## PLANNING BOARD AGENDA

Public Hearing and Administrative Meeting  
Wednesday, February 1, 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 February 1, 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, January 23, 2016.

### ADMINISTRATIVE MEETING ONLY

<table>
<thead>
<tr>
<th>Case Numbers</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>C10-15-299, C12-15-300 Western Springs Land Corp.</td>
<td>Final Plat approval of SHADOW VIEW VILLAGE, a subdivision outside the city limits, with rezoning from AG to MU</td>
<td>Northwest of HWS Cleveland Boulevard and West Center Road</td>
</tr>
<tr>
<td>C10-16-263, C12-16-264 South Farm, LLC</td>
<td>Final Plat approval of SOUTH FARM, a subdivision outside the city limits, with rezoning from DR to DR, R4 and MU</td>
<td>Southwest of 144th and Pacific Streets</td>
</tr>
</tbody>
</table>

### DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to 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.

### DISPOSITION: APPROVAL 7-0. Approval of the rezoning from DR to DR for Lot 9. Approval of the rezoning from DR to R4 for Lots 1-2. Approval of the rezoning from DR to MU for Lots 3-8 and 10-11, subject to submittal of an acceptable Mixed Use Development Plan and Agreement 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.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

(HOLD OVER CASES)

Master Plan Referrals

| 3. | REQUEST: Approval of the NICO BUILDING TIF REDEVELOPMENT PROJECT PLAN (laid over from 01/04/17) | LOCATION: 3024 Harney Street |
| 4. | REQUEST: Approval of THE LANDING TIF REDEVELOPMENT PROJECT PLAN (laid over from 01/04/17) | LOCATION: Southeast of 30th and Burt Streets |

DISPOSITION: APPROVAL 7-0.

Subdivisions

| 5. | REQUEST: Preliminary Plat approval of MAPLE ONE EIGHTY, a subdivision outside the city limits, with rezoning from AG to MU (laid over from 12/07/16) | LOCATION: Northeast of 180th Street and West Maple Road |

DISPOSITION: LAYOVER 7-0. Lay over the request to allow the applicant additional time to: 1) Reconcile the application and source and use of funds forms. 2) Submit a draft of the traffic study. 3) Amend the subdivision layout to incorporate the proper ¼ mile street connection (George Miller Parkway). 4) Amend the subdivision layout to include the proper extension of McMillan Street. 5) Resubmit all required information in compliance with Chapter 53-6 Preliminary Plat of the subdivision ordinance. 6) Submit a complete draft of the Mixed Use District Development Agreement in compliance with Section 55-565 of the zoning ordinance.

Rezonings

| 6. | REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for Aksarben Business & Education Campus to allow a 119 foot tall Broadcast tower (laid over from 12/07/16) | LOCATION: Northeast of 72nd and Pine Streets |

DISPOSITION: LAYOVER 7-0.
Special Use Permits

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>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) (laid over from 01/04/17)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION</td>
<td>4811 South 136th Street</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to the Conditional Use Permit (assumed) to allow Single-family residential in a CC-Community Commercial District. 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 providing the correct stall dimensions outlined in Section 55-740 prior to forwarding to the City Council. 2) Compliance with the revised site plan. 3) Compliance with the operating statement. 4) No outdoor storage of materials. 5) Compliance with all applicable stormwater management ordinances and policies. 6) The applicant receiving a Certificate of Occupancy from the Permits Division of the Planning Department. 7) Compliance with all other applicable regulations.

Conditional Use Permits

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>Approval of a Conditional Use Permit to allow Auto repair service in a CC District (laid over from 01/04/17)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION</td>
<td>5229 South 96th Street</td>
</tr>
</tbody>
</table>

DISPOSITION: APPROVAL 7-0. Approval of the Conditional Use Permit to allow Auto repair services in a CC-Community Commercial District subject to the following conditions: 1) Compliance with the submitted operating statement. 2) Striping the parking lot in spring 2017 and providing 24 standard 9x18 foot parking stalls, one (1) handicap accessible stall and a 24 foot wide drive aisle on the north, south and east side of the proposed parking area. 3) Compliance with the revised site plan. 4) Compliance with all other applicable regulations.

(REGULAR AGENDA)

Master Plan Referrals

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>Approval of THE BLACKSTONE KNOLL TIF REDEVELOPMENT PROJECT PLAN</th>
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<tbody>
<tr>
<td>LOCATION</td>
<td>Southwest of 39th and Farnam Streets</td>
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DISPOSITION: APPROVAL 7-0.

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>Approval of an Interlocal Cooperation Agreement between the Village of Boys Town and the City of Omaha regarding a 253 acre piece of land (to be known as West Farm)</th>
</tr>
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<tbody>
<tr>
<td>LOCATION</td>
<td>Generally, west of 144th Street between West Dodge Road and Pacific Street</td>
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</table>

DISPOSITION: APPROVAL 7-0. Approval, subject to the submittal of an acceptable Interlocal Cooperation Agreement, which addresses the public improvement, financing and mixed use agreement issues of the City, as stated above, prior to forwarding the request to City Council.
Subdivisions

11. C10-17-026 D – Approval
C12-17-027 TD2

REQUEST: Preliminary and Final Plat approval of DONAHOO ACRES, a minor plat outside the city limits, with a waiver of Section 53-8(4)(d) for Lot frontage, along with rezoning from AG to DR

LOCATION: West of 222nd Street and north of Homestead Road

DISPOSITION: APPROVAL 7-0. Approval of the waiver of Section 53-8(4)(d) for Lot frontage. Approval of the rezoning from AG to DR. Approval of the Preliminary Plat, subject to the following conditions: 1) Provide a sidewalk along 222nd Street. 2) Receive a permit from the Douglas County Engineer’s office for any new or revised driveway connection to 222nd Street. 3) Compliance with all applicable stormwater management ordinances and policies. 4) Include provisions for the use, ownership and maintenance of the outlot in the final subdivision agreement. Approval of the Final Plat, subject to the conditions of Preliminary Plat approval and submission of an acceptable final subdivision agreement, prior to forwarding the request to the City Council for final action.

12. C10-17-031 D – Approval
C12-17-032 FRK Development, LLC

REQUEST: Preliminary Plat approval of INDIAN POINTE (Lots 395-558, Outlot N), a subdivision outside the city limits, with rezoning from AG to DR and R4

LOCATION: Northeast of 190th Street and George Miller Parkway

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to DR and R4. Approval of the preliminary plat subject to the following conditions being addressed with or prior to submittal of a final plat: 1) Including provisions in the subdivision agreement for a future pro-rata contribution for Fort Street improvements. 2) Revise the street layout in order to remove the Meredith Circle cul-de-sac. 3) Provide for traffic calming on all streets longer than 1,000 feet. 4) Provide temporary turnarounds at the terminus of all temporarily dead end streets. 5) Submit documentation from the Papio Natural Resources District that coordination has occurred with regard to the eastern subdivision boundary and the future WP-1 detention basin project. 6) Provide for 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) Include provisions for the use, ownership and maintenance of the outlot in the final subdivision agreement. 8) Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area with or prior to submittal of a final plat.

Rezonings

13. C10-17-033 D – Approval
Paul Ebisch

REQUEST: Rezoning from HI to R4

LOCATION: 4968 South 36th Avenue

DISPOSITION: APPROVAL 7-0.

14. C10-17-034
Steve Kanger

REQUEST: Rezoning from HI to R4

LOCATION: 2413 South 27th Avenue

DISPOSITION: DENIAL 7-0.
| 15. | C7-17-035  
C10-17-036  
DSL Hospitality LLC | REQUEST: | Rezoning from R8 to CC, along with approval of a Conditional Use Permit to allow Surface parking in a CC District (property is also located within an ACI-1(PL) Overlay District) |
| LOCATION: | Northwest of 44th and Douglas Streets |

**DISPOSITION:** LAYOVER 7-0. Layover the rezoning request from R8 to CC. Layover the request for a Conditional Use Permit to allow Surface Parking in a CC district, for applicant to submit a revised site plan addressing the following issues: 1) Removal of the building on proposed Lot 2. 2) Provide landscaping per Articles XIII, Landscaping and Screening and XXII, Urban Design. 3) Provide plans for the proposed retaining walls and screen wall (if proposed). 4) Provide sidewalk improvements per 55-924.

### Special Use Permits

| 16. | C8-17-037  
Candice Price | REQUEST: | Approval of a Special Use Permit to allow Automotive sales in a CC District |
| LOCATION: | 6005 Sorensen Parkway |

**DISPOSITION:** LAYOVER 7-0. Layover the request to provide the applicant additional time to meet with City staff and to submit a revised site plan addressing several issues, including, but not limited to parking lot design, landscaping and addressing the access points to and from the property. In addition, the property is located within a future MCC-Major Commercial Corridor Overlay District and an application to apply such overlay district will be also be required.

| 17. | C8-17-038 D – Approval  
Mike Welniak | REQUEST: | Approval of a Large Project Special Use Permit in a GI District |
| LOCATION: | 11634 "I" Street |

**DISPOSITION:** APPROVAL 7-0. Approval of a Large Project Special Use Permit in a GI District, subject to the following conditions: 1) Submittal of a revised site and landscape plan(s) that addresses the following items prior to forwarding the request to the City Council: (a) Provide a minimum of 5 off-street parking stalls (1 of which must be handicapped accessible). (b) Provide a public sidewalk along the “I” Street frontage road property line. (c) Provide additional screening of the vehicle storage area in compliance with 55-717(b) and 55-770(a)(3)(A). (d) Provide 2 additional trees at the northwest corner and 8 trees along the south property line abutting “I” Street frontage road. 2) Compliance with stormwater management regulations, including providing for a no net increase in the stormwater runoff and treatment of the first ½ inch of stormwater for water quality. 3) Compliance with the revised site and landscape plans. 4) Compliance with elevation plans. 5) Compliance with all applicable regulations.

### Conditional Use Permits

| 18. | C7-17-040 D – Approval  
Philip Kolbo | REQUEST: | Approval of a Conditional Use Permit to allow Cultural services in a R6 District |
| LOCATION: | 2902 South 20th Street |

**DISPOSITION:** APPROVAL 7-0. Approval of the conditional use permit to allow Cultural services in a R6 District subject to: 1) Applicant applying for and receiving approval of a request to add the NCE Overlay District to the site. 2) Applicant utilizing the third floor only of the former Cross Lutheran School facility. 3) Compliance with the proposed site plan. 4) Compliance with the proposed operating statement. 5) Compliance with all other applicable code regulations.
19. C7-17-041
PJ Morgan Real Estate

REQUEST: Approval of a Conditional Use Permit to allow Single-family (attached) in a R4(35) District

LOCATION: 6336 and 6348 Pierce Street

DISPOSITION: APPROVAL 7-0. Approval of a Conditional Use Permit to allow Single-family (attached) in a R4(35) district subject to: 1) Compliance with the proposed site plan. 2) 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. 3) Compliance with all applicable code regulations.