PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, August 3, 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 August 3, 2016.

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

MEMBERS NOT PRESENT: Van C. Deeb

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, July 25, 2016.

ADMINISTRATIVE MEETING ONLY

1. C10-16-072
   C12-16-073
   Lockwood Development

   REQUEST: Final Plat approval of STERLING RIDGE ESTATES (formerly known as Sterling Ridge Phase II), a subdivision inside the city limits, with rezoning from DR and R4 to DR and R4

   LOCATION: South of Hickory Street between 127th and 129th Streets

   DISPOSITION: APPROVAL 6-0. Approval, subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.

2. C10-14-044
   C12-14-045
   Majestic C Team LLC

   REQUEST: Final Plat approval of MAJESTIC POINTE (Lots 99-186, Outlots D-E), a subdivision outside the city limits, with rezoning from AG to DR and R4

   LOCATION: Southwest of 168th and State Streets

   DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR and R4. Approval of the final plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council for final action.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Rezonings

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>Request</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>C10-16-182</td>
<td>Rezoning from GI to R8, with approval of a PUR-Planned Unit Redevelopment Overlay District (laid over from 07/06/16)</td>
<td>151 North 46th Street</td>
</tr>
<tr>
<td>C11-16-183</td>
<td>Giddings Group on behalf of The Duke of Omaha, LLC</td>
<td></td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 6-0. Approval of the rezoning to R8. Approval of the PUR subject to the following conditions prior to forwarding to City Council: 1) Provide an exhibit with building materials labeled on the elevations. 2) Remove unnecessary waivers from request sheet (north, south, and east buff eryards) 3) Showing overstory trees in the parking lot landscaping.

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>Request</th>
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<tbody>
<tr>
<td>C10-16-196</td>
<td>Rezoning from DS to CBD (property is also located within an ACI-1(PL) Overlay District) (laid over from 07/06/16)</td>
<td>Southwest of 24th Avenue and Farnam Street</td>
</tr>
<tr>
<td>Kirt Trivedi</td>
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DISPOSITION: APPROVAL 6-0.

(REGULAR AGENDA)

Master Plan Referrals

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>Request</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>C3-16-161</td>
<td>Approval of the UPTOWN GIFFORD PARK DISTRICT TIF REDEVELOPMENT PROJECT PLAN</td>
<td>Southeast of 32nd and California Streets along with northeast of 34th and Davenport Streets</td>
</tr>
<tr>
<td>Planning Department on behalf of the City of Omaha</td>
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DISPOSITION: APPROVAL 6-0.

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<tr>
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<tbody>
<tr>
<td>C3-16-200</td>
<td>Approval of the 3700 DEWEY TIF REDEVELOPMENT PROJECT PLAN</td>
<td>3625 Dewey Avenue</td>
</tr>
<tr>
<td>Planning Department on behalf of the City of Omaha</td>
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DISPOSITION: APPROVAL 6-0.

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<tr>
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<tbody>
<tr>
<td>C3-16-201</td>
<td>Approval of the THE DUKE OF OMAHA TIF REDEVELOPMENT PROJECT PLAN</td>
<td>151 North 46th Street</td>
</tr>
<tr>
<td>Planning Department on behalf of the City of Omaha</td>
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DISPOSITION: APPROVAL 6-0.

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<tr>
<td>C3-16-202</td>
<td>Approval of the HUPMOBILE &amp; HOLIDAY INN EXPRESS TIF REDEVELOPMENT PROJECT PLAN</td>
<td>Southwest of 24th Avenue and Farnam Street</td>
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<tr>
<td>Planning Department on behalf of the City of Omaha</td>
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DISPOSITION: APPROVAL 6-0.
9. C3-16-210
Lanoha Pacific, Inc.

REQUEST: Approval of an Amendment to the Present Development Zone boundary of the Urban Development Element of the City of Omaha Master Plan

LOCATION: Northwest of 212th and "F" Streets

DISPOSITION: APPROVAL 5-0-1.

10. C3-16-229
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the 2017-2022 Capital Improvement Program

LOCATION: Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVAL 5-0-1.

Subdivisions

C12-15-208
BHRHUD, L.P.

REQUEST: Revised Preliminary Plat of BLAIR COMMONS and Final Plat approval of BLAIR COMMONS (Lots 2-4, Outlot D), a subdivision outside the city limits, with a waiver of Section 53-9(9) for Sidewalks, with rezoning from DR and R6 to R5 and R6

LOCATION: West of 90th Street and south of Blair High Road

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from DR and R6 to R5 and R6. Approval of the waiver of Section 53-9(9) OMC for Sidewalks along the east side of 93rd Avenue, north of Kansas Avenue as proposed by the applicant only. Approval of the revised preliminary plat subject to the following being addressed prior to or with final plat approval by the City Council: 1) Submittal of a revised tree mitigation plan prior to forwarding the final plat to the City Council for action. 2) Providing for the assignment of maintenance responsibilities in the subdivision agreement for all public streets until annexation by the City. 3) Providing for compliance with all applicable stormwater management ordinances and policies. 4) Include provisions for use, ownership and maintenance of the outlot in the subdivision agreement. Approval of the final plat subject to the following being addressed prior to forwarding the final plat to the City Council for final action: 1) Satisfactorily addressing all conditions of revised preliminary plat approval. 2) Changing the subdivision title to Blair Commons Replat 1 (Lots 1-3 & Outlot A). 3) Submittal of an acceptable final subdivision agreement.

12. C12-16-203 (D)
Geoffrey McGregor

REQUEST: Preliminary and Final Plat approval of MCGREGORS FIRTH, a minor plat inside the city limits

LOCATION: South of Hillandale Circle and west of Skyline Drive

DISPOSITION: APPROVAL 6-0. Approval of the Preliminary Plat subject to the following conditions: 1) Receive a waiver of lot width from the Zoning Board of Appeals. 2) Ensure that the final lot line configuration is reflective of the right-of-way vacation of a portion of Hillandale Circle. 3) Place the building envelope and driveway location on the Final Plat. 4) Provide a note on the plat that states that if 25% or more of existing tree canopy (mature woodlands) is to be removed to allow for construction of a new single-family home, 2:1 mitigation on-site will be provided. 5) 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 the plat to the City Council.
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<tr>
<td>13.</td>
<td>C10-16-204 (D) C12-16-205 CFM Realty</td>
<td>REQUEST: Preliminary and Final Plat approval of COVENTRY REPLAT 9, a minor plat outside the city limits, with rezoning from DR and R4 to DR and R4</td>
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<td>LOCATION: West of 209th Street and George B Lake Parkway</td>
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**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from AG and R4 to DR and R4. Approval of the Preliminary Plat, subject to the following conditions: 1) Place the neighborhood park (boundaries include the area south of the round rail fence and one foot north of the fence line) into a separate designated parkland lot. 2) Provide a 35 foot no-build easement along the entire frontage of George B Lake Parkway on the Final Plat. 3) Receiving approval of park plans and cost estimates by the Parks and Recreation Advisory Board prior to bidding. 4) Compliance with all applicable stormwater management ordinances and policies. 5) Include provisions for use, ownership and maintenance of the outlots in the final subdivision agreement. 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.

| 14. | C10-16-206 C12-16-207 Celebrity Homes Omaha | REQUEST: Preliminary Plat approval of WOOD VALLEY WEST, a subdivision outside the city limits, with rezoning from AG to R4 |
|   |   | LOCATION: Southwest of 144th Street and Potter Parkway |

**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from AG to R4. Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1) Widen 144th Street along the subdivision’s frontage and provide for the southbound left turn lane and taper at Potter Parkway. 2) Construct improvements at the Wyoming Street/Military Road trail crossing to prevent vehicle movements on the trail. 3) Provide appropriate signage and barricades at street intersections with the Military Road trail. 4) Coordinate with Douglas County and SID 484 in regards to facilitate the opening of Wyoming Street at Waterford Drive. 5) Reconfigure the lot lines to provide frontage from Outlot B extending to Potter Circle and from Outlot D extending to Wyoming Street/144th Avenue (minimum of 20 feet). 6) Provide a note on the Final Plat that prohibits access to 144th Street and Military Road from any adjacent lot or outlot. 7) Continue working with city staff in finalizing an acceptable tree mitigation plan. 8) Coordinate with the Douglas County Engineer’s office to grade the subdivision to the ultimate profile of 144th Street. 9) Rename Potter Parkway as Potter Street/Potter Circle. 10) Provide sidewalks as required by the Subdivision Ordinance (including along 144th Street and adjacent to all outlots). 11) Assign sidewalk maintenance responsibilities to the respective owners of all double-frontage lots within the final subdivision agreement. 12) Compliance with all applicable stormwater management ordinances and policies. 13) Include provisions for the use, ownership and maintenance of the outlots in the final subdivision agreement. 14) Provide a letter of approval from Douglas County regarding noxious weed control. 15) An acceptable debt ratio of 4% or less.

| 15. | C10-16-208 C12-16-209 Herbert Freeman | REQUEST: Preliminary Plat approval of BECKLEY, a subdivision outside the city limits, with rezoning from AG to R4 (portions of the property lie within the flood fringe overlay district) |
|   |   | LOCATION: Northeast of 168th Street and Rachel Snowden Parkway |

**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from AG to R4. Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1) Including Lot 131 of Leytham in the final plat or requesting a waiver of lot frontage for Lot 133 and changing it to an outlot, and submittal of a Revised Preliminary Plat, if necessary. 2) Coordinate with Douglas County to grade the subdivision to the ultimate profile of 168th Street. 3) Coordinate
with Public Works and Douglas County for an acceptable location for the intersection of 168th and Sandpiper Street to ensure adequate sight distance. 4) Providing a standard three-lane section with a paved 4’ median, for the westbound approach of Sandpiper Street to 168th Street and dedicating sufficient ROW to accommodate this section. 5) Widening 168th Street along the subdivision’s frontage and providing for a southbound left turn lane and taper at Military Road. 6) Reconfiguring the lot lines for Outlot A and E in order to provide frontage and access to 167th Avenue Circle. 7) Relocating the Garvin Circle cul-de-sac east to the boundary of the subdivision in order to provide future access to the property to the east. 8) Direct access to 168th Street or Military Road, from the adjacent platted lots, will not be permitted. 9) Providing an updated wetland mitigation plan. 10) 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). 11) Place a noise attenuation easement 115’ from the centerline of 168th Street and provide the standard noise attenuation easement language on the plat. 12) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies. 13) Provide for traffic calming on any street in excess of 1,000 feet. 14) Paving Rachel Snowden Parkway to the southern subdivision boundary and providing a temporary turnaround, if the street paving precedes that of the adjacent Leytham subdivision. 15) Submit written concurrence from the NRD stating that the subdivision will have no impact on their future downstream dam site or lake. 16) Providing a 35 foot no-build easement along Rachel Snowden Parkway. 17) Pave all street stubs to the property line and provide temporary turnarounds. 18) Coordinate with Public Works for approval of the access and stacking plan for the proposed school for Lot 133. 19) Provide a sidewalk along 168th Street and sidewalks as required by the Subdivision Ordinance. 20) Parkway plans and cost estimates must be approved by the Parks and Recreation Advisory Board prior to bidding. 21) Include provisions for use, ownership and maintenance of the outlots in the subdivision agreement. 22) Provide a letter from the Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. 23) Provide a letter of approval from Douglas County regarding noxious weed control. 24) Providing an acceptable debt ratio of 4% or less.

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<thead>
<tr>
<th></th>
<th>C10-16-211</th>
<th>REQUEST: Preliminary Plat approval of WHISPER RIDGE, a subdivision outside the city limits, with rezoning from AG to R4</th>
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<tbody>
<tr>
<td></td>
<td>C12-16-212</td>
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<tr>
<td></td>
<td>Lanoha Pacific, Inc.</td>
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**LOCATION:** Northwest of 212th and "F" Streets

**DISPOSITION:** APPROVAL 5-0-1. Approval of the rezoning from AG to R4. Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1) Provide for all improvements identified in the final approved traffic study. 2) Improve “F” Street to a three lane section along the subdivision’s frontage (enter into an interlocal agreement with Douglas County and the SID on the south side of “F” Street to formalize the cost sharing arrangement for the “F” Street improvements). 3) Construct the 213th Street southbound approach to “F” Street (between Lots 16-17) as a three-lane section with a 4 foot median; with dedication of any additional right-of-way. 4) Construct northeast-bound and southwest-bound left turn lanes along the collector street at the intersection of 215th Street and “Drive 1” (next to Lots 131, 132, 138 and 395). 5) Include right-of-way and a paved stub street to the south boundary of the subdivision roughly at the location of Lot 223, as well as to the east boundary of the subdivision roughly at Lot 11. 6) Coordinate with Public Works on the realignment of Grover Street to provide an east-west route which meets the Master Plan’s “Three Through Route” requirement. 7) Coordinate with Public Works on the required traffic control at the intersection of Grover Street and “Drive 1” (next to Lots 113, 114, 153 and 154). 8) Coordinate with Public Works regarding an acceptable general obligation paving plan. 9) Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds. 10) Provide traffic calming on all streets in excess of 1,000 feet. 11) Provide a note on the plat that states that no lot or outlot shall have direct access to 222nd Street, “F” Street and the yet to be named collector Street (“Drive 1”). 12) Provide a note on the plat that states all lots, but specifically Lots 114-115, 117-134 and 138-153 are required to comply with Section 55-786(e) of the Omaha Municipal Code in regards to residential fence regulations. 13) Coordinate with Public Works on which areas will require a noise attenuation easement 115 feet from the centerline along “F” Street. 14) 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
244-245, 253-254 will only be allowed to connect to the City’s sanitary system in the event that the land west of 222nd Street develops with a sanitary sewer system which can be connected to by said lots, and only if the sewer connections function by gravity flow (no pumping). 15) Provide a pro-rata reimbursement to SID 572 (Grandview Ridge Estates) for prior outfall sewer construction. 16) Provide for sidewalks as required on all street frontages; including 222nd Street and “F” Street. 17) Coordinate with Douglas County to grade the subdivision to match the ultimate profile of 222nd Street and “F” Street. 18) Coordinate the possible trail location along the drainageway behind Lots 26-44, 71-103 and Outlots A-C, F-G with the Parks Department staff (demonstrate that the trail can be safely located outside the 3:1 +20’ creek setback requirement and still have 20’ between the setback and the lot lines). 19) Encapsulate any drainageway within an outlot that is sized to include the 3:1 +20’ section or the 100-year storm; whichever is greater. 20) Provide a tree canopy analysis (and acceptable mitigation plan if necessary). 21) Provide a wetland analysis (and acceptable mitigation plan if necessary). 22) Modify the submitted PDZ adjustment map so Lots 244-245, 253-254 and Outlot J fall outside of the PDZ. 23) Receive NDEQ approval for septic systems of the acreage lots less than three acres in size (Lots 244-245, 253-254). 24) Receive approval from the Zoning Board of Appeals for a waiver of lot width for Lots 244-245, 253-254. 25) Provide an easement and a note on the plat that requires Lots 244-245 and Lots 253-254 to share one access driveway from 221st Street. 26) Provide frontage from Outlot J extending to 221st Street (a minimum of 20 feet). 27) Change the name of the plat to avoid confusion with existing plats (Whispering Ridge). 28) Compliance with all applicable stormwater management ordinances and policies. 29) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement. 30) Submit a letter of approval of a noxious weed plan. 31) Submit a letter confirming that acceptable emergency warning is being provided for the area. 32) Meeting an acceptable overall debt ratio.

| 17. | C10-16-213  
|     | C12-16-214  
|     | BHI Development | REQUEST: Preliminary Plat approval of 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 6-0. Approval of the rezoning from AG to R4. Approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1) Provide for all improvements identified in the final approved traffic study. 2) Improve “F” Street to a three lane section along the subdivision’s frontage (enter into an interlocal agreement with Douglas County and the SID on the north side of “F” Street to formalize the cost sharing arrangement for the “F” Street improvements). 3) Improve 216th Street to a two lane section along the subdivision’s frontage, with a northbound left turn lane at “F” Street (enter into an interlocal agreement with Douglas County and the SID on the west side of 216th Street to formalize the cost sharing arrangement for the 216th Street improvements). 4) Construct the 213th Street northbound approach to “F” Street, and the “I” Street westbound approach to 216th Street as a three-lane section with a 4 foot median; with dedication of any additional right-of-way. 5) Construct a roundabout at the intersection of 213th and “I” Streets or coordinate with Public Works on other potential traffic control solutions. 6) Coordinate with Public Works regarding an acceptable general obligation paving plan. 7) Provide a contribution towards a future traffic signal at the intersection of 204th and “F” Street. 8) Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds. 9) Provide traffic calming on all streets in excess of 1,000 feet. 10) Provide a note on the plat that states that no lot or outlot shall have direct access to 216th Street or “F” Street. 11) Coordinate with Public Works on which areas will require a noise attenuation easement 115 feet from the centerline along 216th Street and “F” Street. 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 and “F” Streets. 14) Coordinate with Douglas County to grade the subdivision to match the ultimate profile of 216th and “F” Streets. 15) Reconfigure the lot lines to provide frontage from Outlots F and G extending to 214th Street (a minimum of 20 feet). 16) Confirm that all wetlands are fully encapsulated within an outlot (otherwise provide an acceptable 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) Compliance with all applicable stormwater management ordinances and policies. 19) Provide for the use,
ownership and maintenance of the outlots in the final subdivision agreement. 20) Submit a letter of approval of a noxious weed plan. 21) Submit a letter confirming that acceptable emergency warning is being provided for the area. 22) The overall debt ratio being under the accepted 4%.

| 18. | C3-16-215  
|     | C10-16-216  
|     | C12-16-217  
|     | BHI Development | REQUEST: Preliminary Plat approval of 216TH AND F - WEST, a subdivision outside the city limits, with rezoning from AG to DR and R4, along with request of a variance to the Present Development Zone boundary of the Urban Development Element of the City of Omaha Master Plan  
<p>| LOCATION: Southwest of 216th and &quot;F&quot; Streets |</p>
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<thead>
<tr>
<th>Request Number</th>
<th>Code</th>
<th>Description</th>
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<tbody>
<tr>
<td>C10-12-157 (D)</td>
<td>C10-16-218, C12-16-219</td>
<td>White Lotus Development</td>
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**REQUEST:** Preliminary and Final Plat approval of WEST DODGE POINTE REPLAT 2, a minor plat with portions inside and outside the city limits, with rezoning from DR, MH and MU to DR and MU, along with a Major Amendment to the Mixed Use District Development Agreement for West Dodge Pointe (property is also located within an ACI-4(PL) Overlay District and portions lie within the flood fringe overlay district).

**LOCATION:** Northwest of 168th Street and West Dodge Road

**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from DR, MH and MU to DR and MU, subject to submittal of acceptable signed Mixed Use Development Agreements prior to forwarding to City Council. Approval of the Preliminary Plat, subject to the following conditions: 1) Provide the standard right-of-way vacation language on the Final Plat, as well as leaving all utility easements in place. 2) No direct vehicular access to West Dodge Road or to 174th Street (Old Lincoln Highway) from any lots abutting said streets. 3) Receiving all necessary floodplain development permits. 4) Compliance with all applicable stormwater management ordinances and policies. 5) Include provisions for the use, ownership and maintenance of the outlots in 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 (if necessary), prior to forwarding to City Council.

### Rezonings

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<tr>
<td>C10-16-220 (D)</td>
<td>Toomas Allisma</td>
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**REQUEST:** Rezoning from HI to NBD (property is also located within an ACI-1(50) Overlay District).

**LOCATION:** 1103 and 1105 South 13th Street

**DISPOSITION:** APPROVAL 6-0.

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<tr>
<td>C10-16-221 (D)</td>
<td>PJ Morgan Investments, Inc.</td>
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**REQUEST:** Rezoning from GI to NBD (property is also located within an ACI-1(50) Overlay District).

**LOCATION:** 1419, 1423 and 1425 South 13th Street

**DISPOSITION:** APPROVAL 6-0.

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<th>Request Number</th>
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<tr>
<td>C7-88-158 (D)</td>
<td>C7-96-135, C10-16-222</td>
<td>Quality Living, Inc.</td>
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</tbody>
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**REQUEST:** Rezoning from R5 and R7 to R7, with approval of a Major Amendment to a Conditional Use Permit to allow Convalescent services in a R7 District

**LOCATION:** 6404 North 70th Plaza

**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from R7 and R5 to R7. Approval of the Major Amendment to the Conditional Use Permit subject to: 1) Submittal of a tree canopy removal analysis and tree mitigation plan if applicable. 2) Compliance with the site plan submitted. 3) No net increase in stormwater runoff and must treat the first ½” of stormwater for water quality. 4) Compliance with all other previous conditions of approval.
23. C10-92-239 (D) Hertz Corporation

REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Lakeside Plaza (Lakeside Hills)

LOCATION: 2571 South 171st Street

DISPOSITION: APPROVAL 6-0. Approval of the Major Amendment to the Lakeside Plaza Mixed Use Development Agreement to allow for Automotive rentals.

24. C10-16-232 (D) Mark Warneke

REQUEST: Rezoning from DR to R4

LOCATION: 11220 Blondo Street

DISPOSITION: APPROVAL 6-0.

Overlay Districts

25. C11-16-223 Larry Jensen

REQUEST: Approval of a PUR-Planned Unit Redevelopment Overlay District

LOCATION: 3625 Dewey Avenue

DISPOSITION: APPROVAL 6-0. Approval of the PUR, subject to the applicant continuing to work with Urban Design and submittal of an acceptable final site plan, landscape plan and building elevations prior to forwarding to City Council.

Special Use Permits

26. C8-16-186 Steve & Kristina Siebrandt

REQUEST: Approval of a Special Use Permit to allow Large group living in a R2 District; with Reasonable Accommodation

LOCATION: 742 Palamino Road

DISPOSITION: DENIED 6-0.

27. C8-16-224 (D) MJ Construction

REQUEST: Approval of a Special Use Permit to allow Custom manufacturing in a CC District (property is also located within the flood fringe overlay district)

LOCATION: 4829 South 136th Street

DISPOSITION: APPROVAL 6-0. Approval of the Special Use Permit to allow Custom manufacturing in a CC-Community Commercial District (property is also located within the flood fringe overlay district) subject to: 1) Compliance with the site plan and building elevation. 2) Compliance with the operating statement. 3) Compliance with an approved Flood Plain Development Permit. 4) No outdoor storage of materials. 5) Compliance with all applicable stormwater management ordinances and policies. 6) The applicant receiving a Certificate of Occupancy from the Permits Division of the Planning Department. 7) Compliance with all other applicable regulations.
## Conditional Use Permits

### 28. C7-16-225 (D)

**REQUEST:** Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a Secondary educational facility in a R4 District

**LOCATION:** 1010 South 144th Street

**DISPOSITION:** APPROVAL 6-0. Approval of the Major Amendment to a Conditional Use Permit (assumed) to allow Secondary Educational Facility in a R4 District, subject to: 1) Compliance with the submitted sign plan and site plan. 2) Approval of the necessary signage waivers from the Zoning Board of Appeals. 3) Submittal of an application to add the MCC-Major Commercial Corridor Overlay to the site. 4) Compliance with all other applicable regulations.

### 29. C7-16-226 (D)

**REQUEST:** Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District (property is also located within an ACI-3(PL) Overlay District)

**LOCATION:** 5030 North 72nd Street

**DISPOSITION:** APPROVAL 6-0. Approval of the Conditional Use Permit to allow Warehousing and distribution (limited) in the CC-ACI-3(PL) subject to: 1) Compliance with the revised site plan/landscape plan that is in compliance with all applicable regulations. 2) Compliance with the proposed operating statement. 3) No outdoor storage. 4) Compliance with all other applicable site development regulations.

### 30. C7-16-227 (D)

**REQUEST:** Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a College and university facility in a DR District (portion of property is also located within an ACI-2(65) Overlay District)

**LOCATION:** Northeast of 72nd Street and Mercy Road

**DISPOSITION:** APPROVAL 6-0. Approval of the Major Amendment to a Conditional Use Permit (assumed) to allow College and University Facilities in a DR District, subject to: 1) Compliance with the revised signage plan and site plan. 2) Approval of the necessary signage waivers from the Zoning Board of Appeals. 3) Submittal of a rezoning application to add the ACI overlay to the site. 4) Removal of the banners/wall signs on the north side of the Fitness Center building. 5) Compliance with all other applicable regulations.

## Vacations

### 31. C14-16-228 (D)

**REQUEST:** Vacation of 11th Street right-of-way beginning at the northeast corner of Lot 8, Block 221 extending south approximately 30 feet; thence east approximately 100 feet; thence north to the northwest corner of Lot 5, Block 220; thence northeast at a diagonal approximately 103 feet to the point of the beginning

**DISPOSITION:** APPROVAL 6-0. Approval of the proposed vacation, subject to retention of any and all necessary easements.

**MINUTES APPROVED:** July 6, 2016.