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>6.</th>
<th>C3-16-284 (D)</th>
<th>REQUEST: Preliminary Plat approval of SAGEWOOD POINTE, a subdivision outside the city limits, with rezoning from AG to 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</th>
<th>LOCATION: Southeast and Northwest of 180th and Fort Streets</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>C10-16-285</td>
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<tr>
<td></td>
<td>C12-16-286</td>
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<tr>
<td></td>
<td>Celebrity Homes Omaha</td>
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</table>

At the Planning Board meeting held on November 2, 2016, Mr. Rosacker moved for approval of the rezoning from AG to R4, approval of a variance to the Present Development Zone boundary of the Urban Development Element of the City of Omaha Master Plan, and approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1) Improve Fort and 180th Streets to three lanes along the subdivision’s frontage (coordinate with Douglas County and Public Works on the arrangements for and timing of the improvements). 2) Dedicate right-of-way 75 feet from the centerline along 180th Street, widening to 85 feet 300 feet from the intersection. 3) For the Fort Street access west of 180th Street (currently labeled Street 5), either move the street further west adjacent to Outlot B or work
with Public Works on an acceptable alternative configuration (if the street is relocated, it will need to continue north to the northern boundary of the subdivision). 4) Coordinate with Public Works regarding an acceptable general obligation paving plan. 5) Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds. 6) Provide traffic calming on all streets in excess of 1,000 feet. 7) Provide a note on the final plat restricting direct vehicular access from any adjacent lot or outlot within the subdivision to 180th Street and Fort Street. 8) Provide the standard noise attenuation easement language on the final plat. 9) Provide a contribution to Douglas County’s 180th Street bridge project. 10) The terms of the design, bidding and construction of the interceptor sewer will need to be covered in either the final subdivision agreement or via a separate agreement. 11) Provide for sidewalks as required on all street frontages and assign sidewalk maintenance responsibilities to the respective owners of all double-fronted lots in the final subdivision agreement. 12) Coordinate with Douglas County to grade the subdivision to match the ultimate profile of 180th Street and Fort Street. 13) Provide a trail along the east side of 180th Street and the south side of Fort Street. 14) Development of Outlots E and G as open space or with amenities must be privately constructed, owned and maintained by the developer, homeowner’s association or other acceptable entity. 15) The neighborhood park contribution should be designated for Park 33a of the Suburban Park Master Plan and the community park fee will need to be shown on the Source and Use of Funds. 16) Work with city staff on finalization of an acceptable tree mitigation plan. 17) Provide frontage from Outlots D and J extending back to the interior Streets (a minimum of 20 feet). 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 (including specification of Outlot K to serve as a cell tower site). 20) Submit a letter of approval of a noxious weed plan. 21) Meeting an acceptable overall debt ratio. Mr. Deeb seconded the motion which carried 4-0.

At the Planning Board meeting held on November 2, 2016, Mr. Rosacker moved to layover the Preliminary Plat and rezoning at the request of the applicant to allow additional time to meet with staff from both the City of Omaha and the Nebraska Department of Roads in regards to traffic-related issues with the proposed project. Mr. Deeb seconded the motion which carried 4-0.

At the Planning Board meeting held on November 2, 2016, Mr. Rosacker moved to layover the rezoning from AG to DR and MU and to layover the Preliminary Plat to allow the applicant time to meet with city staff and the representatives of the adjacent development. Mr. Deeb seconded the motion which carried 4-0.

Rezonings

At the Planning Board meeting held on November 2, 2016, Mr. Rosacker moved for approval. Mr. Deeb seconded the motion which carried 4-0.
10. C10-16-292 (D)  
Erin Carey  
REQUEST: Approval of an ACI-2(65)-Area of Civic Importance Overlay District  
LOCATION: Northeast of 72nd Street and Mercy Road

At the Planning Board meeting held on November 2, 2016, Mr. Rosacker moved for approval. Mr. Deeb seconded the motion which carried 4-0.

11. C10-97-244 (D)  
Stone Creek Plaza, LLC  
REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Stone Creek Plaza  
LOCATION: Southwest of 156th and Fort Streets

At the Planning Board meeting held on November 2, 2016, Mr. Rosacker moved for approval of the Major Amendment to the Stone Creek Plaza Mixed Use Development Agreement subject to submittal of five acceptable, originally signed, final Mixed Use Development Agreements prior to forwarding to City Council. Mr. Deeb seconded the motion which carried 4-0.

12. C10-99-082 (D)  
Ron Cizek  
REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for West Dodge Hills  
LOCATION: Southwest of 180th Street and West Dodge Road

At the Planning Board meeting held on November 2, 2016, Mr. Rosacker moved for approval of the Major Amendment to the West Dodge Hills Mixed Use Development Agreement subject to submittal of five acceptable, originally signed, final Mixed Use Development Agreements prior to forwarding to City Council. Mr. Deeb seconded the motion which carried 4-0.

Overlay Districts

13. C10-65-128 (D)  
Villa Vinee  
REQUEST: Approval of a Major Amendment to a PUD-Planned Unit Development Overlay District  
LOCATION: 7700 Howard Street

At the Planning Board meeting held on November 2, 2016, Mr. Rosacker moved for approval of the Major Amendment to a PUD, subject to: 1) Submittal of a revised site plan locating the proposed monument sign at least 6' from the property line along 78th Street. 2) Compliance with the revised site plan and signage plan. 3) Approval of the necessary signage waiver from the Zoning Board of Appeals. 4) Compliance with all other applicable regulations. Mr. Deeb seconded the motion which carried 4-0.

Special Use Permits

14. C8-16-293 (D)  
Boundless Operations, LLC  
REQUEST: Approval of a Special Use Permit to allow a Restaurant (drive-in or fast food) in a GI District  
LOCATION: 8996 "L" Street

At the Planning Board meeting held on November 2, 2016, Mr. Rosacker moved for approval of the Special Use Permit to allow Restaurant (drive-in or fast food) in a GI District subject to: 1) Submittal of building elevations, which comply with the MCC Overlay District regulations, prior to forwarding the request to City Council. 2) Submittal of a rezoning application to apply the MCC Overlay District. 3) Providing 1 handicapped parking stall. 4) Providing a sidewalk along 90th Street frontage. 5) Relocating the eastern most access driveway out of the required street yard landscaping depth. 6) Compliance with the City's driveway design and location regulations. 7) Compliance with the Operating Statement. 8) Compliance with the MCC Overlay District regulations. 9) Compliance with all other applicable regulations. Mr. Deeb seconded the motion which carried 4-0.
Vacations

16. C14-16-295 (D) Douglas County
REQUEST: Vacation of Ellison Avenue between 244th Avenue and 246th Street

At the Planning Board meeting held on November 2, 2016, Mr. Rosacker moved for approval of the proposed vacation, subject to a replat of parcels 150487003, 150487000, 150587002 and 1505120022. Mr. Deeb seconded the motion which carried 4-0.

17. C14-16-296 (D) Douglas County
REQUEST: Vacation of right-of-way bound on the north by the easterly projection of the south line of Lot 1, Block 2, Village of Irvington Addition, bound on the west by the east line of said Block 2, Village of Irvington Addition, bound on the south by the easterly projection of the south line of the vacated north 10 feet of Mary Street (Myrtle Street), bound on the east by the west right-of-way line of Irvington Road and the west and north lines of Lot 6, Block 4, Village of Irvington Addition (east of 6806 North 92nd Street)

At the Planning Board meeting held on November 2, 2016, Mr. Rosacker moved for approval. Mr. Deeb seconded the motion which carried 4-0.

ADMINISTRATIVE MEETING ONLY

1. C10-16-211
   C12-16-212
   Lanoha Pacific, Inc.
REQUEST: Final Plat approval of BLUE SAGE CREEK (Lots 1-216, Outlots A-J) (formerly known as Whisper Ridge), a subdivision outside the city limits, with rezoning from AG to R4
LOCATION: Northwest of 212th and "F" Streets

At the Planning Board meeting held on November 2, 2016, Dave Fanslau, Assistant Planning Director, presented the request. Mr. Fanslau stated that the conditions of the previously approved Preliminary Plat have been addressed and that the Department recommended approval of the rezoning and approval of the Final Plat subject to submittal of an acceptable final subdivision agreement and addressing the 1 condition on the recommendation report, prior to forwarding the request to City Council.

Mr. Deeb moved for approval of the rezoning from AG to R4, and approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement and addressing the following item prior to forwarding the request to City Council: 1) Provide a letter of approval from Douglas County regarding noxious weed control. Mr. Rosacker seconded the motion which carried 4-0.
PUBLIC HEARING AND ADMINISTRATIVE MEETING

(REGULAR AGENDA)

**Master Plan Referrals**

<table>
<thead>
<tr>
<th>No.</th>
<th>Master Plan Referral</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.</td>
<td>C3-16-277</td>
<td>Approval of the Neighborhood Action and Fact Redevelopment Plan</td>
<td>An area generally bounded by Sprague Street on the north, 24th Street on the east, Wirt Street on the south and 27th Street on the west</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on November 2, 2016, Jim Anderson, Planning Department, presented the request. Mr. Anderson stated that the request was for redevelopment of an area south of the previously approved King Science Redevelopment area. He then stated that the project was approximately 60 infill housing units for home ownership, rehabilitation of 40 units for home ownership and 40 units for rental homes. He added that the project intended to provide mixed-use development with ground floor uses and multi-family units on the upper levels.

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

Mr. Deeb moved for approval. Mr. Magid seconded the motion which carried 4-0.

| 3.  | C3-16-278            | Approval of the WORLD HOTEL TIF REDEVELOPMENT PROJECT PLAN | 203 South 18th Street |

At the Planning Board meeting held on November 2, 2016, Bridget Hadley, Planning Department, presented the request. Ms. Hadley stated that the project was an adaptive conversion of a vacant office building into a 90-room boutique hotel. She explained that the proposed hotel also included 2 meeting rooms, a banquet hall, restaurant, gym and possibly rooftop amenities. She added that the hotel created approximately 40 new jobs and public improvements included streetscaping. Ms. Hadley also stated the developer was investigating Historic Registry designation and the use of federal tax credits.

Tom McLeay, Clarity Development Company, 144 S. 39th St., appeared before the Board and stated that he was available to answer questions regarding the proposed project.

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

Mr. Deeb moved for approval. Mr. Magid seconded the motion which carried 4-0.

**Subdivisions**

| 4.  | C10-16-279 C12-16-280 Real Growth, LLC | Preliminary and Final Plat approval of THE VILLAS OF PINEY CREEK REPLAT 1, a minor plat outside the city limits, with rezoning from R4 to R4 | East of 204th Street and north of Blondo Parkway |

At the Planning Board meeting held on November 2, 2016, Luke Weatherly, Olsson Associates, 2111 S. 67th St., appeared before the Board on behalf of the applicant. Mr. Weatherly stated that the request reduced the number of platted lots from 15 to 12 lots to accommodate grading on the north side of the property and increase lot depth.
Jim Tollefson, 20221 Pearl Cir., appeared before the Board in opposition. Mr. Tollefson stated that he resided adjacent on the north property line of the site and was concerned that the additional grading on the site created an increased and dangerous slope. He requested that the developer install a fence along the property line.

Mr. Weatherly stated that the slope was 33% and was maintainable with vegetation growth and erosion control. He added that the developer was willing to discuss installation of a fence along the north property line and that an association would maintain greenspaces throughout the development.

Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval of the rezoning, approval of the preliminary plat and approval of the final plat subject to submittal of an acceptable subdivision agreement, if necessary, prior to forwarding the request to City Council.

Mr. Deeb moved for approval of the rezoning from R4 to R4, approval of the preliminary plat and approval of the final plat and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding to City Council. Mr. Rosacker seconded the motion which carried 4-0.

<table>
<thead>
<tr>
<th>Request</th>
<th>Preliminary and Final Plat approval of QUARTERMASTER ADDITION, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth and a waiver of Section 53-8(4)(d) for lot frontage, with rezoning from HI to GC and approval of a PUR-Planned Unit Redevelopment Overlay District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Southeast of 22nd Street and Woolworth Avenue</td>
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At the Planning Board meeting held on November 2, 2016, Dan Dolezal, Ehrhart Griffin & Associates, 3552 Farnam St., appeared before the Board on behalf of the applicant. Mr. Dolezal stated that the applicant was agreeable to Department recommendations.

Carol Carrillo, 1354 S. 21st St., appeared before the Board in opposition. With the assistance of an interpreter, Ms. Carrillo stated that she owned a home to the north of the site and was concerned with the existence of her home. The Board informed Ms. Carrillo that her home ownership was not affected by the proposed project.

Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval of the rezoning, approval of the waiver for Section 53-8(4)(a) on Lots 1 and 9, approval of the waiver of Section 53-8(4)(d) for Lots 4, 6, 7, 10 and Outlot Lot A, and approval of the preliminary plat subject to the 6 conditions on the recommendation report. He also stated that the Department recommended to layover the final plat subject to approval of the PUR Overlay District and to layover the PUR to allow the applicant time to work with city staff on an acceptable PUR plan.

Mr. Rosacker moved for approval of the rezoning from HI to GC, approval of the waiver of Section 53-8(4)(a) for Lot depth (Lots 1 and 9), approval of the waiver of Section 53-8(4)(d) for Lot frontage (Lots 4, 6, 7, 10 and Outlot A), approval of the Preliminary Plat, subject to the following conditions: 1) Coordinate with the Sewer Maintenance Division of Public Works on the width of the proposed storm sewer easement and place the easement on Lot 10 or modify the dimensions of Lot 10 to avoid the easement area. 2) Provide a cross access circulation easement for the entirety of the development. 3) Exclude labeling the plaza and court “street” names on the final plat and work with city staff on addressing for the buildings and naming of the internal drives. 4) Provide sidewalks along 22nd Street and Woolworth Avenue (where not already provided) as required by the Subdivision Ordinance. 5) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement. 6) Compliance with all applicable stormwater management ordinances and policies. He also moved to layover of the Final Plat subject to approval of the accompanying PUR Overlay District and to layover the PUR to allow the applicant time to continue working with city staff on finalization of an acceptable PUR plan.
Special Use Permits

<table>
<thead>
<tr>
<th>15.</th>
<th>C8-16-294 Thomas Paltani</th>
<th>REQUEST: Approval of a Special Use Permit to allow Scrap and salvage services in a HI District</th>
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<tr>
<td></td>
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<td>LOCATION: 3701 Dahlman Avenue</td>
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</table>

At the Planning Board meeting held on November 2, 2016, Tom Paltani, 3701 Dahlman Ave., appeared before the Board. Mr. Paltani stated that the site operated as a landfill since 2011, but was under federal and state mandate to recycle pallets and cardboard. He explained that the Douglas County Health Department opposed recyclable storage on-site, but he was required federal and state authority to recycle. He further explained that daily removal of recyclables was cost prohibitive and that approval of the request allowed storage of recyclables on-site until a larger amount was accumulated to haul off-site. He added that he worked with Air Quality Control and neighborhood groups.

In response to the Board, Mr. Paltani explained that recyclable accumulation was measured in tonnage and that although the site was ticketed by the Health Department for littering on-site, no litter migrated off-site and employees picked up litter on a weekly basis, or as-needed.

Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval of the special use permit subject to the 8 conditions on the recommendation report.

Mr. Deeb moved for approval of a Special Use Permit to allow Scrap and salvage services in a GI District subject to: 1) Submittal of the following information prior to forwarding this request to City Council that adequately addresses the following: (a) Providing an updated operating statement indicating the specific materials being processed in addition to the operating characteristics. 2) Compliance with the site plan. 3) Compliance with the revised operating statement. 4) Submittal of a letter of approval from the Douglas County Health Department for the Limited Refuse and Demolition Debris Landfill prior to the applicant receiving a valid Certificate of Occupancy from the Permits Division of the Planning Department. 5) Compliance with Article XVII – Performance Standards Omaha Municipal Code. 6) Compliance with Chapter 41 – Air Quality Control Omaha Municipal Code. 7) Compliance with Sections 30-81 through 30-110 Omaha Municipal Code. 8) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 4-0.

APPROVAL OF MINUTES

Mr. Rosacker moved to APPROVE the meeting minutes of October 5, 2016 as written. Mr. Deeb seconded the motion which carried 4-0.

ADJOURNMENT

It was the consensus of the board to ADJOURN the meeting at 2:13 pm.

_________________________________________
Date Approved

_________________________________________
Brinker Harding, Chairman

_________________________________________
Rikki Flott, Planning Board
Recording Secretary