Planning, presented the Infill and Redevelopment Design Guidelines.

Mr. Nesbitt moved to layover the discussion until the October 7, 2015 meeting. Mr. Magid seconded the motion which carried 7-0.

Subdivisions

1. C10-14-127
   C12-14-128
   FRK Development, LLC
   REQUEST: Final Plat approval of INDIAN POINTE (Lots 161-266, Outlots D-K), a subdivision outside the city limits, with rezoning from AG to DR and R4 (laid over from 08/05/15)
   LOCATION: Northeast of 192nd and Sahler Streets

At the Planning Board meeting held on September 2, 2015, Dave Fanslau, Assistant Planning Director, stated that the request was Phase II of Indian Pointe. He then stated that the Department recommended approval of the rezoning and approval of the final plat subject to the 4 conditions on the recommendation report.

Mr. Rosenbaum moved for approval of the rezoning from AG to DR and R4, and approval of the final plat subject to the following conditions being met prior to forwarding the request to the City Council for final action: 1) Placing a note on the plat that there shall be no access from Lot 165 to George B. Miller Parkway. 2) Providing a 35 foot no build easement along both sides of the parkways. 3) Providing the required standard noise attenuation easement language on the plat. 4) Submittal of an acceptable final subdivision agreement. Mr. Harding seconded the motion which carried 7-0.

2. C12-15-167
   Charlotte Rasmussen
   REQUEST: Final Plat approval of ERIKSEN ACRES, a minor plat outside the city limits (laid over from 07/01/15)
   LOCATION: 10313 North 72nd Street

At the Planning Board meeting held on September 2, 2015, Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval of the final plat subject to conditions on the recommendation report.

Mr. Nesbitt moved for approval of the Final Plat subject to submittal of an acceptable final subdivision agreement, if required. Mr. Magid seconded the motion which carried 7-0.

3. C12-06-053
   C10-15-138
   C12-15-139
   6300 Arbor Street, LLC
   REQUEST: Final Plat approval of Aksambarben Village South (Lot 1 and Outlot "A"), a subdivision inside the city limits, with rezoning from MH and GC to MU, with approval of a Major Amendment to the Mixed Use District Development Agreement for Aksambarben Village (portion of property is also located within the flood fringe overlay district)
   LOCATION: South of 63rd Street and West Center Road

At the Planning Board meeting held on September 2, 2015, Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval of the rezoning, approval of the Major Amendment to the Mixed Use District Development Agreement subject to conditions on the recommendation report, and approval of the final plat subject to conditions on the recommendation report.
Mr. Harding moved for approval of the rezoning from MH and GC 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, and 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. Mr. Magid seconded the motion which carried 7-0.

| 4. | C10-15-014  
C12-15-015  
Blondo 186, LLC | REQUEST: Final Plat approval of BLONDO RIDGES (formerly BLONDO 186), a subdivision outside the city limits, with rezoning from AG to DR and R4  
LOCATION: Northeast of 189th and Blondo Streets |

At the Planning Board meeting held on September 2, 2015, Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval of the final plat subject to compliance with conditions of the revised preliminary plat and the 5 conditions on the recommendation report.

Mr. Rosacker moved for approval of the final plat subject to compliance with the conditions of the revised preliminary plat approval and subject to the following being addressed prior to forwarding the final plat to the City Council for final action: 1) Coordinating with park planning staff on park program and design. 2) Indicate/label parkways along west side of park, turning east at the south end of the park via the round-about and show a 35 foot no-build easements along those lots. 3) Submittal of a letter of approval from Douglas County regarding noxious weed control. 4) Submittal of a letter from Douglas County Emergency Management confirming acceptable emergency warning for the area. 5) Submittal of an acceptable final subdivision agreement. Mr. Deeb seconded the motion which carried 7-0.

PUBLIC HEARING AND ADMINISTRATIVE MEETING
(REGULAR AGENDA)

Subdivisions

C12-15-211  
TD2 | REQUEST: Preliminary and Final Plat approval of DEER CREEK HIGHLANDS REPLAT ONE, a minor plat outside the city limits, with rezoning from DR and R4 to DR and R4  
LOCATION: South of the 126th and Grebe Street intersection |

At the Planning Board meeting held on September 2, 2015, Doug Kellner, Thompson Dreessen Dorner, 10836 Old Mill Rd., presented the request. Mr. Kellner stated that he was available to answer questions regarding the request.

Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval of the rezoning, approval of the preliminary plat subject to the 3 conditions on the recommendation report and approval of the final plat subject to the conditions on the recommendation report.

In response to Mr. Harding, Mr. Fanslau explained that building envelopes were at the building setbacks and within the existing easements.

Mr. Deeb moved for approval of the zoning from DR and R4 to DR and R4, approval of the Preliminary Plat, subject to the following conditions: 1) Providing building envelopes on Lots 1 and 2. 2) Providing a note on the final plat stating that Lots 1 and 2 will comply with the site development standards in Chapter 55 OMC. 3) Compliance with all applicable stormwater management regulations, and 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. Mr. Magid seconded the motion which carried 7-0.
10. C10-14-118  
    C12-14-119  
    Gottsch Enterprises, LLC  
    REQUEST: Revised Preliminary and Final Plat approval of INDIAN CREEK LANDINGS II, a subdivision outside the city limits, with rezoning from AG to R3  
    LOCATION: Northwest of 192nd Street and West Maple Road

At the Planning Board meeting held on September 2, 2015, Mark Johnson, 11440 W. Center Rd., appeared before the Board on behalf of the applicant. Mr. Johnson stated that he was available to answer questions regarding the request.

Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval of the rezoning, approval of the revised preliminary plat subject to the 10 conditions on the recommendation report and to layover the final plat subject to the 3 conditions on the recommendation report.

Mr. Rosenbaum moved for approval of the rezoning from AG to R3 and approval of the revised Preliminary Plat subject to: 1) Submittal of a tree canopy analysis. 2) Including Lot 26 in the 192nd Street access restriction note on the final plat. 3) Including the excess right-of-way adjacent to Lot 44 in the lot. 4) Providing storm sewer design computations and final plans to the Douglas County Engineer’s office for review that relate to the handling of roadway and site drainage along the development boundary adjacent to 192nd Street. 5) Providing for the installation of sidewalks as required; including sidewalks along 192nd Street and West Maple Road. 6) Compliance with all applicable stormwater management ordinances and policies; including providing for a no net increase in stormwater runoff and treatment of the first 1/2 inch of stormwater for water quality. 7) Including provisions for use, ownership, and maintenance of outlots in the subdivision agreement. 8) Submitting a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. 9) Including a building footprint on the final plat for Lot 7, 8, 18 through 26 and Lot 44. 10) An acceptable debt ratio of 4% or less. He also moved to layover the Final Plat to allow the applicant additional time to provide the following: 1) A tree canopy analysis. 2) A letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. 3) A letter of approval of a Noxious Weed Plan from Douglas County. Mr. Deeb seconded the motions which carried 7-0.

    C12-15-208  
    Neeraj Agarwal  
    REQUEST: Preliminary Plat approval of BLAIR COMMONS, a subdivision outside the city limits, with rezoning from DR to DR, R5 and R6  
    LOCATION: West of 90th Street and south of Blair High Road

At the Planning Board meeting held on September 2, 2015, Neeraj Agarwal, appeared before the Board on behalf of the applicant and developer. Mr. Agarwal stated that the 26 acre site was undeveloped for approximately 10 years and that the proposed project was two phases. He explained that Phase I was approximately 190 apartment units, a pool and clubhouse and that Phase II was undefined, but the developer considered preferential housing for senior citizens and veterans. He further explained that Phase I of the development was partially funded with low-income housing tax credits and required restricted incomes for residents. He added that a completed market study indicated demand for affordable housing and that subsidies for Section 8 housing were not planned for the development. Mr. Agarwal stated that a wetland report was submitted to the Department and that the wetland would be placed in a designated outlot. He added that the build-out of 92nd Avenue would be dedicated as public right-of-way and that a neighborhood meeting was planned for September 28, 2015.

Loren Anderson, 9304 Military Rd., appeared before the Board in opposition. Mr. Anderson stated that he resided adjacent to the site and that he wanted more information regarding the proposed project. He added that the Irvington Heights apartment development was within approximately 1/3 mile of the site. In response to the Board, Mr. Anderson stated that he preferred a storage unit development.
Rob Woodling, Foundations Development, appeared before the Board in opposition. Mr. Woodling stated that his business subsidiary owned unfinished lots in the Northwest Village Subdivision and that he was concerned with increased traffic on 92nd Avenue. He added that the majority of the residents were senior citizens.

Joe Kleynam, 9430 Military Ave., appeared before the Board in opposition. Mr. Kleynam stated that he was concerned with the saturation of large apartment complexes in the area, decreased property values, and increased traffic.

George Cooperider, 5934 N. 92nd Ave., appeared before the Board in opposition. Mr. Cooperider stated that he was President of Northwest Village Home Owner’s Association and submitted a statement of his comments, letter from a homeowner, and photo to the Board. He displayed a photo of 92nd Avenue depicting the steep grade and stated that he was concerned with increased traffic along 92nd Avenue, safety of traffic during inclement weather, and saturation of apartment units in the area. He explained that the neighborhood had cluster mailboxes along one side of 92nd Avenue and that he was also concerned with safety of the residents.

Matt Morris, 9415 Ida St., appeared before the Board in opposition. Mr. Morris stated that he resided directly across the site on the other side of Blair High Road and that he was concerned with increased traffic along Ida Street, increased crime, increased density of low-income housing in the area, and the need for infrastructure improvements with increased density. He also stated that he was concerned that the area schools were already at maximum capacity and that he preferred a retail development at the site.

William Clute, 5903 N. 92nd St., appeared before the Board in opposition. Mr. Clute stated that he resided in Northwest Village and noted that he previously worked with the Department on a scattered-site housing study, which differed from low-income housing. He explained that the neighborhood currently had one way in and out, and that he was also concerned with increased traffic in their neighborhood.

Mr. Cooperider requested the possibility of access to and from the site at Blair High Road be addressed.

Mr. Agarwal explained that due diligence did not allow contractors to share information regarding the development and that the options of commercial development and single-family dwellings were explored, but not financially viable for the site. He further explained that an extension of Redick Avenue was planned and that discussions were held with the Nebraska Department of Roads (NDOR) regarding implementation of unrestricted access to the site along Blair High Road. He then stated the extension of 92nd Avenue, and possibly townhomes for a portion of site, were planned during Phase II. Mr. Agarwal added that the development would be managed by Seldin Company and have on-site security.

Dave Fanslau, Assistant Planning Director, stated that submitted development plans were evaluated by other City departments and by agencies throughout the city, including school districts. He then stated that further commercial development on the site was not in conformance with the Master Plan and that the Master Plan promoted a variety of housing throughout the City. He explained that traffic was evaluated by the Public Works Department and noted that within the Northwest Village subdivision, 92nd Avenue was stubbed at the adjacent property to the north in expectation of future connection. Mr. Fanslau stated that required documentation from the applicant was received the week prior, but needed reviewed, and that the Department recommended to layover the request subject to the 3 conditions on the recommendation report.

In response to the Board, Mr. Neeraj explained that the NDOR stated unrestricted access at Blair High Road would be granted upon submittal of formal permit requests.

Mr. Nesbitt moved to layover of the Preliminary Plat in order for the applicant to provide additional information on the following items: 1) Providing for wetland mitigation, if the wetlands are damaged. 2) Place the wetland and/or drainageway in an outlot sized to accommodate either the 3:1 + 20’ section, or the 100-year storm flow (whichever is greater). 3) Connecting Redick Avenue to 92nd Avenue with a public street within dedicated ROW. Mr. Deeb seconded the motion which carried 7-0.
At the Planning Board meeting held on September 2, 2015, Steven Held, appeared before the Board to present the request and stated that he was available to answer questions.

Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval of the waiver for lot depth, approval of the preliminary plat subject to the 5 conditions on the recommendation report and to layover the final plat.

Mr. Harding moved for approval of the waiver of Section 53-8(4)(a) for lot depth, approval of the Preliminary Plat subject to: 1) The applicant including the area of Outlot“A”within Lot 1. 2) Including a note on the final plat regarding cross access and circulation over the shared spaces. 3) The applicant obtaining the necessary Zoning Board of Appeals waivers after a formal Site Plan Review has been completed. 4) The applicant providing documentation of Building Code compliance with regard to the proposed subdivision. 5) Providing a note on the final plat that indicates that Lot 1 and the private improvements located thereon are for the sole use and benefit of the owners of Lots 2 through 10 only and will be maintained privately by the owners of Lots 2 through 10 only, and to layover the Final Plat to allow the applicant time to comply with the conditions of preliminary plat approval. Mr. Magid seconded the motion which carried 7-0.

### Rezonings

| 18. | C10-15-242 | Planning Department on behalf of the City of Omaha | REQUEST: | Douglas County AG and RR-2 to City of Omaha AG and DR Zoning Conversion for expanded 3-mile limit | LOCATION: | Omaha and 3-mile extraterritorial jurisdiction |

At the Planning Board meeting held on September 2, 2015, Dave Fanslau, Assistant Planning Director, presented the request. Mr. Fanslau explained that the approved annexation extended the 3-mile zoning jurisdiction and that the request converted Douglas County zoning to City of Omaha zoning in these areas. He then stated that the Department recommended approval.

Mr. Nesbitt moved for approval. Mr. Rosacker seconded the motion which carried 6-0-1, with Mr. Deeb absent.

### Special Use Permits

| 25. | C8-15-248 | Leo A Daly | REQUEST: | Request to allow a Heliport in a GO District | LOCATION: | 7500 Mercy Road |

At the Planning Board meeting held on September 2, 2015, John Andrews, Leo A Daly, 8600 Indian Hills Dr., appeared before the Board on behalf of the owner. Mr. Andrews stated that he was available to answer questions regarding the request.

Vicki Daharsh, 7805 Pine Cir., appeared before the Board in opposition. Ms. Daharsh stated that she represented the Loveland Association and that discussions were held with hospital representatives, but neighbors still had concerns regarding increased traffic and configuration of 78th and 75th Streets. She added that she also wanted information on the location of the heliport and emergency room.

Ablan Roblin, 7802 Pine Cir., appeared before the Board in opposition. Mr. Roblin stated that his concern was also increased traffic, possibility of improvements to 78th Street and a timeline for street improvements.
Ryan Haas, Public Works, appeared before the Board. Mr. Haas stated that traffic conditions were not addressed for this request, but that traffic was a condition for the special use permit request at the same site.

Ms. Daharsh questioned the location of the heliport and Mr. Andrews confirmed the heliport would be located further south along 75th Street, but that he was uncertain if the existing heliport would remain.

Gordon Malm, 14929 Burt Dr., Director of Healthcare Design, Catholic Health Initiatives (CHI), appeared before the Board. Mr. Malm stated that intent was not for two active heliports at the site and that the heliport would be relocated adjacent to the emergency room of the hospital along 75th Street. He added that the repurposing of the existing heliport was uncertain.

Dave Fanslau, Assistant Planning Director, stated that Chapter 28 of the municipal code required heliports be processed as a special use permit and that the request met regulations. He then stated that the Department recommended approval.

Mr. Rosacker moved for approval of the requested heliport, subject to compliance with the proposed site plan, operating statement, and all applicable regulations. Mr. Magid seconded the motion which carried 7-0.

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<th>26.</th>
<th>C8-15-249 Leo A Daly</th>
<th>REQUEST:</th>
<th>Approval of a Major Amendment to a Large Project Special Use Permit (assumed) to allow Hospital services (general) in a GO District</th>
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<td></td>
<td>LOCATION:</td>
<td>7500 Mercy Road</td>
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At the Planning Board meeting held on September 2, 2015, John Andrews, Leo A Daly, 8600 Indian Hills Dr., appeared before the Board on behalf of the owner. Mr. Andrews stated that he was available to answer questions regarding the request.

Vicki Daharsh, 7805 Pine Cir., appeared before the Board in opposition. Ms. Daharsh stated that after discussions with the applicant, she was concerned how the facility would direct vehicle traffic to the Mercy Road access if the two access points along 78th Street remained open upon completion of the new medical college along 78th Street. She added that she was also concerned with increased traffic along 78th Street.

Ryan Haas, Public Works, appeared before the Board. Mr. Haas stated that the Department evaluated the request and noted similar concerns regarding 78th Street. He explained that further discussions with the applicant were necessary to determine the potential for contributions from the applicant toward future street improvements, or possibly a traffic study to determine the need for improvements.

Mr. Andrews stated that Mercy Road was intended to be the main entrance for the new academic center, which was a proposed clinic, and that the two existing access points along 78th Street would remain open, but segregated.

Gordon Malm, 14929 Burt Dr., Director of Healthcare Design, Catholic Health Initiatives (CHI), appeared before the Board. Mr. Malm stated that prior to today’s request CHI constructed an 800-stall parking garage at 78th and Mercy Road in anticipation of the future academic center on the existing parking lot. He explained that the parking structure access on the east was near the main public entrance on Mercy Road and that the second access point on the north allowed accessibility from the 2nd level of the structure to 78th Street. In response to Ms. Nubel, Mr. Malm stated that the entrance at Mercy Road would be signed as the main public entrance to the college of medicine and clinical space.

In response to Ms. Daharsh, Mr. Malm explained that vehicle traffic had an option to exit from the parking structure to the main drive on the east or to 78th Street on the north.

Jim Werner, 12536 Harney Cir., appeared before the Board in opposition. Mr. Werner stated that he was concerned that construction of the new clinic on the existing parking lot decreased the number of parking
stalls. Mr. Andrews responded that a parking study submitted to the Planning Department determined there was adequate parking after displacement of the existing parking lot. Mr. Malm reiterated that the parking structure was built in anticipation of the new academic center.

Dave Fanslau, Assistant Planning Director, stated that as a condition of approval, clarification from Public Works regarding possible street improvements or a traffic study was needed before building permits for the project were issued. He then stated that the Department recommended approval of the Major Amendment to the Large Project Special Use Permit subject to the 6 conditions on the recommendation report.

Mr. Harding moved for approval of the Major Amendment to the Large Project Special Use Permit (assumed) to allow Hospital services (general) in a GO District subject to: 1) The applicant coordinating with the Public Works Department regarding a determination on whether public improvements to 78th Street will be necessary. 2) The applicant providing for any necessary public improvements to 78th Street. 3) Providing verification that there is sufficient sewer capacity in the area to accommodate the proposed project. 4) Compliance with the proposed site plan. 5) Submittal of and compliance with an acceptable landscape plan. 6) Compliance with the proposed building elevations. Mr. Rosacker seconded the motion which carried 7-0.

APPROVAL OF MINUTES

Mr. Rosenbaum moved to APPROVE the meeting minutes of August 5, 2015 as written. Mr. Rosacker seconded the motion which carried 7-0.

ADJOURNMENT

It was the consensus of the board to ADJOURN the meeting at 2:58 pm.

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Date Approved

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Anna Nubel, Chair

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Rikki Flott, Planning Board
Recording Secretary