Brinker Harding, Chairman, 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.

(REGULAR AGENDA)

Subdivisions

<table>
<thead>
<tr>
<th>5.</th>
<th>C10-16-049 (D)</th>
<th>REQUEST: Preliminary and Final Plat approval of ARMSTRONG’S 1ST ADDITION REPLAT 2, a minor plat inside the city limits, with rezoning from R7, CC &amp; GI to CC, with expansion of the ACI-1(PL) Overlay District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C12-16-050</td>
<td></td>
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<tr>
<td></td>
<td>CHI Nebraska</td>
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<td></td>
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<td>LOCATION: Northwest of 24th and Cuming Streets</td>
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</table>

At the Planning Board meeting held on March 2, 2016, Mr. Rosenbaum moved for approval of the rezoning from R7, CC & GI to CC, approval of the expansion of the ACI-1(PL) Overlay District, approval of the preliminary plat subject to: 1) Coordinating with Public Works on the appropriate process to facilitate the proposed ROW vacation. 2) Compliance with all applicable stormwater management ordinances and policies, 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.
6. C12-08-018 (D)  
C10-16-051  
C12-16-052  
Real Growth, LLC
REQUEST: Preliminary Plat approval of THE VILLAS OF PINEY CREEK (a Revised Preliminary Plat of a portion of WEST HAMPTON PARK), with a waiver of Section 53-8(4)(d) for lot frontage, and Final Plat approval of THE VILLAS OF PINEY CREEK (Lots 1-51, Outlots A-B), a subdivision outside the city limits, with rezoning from R4 and CC to DR, R4 and CC
LOCATION: East of 204th Street and north of Blondo Parkway

At the Planning Board meeting held on March 2, 2016, Mr. Rosenbaum moved to layover as requested by the Applicant. Mr. Magid seconded the motion which carried 7-0.

7. C10-16-053 (D)  
C12-16-054  
C11-16-055  
Kelley & Jerram, LLO
REQUEST: Preliminary and Final Plat approval of AVANTI, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth, with rezoning from R7 and GC to R7, and approval of a PUR-Planned Unit Redevelopment Overlay District (property is also located within an existing NCE-C Overlay District)
LOCATION: Southeast of 10th and Pierce Streets

At the Planning Board meeting held on March 2, 2016, Mr. Rosenbaum moved for approval of the rezoning from R7 and GC to R7, approval of the waiver of Section 53-8(4)(a) for Lot depth, approval of the Preliminary Plat, subject to the following conditions: 1) Construct the alley in Outlot B to City standards and grant separate public access and utilities easements. 2) Provide (and file concurrently with the Final Plat) a quitclaim deed from each property owner on the south side of the alley signing away their right to half of the vacated right-of-way. 3) Comply with the City's Infill and Redevelopment Policy for Alternative Lot Access. 4) Coordinate with the Public Works Department to develop an acceptable Post Construction Stormwater Management Plan (PCSMP). 5) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement. 6) Provide sidewalks as required by the Subdivision Ordinance, approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, prior to forwarding the request to the City Council for final action, and for approval of the PUR, subject to submittal of a revised site plan that adjusts the porch railings to align with the property lines and is in compliance with all applicable site development regulations prior to forwarding the request to City Council. Mr. Magid seconded the motion which carried 7-0.

Rezonings

9. C10-98-071 (D)  
Dragon Storage, LLC
REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Falcon Ridge
LOCATION: Northwest of 180th and Harrison Streets

At the Planning Board meeting held on March 2, 2016, Mr. Rosenbaum moved to layover the request to allow the applicant additional time to: 1) Submit revised site/landscape plans in compliance with all applicable code requirements. 2) Submit detailed building elevations in compliance with all applicable code requirements. 3) Submittal of the anticipated subdivision plat. Mr. Magid seconded the motion which carried 7-0.
Special Use Permits

11. C8-16-058 (D)
Nicole Wilson

REQUEST: Approval of a Special Use Permit to allow Day care services (general) in a R4 District

LOCATION: 18324 Adams Circle

At the Planning Board meeting held on March 2, 2016, Mr. Rosenbaum moved for approval of the Special Use Permit to allow Day care services (general) in a R4 District subject to the following conditions: 1) Compliance with the submitted site plan. 2) Compliance with the proposed operating statement. 3) Compliance with all applicable site development regulations. Mr. Magid seconded the motion which carried 7-0.

Conditional Use Permits

12. C7-10-177 (D)
Omaha Neon Sign Company

REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow a Secondary educational facility in a R3 District

LOCATION: 8050 North 129th Avenue

At the Planning Board meeting held on March 2, 2016, Mr. Rosenbaum moved to layover to allow the applicant time to prepare an overall sign plan for the site and to redesign the sign proposed with the request. Mr. Magid seconded the motion which carried 7-0.

13. C7-16-059 (D)
Ann O’Connor

REQUEST: Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a Secondary educational facility in a R2 District (portion of property is located within flood fringe and flood way overlay districts)

LOCATION: 6401 Sorensen Parkway

At the Planning Board meeting held on March 2, 2016, Mr. Rosenbaum moved for approval of the Major Amendment to a Conditional Use Permit (assumed) to allow Secondary Educational Facility in a R2 District, subject to: 1) Submittal and compliance with a revised sign plan for a monument sign with a masonry base acceptable to the Planning Department. 2) Compliance with the submitted site plan. 3) Approval of the necessary signage waivers from the Zoning Board of Appeals. 4) Submittal of an application to add the MCC-Major Commercial Corridor Overlay to the site. 5) The electronic message portion of the sign must comply with 55-854, Performance Standards. 6) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 7-0.

15. C7-16-060 (D)
Murphy Oil USA

REQUEST: Approval of a Conditional Use Permit to allow Food sales (convenience) in a LI District (property is also located within a MCC Overlay District)

LOCATION: Southeast of 132nd and “F” Streets

At the Planning Board meeting held on March 2, 2016, Mr. Rosenbaum moved for approval of the Conditional Use Permit to allow Food sales (convenience) in a LI District, subject to the following conditions: 1) Submit a revised site plan that moves the monument sign to a minimum of 12 feet from the west and north property lines. 2) Submit an acceptable landscape plan. 3) Compliance with the revised site plan. 4) Compliance with the revised acceptable landscape plan. 5) Compliance with the proposed building elevations. 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. Magid seconded the motion which carried 7-0.
**Vacations**

<table>
<thead>
<tr>
<th>16.</th>
<th>C14-16-061 (D)</th>
<th>REQUEST:</th>
<th>Vacation of 86th Circle right-of-way from 2905 to 2926 South 86th Circle (abutting Lots 3-8, Loveland Acres)</th>
</tr>
</thead>
</table>

At the Planning Board meeting held on March 2, 2016, Mr. Rosenbaum moved for approval of the proposed vacation, subject to all easements being reserved in the vacating ordinance, no buildings permitted over the easements and a cul-de-sac being provided for snow removal services and traffic flow. Mr. Magid seconded the motion which carried 7-0.

<table>
<thead>
<tr>
<th>18.</th>
<th>C14-16-063 (D)</th>
<th>REQUEST:</th>
<th>Vacation of Davenport Street from 10th Street to 12th Street</th>
</tr>
</thead>
</table>

At the Planning Board meeting held on March 2, 2016, Mr. Rosenbaum moved for approval of the proposed vacation, subject to retention of any and all necessary easements, including the maintenance of the public access easement on Davenport Street which connects to 11th Street, as well as, any other stipulations identified in the approved subdivision agreement. Mr. Magid seconded the motion which carried 7-0.

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(REGULAR AGENDA)**

**Master Plan Referrals**

<table>
<thead>
<tr>
<th>1.</th>
<th>C3-16-022</th>
<th>REQUEST:</th>
<th>Approval of the 2016 Consolidated Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>LOCATION:</td>
<td>Omaha and 3-mile extraterritorial zoning jurisdiction</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on March 2, 2016, Jim Anderson, Planning Department, presented the request. Mr. Anderson stated that the 2016 Action Plan was for housing and community development. He explained that the Plan was required by the U.S. Department of Housing and Urban Development (HUD) to receive funding for the Community Development Block Grant (CDBG), Home Improvement Partnerships and Emergency Shelter Grant Programs.

Mr. Rosenbaum moved for approval. Mr. Magid seconded the motion which carried 7-0.

<table>
<thead>
<tr>
<th>2.</th>
<th>C3-16-046</th>
<th>REQUEST:</th>
<th>Approval of the ADAMS PARK TIF REDEVELOPMENT PROJECT PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>LOCATION:</td>
<td>South of the 36th Court and Maple Street intersection</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on March 2, 2016, Don Seten, Planning Department, presented the request. Mr. Seten stated that the proposed Holy Name Housing Corporation project was 18 residential townhome units for independent senior living arranged in 6 buildings on 3.5 acres of land. He noted that the land was neglected for a number of years. He then stated that the $4.9 million project was eligible for $221,000 in Tax Increment Financing funds (TIF) and would also utilize low-income housing tax credits. Mr. Seten stated that public improvement costs were approximately $625,000 and that the project created 12 permanent full-time jobs.

Mike Gawley, Executive Director, Holy Name Housing Corporation, 4324 Fort St., appeared before the Board to answer questions regarding the project.

Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval.
Mr. Deeb moved for approval. Mr. Deeb seconded the motion which carried 7-0.

3. C3-16-047 Planning Department on behalf of the City of Omaha

| REQUEST: Approval of THE YARD APARTMENTS TIF REDEVELOPMENT PROJECT PLAN |
| LOCATION: 1415 Cuming Street |

At the Planning Board meeting held on March 2, 2016, Bridget Hadley presented the request. Ms. Hadley stated that the proposed project was 107 market rate apartment units in a 5-story building with commercial and retail on the ground floor. She displayed renderings and a site plan layout and explained that the proposed project was on the north 1/3 of the site and that the south 1/3 of the site received prior Planning Board approval for a separate project. She then stated that the project proposed 21 full time jobs, of which 19 would be created from the commercial space, and that the proposed drop-off zone along Cuming Street may be removed. Ms. Hadley stated that the project cost was $16 million dollars, with approximately $1.9 million in Tax Increment Financing (TIF) funds.

Jerry Banks, 6336 Pershing Dr., appeared before the Board. Mr. Banks stated that he was the developer of the project. He then stated that approximately 55,600 square feet of retail/commercial space and 1,000 square feet of resident amenities were planned for the ground floor. In response to the Board, Mr. Banks explained that 68 private parking stalls, with apartments above, and 40 private surface parking stalls were planned for the ground floor of the site. He added that residential apartments were planned for the 2nd through 5th floors. Mr. Banks explained to the Board that as part of the public improvements, public parking was planned for the perimeter of the site, with 90 stalls along 14th Street, 15th Street and Cuming Street, at approximately $1.2 million in developer expense.

Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval.

Mr. Deeb moved for approval. Ms. Karnes seconded the motion which carried 7-0.

4. C3-16-048 Planning Department on behalf of the City of Omaha

| REQUEST: Approval of the FAIR DEAL VILLAGE MARKETPLACE TIF REDEVELOPMENT PROJECT PLAN |
| LOCATION: Southwest of 24th and Burdette Streets |

At the Planning Board meeting held on March 2, 2016, Bridget Hadley presented the request. Ms. Hadley stated that the site was mostly vacant land and that the Fair Deal Café located on site was demolished. She then stated that a 3,400 square foot bricks/mortar building would be constructed and included a grocery store and new Fair Deal Café restaurant. She explained that adjacent to the brick/mortar building was the re-use of approximately 14 shipping containers to create additional commercial space. She then displayed renderings of the proposed site and examples of shipping containers used for retail space or residential in other cities and countries. Ms. Hadley stated that the project created approximately 28 jobs and that the project cost was $2.4 million dollars, with approximately $191,000 in Tax Increment Financing (TIF) funds.

Mike Maroney, Omaha Economic Development Corp. (OEDC), 2221 N. 24th St., appeared before the Board. Mr. Maroney stated that 20 foot shipping containers would be used to create smaller spaces for more businesses, with possible expansion to the adjacent land west of the site.

Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval.

Mr. Rosacker moved for approval. Mr Deeb seconded the motion which carried 7-0.
Rezonings

8. C10-16-056
Jean Cappellano

REQUEST: Rezoning from GC to R7 (property is also located within an existing NCE-C District)

LOCATION: 615 Pierce Street

At the Planning Board meeting held on March 2, 2016, the applicant was not present.

Arnold Breslow, 5528 Emile St., appeared before the Board in opposition. Mr. Breslow stated that he was the President of the Old Market South Neighborhood Association and that he had no contact from the applicant nor information regarding the request. He expressed concern for lack of communication regarding Planning Board requests in the area.

Dave Fanslau, Assistant Planning Director, explained to Mr. Breslow that the request for rezoning was required in order for the property owner to accommodate bank financing for the existing property. He then stated that the Department recommended approval.

Mr. Deeb moved for approval. Mr. Magid seconded the motion which carried 7-0.

10. C8-05-121a
C10-16-057
Dingman Investment LLC

REQUEST: Approval of a rezoning from CC and GC to GC, with approval of an MCC-Major Commercial Corridor Overlay District and approval of a Major Amendment to a Special Use Permit to allow Body and fender repair services in a GC District (portion of property is located within the flood fringe overlay district)

LOCATION: Southwest of 120th Street and West Maple Road

At the Planning Board meeting held on March 2, 2016, Kyle Haase, E&A Consulting Group, 10909 Mill Valley Rd., appeared before the Board on behalf of the applicant. Mr. Haase displayed an exhibit and explained that the south lot would be rezoned to match the existing GC zoning of the north lot, both with the addition of an MCC Overlay District. He stated that Dingman was in the collision business for 50 years, 20 years within the City, and submitted a letter from the Mayor of Papillion supporting the business. He then stated that the existing structures on the south lot would be removed and a new 14,000 square foot building would be constructed. He then explained that the existing collision repair business on the north lot would move to the new building on the south lot, and that the existing building on the north lot would then house the auto mechanical repair portion of the business. Mr. Haase stated that an access easement agreement would be required on the west side of the property to allow access from the south to north lot. In response to the Board, he explained that damaged vehicles would be stored inside the new building and that the outside parking stalls met zoning requirements.

Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval of the rezoning subject to conditions on the recommendation report, approval of the MCC Overlay District and approval of the Major Amendment to a Special Use Permit subject to the 12 conditions on the Department recommendation report.

Mr. Deeb moved for approval of the rezoning from CC & GC to GC subject to submittal of an acceptable Development Agreement before forwarding the request to the City Council for final action, approval of the MCC Overlay District and approval of the Major Amendment to a Special Use Permit to allow Body and fender repair services in a GC District subject to the following conditions: 1) Submittal of building elevations, which comply with the MCC Overlay District regulations, prior to forwarding the request to City Council. 2) Coordinating with Public Works on the impact of its upcoming 120th Street improvement project on the proposed site plan, and dedicating ROW as identified by the City. 3) Granting an access easement to the adjacent lot to the west for the proposed western driveway. 4) Providing a sidewalk along the south side of the property along Emmet Street. 5) Limiting all repair activities to completely enclosed buildings. 6)
The paint booths must be designed for painting and meet all applicable local and federal regulations.  7) No outdoor storage of vehicles awaiting repair, parts or partially dismantled vehicles.  8) Compliance with the City’s driveway design and location regulations.  9) Compliance with the Operating Statement.  10) Compliance with the MCC Overlay District regulations.  11) This use permit is for this applicant only.  12) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 7-0.

14.  C7-16-064  Paul Kelly  
REQUEST:  Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a Medical office in a LO District
LOCATION:  1113 North 72nd Street

At the request of the applicant, the case was withdrawn from the March 2, 2016 Planning Board meeting.

17.  C14-16-062  Property Owner  
REQUEST:  Vacation of 21st Street East from Avenue H to Avenue J

The case was withdrawn from the March 2, 2016 Planning Board meeting.

RECONSIDERATION

Case #C8-16-038, C10-16-039 – Rezoning from CC-Community Commercial District to GC-General Commercial District, with approval of an MCC-Major Commercial Corridor Overlay District and approval of a Special Use Permit to allow Body and fender repair services in a GC District at 9421 “Q” Street.

At the Planning Board meeting held on March 2, 2016, Mr. Rosacker stated that he was unaware of options other than approval regarding this case. He then moved for reconsideration of Case C8-16-038, C10-16-039. Mr. Rosenbaum seconded the motion which carried 7-0.

APPROVAL OF MINUTES

Ms. Karnes moved to APPROVE the meeting minutes of February 3, 2016 as written. Mr. Rosacker seconded the motion which carried 7-0.

ADJOURNMENT

It was the consensus of the board to ADJOURN the meeting at 2:29 pm.