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.

**(HOLD OVER CASES)**

**Subdivisions**

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<tr>
<td>6.</td>
<td>C10-16-098 (D)</td>
<td>REQUEST: Preliminary Plat approval of MAPLE VALLEY REPLAT ONE, a subdivision outside the city limits, with a waiver of Section 53-8 for Street design standards (maximum grade), with rezoning from DR and MU to DR and MU (laid over from 06/01/16)</td>
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<td>C12-16-099 Maple Valley, LLC</td>
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<td>LOCATION: Southeast of 168th Street and West Maple Road</td>
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At the Planning Board meeting held on July 6, 2016 Mr. Rosacker moved to layover the request. Mr. Magid seconded the motion which carried 6-0.
(REGULAR AGENDA)

Subdivisions

11. **C12-16-166 (D)**
    Vesta Properties, LLC
    **REQUEST:** Preliminary and Final Plat approval of MEIER ACRES, a minor plat outside the city limits
    **LOCATION:** Northeast of 132nd Street and Rainwood Road

At the Planning Board meeting held on July 6, 2016 Mr. Rosenbaum moved for approval of the preliminary plat subject to the following conditions: 1) Provide an exhibit comparing current grades with proposed grades or submit a verification letter stating that the driveway will not affect grading onsite. 2) Provide tree removal calculations to ensure that mitigation is not required. 3) Place the building envelope and driveway location on the Final Plat. 4) Waive the right to protest the creation of a future sidewalk improvement district in the final subdivision agreement. 5) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies. 6) Include provisions for use, ownership and maintenance of the outlot in the final subdivision agreement. He also moved for 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 plat to the City Council. Mr. Deeb seconded the motion which carried 6-0.

13. **C12-16-168 (D)**
    Paul and Keely Yates
    **REQUEST:** Preliminary Plat approval of BULL CANYON ACRES, a subdivision outside the city limits
    **LOCATION:** 10409 North 72nd Street

At the Planning Board meeting held on July 6, 2016 Mr. Rosacker moved to layover the request. Mr. Magid seconded the motion which carried 6-0.

14. **C10-16-169 (D)**
    C12-16-170
    The Water’s Edge United Methodist Church
    **REQUEST:** Preliminary and Final Plat approval of WATERS EDGE, a minor plat outside the city limits, with rezoning from AG to R4
    **LOCATION:** Northwest of 195th and Harrison Streets

At the Planning Board meeting held on July 6, 2016 Mr. Rosenbaum moved for approval of the rezoning from AG to R4, and approval of the preliminary plat subject to: 1) Placing a note on the plat that there shall be no direct access to Harrison Street from Lot 2. 2) Providing sidewalks per City standards along all street frontages. 3) Compliance with all applicable stormwater management ordinances and policies. He also moved for approval of the final plat, subject to the conditions of preliminary plat approval. Mr. Deeb seconded the motion which carried 6-0.

Rezonings

16. **C10-16-176 (D)**
    Marian High School
    **REQUEST:** Approval of an MCC-Major Commercial Corridor Overlay District
    **LOCATION:** 7400 Military Avenue

At the Planning Board meeting held on July 6, 2016 Mr. Rosenbaum moved for approval. Mr. Deeb seconded the motion which carried 6-0.

17. **C10-16-177 (D)**
    E & A Consulting Group
    **REQUEST:** Rezoning from R3 to R4
    **LOCATION:** 13633 Miami Street and 13624 Ohio Street

At the Planning Board meeting held on July 6, 2016 Mr. Rosenbaum moved for approval. Mr. Deeb seconded the motion which carried 6-0.
18. C10-16-178 (D)  
Grace Longley  
REQUEST: Rezoning from GI to DS  
LOCATION: 1054 South 20th Street

At the Planning Board meeting held on July 6, 2016 Mr. Rosenbaum moved for approval. Mr. Deeb seconded the motion which carried 6-0.

19. C10-16-179 (D)  
MS Omaha, LLC  
REQUEST: Rezoning from CC to LO, with approval of an MCC-Major Commercial Corridor Overlay District  
LOCATION: Southwest of 132nd Street and Westwood Lane

At the Planning Board meeting held on July 6, 2016 Mr. Rosenbaum moved for approval. Mr. Deeb seconded the motion which carried 6-0.

20. C7-16-180 (D)  
C10-16-181  
John Tiemann  
REQUEST: Rezoning from LO to LC, with approval of a Conditional Use Permit to allow Veterinary services in a LC District  
LOCATION: 1113 North 72nd Street

At the Planning Board meeting held on July 6, 2016 Mr. Rosenbaum moved for approval of the rezoning from LO to LC, and approval of the Conditional Use Permit to allow a Veterinary services in a LC District subject to: 1) Submittal of a request to include the property in the ACI-2(50) Overlay District. 2) Submittal of a revised site plan providing the closure of the 72nd street access drive. 3) All activities being confined to indoors and no noticeable external effects. 4) Compliance with the revised site plan. 5) Compliance with the operating statement. 6) Compliance with all applicable ordinances and regulations. 8) The applicant obtaining all necessary permits. Mr. Deeb seconded the motion which carried 6-0.

21. C10-16-182 (D)  
C11-16-183  
Giddings Group on behalf of The Duke of Omaha, LLC  
REQUEST: Rezoning from GI to R8, with approval of a PUR-Planned Unit Redevelopment Overlay District  
LOCATION: 151 North 46th Street

At the Planning Board meeting held on July 6, 2016 Mr. Rosacker moved to layover the rezoning and PUR to allow the applicant time to submit a traffic study and to meet with City staff in addressing the items discussed in this recommendation report. Mr. Magid seconded the motion which carried 6-0.

Special Use Permits

24. C8-16-185 (D)  
Paul Janky  
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: 4835 South 136th Street

At the Planning Board meeting held on July 6, 2016 Mr. Rosenbaum moved for 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) Submittal of a revised site plan prior to forwarding this request to City Council that adequately addresses the following: (a) Removing the crushed rock outdoor storage area and access driveway or paving the area with an approved hard surface. (b) Obtaining a building permit for the fence area if retained. (c) Obtaining a waiver from the Zoning Board of Appeals for the off-street parking requirements. 2) Coordinating with Public Works on the on-street parking improvements. 3) Dedicating ROW, if necessary, to ensure the property line is a minimum of 1 foot behind the sidewalk. 4) Compliance with the revised site plan. 5) Compliance with the operating statement. 6) No outdoor storage of materials. 7) Compliance with all applicable stormwater management ordinances
and policies. 8) The applicant receiving a Certificate of Occupancy from the Permits Division of the Planning Department. 9) Compliance with all other applicable regulations. Mr. Deeb seconded the motion which carried 6-0.

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<tr>
<th>No.</th>
<th>Request Date</th>
<th>Requester</th>
<th>REQUEST:</th>
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<tr>
<td>25.</td>
<td>C8-16-187 (D)</td>
<td>Carri Godfrey</td>
<td>Approval of a Special Use Permit to allow General retail sales in a GI District</td>
<td>9445 “J” Street</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on July 6, 2016 Mr. Rosenbaum moved for approval of the Special Use Permit to allow General retail sales, subject to the following conditions: 1) Compliance with the site development plan. 2) Compliance with all other applicable regulations. 3) Compliance with the operating statement. Mr. Deeb seconded the motion which carried 6-0.

### Conditional Use Permits

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<tr>
<th>No.</th>
<th>Request Date</th>
<th>Requester</th>
<th>REQUEST:</th>
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<tr>
<td>27.</td>
<td>C7-16-171 (D)</td>
<td>The Water’s Edge United Methodist Church</td>
<td>Approval of a Conditional Use Permit to allow Religious assembly in a R4 District (pending)</td>
<td>Northwest of 195th and Harrison Streets</td>
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</tbody>
</table>

At the Planning Board meeting held on July 6, 2016 Mr. Rosenbaum moved for approval of the Conditional Use Permit to allow Religious Assembly in a R4 district subject to: 1) Submittal of a revised site/landscape plan which provides the appropriate number of tree plantings in accordance with Section 55-718. 2) Signage in compliance with the Chapter 55 regulations for civic uses in a R4 district. 3) Compliance with the revised site plan. 4) Compliance with the operating statement. 5) Compliance with the building elevations. 6) Compliance with all applicable stormwater management ordinances and policies. 7) Compliance with all other applicable regulations. Mr. Deeb seconded the motion which carried 6-0.

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<tr>
<th>No.</th>
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<tr>
<td>28.</td>
<td>C7-16-189 (D)</td>
<td>Drew Rathbun</td>
<td>Approval of a Conditional Use Permit to allow Indoor sports and recreation in a CC District (property is also located within the flood fringe overlay district)</td>
<td>13540 Discovery Drive</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on July 6, 2016 Mr. Rosenbaum moved for approval of a Conditional Use Permit to allow Indoor sports and recreation in a CC District, subject to the following conditions: 1) Compliance with the site plan. 2) Compliance with the proposed operating statement. 3) Compliance with all other applicable regulations. Mr. Deeb seconded the motion which carried 6-0.

### Vacations

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<th>Request Date</th>
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<th>REQUEST:</th>
<th>LOCATION:</th>
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<tbody>
<tr>
<td>31.</td>
<td>C14-16-192 (D)</td>
<td>Property Owner</td>
<td>Vacation of &quot;U&quot; Street and 69th Street abutting the south property line of Lot 1, &quot;Q&quot; Street Acres Replat 2, the west line of Lot 1, &quot;Q&quot; Street Acres Replat 1 and Lot 40, &quot;Q&quot; Street Acres</td>
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At the Planning Board meeting held on July 6, 2016 Mr. Rosenbaum moved for approval of the vacation, subject to maintaining a channel maintenance agreement and easement to the specifications of the PMRNRD and granting a public access easement according to the attached site layout map. Mr. Deeb seconded the motion which carried 6-0.
32. C14-16-193 (D)  
Property Owner  
REQUEST: Vacation of 40th Street from the north right-of-way line of Leavenworth Street to the south right-of-way line of Jones Street

At the Planning Board meeting held on July 6, 2016 Mr. Rosenbaum moved for approval of the vacation, subject to sewers in the proposed vacation area being released to the applicant and removing one (1) stop sign, two (2) no parking either side signs and one (1) right turn must turn right sign. Mr. Deeb seconded the motion which carried 6-0.

33. C14-16-194 (D)  
Planning Board  
REQUEST: Vacation of Emile Street from the east right-of-way line of Saddle Creek Road to the west right-of-way line of 42nd Street, 45th Street from the north right-of-way line of Emile Street to the north right-of-way line of Dewey Avenue, including the traffic circle, Dewey Avenue from the west right-of-way line of 45th Street to the east right-of-way line of 44th Street, and 44th Street from the south right-of-way line of Dewey Avenue to the south right-of-way line of Farnam Street

At the Planning Board meeting held on July 6, 2016 Mr. Rosenbaum moved for approval of the vacation, subject to retaining the sewer easements along Dewey Avenue and 44th Street and the property owner obtaining ownership of the sewers along Emile Street as shown in the attached Exhibit “A”. Mr. Deeb seconded the motion which carried 6-0.

34. C14-16-195 (D)  
Planning Board  
REQUEST: Vacation of Saratoga Street bound on the west and north by Lot 1, Fort Omaha Expansion, bound on the east by 30th Street and bound on the south by Lot 16, O'Brien's Addition, along with part of a north/south alley bound on the west by a remnant of Tax Lot 23 of the NE 1/4 of the NW 1/4 of Section 4 - T15N - R13E, bound on the north by Saratoga Street, bound on the east by Lots 16-20 of O'Brien's Addition and bound on the south by Sorensen Parkway

At the Planning Board meeting held on July 6, 2016 Mr. Rosenbaum moved for approval of the vacation, subject to retention of all easements. Mr. Deeb seconded the motion which carried 6-0.

ADMINISTRATIVE MEETING ONLY

1. C10-14-127  
C12-14-128  
FRK Development, LLC  
REQUEST: Final Plat approval of INDIAN POINTE (Lots 267-409, Outlots L-M), a subdivision outside the city limits, with rezoning from AG to DR and R4  
LOCATION: Northeast of 192nd and Sahler Streets

At the Planning Board meeting held on July 6, 2016, Cheri Rockwell, Planning Department, presented the request. Ms. Rockwell stated that the Department recommended 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.

Mr. Magid moved for 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. Mr. Deeb seconded the motion which carried 6-0.
2. C10-16-172
   C12-16-173
   Deer Creek Reserve LLC

   REQUEST: Final Plat approval of DEER CREEK RESERVE (formerly a portion of Deer Creek Highlands), a subdivision outside the city limits, with rezoning from AG to DR and R4
   LOCATION: Southeast of 132nd and State Streets

At the Planning Board meeting held on July 6, 2016, Cheri Rockwell, Planning Department, presented the request. Ms. Rockwell stated that the Department recommended approval of the final plat subject to submittal of an acceptable final subdivision agreement prior to forwarding to City Council.

Mr. Deeb moved for approval of the Final Plat subject to submittal of an acceptable final subdivision agreement prior to forwarding to City Council. Mr. Rosacker seconded the motion which carried 6-0.

3. C10-12-223
   C12-12-224
   CR Investments Inc.

   REQUEST: Final Plat approval of HIGHLAND HILLS (Lots 191-492, Outlots D-H), a subdivision outside the city limits, with rezoning from AG to DR and R4
   LOCATION: Northeast of 168th and Ida Streets

At the Planning Board meeting held on July 6, 2016, Cheri Rockwell, Planning Department, presented the request. Ms. Rockwell stated that the Department recommended approval of the final plat subject to the 2 conditions on the recommendation report.

Mr. Deeb moved for approval of the rezoning from AG to DR and R4, and approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement and addressing the following items prior to forwarding the request to City Council: 1) Place the green corner in its own outlot and provide an access easement back to 167th Avenue/Whitmore Street. 2) Provide or address the following in regards to the temporary lift station: (a) Submit an exhibit showing that sewers served by the temporary lift station will be able to function by gravity in the future (this submittal does include such an exhibit). (b) The cost to construct the lift station and force main shall be specially assessed or paid for privately. (c) Provide language in the subdivision agreement that the temporary lift station shall be owned and maintained privately, and that its future decommissioning and removal will be paid for privately. Mr. Magid seconded the motion which carried 6-0.

4. C10-07-127
   C12-07-128
   Full Circle Ventures, Inc.

   REQUEST: Final Plat approval of LEYTHAM (Lots 1-131, Outlots 1-33), a subdivision outside the city limits, with rezoning from AG to R4 and MU and approval of a NCE (Neighborhood Conservation/Enhancement) Overlay District
   LOCATION: Northeast of 168th and State Streets

At the Planning Board meeting held on July 6, 2016, Cheri Rockwell, Planning Department, presented the request. Ms. Rockwell stated that the Department recommended approval of the final plat subject to compliance with the conditions of the revised preliminary plat approval and subject to the 9 conditions on the Department recommendation report being addresses prior to forwarding to City Council.

Mr. Rosacker moved for approval of the final plat subject to compliance with the conditions of the revised preliminary plat approval and subject to the following being addressed prior to forwarding the final plat to the City Council for final action: 1) Coordinating with Public Works on an acceptable paving plan. 2) Providing for the widening to a three-lane section for all frontage along 168th Street, plus any additional widening as needed to accommodate left turn lanes and tapers. 3) Coordinating with Public Works on the required street section for the eastbound approach of Rachel Snowden Parkway to 168th Street. 4) Preparing a post construction stormwater plan and maintenance agreement. 5) Coordinating with Public Works for necessary modifications to Outlot 2 to accommodate the design vehicle. 6) Providing that all corner lots at street intersections are chamfered at 8.5’ x 8.5’ and are depicted on the plat. 7) Providing turnarounds at the terminus of all temporarily dead-ended streets. 8) Coordinating with the NRD to verify
that the subdivision will not impact their future lake to the north. 9) Submittal of an acceptable final subdivision agreement. Mr. Magid seconded the motion which carried 6-0.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Subdivisions

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<td>5.</td>
<td>C10-15-299</td>
<td>Preliminary Plat approval of SHADOW VIEW VILLAGE, a subdivision outside the city limits, with rezoning from AG to MU (laid over from 04/06/16)</td>
<td>Northwest of HWS Cleveland Boulevard and West Center Road</td>
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<td>C12-15-300</td>
<td>Western Springs Land Corp.</td>
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At the Planning Board meeting held on July 6, 2016, Larry Jobeun, 11440 West Center Rd, appeared before the Board on behalf of the applicant. Mr. Jobeun stated that the applicant met with adjacent property owners to the west multiple times for resolution issues on the proposed plan. He explained that the 2 main issues remaining were the ¼ mile gap, which was satisfied upon the proposed development, and the location and type of intersection at 200th Street to serve both properties. Mr. Jobeun stated that multiple alternatives were discussed with adjacent property owner and the NDOR regarding the 200th Street intersection and noted that the applicant was obligated to meet NDOR regulations. He briefly discussed those options and then stated that on the proposed plan the intersection was 760 feet north of West Center Road, but that the applicant was not opposed to the intersection 660 feet north of West Center Road. He added that the 18 items on the Department recommendations were acceptable to the applicant.

Hal Daub, 314 N. 97th St, Husch Blackwell, appeared before the Board in opposition. Mr. Daub stated that he represented the Skrupa family, the adjacent property owners to the west of the site. He confirmed that his client was in agreement with the plan for the ¼ mile gap, but was still concerned with the plan for the 200th Street intersection. He explained that the proposed 200th Street intersection prevented full development of approximately 2 acres of the Skrupa property.

Jeff Lake, 2111 S 67th St., appeared before the Board in opposition. Mr. Lake stated that he also represented the adjacent property owner to the west. He then displayed multiple site plans and discussed the alternatives for the 200th Street intersection. Mr. Lake stated that the primary concern his client had with the intersection at 760 feet cut into a building pad site, which was already limited to development due to grading issues. He then displayed a site plan showing the option of a round-a-bout at Gold Street, which was approximately 430 feet from West Center Road and needed further discussions with NDOR for non-compliance issues.

Sam Hohman, Skrupa family, appeared before the Board in opposition. Ms. Hohman stated that she was a co-owner in the adjacent property and that prior concerns for the ¼ mile gap were encumbrances onto her property. She explained that the intersection at 200th Street created the same encumbrances. She then stated she was concerned the proposed intersection used 2.5 acres of her commercially viable property, cost of the intersection, and that her family had most of the responsibility of the intersection.

Mr. Daub stated that the Skrupa family was willing to compromise on item #2 of the Department recommendation report, if the applicant compromised on item #5 of the recommendation report.

In response to the Board, Mr. Jobeun stated that cost and contribution of the 200th Street intersection still needed to be discussed with the applicant and property owner to the west, but that the applicant planned to begin construction on their property and upon development of the property to the west, the intersection/round-a-bout would be completed.
In response to the Board, Mr. Daub stated that the Skrupa family was willing to contribute upon resolution of the 200th Street intersection concerns and was not opposed to a round-a-bout intersection at 660 feet from West Center Road. He also mentioned that a wetland on the Skrupa property affected the buildable commercial property. Mr. Lake acknowledged the 200th Street access point was determined by location to major intersections and expressed that the Skrupa family was concerned with the majority of the responsibility of the intersection on the Skrupa property. He also stated that concerns regarding the intersection could be agreed upon prior to the request moving forward to City Council.

Mr. Jobeun stated that the 200th Street round-a-bout benefited both properties involved and expressed that the intersection be built equally on both properties involved. He reassured the Board an agreement would be made regarding the cost and contributions.

Ryan Haas, Public Works, stated that the Department recommendations were determined upon equitable accommodation of adjacent parties involved.

Cheri Rockwell, Planning Manager, stated that the Department recommended approval of the rezoning subject to submittal of an acceptable Mixed Use Development Agreement, approval of the preliminary plat subject to the 19 conditions of the Department recommendation report, with or prior to submittal of a final plat.

Ms. Karnes moved for approval of the rezoning from AG to MU, subject to submittal of an acceptable Mixed Use Development Agreement to be submitted with the Final Plat and 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. Approval will be required from both the City of Omaha and the Nebraska Department of Roads (NDOR). 2) Coordinate with the property owner to the west of the proposed subdivision for the acquisition of land necessary for the 200th Street improvements. For the acquired portion, either 1) include it within the subdivision boundaries, or 2) submit a paper right-of-way dedication for recording prior to final plat approval. 3) Coordinate with the Public Works Department on acceptable design for the proposed on-street parking on Gold Street and for the paving section along 200th Street. 4) Coordinate with NDOR for approval of the design of the westbound right turn lane at 200th Street and West Center Road. 5) Coordinate with the City of Omaha, NDOR and the property owner on the west for an acceptable location and design of the first full-movement intersection of 200th Street north of West Center Road. 6) Secure Public Works approval of the finalized design of the future roundabout prior to Planning Board approval of the Final Plat. 7) Provide the following notes on the plat: (a) There shall be no direct access onto West Center Road from Lots 4-8 or Outlot A. (b) There shall be no direct access onto 200th Street from Lots 3 or 4. 8) Include a provision in the final subdivision agreement that assigns responsibility for the routine maintenance and snow removal of the parking areas located on public right-of-way. 9) Revise all mixed use exhibits to comply with the City’s driveway regulations. 10) Provide sidewalks along all streets as required by the Subdivision Ordinance (including West Center Road). 11) Show a 35 foot no-build easement on the plat for lots/outlots on both sides of HWS Cleveland Boulevard. 12) WS Cleveland Boulevard will need 100 feet width right-of-way, 6 foot sidewalks, landscaping and street lights to be located and specified in accordance with the boulevard design guidelines found in the Suburban Park Master Plan. 13) All boulevard improvements must be approved by the Park and Recreation Advisory Board prior to bidding. 14) Work with city staff in finalizing an acceptable tree mitigation plan. 15) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies. 16) Include provisions for use, ownership and maintenance of the outlots in the subdivision agreement. 17) Provide a letter from the Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. 18) Provide a letter of approval from Douglas County regarding noxious weed control. 19) An acceptable debt ratio of 4% or less. Mr. Magid seconded the motion which carried 6-0.
(REGULAR AGENDA)

Master Plan Referrals

| 7. | C3-16-160 | Planning Department on behalf of the City of Omaha | REQUEST: Approval of the UNMC REDEVELOPMENT PROJECT PLAN | LOCATION: Northeast of 42nd and Leavenworth Streets |

At the Planning Board meeting held on July 6, 2016, Bridget Hadley, Planning Department, presented the request. Ms. Hadley stated that the developer was available to answer questions regarding the project plan.

Larry Jobeun, 11440 W. Center Rd, appeared before the Board on behalf of University of Nebraska Medical Center (UNMC). Mr. Jobeun stated that the project was called iEXCEL (Interprofessional Experiential Center for Enduring Learning) and that the site for the iEXCEL building was approximately 3.8 acres. He explained that the project was a 3-story building which included a 56,000 square foot parking structure and a 134,000 square foot medical facility. He then stated that the approximate total project cost was $102 million, with approximate funding costs provided by the following: $66 million from the private sector, $25 million from the State of Nebraska, $5,162,400 from the City of Omaha Redevelopment Bond proceeds and $5.5 million from the City of Omaha Capital Improvement Program (CIP) to assist with public improvements. Mr. Jobeun explained that because the project involved a non-profit organization, eligible expenses were funded by redevelopment bond funds. He then submitted a handout of the 5-year projected potential economic impact of the project, as determined by an independent third party economic impact expert, and a handout explaining iEXCEL.

Dr. Pam Boyers with UNMC, 120 S. 31st St, appeared before the Board. Dr. Boyers explained that the iEXCEL project was designed to train health care professionals and stimulate development of new technology in health care and training tools, as well as stimulate industry collaborations. She then discussed how the proposed facility provided a wide range of simulation for advanced research and learning, and how the advanced technology training model allowed health care workers to learn by doing, which also provided a safe learning environment. She also noted that this type of learning helped recruit and retain health care professionals and developed a new type of health care professional. Dr. Boyers then presented and discussed a slide show of the proposed iEXCEL 3-D learning technology. She explained that $150 billion dollars of investment in this technology was projected by the year 2020.

Cheri Rockwell, Planning Manager, stated that the Department recommended approval.

Mr. Deeb moved for approval. Mr. Rosacker seconded the motion which carried 6-0.

| 8. | C3-16-162 | Planning Department on behalf of the City of Omaha | REQUEST: Approval of the AMES ROW HOUSES TIF REDEVELOPMENT PROJECT PLAN | LOCATION: 5801 Fowler Avenue |

At the Planning Board meeting held on July 6, 2016, Don Seten, Planning Department, presented the request. Mr. Seten stated that the project involved the construction of twelve 3-bedroom row houses within 3 structures and that the low-income housing tax credit project was planned as housing for veterans. He then stated that the total project cost was $2.6 million dollars with $90,433 of Tax Increment Financing (TIF) funds and that public improvements included storm sewer, sanitary sewer, sidewalks, and greenspace recreation area. He added that the developer, White Lotus Group, held a neighborhood meeting July 1, 2016 with no objections.

Cheri Rockwell, Current Planning Manager, stated that the Department recommended approval.

Mr. Deeb moved for approval. Mr. Magid seconded the motion which carried 6-0.
At the Planning Board meeting held on July 6, 2016, Don Seten, Planning Department, presented the request. Mr. Seten stated that the proposed area was renamed the Northern Columbus Park Community Redevelopment Area (CRA) and that the designation allowed the use of Tax Increment Financing (TIF) funds for economic redevelopment within the area. He also stated that the designation was requested by the development community and that the area was surrounded by existing CRAs. He added that an analysis and study completed by the Department determined the area was eligible for designation under the Nebraska Community Development Law. Mr. Seten stated that a neighborhood meeting was held on June 22, 2016 and that no concerns were expressed.

Cheri Rockwell, Current Planning Manager, stated that the Department recommended approval.

Mr. Deeb moved for approval. Ms. Karnes seconded the motion which carried 6-0.

At the Planning Board meeting held on July 6, 2016, Cassie Paben, Mayor’s Office, presented the request. Ms. Paben stated that the 7 areas included in the annexation package met 3 goals: eliminated islands within city limits, were revenue positive for the City and did not compromise public safety. She then stated that these areas totaled 786 acres of land, mainly residential with some commercial within SID 293. She also stated that based on 2010 Census statistics, 6,052 residents would be added for a total city population of 449,937 based on recent MAPA projections. Ms. Paben explained that the annexation of Dickensons Landing eliminated an island within the City and that a total of $456 million dollars in new valuation would be added with the annexation. She further explained that the overall debt ratio of the 2016 annexation package was 2.27% with all areas net positive over a 10-year projection period. She added that the property tax reduction for these areas averaged $460 per $100,000 of valuation. Ms. Paben discussed emergency services and stated that 911 call volumes were analyzed and revealed approximately 1,000 calls to these areas in 2015. She then stated that Omaha emergency services previously responded to these areas and that 9 sworn police officers would be added to the 2017 proposed budget for a total of 860 police officers for the city. She explained that 4 parks with approximately 26 acres total would be included and that there were no current CIP projects within these areas. Ms. Paben stated that after receiving Planning Board approval and necessary City Council approvals, the proposed effective date of annexation was August 24th, 2016 and that City services would be effective upon that date. She also mentioned that a public meeting was held June 29, 2016 with approximately 40 people in attendance.

In response to the Board, Ms. Paben explained that with the proposed additional police officers, the City ratio was 1.91 officers per 1,000 residents and that other cities averaged 1.5 police officers per 1,000 residents. She further explained that the Douglas County Sheriff department also patrolled these areas and other parts of the county. She added that as resident populations increased with annexation, City Council Districts became unbalanced and that redistricting was a responsibility of the City Council.

Cheri Rockwell, Planning Manager, stated that the Department recommended approval.
Mr. Deeb moved for approval. Mr. Magid seconded the motion which carried 6-0.

**Subdivisions**

| 12. | C12-16-167  
Gregory Ruegsegger | REQUEST: | Preliminary and Final Plat approval of  
FURNITURE ROW 78, a minor plat inside the city limits  
LOCATION: | 119 North 72nd Street |
|-----|---------------|-----------|----------------------------------|-------------------|

At the Planning Board meeting held on July 6, 2016, Douglas Dreessen, 10836 Old Mill Rd, appeared before the Board on behalf of the applicant. Mr. Dreessen stated that he was available to answer questions regarding the request.

Cheri Rockwell, Planning Manager, stated that the Department recommended approval of the Preliminary Plat subject to the 7 conditions on the Department recommendation report and approval of the Final Plat subject to the conditions of preliminary plat approval and submittal of a final subdivision agreement prior to forwarding to City Council.

Mr. Rosenbaum moved for approval of the preliminary plat subject to: 1) Relocating the existing ingress/egress south to Capitol Court, south of the southern edge of the subdivision. 2) Closing the existing access to 72nd Street from Lot 1 and placing a note on the plat that there shall be no direct access to 72nd Street from Lot 1. 3) Dedicating right-of-way 18 feet from behind the existing curb along North 72nd Street. 4) Coordinating with Urban Design on the appropriate design of the sidewalk area along North 72nd Street. 5) Removing the existing pavement along the curbline of Capitol Court and providing 6.5 of landscaping and a 5 foot sidewalk. 6) Compliance with all applicable stormwater management ordinances and policies. 7) Submittal of an acceptable final subdivision agreement. He also moved for 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. Mr. Magid seconded the motion which carried 5-0-1, with Mr. Deeb absent.

| 15. | C11-16-174  
C12-16-175  
Uptown Properties, LLC and DBA  
Uptown Urban Dwellings | REQUEST: | Preliminary and Final Plat approval of  
32 CALIFORNIA, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth and approval of a PUR-Planned Unit Redevelopment Overlay District  
LOCATION: | Southeast of 32nd and California Streets |
|-----|---------------|-----------|-----------------------------------|-------------------|

At the Planning Board meeting held on July 6, 2016, Steven Held, 11506 Nicholas St, appeared before the Board. Mr. Held stated that after meeting with the Gifford Park Neighborhood Association in February 2016, the original plan was revised and explained that their concerns were density and esthetics. He then stated that the number of rowhouse units were reduced from 11 total units within 3 buildings to 7 total units within 2 buildings and that all units had 2-car attached garages. He also mentioned that the flat roof was revised to a pitched roof and was met with general approval by the Neighborhood Association.

Cheri Rockwell, Planning Manager, stated that the Department recommended approval of the waiver for lot depth, approval of the Preliminary Plat subject to the 3 conditions on the Department recommendation report, and approval of the Final Plat subject to the conditions of preliminary plat approval and submittal of a final subdivision agreement prior to forwarding to City Council. She then stated that the Department recommended approval of the PUR subject to the conditions as stated on the Department recommendation report prior to forwarding the request to City Council.

Mr. Rosacker moved for approval of the waiver of Section 53-8(4)(a) for Lot depth, approval of the Preliminary Plat, subject to the following conditions: 1) Provide for the use, ownership and maintenance of the outlot in the final subdivision agreement. 2) Maintain the existing sidewalks as required by the Subdivision Ordinance. 3) Include provisions in the subdivision agreement for 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, prior to forwarding the request to the City Council for final action. Mr. Deeb seconded the motion which carried 6-0.

Ms. Karnes moved for approval of the PUR, subject to submittal of a revised site and landscape plan that keeps the remaining on-street parking in place, moves Units 5-7 to the south 3.57 feet and provides adequate screening along the eastern boundary 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 6-0.

Rezonings

<table>
<thead>
<tr>
<th>22.</th>
<th>C10-16-196</th>
<th>REQUEST:</th>
<th>Rezoning from DS to CBD (property is also located within an ACI-1(PL) Overlay District)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Kirt Trivedi</td>
<td>LOCATION:</td>
<td>Southwest of 24th Avenue and Farnam Street</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on July 6, 2016, Kirt Trivedi, 17616 Douglas Cir., appeared before the Board. Mr. Trivedi stated that the project had 2 owners and that the proposed project was a 5-story, 100 room hotel with parking behind the hotel and partial retail on the first floor. He explained that the dilapidated site was vacant for approximately 5 years and hoped that redevelopment improved the safety of the neighborhood. He then stated that the project included restoration of the historic Hupmobile building into retail space on the first floor and 8 apartment units on the top floor. He added that he planned relocation of his corporate offices to this site. In response to the Board, Mr. Trivedi stated that the hotel was approximately 4500 square feet of retail with 3 bays and that he worked with the Department on redesign of South 24th Avenue at Farnam Street. He also explained that additional parking was available on adjacent parcels he owned and that parking requirements were met. He then stated that he was willing to work with neighbors regarding the project.

Jerry Slusky, 8712 West Dodge Rd., appeared before the Board in opposition. Mr. Slusky stated that he represented Kountze Memorial Church, Skarda Equipment, Barnhart Press and All Makes, and that concerns were the application process and the lack of information regarding the details of the project. He then discussed his email to the Department expressing those concerns and that he requested a 30-day layover for further discussions and community input regarding details of the project, along with more information regarding Department recommendations.

Larry Kavich, 2558 Farnam St., appeared before the Board in opposition. Mr. Kavich stated that he was a property owner at 2550 and 2558 Farnam Street. He then stated that his company was family owned for approximately 60 years and he has made investments into the area. He was aware of the safety issues in the neighborhood and that he was concerned with lack of details regarding the proposed project. He was not opposed to the redevelopment, but also requested a 30-day layover for further discussions regarding the project.

John Skarda, Skarda Equipment Company, 2563 Farnam St., appeared before the Board in opposition. Mr. Skarda stated that his family owned the business at 2563 Farnam and that he was concerned with short-notice of the request, traffic and limited parking in the area. He also wanted more information regarding the project.

Mr. Slusky discussed an email from Dean Bard, Senior Pastor at Kountze Memorial Church, supporting the redevelopment on the site, but requesting a layover for more information regarding details of the project.

Mr. Trivedi again stated that additional parking was available on adjacent lots and met requirements. He added that he and the co-owner were local developers and that contact was made with the All Makes family and property owners in the area to announce the project. He then stated that he had deadlines to meet for the franchise, banking guidelines, and ground-breaking.

After discussion regarding the lack of a site plan and contact with surrounding neighbors, Mr. Harding
commented that a site plan was not required with a rezoning application. Mr. Rosacker then commented that surrounding areas were also CBD zoning. Mr. Trivedi stated that he was restricted by City regulations and that he met with Department staff regarding design guidelines. He also stated that site plans were devised but that exterior sheeting plans were not finalized and were still in the process of discussion with the Department. He again mentioned that he had been in contact with surrounding neighbors regarding site plans, but had not with the Barnhart group, Pastor Bard or the Skarda family.

Mr. Slusky commented that an official meeting by the developer, including all neighbors, was not held prior to the Planning Board meeting. Mr. Kavich mentioned that input regarding the design was not offered by the developer. In response to the Board, Mr. Slusky stated he was not opposed to CBD zoning, but wanted an opportunity for further discussions with a 30-day layover.

Cheri Rockwell, Planning Manager, stated that the rezoning request conformed to the Downtown Master Plan and Future Land Use map, and that the requested zoning was more appropriate for the area. She explained that the current zoning allowed a hotel-use without Planning Board approval and that the submitted rezoning application was sufficient for review purposes. She then stated that the Department recommended approval.

Mr. Magid moved to layover for 30 days. Mr. Deeb seconded the motion which carried 6-0.

### Special Use Permits

<table>
<thead>
<tr>
<th>No.</th>
<th>REQUEST</th>
</tr>
</thead>
<tbody>
<tr>
<td>23.</td>
<td>Approval of a Special Use Permit to allow Day care services (general) in HI District</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on July 6, 2016, the applicant was not present.

Martha Ramos, 704 Joseph Dr., Papillion, Nebraska, appeared before the Board in opposition. Ms. Ramos stated that her husband recently acquired the property adjacent to the site and that he owned the concrete business located on the property. She then stated that because of the nature of the business, heavy equipment used, and incidental storage of materials on site, she was concerned with the safety of the children at the adjacent daycare. In response to the Board, Ms. Ramos stated that of the 3 lots owned by her husband, only 1 lot was fenced and that the other lots would be fenced upon growth of his company.

Cheri Rockwell, Planning Manager, stated that the request was in compliance with zoning regulations and that the Department recommended approval of the special use permit subject to the 7 conditions of the recommendation report. In response to the Board, Ms. Rockwell explained that the capacity of the daycare was dependent upon Nebraska State licensing requirements and Fire Building divisions and that the perimeter of the daycare was fenced. She then explained that conditions of the special use permit must be met before a certificate of occupancy would be issued to the daycare.

Mr. Rosenbaum moved for approval of the Special Use Permit to allow Day care services (general) in HI subject to: 1) Providing a revised site plan (drawn to scale) that includes a paved driveway to paved off-street parking that is compliant with the applicable regulations prior to forwarding the request to the City Council for final action. 2) Removing the existing parking pad off Washington Street and replacing with appropriate landscaping prior to issuance of a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department. 3) Obtaining the necessary building permits and a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department. 4) Compliance with the revised operating statement. 5) Compliance with Section 55-787 Storm shelter of the Omaha Municipal Code. 6) Compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality. 7) Compliance with all other applicable regulations. Mr. Rosacker seconded the motion which carried 6-0.

<table>
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<th>No.</th>
<th>REQUEST</th>
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<tbody>
<tr>
<td>26.</td>
<td>Approval of a Special Use Permit to allow Automotive sales in a GC District</td>
</tr>
</tbody>
</table>
At the Planning Board meeting held on July 6, 2016, Laura Xiong, 2929 N. 55th St, appeared before the Board on behalf of the applicant. Ms. Xiong stated that the site was currently a mechanic shop and that the site currently had approximately 58 parking stalls. She then stated that the purpose of the use permit was to allow the sale of vehicles for customers who wanted to sell, instead of repair, their vehicle at the mechanic shop. In response to the Board, Ms. Xiong stated that the maximum number of vehicles on display for sale at one given time was approximately six.

Cheri Rockwell, Planning Manager, stated that the site was non-compliant with zoning regulations for off-street parking and landscaping improvements and that the Department recommended denial.

Mr. Magid moved for denial. Mr. Deeb seconded the motion which carried 6-0.

Conditional Use Permits

<table>
<thead>
<tr>
<th>29.</th>
<th>C7-16-190</th>
<th>PJ Morgan Real Estate</th>
<th>REQUEST:</th>
<th>Approval of a Conditional Use Permit to allow Single-family (attached) in a R4(35) District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>LOCATION:</td>
<td>LOCATION:</td>
<td>6336 and 6348 Pierce Street</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on July 6, 2016, David Fjare, 2111 S 67th St., appeared before the Board on behalf of the applicant, Mr. PJ Morgan. Mr. Fjare stated that the proposed project was construction of 2 single-family, attached units on 2 vacant lots and that the applicant was in discussions with the Department on a possible change to the 35-feet frontyard setback for compliance with the neighborhood. He added that the plan was modified to meet landscape requirements. He then stated that he spoke with 3 neighbors in favor of the plan and that Mr. Morgan spoke with neighbors on the 6300 block of Pierce Street, with no objections to the proposed plan. He then explained that he was notified by Councilman Jerram that the Neighborhood Association had questions and concerns regarding zoning changes and rental of the property. Mr. Fjare explained that a zoning change was not requested and that the property was intended for sale by the applicant. He displayed a drawing of a similar project designed by TAC Architects and stated that the applicant planned to use the same building plans.

Due to possible conflict of interest with TAC Architect, Mr. Harding recused himself and appointed Ms. Karnes as Chairperson for this case.

Ms. Karnes expressed concern that the esthetics of the project were not complimentary to the neighborhood. Mr. Fjare stated that the neighbors were mailed a site plan and rendering of the project.

PJ Morgan, 7801 Wakely Plz, appeared before the Board. Mr. Morgan stated that he was available to answer questions.

Sean McLaughlin, 6116 Woolworth Ave., appeared before the Board in opposition. Mr. McLaughlin stated that he resided at 6116 Woolworth Avenue and owned the property at 6344 Poppleton Avenue. He then stated that no information regarding the project was received from the applicant and that his concerns were destruction of large trees, limited parking on the street, and the height and esthetics of the structure were not complimentary to the neighborhood. He submitted a petition to the Board with 75 names of residents opposing the request.

Stacie Ortmeier, 6339 Pierce St., appeared before the Board in opposition. Ms. Ortmeier stated that she resided directly across the street from the project and that Mr. Morgan approached her at her home with a rendering of the structure. She stated that she informed Mr. Morgan she was opposed to additional renters on the block and also was told by the Planning Department there were no zoning changes to this site. Ms. Ortmeier stated that she was opposed to the request.

Scott Stalking, 6316 Pierce St., appeared before the Board in opposition. Mr. Stalking questioned the ownership of the 2 lots and interpreted that the zoning regulations required that the structure was built on 1 lot. He displayed a photo of the deteriorating retaining wall at 6348 Pierce Street and was concerned...
with upkeep of the new structure also. He added that he was opposed to the esthetics of the structure.

JB Dunkin, 6219 Poppleton Ave., appeared before the Board in opposition. Mr. Dunkin stated that he was opposed to the esthetics of the structure and that the architecture was not complimentary to the neighborhood.

Beth Riley, 6131 Poppleton Ave., appeared before the Board in opposition. Ms. Riley stated that she was concerned approval of the project would set a precedent for similar development in the neighborhood. She was also concerned with increased traffic and pedestrian safety of the children.

Todd Henseler, 6335 Pierce St., appeared before the Board in opposition. Mr. Henseler stated that he echoed the opposing comments and that he spoke directly with Mr. Morgan regarding the project. He then stated that he was also concerned with rental of the property and the esthetics.

Richard Ogden, 6347 Pierce St., appeared before the Board in opposition. Mr. Ogden stated that he resided across the street from the property and that he was opposed to the architectural design of the structure.

Katy Kasher, 6466 Pierce St., appeared before the Board in opposition. Ms. Kasher stated that she also echoed opposing comments and was also concerned the proposed project would set a precedent for future development in the neighborhood.

Mr. Morgan stated that the proposed plan was discussed with the Planning Department and approved for submittal. He explained that he attempted to meet with neighbors only along Pierce Street. He then stated that he owned the property at 6348 Pierce Street and that this property was not lived in for many years, but was used as an office for an individual. He added that 6336 Pierce Street was residential but was currently vacant. Mr. Morgan stated that the intent was to construct and sell the attached 2-bedroom residential structures and that each had a garage with proposed additional parking to the side of the driveway. He then stated that he planned repair of the retaining wall at 6336 Pierce Street.

Mr. Deeb called Ms. Riley to address the Board. Ms. Riley was informed the structure was 2 bedrooms on each side, was classified as single-family attached housing under the zoning ordinance and that each unit was placed on a separate platted lot of record.

Mr. Deeb called Ms. Ortmeier to address the Board. Ms. Ortmeier explained that the neighborhood did not have covenants and was concerned the neighbors had no input with regard to esthetics of the neighborhood.

Cheri Rockwell, Planning Manager, stated that the request was allowed within the zoning subject to approval of a conditional use permit and that the Department met with the applicant regarding the project plan. She then stated that Planning Board notices were sent to parcels within 300 feet of site and that applicants were encouraged to meet with neighbors within 300 feet of the site prior to the Planning Board meeting. She explained that the zoning allowed a height was 35 feet for single family detached or attached and that ownership was not regulated under zoning or subdivision ordinance. Ms. Rockwell stated that the Department recommended approval of the conditional use permit subject to the 3 conditions on the Department recommendation report.

Mr. Rosacker moved for approval. Mr. Rosenbaum seconded the motion, which failed 2-3-1; with Mr. Deeb, Mr. Magid and Ms. Karnes dissenting and Mr. Harding recusing.

Mr. Magid moved for denial. Mr. Rosenbaum seconded the motion which carried 3-2-1; with Mr. Rosacker and Mr. Rosenbaum dissenting, and Mr. Harding recusing.

Vacations
At the Planning Board meeting held on July 6, 2016, Terry Morrison, Ehrhart Griffin & Associates, 19402 Ruggles Cir., appeared before the Board on behalf of the owner of the property. Mr. Morrison stated that he was available to answer questions regarding the request.

Cheri Rockwell, Planning Manager, stated that the property owners adjacent to the right-of-way have discussed division of the vacated land and that the Department recommended denial.

Mr. Magid moved for approval of the vacation, subject to all easements being maintained and transferring the 20 foot (minimum) segment of right-of-way to Lot 1, Wright’s Subdivision. Mr. Rosacker seconded the motion which carried 6-0.

APPROVAL OF MINUTES

Mr. Magid moved to APPROVE the meeting minutes of June 1, 2016 as written. Ms. Karnes seconded the motion which carried 6-0.

ADJOURNMENT

It was the consensus of the board to ADJOURN the meeting at 4:50 pm.

_________________________________________
Brinker Harding, Chairman

_________________________________________
Rikki Flott, Planning Board
Recording Secretary