PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting
Wednesday, January 4, 2017, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

DISPOSITION AGENDA

This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on January 4, 2017.

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

MEMBERS NOT PRESENT: None

Certification of Publication: Planning Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, December 26, 2016.

ADMINISTRATIVE MEETING ONLY

1. C10-16-259  C12-16-260  FRK Development LLC
   REQUEST: Final Plat approval of INDIAN POINTE WEST, a subdivision outside the city limits, with rezoning from AG to DR and R4
   LOCATION: Northwest of 192nd and Sahler Streets

   DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to DR and R4. Approval of the final plat, subject to the following conditions prior to forwarding the request to City Council for final action: 1. Providing the building envelope for Lot 8 on the final plat mylars. 2. Submittal of an acceptable final subdivision agreement.

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

   DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to DR and R4. Approval of the Final Plat, subject to the conditions of the Revised Preliminary Plat approval and submittal of an acceptable final subdivision agreement, prior to forwarding the request to City Council.
**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

(HOLD OVER CASES)

**Subdivisions**

<table>
<thead>
<tr>
<th>Case Number</th>
<th>REQUEST</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>C10-14-081 (D) C12-14-082 192 Maple, LLC</td>
<td>Final Plat approval of ANTLER VIEW (Lots 3-17, Outlots D-E), a subdivision outside the city limits, with rezoning from AG to DR and MU (laid over from 12/07/16)</td>
<td>Southeast of 192nd Street and West Maple Road</td>
</tr>
<tr>
<td>C10-16-308 (D) C12-16-309 Falcone Land Co.</td>
<td>Preliminary Plat approval of SPRUCE 180, a subdivision outside the city limits, with rezoning from AG to R4 (laid over from 12/07/16)</td>
<td>West of 180th Street and north of Corby Street</td>
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</table>

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from AG to DR and MU, subject to submittal of five acceptable originally signed final Mixed Use Development Agreements prior to forwarding to City Council. Approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council.

**Rezonings**

<table>
<thead>
<tr>
<th>Case Number</th>
<th>REQUEST</th>
<th>LOCATION</th>
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<tbody>
<tr>
<td>C10-02-203 Altech Builders</td>
<td>Approval of a Major Amendment to the Mixed Use District Development Agreement for West Village Pointe (laid over from 12/07/16)</td>
<td>17838 Burke Street</td>
</tr>
</tbody>
</table>

**DISPOSITION:** DENIAL 4-3. Denial of the Major Amendment.
Special Use Permits

6. C8-16-040 (D) Hansen Property Development, Inc.  
   REQUEST: Approval of a Major Amendment to a Special Use Permit (assumed) to allow Scrap and salvage services in a GI District (laid over from 02/03/16)  
   LOCATION: 5940 South 60th Street

   DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to Special Use Permit (assumed) to allow Scrap and Salvage Services in a GI District subject to: 1) Compliance with the revised site/landscape plan. 2) Compliance with the revised operating statement. 3) Compliance with the approved Flood Plain Development Permit. 4) Compliance with all other applicable regulations.

(REGULAR AGENDA)

Master Plan Referrals

7. C3-17-001 Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of THE HUB TIF REDEVELOPMENT PROJECT PLAN  
   LOCATION: 1605 Nicholas Street

   DISPOSITION: APPROVAL 6-0-1

8. C3-17-002 (D) Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of the NICO BUILDING TIF REDEVELOPMENT PROJECT PLAN  
   LOCATION: 3024 Harney Street

   DISPOSITION: LAYOVER 7-0.

9. C3-17-003 (D) Planning Department on behalf of the City of Omaha  
   REQUEST: Approval of THE LANDING TIF REDEVELOPMENT PROJECT PLAN  
   LOCATION: Southeast of 30th and Burt Streets

   DISPOSITION: LAYOVER 7-0.

10. C3-07-114 Planning Department on behalf of the City of Omaha  
    REQUEST: Approval of an Amendment and Redesignation for the South 72nd Street and "F" Street Community Redevelopment Area Designation  
    LOCATION: Southeast of 72nd Street and Interstate 80

   DISPOSITION: APPROVAL 7-0.

Subdivisions

11. C12-17-004 (D) Pope Paul VI Institute for the Study of Human Reproduction, Inc.  
    REQUEST: Preliminary Plat approval of LOVELAND ACRES REPLAT ONE, a subdivision inside the city limits (portions of the property lie within the flood fringe overlay district)  
    LOCATION: 86th Circle north of Frederick Street

   DISPOSITION: APPROVAL 7-0. Approval of the preliminary plat subject to: 1) Completing the proposed right-of-way vacation (C14-16-061) of 86th Street prior to recording the final plat. 2) Providing sidewalks along all street frontages, as required. 3) Compliance with all applicable stormwater management ordinances and policies.
<table>
<thead>
<tr>
<th>Request Number</th>
<th>Requestor</th>
<th>Request Details</th>
<th>Location</th>
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<tbody>
<tr>
<td>12. C10-17-005 (D)</td>
<td>Dean Marshal</td>
<td>Preliminary and Final Plat approval of PEACE RIDGE, a minor plat inside the city limits, with rezoning from AG to R4</td>
<td>333 South 204th Street</td>
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<td>DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to R4. Approval of the Preliminary Plat, subject to the following conditions: 1) Either remove the private pavement right-of-way encroachment north of proposed Lot 1 or enter into a lease agreement allowing the private improvement to stay. 2) Place a note on the plat that stating there shall be no direct access to 204th Street from Lot 1. 3) Compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat subject to conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement (if necessary) prior to forwarding the request to the City Council for final action.</td>
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<td>13. C10-17-008 (D)</td>
<td>Gottsch Enterprises</td>
<td>Preliminary Plat approval of HIGH POINT REPLAT 9, a subdivision inside the city limits, with rezoning from R6 to DR and CC</td>
<td>Southeast of 204th Street and Veterans Drive</td>
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<td>DISPOSITION: LAYOVER 7-0.</td>
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<tr>
<td>14. C11-17-010 (D)</td>
<td>Uptown Properties, LLC</td>
<td>Preliminary and Final Plat approval of 31 MASON SOUTHWEST 1, 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</td>
<td>Northwest of 31st and Mason Streets</td>
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<td>DISPOSITION: APPROVAL 7-0. Approval of the PUR. Approval of the waiver of Section 53-8(4)(a) for Lot Depth. Approval of the Preliminary Plat, subject to the following conditions: 1) Receive approval from Public Works in regards to the sewer public improvement plans prior to the recording of the Final Plat. 2) Compliance with the City's Infill and Redevelopment Policy for Alternative Lot Access. 3) Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement. 4) Compliance with all applicable stormwater management ordinances and policies. Approval of the Final Plat subject to 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.</td>
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<tr>
<td>15. C11-17-012</td>
<td>Burlington Capital</td>
<td>Preliminary Plat approval of VANTAGE, a subdivision outside the city limits, with rezoning from AG to DR, R4 and R6, along with approval of a PUD-Planned Unit Development Overlay District</td>
<td>Southeast of 156th and Ida Streets</td>
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<td>DISPOSITION: APPROVAL 7-0. Approval of the PUD, subject to submittal of a final acceptable site plan, landscape plan, building elevations and fence exhibit prior to forwarding the request to the City Council. Approval of the rezoning from AG to DR, R4 and R6. Approval of the Preliminary Plat subject to the following being addressed with or prior to submittal of a Final Plat: 1) Submit a traffic memo evaluating the traffic signal warrants at 156th Street and Curtis Avenue and provide for all improvements identified. 2) Provide a public access easement for both temporary turnarounds. 3) Acquire the land for proposed Street C right-of-way prior to recording the Final Plat for that phase of the development. 4) Place the green corner in its own separate outlot, with an access easement back to Street A across Lot 1. 5) Notes will need to be placed on the plat that state the following: (a) “There shall be no direct access to 156th Street or Ida Street from Lot 1 or Outlot A.” and (b)</td>
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“The intersection of Street A and Ida Street will be restricted to a right-in/right-out only intersection at the time of future Ida Street improvements.” 6) Enter into a maintenance agreement with Douglas County to provide routine maintenance of public streets if the development is not to be part of a Sanitary Improvement District (SID). 7) Designate neighborhood park contribution for Park 32c (Saddlebrook) of the Suburban Park Master Plan and coordinate with the Parks Department on the nature of the improvements. 8) Provide the standard noise attenuation easement language on the plat. 9) Provide sidewalks along all street frontages (including Ida and 156th Streets). 10) Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement. 11) Compliance with all applicable stormwater management ordinances and policies. 12) The developer hold an additional meeting with the neighbors to discuss the plan prior to City Council.

| 16. | C12-17-017 (D) Robert Kozol | REQUEST: Preliminary Plat approval of KOZOL’S PONCA BUSINESS PARK, a subdivision inside the city limits | LOCATION: Northeast of U.S. Highway 75 and Interstate 680 |
| 17. | C10-14-160 C12-14-161 Pier 15 Development LLC | REQUEST: Revised Preliminary Plat and Final Plat approval (Lots 1-88, Outlots A-B) of PIER 15 (formerly known as Lakeview Pointe), a subdivision outside the city limits, with rezoning from AG to R4, R5 and MU | LOCATION: Northwest of 168th and Fort Streets |

**DISPOSITION:** APPROVAL 7-0. Approval of the Preliminary Plat, subject to the following: 1) Provide for all improvements to U.S. Highway 75 as identified by the Nebraska Department of Roads (NDOR). 2) Place a note on the plat indicating that there shall be no direct access to U.S. Highway 75 from Lots 1 or 4. 3) Place a note on the plat indicating compliance with Section 55-901 of the Zoning Ordinance for the North Hills Environmental Resources Overlay District. 4) Provide sidewalks as required by the subdivision ordinance. 5) Compliance with all applicable stormwater management ordinances and policies.
applicable stormwater management ordinances and policies. 17) Providing an acceptable debt ratio. 18) The applicant continue to meet with adjacent property owners regarding the project. Approval of the Final Plat (Lots 1-88, Outlots A-B), subject to the conditions of Revised Preliminary Plat approval relative to Phase 1 and submittal of an acceptable final subdivision agreement, prior to forwarding the request to the City Council.

Rezonings

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<tr>
<td>18.</td>
<td>C10-17-018 Omaha School District 66</td>
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<tr>
<td>REQUEST:</td>
<td>Rezoning from DR and R2 to R4 (portions of the property lie within the flood fringe and floodway overlay districts)</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>9503 Walnut Street</td>
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</tbody>
</table>

DISPOSITION: APPROVAL 5-0-2.

| 19. | C10-04-169 (D) Methodist Health Systems |
| REQUEST: | Approval of a Major Amendment to the Mixed Use District Development Agreement for Pacific Springs Vista |
| LOCATION: | Northwest of 168th and Pacific Streets |

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to the Pacific Springs Vista Mixed Use Development Agreement subject to submittal of five acceptable, originally signed, final Mixed Use Development Agreements prior to forwarding to City Council.

| REQUEST: | Approval of a Special Use Permit to allow Indoor entertainment in a GI District, along with approval of a Major Amendment to a Parking Adjustment for a Mixed Use Development (Section 55-736) |
| LOCATION: | Generally southeast of 45th and Nicholas Streets |

DISPOSITION: APPROVAL 7-0. Approval of the Special Use Permit to allow Indoor Entertainment in a GI district, subject to the following: 1) Submittal of and compliance with a revised site plan(s) in compliance with zoning regulations, prior to forwarding this to the City Council. 2) Submittal of and compliance with an acceptable landscape plan, prior to forwarding this request to the City Council. 3) Follow the OPW public improvement process for the on-street parking improvements. 4) No net increase in stormwater runoff. 5) Treat the first 1/2 “ of stormwater for water quality. 6) Maximum occupancy capacity for the Indoor Entertainment use is 350 persons. This may be less if restricted by the fire or building codes. 7) Approval of the requested major amendment to the parking adjustment (C10-15-246). 8) Approval of the necessary administrative subdivisions for the proposed new parking and trailer storage lots. 9) Approval of a lease of ROW application for the 8 parking stalls on the west side of the building that are located partially in the right-of-way. 10) Compliance with the operating statement. 11) Compliance with all other applicable regulations.

Approval of the parking adjustment for mixed use developments pursuant to Section 55-736 of the Municipal Code, subject to: 1) Submittal of and compliance with revised site plans in compliance with all zoning regulations. 2) Submittal of and compliance with an acceptable landscape plan. 3) Follow the OPW public improvement process for the on-street parking improvements. 4) No net increase in stormwater runoff. 5) Treat the first 1/2 “ of stormwater for water quality. 6) Maximum occupancy capacity for the Religious Assembly use is 550 and 350 for the Indoor Entertainment use. These may be less if restricted by the fire or building codes. 7) Approval of a lease of ROW application for the 8 parking stalls on the west side of the building that are located partially in the right-of-way. 8) Submittal of acceptable administrative subdivisions for the new parking and trailer storage lots. 9) Compliance with submitted operating information and all other applicable regulations.


21. **C10-17-022 (D)**
    Boundless Operations, LLC

**REQUEST:** Approval of an MCC-Major Commercial Corridor Overlay District

**LOCATION:** 8996 "L" Street

**DISPOSITION:** APPROVAL 7-0.

**Special Use Permits**

22. **C8-17-019 (D)**
    C8-17-023
    Walter Carter

**REQUEST:** Approval of a Special Use Permit to allow Custom manufacturing, along with a Major Amendment to a Conditional Use Permit (assumed) to allow Single-family residential in a CC District (property is also located within the flood fringe overlay district)

**LOCATION:** 4811 South 136th Street

**DISPOSITION:** LAYOVER 7-0. Lay over the request for approval of the Major Amendment to the Conditional Use Permit (assumed) to allow Single-family residential in a CC-Community Commercial District and 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) to allow the applicant additional time to: 1) Submit a revised site plan showing the required handicapped accessible off-street parking on the site; that would not interfere with the use of any overhead doors. 2) Provide a copy of the long-term agreement for the eight (8) off-street parking stalls being provided on the adjacent site.

23. **C8-17-020 (D)**
    Patrick S. O'Donnell

**REQUEST:** Approval of a Special Use Permit to allow Construction yard in a DS District

**LOCATION:** 911 South 20th Street

**DISPOSITION:** APPROVAL 7-0. Approval of the Special Use Permit to allow Construction yard in a DS District, subject to the following conditions: 1) Submittal of an acceptable, revised site plan that provides for the required paved on-site off-street parking prior to forwarding the request to City Council. 2) Submittal of an acceptable fence elevation that clearly indicates the vinyl fencing material/color. 3) That all of the existing galvanized metal fencing be replaced. 4) Compliance with the revised site plan. 5) Providing the required sidewalks along the property’s Mason/19th Street frontage prior to issuance of a Certificate of Occupancy. 6) Obtaining an approved Certificate of Occupancy. 7) Compliance with all other applicable regulations.

24. **C7-17-015 (D)**
    C8-17-016
    Robert Kozol

**REQUEST:** Approval of a Conditional Use Permit to allow Agricultural sales and service, along with approval of a Conditional Use Permit to allow Warehousing and distribution (limited) and approval of a Special Use Permit to allow Convenience storage in a CC-ED District

**LOCATION:** Northeast of U.S. Highway 75 and Interstate 680

**DISPOSITION:** APPROVAL 7-0. Approval of a Conditional Use Permit to allow Agricultural sales and service in a CC-ED District subject to: 1) Work with city staff on an providing an acceptable landscape plan that provides adequate screening along the southern boundary of the accessory service building prior to issuance of any building permits. 2) Compliance with the proposed site plan. 3) Compliance with the proposed operating statement. 4) Compliance with the proposed building elevation. 5) No pole signs allowed. 6) Compliance with all applicable stormwater management regulations. 7) Compliance with all other applicable regulations.

Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC-ED District subject to: 1) Work with city staff on an providing an acceptable landscape plan that
provides adequate screening along the southern boundary of the facility prior to issuance of any building permits. 2) Compliance with the proposed site plan. 3) Compliance with the proposed operating statement. 4) Compliance with the proposed building elevation. 5) No pole signs allowed. 6) Compliance with all applicable stormwater management regulations. 7) Compliance with all other applicable regulations.

Approval of a Special Use Permit to allow Convenience storage in a CC-ED District subject to: 1) Work with city staff on an providing an acceptable landscape plan that provides adequate screening along the southern boundary of the facility prior to issuance of any building permits. 2) Compliance with the proposed site plan. 3) Compliance with the proposed operating statement. 4) Compliance with the proposed building elevation. 5) No pole signs allowed. 6) Compliance with all applicable stormwater management regulations. 7) Compliance with all other applicable regulations.

Conditional Use Permits

| 25. | C7-17-007 (D) | REQUEST: | Approval of a Conditional Use Permit to allow Religious assembly in a R4 District (previously operating under an assumed Special Use Permit) |
|     | Dean Marshal  | LOCATION: | 333 South 204th Street |

DISPOSITION: APPROVAL 7-0. Approval of a Conditional Use Permit to allow Religious assembly in a R4 District, subject to the following conditions: 1) Either remove the private pavement right-of-way encroachment north of proposed Lot 1 or enter into a lease agreement allowing the private improvement to stay. 2) Compliance with the site plan. 3) Compliance with all other applicable regulations.

| 26. | C7-17-021 | REQUEST: | Approval of a Conditional Use Permit to allow Auto repair service in a CC District |
|     | Michael Horst | LOCATION: | 5229 South 96th Street |

DISPOSITION: LAYOVER 7-0. Layover of the request for a Conditional Use Permit to allow Auto repair service in a CC district to allow the applicant additional time to provide a revised site plan and operating statement as required.

Election of Officers
Brinker Harding, Chairman
Arnold Nesbitt, Vice Chairman

MINUTES APPROVED: December 7, 2016.