PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, January 6, 2016, 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 January 6, 2016.

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

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, December 28, 2015.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Master Plan Referrals

<table>
<thead>
<tr>
<th>1.</th>
<th>C3-15-294 Planning Department on behalf of the City of Omaha</th>
<th>REQUEST: Approval of the BLUE LION PROJECT TIF REDEVELOPMENT PROJECT PLAN (laid over from 12/02/15)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>LOCATION: Southeast of 24th and Lake Streets</td>
<td></td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 7-0.
Subdivisions

2.  C10-14-160  C12-14-161  Wes Neuhaus

REQUEST: 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 (laid over from 11/04/15)

LOCATION: Northwest of 168th and Fort Streets

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to R4, R5 and MU, subject to submittal of an acceptable Mixed Use Development Agreement to be submitted with the Final Plat. Approval of the waiver of Section 53-8(4)(a) for Lot depth. Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1) Provide a revised preliminary plat, if necessary. 2) Provide for all improvements identified in the final approved traffic study. 3) Coordinate with Public Works on the following: (a) The design of the through movement connection between the intersection of 168th Street and Hartman Avenue and the intersection of HWS Cleveland Boulevard and Jaynes Street. (b) The design of the median on 168th Avenue/Hartman Avenue on its approach to 168th Street and on HWS Cleveland Boulevard on its approach to Fort Street. (c) An acceptable design of the street section for the eastbound approach to 168th Street and Hartman Avenue. (d) An acceptable GO paving plan. (e) An acceptable design for the proposed on-street parking and for the roundabouts. 4) Construct right-turn lanes on southbound 168th Street at Hartman Avenue, on westbound Fort Street at 169th Street, and on westbound Fort Street at HWS Cleveland Boulevard. 5) Coordinate with the Papio-Missouri River NRD on the paving of HWS Cleveland Boulevard (enter into a cost-sharing arrangement as needed to facilitate the paving). 6) Remove the note on the plat designating Outlot F to be used for signage. 7) Place the following notes on the plat: (a) “169th Street shall be restricted to a right-in/right-out only movement at Fort Street in the future” (b) “There shall be no direct access onto 168th Street from Outlots F or G” (c) “There shall be no direct access onto Fort Street from Outlot F” 8) Provide for traffic calming on all streets longer than 1,000 feet. 9) Provide 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 Fort and 168th Streets. 10) Extend storm sewer outfalls from the development to within 2 feet of the normal pool elevation (1,169 feet) of the adjacent dam site and have adequate energy dissipation structures and erosion control measures (turf reinforcement mat or riprap) installed at the outlet. 11) Provide all sidewalks within the right-of-way as required by the Subdivision Ordinance (including along Fort and 168th Street frontages). 12) Coordinate with Douglas County to grade the subdivision with the future improvement of Fort and 168th Streets. 13) Provide a cut and fill analysis to ensure that the proposed pier will not diminish the flood storage of the dam project. 14) Coordinate the final design of the pier improvements with the Parks Department and PMRNDRD. 15) Prepare plans for and install permanent markers outlining the limits of the dam embankment to ensure that no structures or trees are installed on or in the embankment. 16) Label a 35 foot no-build easement on the plat for the entire length of the east side of HWS Cleveland Boulevard (with the exception along the frontage of the two multi-use buildings within Lots 54 and 59). 17) Receive approval from the Park and Recreation Advisory Board on final boulevard design and estimates prior to bidding. 18) Coordinate the final trail design proposed in the park with both the Parks Department and the PMRNDRD. 19) Any improvements approved for location in the park, (e.g. the pier), will require an operation and maintenance agreement with the City of Omaha. 20) Reconfigure Lots 32-53 so they can comply with the minimum site area per unit for townhouse development in the R5 District or receive a waiver from the Zoning Board of Appeals. 21) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies. 22) Include provisions for use, ownership and maintenance of the outlots in the subdivision agreement. 23) Include a provision in the subdivision agreement that assigns responsibility for the routine maintenance and snow removal of the parking areas located on public right-of-way. 24) Provide a letter from the Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. 25) Provide a letter of approval from Douglas County...
regarding noxious weed control. 26) Work with city staff in finalizing an acceptable tree mitigation plan. 27) An acceptable debt ratio of 4% or less.

Rezonings

   REQUEST: Rezoning from GI to CC and approval of an MCC-Major Commercial Corridor Overlay District (laid over from 12/02/15)
   LOCATION: Southeast of 63rd and Center Streets

(DISPOSITION: APPROVAL 7-0.)

(REGULAR AGENDA)

Master Plan Referrals

4. C3-16-001 Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the AVANTI TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: Southeast of 10th and Pierce Streets

(DISPOSITION: APPROVAL 7-0.)

5. C3-16-002 Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the BD3-BLACKSTONE TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 3814, 3909, 3913 and 3921 Farnam Street

(DISPOSITION: APPROVAL 7-0.)

6. C3-16-003 Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the COLONIAL TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: 140 and 144 South 38th Street

(DISPOSITION: APPROVAL 7-0.)

7. C3-16-005 Planning Department on behalf of the City of Omaha
   REQUEST: Approval of the AKSARBEN VILLAGE ZONE 5 HILTON GARDEN INN TIF REDEVELOPMENT PROJECT PLAN
   LOCATION: Southeast of Frances Street and Aksarben Drive

(DISPOSITION: APPROVAL 7-0.)

Subdivisions

8. C10-16-006 (D) C12-16-007 Holy Name Housing Corporation
   REQUEST: Preliminary and Final Plat approval of ADAMS PARK REPLAT 1, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth, with rezoning from R6 to R4 and R6
   LOCATION: South of the 36th Court and Maple Street intersection

(DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R6 to R4 and R6. Approval of the
waiver of Section 53-8(4)(a) for Lot depth. Approval of the Preliminary Plat, subject to the following conditions: 1) Provide sidewalks as required by the Subdivision Ordinance. 2) Compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat subject to submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the request to the City Council for final action.

| 9.  | C10-16-008 (D) C12-16-009 | REQUEST: Preliminary and Final Plat approval of NORTH 90TH PLAZA REPLAT 3, a minor plat inside the city limits, with rezoning from DR and CC to CC |
|     | Brian Wragge             | LOCATION: 3809 North 90th Street |

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from CC and DR to CC. Approval of the preliminary plat subject to: 1) Removing either the existing driveway or the currently-unused western most driveway return. 2) Submittal of a tree mitigation plan and/or a tree maintenance plan. 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.

### Rezonings

| 10. | C10-16-010 | REQUEST: Rezoning from GC to NBD |
|     | Lisboa LLC | LOCATION: 3501, 3522 and 3528 Center Street |

**DISPOSITION:** LAYOVER 7-0.

| 11. | C10-16-011 (D) | REQUEST: Rezoning from GI to NBD |
|     | Czech Village LLC | LOCATION: 1247, 1249, 1253, 1257 and 1261 South 14th Street |

**DISPOSITION:** LAYOVER 7-0.

| 12. | C10-16-012 (D) | REQUEST: Rezoning from GI to NBD |
|     | Czech Village LLC | LOCATION: 1249, 1253, 1255 and 1257 South 15th Street |

**DISPOSITION:** LAYOVER 7-0.

| 13. | C10-16-013 (D) | REQUEST: Rezoning from GI to NBD |
|     | 14 Williams LLC | LOCATION: 1406, 1408, 1410, 1412 and 1414 William Street |

**DISPOSITION:** LAYOVER 7-0.

| 14. | C10-16-014 (D) | REQUEST: Rezoning from CC to GI (property is also located within an existing ACI-1(50) Overlay District) |
|     | Hawkins Construction Company | LOCATION: 2505 Oak Street |

**DISPOSITION:** APPROVAL 7-0.
<table>
<thead>
<tr>
<th></th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>15. C8-16-015 (D) C10-16-016 Omaha Chinese Culture Association</td>
<td>Rezoning from R2 and R3 to R3 and approval of a Special Use Permit to allow a Social club in a R3 District</td>
<td>8206 Blondo Street</td>
</tr>
<tr>
<td>16. C10-16-020 (D) Baceline Investments</td>
<td>Approval of an MCC-Major Commercial Corridor Overlay District</td>
<td>5414 North 90th Street</td>
</tr>
<tr>
<td>17. C10-16-021 (D) Jose Luis Sanchez</td>
<td>Rezoning from GI to R5</td>
<td>2228 Poppleton Avenue</td>
</tr>
<tr>
<td>18. C10-16-023 (D) Fred and Barbara Scarpello</td>
<td>Rezoning from GI to R5</td>
<td>1214 South 22nd Street</td>
</tr>
</tbody>
</table>

**Conditional Use Permits**

<table>
<thead>
<tr>
<th></th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>19. C7-16-017 (D) Mark Sanford</td>
<td>Approval of a Conditional Use Permit to allow Pet services in a GI District</td>
<td>7820 &quot;F&quot; Street</td>
</tr>
<tr>
<td>20. C7-16-018 (D) Valor Christian Academy</td>
<td>Approval of a Conditional Use Permit to allow Secondary educational facilities in a R2 District</td>
<td>2941 North 80th Street</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from R2 and R3 to R3. Approval of the Special Use Permit to allow a Social club in a R3 District, subject to the following conditions:
1) Remove the private parking area from the Blondo Street right-of-way or enter into a lease with the City to allow it to remain prior to occupancy of the building.
2) Submit a landscape plan that provides 3 new tree plantings to the south of the existing building prior to forwarding the request to the City Council.
3) Submit an application for an MCC Overlay District to the property prior to forwarding the request to the City Council.
4) A limit of 296 occupants.
5) Compliance with the site and landscape plan.
6) Compliance with the submitted operating statement.
7) Compliance with all applicable stormwater management ordinances and policies.
8) Compliance with all other applicable regulations.

**DISPOSITION:** APPROVAL 7-0.

**DISPOSITION:** APPROVAL 7-0.

**DISPOSITION:** APPROVAL 7-0.

**Conditional Use Permits**

**DISPOSITION:** APPROVAL 7-0. Approval of a Conditional Use Permit to allow Pet services in a GI District subject to:
1) The applicant receiving any necessary license(s) from the State of Nebraska for the boarding of dogs before the issuance of a Certificate of Occupancy.
2) All boarding and activities being confined to indoors and no noticeable external effects.
3) Compliance with the proposed site plan.
4) Compliance with the operating statement.
5) Compliance with all applicable regulations.

**DISPOSITION:** APPROVAL 7-0. Approval of the Conditional Use Permit to allow a Secondary educational facility in a R2 District, subject to the following conditions:
1) Compliance with the site plan.
2) Compliance with the operating statement.
3) Compliance with the storm shelter provisions in Section 55-787.
4) Compliance with all other applicable regulations.
**Vacations**

| 21. | C14-16-019 Property Owner | REQUEST: Vacation of the east/west alley abutting 3804, 3810, 3812 and 3814 Farnam Street and 140 South 38th Street |

**DISPOSITION:** APPROVAL 7-0. Approval of the proposed vacation, subject to permanent public access easement being granted and included in the vacating ordinance.