This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on December 7, 2016.

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

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 28, 2016.

ADMINISTRATIVE MEETING ONLY

1. C10-16-236  
   C12-16-237  
   City of Omaha

REQUEST: Final Plat approval of LOCUST GLEN SECOND ADDITION, a subdivision inside the city limits, with rezoning from R5 and GC to R5

LOCATION: Northwest of 19th and Corby Streets

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R5 and GC to R5. Approval of the Final Plat, subject to approval of a waiver of lot size from the Zoning Board of Appeals for proposed Lots 1-6, prior to forwarding the request to City Council.

2. C10-16-255  
   C12-16-239  
   Omaha Public Schools

REQUEST: Final Plat approval of PINEWOOD SOUTH, a subdivision inside the city limits, with approval of an MCC-Major Commercial Corridor Overlay District

LOCATION: Southwest of 120th Street and Skylark Drive

DISPOSITION: APPROVAL 7-0. Approval of the MCC Overlay District. Approval of the final plat subject to compliance with the condition of the preliminary plat approval and submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council.
3. | C10-16-213  
    | C12-16-214  
    | Richland Homes, LLC | REQUEST: | Final Plat approval of WESTBURY CREEK (Lots 1-174, Outlots A-F) (formerly known as 216th and F-East), a subdivision outside the city limits, with rezoning from AG to R4  
    | LOCATION: | Southeast of 216th and "F" Streets

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from AG to R4. Approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council.

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Subdivisions**

4. | C8-11-189 (D)  
    | C12-16-238  
    | Keith Edquist | REQUEST: | Preliminary and Final Plat approval of NORTHERN HILLS ESTATES TWO REPLAT 2, a minor plat outside the city limits, with a Major Amendment to a Special Use Permit to allow development in the North Hills Environmental Overlay District (laid over from 10/05/16)  
    | LOCATION: | 12323 North 69th Street

**DISPOSITION:** APPROVAL 7-0. Approval of the Major Amendment to the existing Special Use Permit to allow development in the North Hills Environmental Overlay District. Approval of the Preliminary Plat subject to the following conditions: 1) Compliance with the submitted tree mitigation plan. 2) Include a note on the Final Plat indicating compliance with Section 55-901 of the Zoning Ordinance for the North Hills Environmental Resources Overlay District. Approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable amendment to the Northern Hills Estates Three subdivision agreement (updating the tree mitigation section and plan), prior to forwarding the request to the City Council.

5. | C11-16-281 (D)  
    | C10-16-282  
    | C12-16-283  
    | Quartermaster Depot, LLC | REQUEST: | Final Plat approval of QUARTERMASTER ADDITION, a minor plat inside the city limits, with rezoning from HI to GC and approval of a PUR-Planned Unit Redevelopment Overlay District (laid over from 11/02/16)  
    | LOCATION: | Southeast of 22nd Street and Woolworth Avenue

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from HI to GC. Approval of the PUR, subject to submittal of an acceptable final site plan prior to forwarding the request to City Council. Approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement (if necessary), prior to forwarding the request to City Council.
(REGULAR AGENDA)

Master Plan Referrals

6.  C3-13-206  
    C3-15-004  
    C3-16-022
    Planning Department on behalf of the City of Omaha

REQUEST:  Approval of amendments to the 2014, 2015 and 2016 Action Plans

LOCATION:  Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION:  APPROVAL 7-0.

7.  C3-16-299
    Planning Department on behalf of the City of Omaha

REQUEST:  Approval of the 2017 Consolidated Plan

LOCATION:  Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION:  APPROVAL 7-0.

8.  C3-16-301
    Planning Department on behalf of the City of Omaha

REQUEST:  Approval of the Grammercy Park-Bakers Place Community Redevelopment Area Designation

LOCATION:  An area generally bounded by Northwest Radial Highway on the north and east, Erskine Street on the south and 48th Street on the west (including parcels on both sides of street)

DISPOSITION:  APPROVAL 7-0.

Subdivisions

9.  C10-14-081 (D)  
    C12-14-082  
    192 Maple, LLC

REQUEST:  Final Plat approval of ANTLER VIEW (Lots 3-13, Outlots D-E), a subdivision outside the city limits, with rezoning from AG to DR and MU

LOCATION:  Southeast of 192nd Street and West Maple Road

DISPOSITION:  LAYOVER 7-0.  Layover the rezoning from AG to DR and MU.  Layover of the Final Plat.

10.  C10-16-302 (D)  
     C12-16-303  
     Russ Larson

REQUEST:  Preliminary and Final Plat approval of KINGS "L" STREET ADDITION REPLAT 1, a minor plat inside the city limits, with a waiver of Section 53-8(4)(d) for lot frontage, with rezoning from DR and GC to DR and CC and approval of an MCC-Major Commercial Corridor Overlay District (property is also located within the flood fringe overlay district)

LOCATION:  South of 66th Circle and "L" Street

DISPOSITION:  APPROVAL 7-0.  Approval of the rezoning from GC & DR to CC & DR.  Approval of the MCC Overlay District.  Approval of the waiver of Section 53-8(4)(d) for Lot Frontage.  Approval of the preliminary plat subject to the following:  1) Dedicating right-of-way (ROW) as needed to ensure that the north property lines of Lots 1 and 2 are a minimum of 12.5 feet from the back of the curbline of the public street.  2) Providing an access easement between Outlot A and the public
street ROW. 3) Constructing sidewalks along the public street frontages of Lots 1 and 2 and connecting the sidewalk on the west end of Lot 2 to the existing trail sidewalk. 4) Approval of a Flood Plain Development Permit before the submittal of any building permits for Lots 1 & 2. 5) Compliance with all applicable stormwater management ordinances and policies. 6) Including provisions for use, ownership and maintenance of the outlot the final subdivision agreement. 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.

| 11. | C10-16-307  
  | C12-14-083  
  | Frank Krejci | REQUEST: | Preliminary and Final Plat approval of ST. PAT’S FIELD, a minor plat outside the city limits, with waivers of Section 53-9(5) for Sanitary sewer, Section 53-9(7) for Water mains; fire hydrants and Section 53-9(9) for Sidewalks, along with rezoning from AG to DR (property is located within flood fringe and flood way overlay districts) |
| LOCATION: | Northeast of 230th Street and West Maple Road |

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to DR. Approval of the waivers of Section 53-9(5) Sanitary sewer, Section 53-9(7) Water mains; fire hydrants and Section 53-9(9) Sidewalks. Approval of the preliminary plat subject to the following: 1) Provide a letter from the Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. 2) Provide a letter of approval from Douglas County regarding noxious weed control.

Layover of the final plat.

| 12. | C10-16-216  
  | C12-16-217  
  | Westbury Farm, LLC | REQUEST: | Revised Preliminary Plat and Final Plat approval of WESTBURY FARM (formerly known as 216th and F - West), a subdivision outside the city limits, with rezoning from AG to DR and R4 |
| LOCATION: | Southwest of 216th and "F" Streets |

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to DR and R4. Approval of the Revised Preliminary Plat, subject to the following conditions: 1) Provide for all improvements identified in the final approved traffic study. 2) Improve 216th Street to a two lane section along the subdivision’s frontage, with a northbound left turn lane and taper at “F” Street (enter into an interlocal agreement with Douglas County and the SID on the east side of 216th Street to formalize the cost sharing arrangement for the 216th Street improvements). 3) Improve the unpaved segment of 222nd Street to a two-lane section. 4) Coordinate with Public Works regarding an acceptable general obligation paving plan. 5) Coordinate the vacation of 216th Street right-of-way with Douglas County and complete prior to recording the plat. 6) Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds. 7) Provide traffic calming on all streets in excess of 1,000 feet. 8) Provide a note on the plat that states that no lot shall have direct access to 216th Street, 222nd Street or “F” Street. 9) Coordinate with Public Works on the required paving plan modifications along 216th Street adjacent to Outlot C (in lieu of providing Outlot C with frontage to an internal right-of-way). 10) Provide a minimum of 25 feet for the width of Outlot D between Lots 60-61. 11) Provide language in the final subdivision agreement and in a Memorandum of Agreement recorded against each lot (concurrently with the recording of the Final Plat) that Lots 257-279 will never be allowed to connect to the City’s sanitary sewer system. 12) Provide a pro-rata reimbursement to SID 572 (Grandview Ridge Estates) for prior outfall sewer construction. 13) Provide for sidewalks as required on all street frontages; including 216th Street, 222nd Street and “F” Street. 14) Coordinate with Douglas County to grade the subdivision to match the ultimate profile of 216th Street, 222nd Street and “F” Street. 15) Receive NDEQ approval for septic systems of the acreage lots (Lots 257-279). 16) Work with city staff in regards to finalizing an acceptable tree
mitigation plan. 17) Encapsulate any drainageway within an outlot that is sized to include the 3:1 +20’ section or the 100-year storm; whichever is greater. 18) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement. 19) Compliance with all applicable stormwater management ordinances and policies. 20) Providing an acceptable debt ratio.

Layover the Final Plat to allow additional time for the NDEQ to approve the septic systems for Lots 257-279.

| 13. | C10-16-308  
     | C12-16-309  
     | Falcone Land Co. | REQUEST: Preliminary Plat approval of SPRUCE 180, a subdivision outside the city limits, with rezoning from AG to R4 | LOCATION: West of 180th Street and north of Corby Street |

**DISPOSITION:** LAYOVER 7-0. Layover the rezoning from AG to R4. Layover the Preliminary Plat to allow the applicant time to provide a wetland and tree canopy analysis and to coordinate with the Department on the realignment of Locust Street.

| 14. | C10-16-310 (D)  
     | C12-16-311  
     | White Lotus Group, LLC | REQUEST: Preliminary Plat approval of MAPLE ONE EIGHTY, a subdivision outside the city limits, with rezoning from AG to MU | LOCATION: Northeast of 180th Street and West Maple Road |

**DISPOSITION:** LAYOVER 7-0. Layover the rezoning from AG to MU. Layover the Preliminary Plat in order to allow the applicant time to provide the following: 1) Submit an updated application and a revised preliminary plat with the appropriate number of lots and rezoning request. 2) Provide for the appropriate east-west ¼ mile and 1/8 mile street connections. 3) Provide a correct tree mitigation plan. 4) Coordinating with Public Works and/or Douglas County on the proper right-of-way dedication along 180th Street. 5) Submit a revised mixed use development plan in compliance with Section 55-561 and provides the minimum required office area.

**Rezonings**

| 15. | C10-16-312  
     | Byron Boyd | REQUEST: Rezoning from HI to R5 | LOCATION: 2419 South 27th Avenue |

**DISPOSITION:** DENIAL 7-0.

| 16. | C10-16-313 (D)  
     | Royce Falling Waters LLC and Invest Omaha II LLC | REQUEST: Rezoning from DR and MU to MU | LOCATION: Northeast of 195th and Polk Streets |

**DISPOSITION:** APPROVAL 7-0.

| 17. | C7-16-306 (D)  
     | C10-16-314  
     | Presbyterian Church of the Master | REQUEST: Rezoning from DR to R6, along with Approval of a Conditional Use Permit to allow Religious assembly in a R6 District (previously operating under an assumed Special Use Permit) | LOCATION: 10710 Corby Circle |

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from DR to R6. Approval of the Conditional Use Permit to allow Religious Assembly in a R6 District (previously operating under an assumed Special Use Permit) subject to: 1) Compliance with the submitted site plan. 2) Compliance
with all applicable ordinances and regulations. 3) Compliance with all applicable stormwater management ordinances and policies. 4) The applicant obtaining all necessary permits.

<table>
<thead>
<tr>
<th>No.</th>
<th>Code</th>
<th>Applicant</th>
<th>REQUEST</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>18</td>
<td>C10-16-315</td>
<td>University of Nebraska Board of Regents</td>
<td>Rezoning from R7, CC and GI to GO (property is also located within an ACI-1(PL) Overlay District)</td>
<td>An area bounded by Emile/Jones Street on the north, 38th Avenue on the east, Leavenworth Street on the south and 42nd Street on the west</td>
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<td>19</td>
<td>C10-02-203</td>
<td>Altech Builders</td>
<td>Approval of a Major Amendment to the Mixed Use District Development Agreement for West Village Pointe</td>
<td>17838 Burke Street</td>
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<td>20</td>
<td>C10-97-029 (D)</td>
<td>Verizon Wireless</td>
<td>Approval of a Major Amendment to the Mixed Use District Development Agreement for Aksarben Business &amp; Education Campus to allow a 129 foot tall Broadcast tower</td>
<td>Northeast of 72nd and Pine Streets</td>
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**Special Use Permits**

<table>
<thead>
<tr>
<th>No.</th>
<th>Code</th>
<th>Applicant</th>
<th>REQUEST</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>21</td>
<td>C7-16-305a (D)</td>
<td>Russ Larson</td>
<td>Approval of a Special Use Permit to allow Convenience storage and Automotive sales and a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC-MCC District (property is also located within the flood fringe overlay district)</td>
<td>South of 66th Circle and &quot;L&quot; Street</td>
</tr>
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</table>

**DISPOSITION:** APPROVAL 7-0. Approval of the Conditional Use Permit to allow Warehousing and distribution (limited) in a CC-MCC District subject to: 1) Submittal of a floor plan showing the size of the proposed office area. 2) Submittal of building elevations in compliance with the MCC development regulations. 3) Providing a sign exhibit for review and approval by the Planning Department. 4) Compliance with an approved Floodplain Development permit. 5) Compliance with the MCC development regulations. 6) No outdoor storage is permitted. 7) Compliance with all applicable stormwater management regulations. 8) Compliance with all other applicable regulations. Approval of the Special Use Permit to allow Convenience storage in a CC-MCC District subject to: 1) Submittal of a revised site plan prior to forwarding this request to City Council that adequately addresses the following: (a) Providing an amended site and landscape plan that provides the required buffer yard of 20 feet adjacent to Lot 1, Kings “L” Street Addition Replat 1 and indicating the required perimeter fencing. (b) Providing one handicap accessible parking stall, with access aisle, for the parking area near the warehouse building. (c) Submittal of building elevations in compliance with the MCC development regulations. 2) Providing a sign exhibit for review and approval by the Planning Department. 3) Compliance with the revised site and landscape plans. 4) Compliance with the MCC development regulations, including signage. 5) Compliance with an approved Floodplain Development Permit. 6) Compliance with the operating statement. 7) Compliance with all applicable stormwater management regulations. 8) Compliance with all other applicable regulations. Approval of the Special Use Permit to allow Automotive sales in a CC-MCC
District subject to: 1) Submittal of a revised building elevation in compliance with the MCC development regulations prior to forwarding the request to the City Council. 2) Providing a sign exhibit for review and approval by the Planning Department. 3) Compliance with the site and landscape plan. 4) Compliance with the submitted operating statement. 5) Compliance with the MCC development regulations, including signage. 6) Compliance with an approved Floodplain Development Permit. 7) Compliance with all applicable stormwater management regulations. 8) Compliance with all other applicable regulations.

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<tr>
<th>22.</th>
<th>C8-14-084 Frank Krejci</th>
<th>REQUEST:</th>
<th>Approval of a Special Use Permit to allow Outdoor sports and recreation in a DR District (property is located within flood fringe and floodway overlay districts)</th>
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<td></td>
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<td>LOCATION:</td>
<td>Northeast of 230th and West Maple Road</td>
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</table>

DISPOSITION: APPROVAL 7-0. Approval of a Special Use Permit to allow Outdoor sports and recreation in a DR District subject to: 1) Addressing the following prior to forwarding the request to the City Council: (a) Submittal of a landscape plan in compliance with Article XIII Landscaping. (b) Revising the operating statement to include language providing for portable restroom facilities. (c) Receiving the applicable waivers from the Zoning Board of Appeals for the hard surface parking requirements and interior parking lot landscaping requirement. (d) Submittal of a revised site plan showing the portable restroom facilities location. 2) Providing portable restrooms during all activities during the operating season. 3) Compliance with the revised site plan. 4) Compliance with the revised operating statement. 5) Approval of a Floodplain Development Permit. 6) This use permit is for the St. Patrick’s Catholic Church of Elkhorn only. 7) The applicant receiving a Certificate of Occupancy from the Permits Division of the Planning Department. 8) Compliance with all other applicable regulations.

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<tr>
<th>23.</th>
<th>C8-16-317 Dismas Charities Properties, Inc</th>
<th>REQUEST:</th>
<th>Approval of a Special Use Permit to allow Transitional living in a GI District</th>
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<tbody>
<tr>
<td></td>
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<td>LOCATION:</td>
<td>506 and 516 Crown Point Avenue</td>
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</table>

DISPOSITION: APPROVAL 7-0. Approval of the Special Use Permit to allow Transitional living in the GI District subject to: 1) Compliance with the proposed site and landscape plan. 2) Compliance with the proposed building elevations. 3) Compliance with the proposed operating statement.

Conditional Use Permits

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<tr>
<th>24.</th>
<th>C7-11-135 Victory Apartments, LLC</th>
<th>REQUEST:</th>
<th>Approval of a Major Amendment to a Conditional Use Permit to allow Multiple-family residential in a GO District</th>
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<tbody>
<tr>
<td></td>
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<td>LOCATION:</td>
<td>819 Dorcas Street</td>
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</tbody>
</table>

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to a Conditional Use Permit to allow Multiple-family residential in a GO District, subject to the following conditions: 1) Compliance with the proposed site plan. 2) Compliance with all other applicable regulations.

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<tr>
<th>25.</th>
<th>C7-16-318 Plambeck Family, LLC</th>
<th>REQUEST:</th>
<th>Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a Primary educational facility in a CC District (property is also located within an ACI-1(PL) Overlay District)</th>
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<tr>
<td></td>
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<td>LOCATION:</td>
<td>400 South 39th Street</td>
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DISPOSITION: APPROVAL 7-0.

MINUTES APPROVED: November 2, 2016.