PLANNING BOARD AGENDA
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, May 3, 2017, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Brinker Harding, Chairman, Arnold Nesbitt; Vice Chairman, Greg Rosenbaum; Trenton Magid, David Rosacker, Kristine Karnes and Jeffrey Moore.

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, April 24, 2017.

Applicant or Representative: Please attend the meeting to present your case to the Planning Board. Decisions to approve, deny, or continue the case for additional information will be made by the Planning Board today.

Consent Agenda: Cases that are placed on the consent agenda have already been heard, or been recommended for layover, or are perceived to be non-controversial. When a consent agenda case is called, anyone with an interest in the case may request that the case be moved to the regular agenda for discussion. The Planning Board in accordance with the Planning Department’s recommendations will act on any case that is not removed from the disposition agenda. Consent agendas will be available at the meeting.

Planning Board Members: Pre-meeting will be on Wednesday, May 3, 2017 at 11:00 a.m., site inspections at 9:00 a.m. Meet in the Planning Department Central Conference Room.

Planning Board agenda and other information regarding the Planning Board and Planning Department is available on the Internet at http://www.cityofomaha.org/planning. The agendas available on the Internet are subject to change and are for convenience purposes only. A copy of the official agenda, kept continually current, shall be available for public inspection at the office of the Omaha Planning Department, 1819 Farnam Street, Suite 1100, Omaha, Nebraska, during normal business hours.

ADMINISTRATIVE MEETING ONLY

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>1.</td>
<td>C12-17-004 Pope Paul VI Institute for the Study of Human Reproduction, Inc.</td>
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</tbody>
</table>

DISPOSITION: APPROVAL 7-0. Approval of the final plat subject to submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the request to the City Council for final action.
2.  

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>Final Plat approval of SUMMER HILL FARM (Lots 1-160, Outlots A-H), a subdivision outside the city limits, with rezoning from AG to R4</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION</td>
<td>Southeast of 168th and State Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from AG to R4. Approval of the final plat subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.

3.  

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>Final Plat approval of SAGEWOOD VILLAGE, a subdivision outside the city limits, with rezoning from AG to R4</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION</td>
<td>Southwest of 180th and Fort Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from AG to R4. Approval of the Final Plat, subject to addressing the following items prior to forwarding the request to City Council: 1) Submittal of an acceptable final subdivision agreement. 2) Submittal of a finalized wetland analysis (and mitigation plan, if required). 3) Coordinate with the Papio-Missouri River Natural Resources District on finalized grading information and flood storage calculations for the areas within the flood pool (top of dam elevation). 4) Provide language on the plat and in the final subdivision agreement for those outlots that will become part of the flood storage area of the reservoir (dedicate access and maintenance rights to the NRD for those outlots).

4.  

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>Final Plat approval of FALLING WATERS (Lots 261-347, Outlot D), a subdivision outside the city limits, with rezoning from AG to DR and R4</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION</td>
<td>Northwest of 198th and Harrison Streets</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from AG to DR and R4. Approval of the final plat subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Subdivisions**

5.  

<table>
<thead>
<tr>
<th>REQUEST</th>
<th>Preliminary Plat approval of ANTLER VIEW EAST, a subdivision outside the city limits, with rezoning from AG to DR and MU (laid over from 04/05/17)</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION</td>
<td>Southwest of 180th Street and West Maple Road</td>
</tr>
</tbody>
</table>

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from AG to MU, subject to submittal of an acceptable final mixed use district development agreement prior to forwarding the request to the City Council for final action. Approval of the preliminary plat subject to the following conditions being addressed with or prior to submittal of a final plat: 1) Submittal of an acceptable final traffic study and providing for all improvements identified. 2) Coordinating with the Public Works Department and the Nebraska Department of Roads regarding West Maple Road improvements. 3) Providing proper signage and employing other measures to prohibit access to 180th Street from Burke Street until Douglas County makes the connection, in the future, with their 180th Street improvement project. 4) Providing a contribution toward the 180th Street bridge project. 5)
Providing a dedication of right-of-way along 180th Street 75’ from the centerline and coordinating with Douglas County regarding the extent of the future right-of-way acquisitions along 180th Street. 6) Coordinating with the Public Works Department regarding an acceptable general obligation paving plan. 7) Placing a note on the final plat stating that there shall be no direct access from any lot within the subdivision to 180th Street or West Maple Road, and providing a note final plat stating that there shall be no direct access from Lot 5 or 6 to 183rd Street. 8) Providing an access easement to Outlot F (the green corner) from 181st/Evans Streets. 9) Aligning the proposed access to Lot 11 with 181st Street or moving it to the east as a right-in/right-out only access. 10) Obtaining all of the appropriate permits from Douglas County. 11) Providing temporary turnarounds at the terminus of all temporarily dead-end streets. 12) Providing sidewalks in compliance with (Chapter 53 Subdivisions and Chapter 55 Zoning), and providing six foot wide sidewalks on each side of the parkway per the Suburban Parks Master Plan. 13) Grading the subdivision to match the ultimate profile of 180th Street. 14) Including the drainageway within the subdivision in an outlot sized to accommodate either the 3:1 plus 20’ section or the 100-year storm flow; whichever is greater. 15) 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. 16) Providing the 35 foot wide no build easement along parkway, as required. 17) Including provisions for the use, ownership, and maintenance of the outlots in the final subdivision agreement. 18) Submittal of an acceptable final wetland analysis and mitigation plan, if necessary. 19) Submittal of an acceptable tree canopy mitigation plan. 20) Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is provided for the area. 21) An acceptable debt ratio of 4% or less. 22) A revised preliminary plat if necessitated by lot layout and/or right-of-way changes.

**Rezonings**

<table>
<thead>
<tr>
<th></th>
<th>C10-17-057 (D)</th>
<th>REQUEST:</th>
<th>Rezoning from R1 and R2 to R1</th>
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<tbody>
<tr>
<td></td>
<td>Tom Egan, Jr.</td>
<td>LOCATION:</td>
<td>821 South 96th Street and 956 South 95th Street (laid over from 04/05/17)</td>
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</table>

**DISPOSITION: LAYOVER 7-0.**

**(REGULAR AGENDA)**

**Master Plan Referrals**

<table>
<thead>
<tr>
<th></th>
<th>C3-17-070</th>
<th>REQUEST:</th>
<th>Approval of the HANSCOM APARTMENTS TIF REDEVELOPMENT PROJECT PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>LOCATION:</td>
<td>1029 Park Avenue and 1040 South 29th Street</td>
</tr>
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</table>

**DISPOSITION: APPROVAL 7-0.**

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<thead>
<tr>
<th></th>
<th>C3-17-119</th>
<th>REQUEST:</th>
<th>Approval of the LITTLE BOHEMIA CAFÉ TIF REDEVELOPMENT PROJECT PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Planning Department on behalf of the City of Omaha</td>
<td>LOCATION:</td>
<td>East and west of 13th Street to the south of William Street</td>
</tr>
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**DISPOSITION: APPROVAL 7-0.**

<table>
<thead>
<tr>
<th></th>
<th>C3-15-283</th>
<th>REQUEST:</th>
<th>Approval of an amendment to the UPTOWN DISTRICT TIF REDEVELOPMENT PROJECT PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Planning Department on behalf of the City of Omaha</td>
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<td></td>
</tr>
</tbody>
</table>
LOCATION:  Northwest of 31st and Mason Streets

DISPOSITION:  APPROVAL 7-0.

10.  C3-12-228  
     C3-13-206  
     C3-16-022  
     Planning Department on behalf of the City of Omaha  

REQUEST:  Approval of amendments to the 2013, 2014 and 2016 Action Plans  

LOCATION:  Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION:  APPROVAL 7-0.

11.  C3-17-090  
     Gina Basile  

REQUEST:  Approval of a Local Landmark Designation - Joel N. Cornish Residence  

LOCATION:  1404 South 10th Street

DISPOSITION:  APPROVAL 7-0.

12.  C3-17-091  
     Gina Basile  

REQUEST:  Approval of a Local Landmark Designation - Bishop George Worthington Residence  

LOCATION:  1240 South 10th Street

DISPOSITION:  APPROVAL 7-0.

13.  C3-17-092  
     Planning Department on behalf of the City of Omaha  

REQUEST:  Approval of an amendment to Chapter 53 Subdivisions  

LOCATION:  Omaha and 3-mile extraterritorial zoning jurisdiction

DISPOSITION:  APPROVAL 7-0.

Subdivisions

14.  C12-17-093  
     Kevin Andersen  

REQUEST:  Preliminary and Final Plat approval of BLAZEK ACRES REPLAT 1, a cluster subdivision outside the city limits  

LOCATION:  Southeast of 126th Street and Bennington Road

DISPOSITION:  APPROVAL 7-0. 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) The applicant waiving the right to protest a future sidewalk improvement district. 3) Submittal of a letter of approval from the NDEQ for the septic system on Lot 1.

DISPOSITION:  LAYOVER 7-0. Layover the Final Plat to allow additional time for the NDEQ to approve the septic system for Lot 1.

15.  C12-17-094  
     Tetrad Property Group, LLC  

REQUEST:  Preliminary Plat approval of CIVIC SQUARE, a subdivision inside the city limits  

LOCATION:  1804 Capitol Avenue
DISPOSITION: APPROVAL 7-0. Approval of the Preliminary Plat, subject to the following conditions: 1) Proposed nodes and on-street parking improvements will be subject to the Public Works Department public improvement process. 2) The proposed conversion of Chicago Street will require concurrence from Public Works - a traffic study will need to be submitted for review. 3) Coordinate with Public Works on the following: (a) A pavement assessment and the potential resurfacing of Chicago Street. (b) The placement of meters at all on-street parking stalls. (c) Potential improvements at 19th Street and Capitol Avenue which may allow for on-street parking to be added along the west side of the development. 4) Consider improvements to provide additional internal connectivity for the development. 5) Dedicate right-of-way as needed to ensure required sidewalks fall within the right-of-way. 6) Receive a right-of-way lease from the city for any elevated connection across 17th Street. 7) Provide sidewalks along all street frontages. 8) Compliance with all applicable stormwater management ordinances and policies.

16. C10-17-095  
   C12-17-096  
   Dennis and Patrick Esch  
   REQUEST: Preliminary Plat approval of CHERRY CREEK, a subdivision outside the city limits, with waivers of Section 53-8(2)(b) Cul-de-sac length, Section 53-8(3) Block length, Section 53-9(9) Sidewalks, along with rezoning from DR to DR, R4 and R6  
   LOCATION: West of 103rd Street and Blair High Road

DISPOSITION: LAYOVER 7-0. Layover to allow the applicant time to coordinate with city staff on the issues discussed in this recommendation report.

Rezonings

17. C10-17-098 (D)  
   Habitat for Humanity of Omaha  
   REQUEST: Rezoning to be included in the existing Vinton Street NCE Plan  
   LOCATION: 2503, 2505, 2509, 2515 and 2519 South 20th Avenue

DISPOSITION: APPROVAL 7-0.

18. C10-17-099 (D)  
   David Black  
   REQUEST: Rezoning from LI to GO  
   LOCATION: 10606 Burt Circle

DISPOSITION: APPROVAL 7-0.

19. C10-17-100 (D)  
   MIA, LLC  
   REQUEST: Rezoning from GC to CC, along with approval of a MCC-Major Commercial Corridor Overlay District  
   LOCATION: Northwest of 39th and "L" Streets

DISPOSITION: APPROVAL 7-0.

20. C7-17-101 (D)  
   C10-17-102  
   8J, LLC  
   REQUEST: Rezoning from RR to CBD, along with approval of a Conditional Use Permit to allow Surface parking in a CBD District (property is also located within an ACI-1(PL) Overlay District)
### 21. C10-17-103 C11-17-104 Loveland Flats, LLC

**REQUEST:** Rezoning from R2 to R6, along with approval of a PUR-Planned Unit Redevelopment Overlay District

**LOCATION:** Northeast of 88th Street and West Center Road

**DISPOSITION:** APPROVAL 7-0. Approval of the rezoning from R2 to R6, along with approval of a PUR, subject to providing an updated PUR waiver exhibit, prior to forwarding the request to City Council.

### 22. C10-17-105 C11-17-106 Matt Dwyer

**REQUEST:** Rezoning from GC to NBD, along with approval of a PUR-Planned Unit Redevelopment Overlay District (property is also located within an ACI-1(PL) Overlay District)

**LOCATION:** Northeast of 38th Avenue and Harney Street

**DISPOSITION:** APPROVAL 7-0.

### 23. C10-17-107 (D) Vecino Group

**REQUEST:** Rezoning from DS to CBD, along with approval of an ACI-1(PL) Overlay District

**LOCATION:** Northeast of 20th and Izard Streets

**DISPOSITION:** APPROVAL 7-0.

### 24. C10-99-082 (D) West Dundee Development Company

**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

**DISPOSITION:** APPROVAL 7-0. Approval of the Major Amendment to the West Dodge Hills Mixed Use District Development Agreement subject to submittal of acceptable final Mixed Use District Development Agreements prior to forwarding the request to the City Council for final action.

### 25. C10-13-128 Rega Engineering Group

**REQUEST:** Approval of a Major Amendment to the Mixed Use District Development Agreement for All Holy Spirit Greek Orthodox Church

**LOCATION:** 215 South 181st Street

**DISPOSITION:** APPROVAL 7-0. Approval of the Major Amendment to the All Holy Spirit Greek Orthodox Church Mixed Use Development Agreement subject to submittal of five acceptable, originally signed, final Mixed Use Development Agreements prior to forwarding to City Council.

### 26. C10-17-117 (D) Norman Veitzer

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

**LOCATION:** Northeast of 60th and "F" Streets
DISPOSITION: APPROVAL 7-0.

**Special Use Permits**

<table>
<thead>
<tr>
<th>27.</th>
<th>C8-17-109 (D) Magnum Fogelstrom</th>
<th>REQUEST: Approval of a Special Use Permit to allow General retail sales in a GI District</th>
<th>LOCATION: 2510 North 85th Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>DISPOSITION: APPROVAL 7-0. Approval of the Special Use Permit to allow General retail sales in a GI District, subject to the following conditions: 1) Submittal of a revised site plan that provides the required number of compliant on-site parking stalls; including one van-accessible handicapped stall prior to forwarding the request to City Council for approval. 2) Compliance with the revised site plan. 3) Compliance with the proposed operating statement. 4) Compliance with all federal regulations. 5) Compliance with all other applicable regulations.</td>
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<tr>
<th>28.</th>
<th>C8-17-111 Eco Storage Investments, Inc.</th>
<th>REQUEST: Approval of a Special Use Permit to allow a Putrescible and non-putrescible landfill in a HI District</th>
<th>LOCATION: 3701 Dahlman Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>DISPOSITION: LAYOVER 7-0. Layover the request to allow the applicant additional time to submit a revised application, site plan and operating statement in compliance with Sections 55-521 -528, 55-766, 55-884 and 55-885 of the Municipal Code, as well as all other applicable site development regulations.</td>
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<tr>
<th>29.</th>
<th>C8-17-112 Douglas Earnest</th>
<th>REQUEST: Approval of a Special Use Permit to allow Scrap and salvage services in a HI District</th>
<th>LOCATION: 1415 Locust Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>DISPOSITION: LAYOVER 7-0. Layover the request to allow the applicant additional time to submit a site plan and operating statement in compliance with Sections 55-521 -528, 55-766, 55-884 and 55-885 of the Municipal Code, as well as all other applicable site development regulations.</td>
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**Conditional Use Permits**

<table>
<thead>
<tr>
<th>30.</th>
<th>C7-17-113 (D) Millard Public Schools</th>
<th>REQUEST: Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a Secondary educational facility in a R4 District</th>
<th>LOCATION: 12801 &quot;L&quot; Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>DISPOSITION: APPROVAL 7-0. Approval of the requested Major Amendment subject to the following conditions: 1) Approval of the necessary waivers for the proposed signage. 2) Compliance with the submitted site and sign plans. 3) Submittal of a rezoning application to add the MCC overlay to the school site.</td>
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<tr>
<th>31.</th>
<th>C7-17-114 (D) Immanuel Lutheran Church</th>
<th>REQUEST: Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R5(35) District</th>
<th>LOCATION: 2717 and 2725 North 60th Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>DISPOSITION: APPROVAL 7-0. Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R5(35) District subject to: 1) Submittal of a revised</td>
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</table>
site/landscape plan prior to building permit submittal that addresses the following items: 
(a) Provide an acceptable four foot screen to the east, south and west of the new parking lot. 
(b) Provide ten feet of perimeter landscaping on the southwest portion of the site. 
(c) Provide at least one new tree planting along the 60th Avenue frontage. 
2) Receive a waiver from the Zoning Board of Appeals to allow parking in the front yard setback. 
3) Compliance with the revised site/landscape plan. 
4) Compliance with all applicable stormwater management ordinances and policies. 
5) Compliance with all other applicable regulations.

| 32. | C7-17-115 (D) | Mid-Continent Exchange VI LLC  
c/o Hill Top Group LLC | REQUEST: Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District |
<table>
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<tbody>
<tr>
<td></td>
<td></td>
<td>LOCATION: 9635 &quot;M&quot; Street</td>
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</table>

DISPOSITION: APPROVAL 7-0. Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District, subject to the following conditions: 
1) Installation of sidewalks along the “M” Street frontage. 
2) Compliance with the proposed site plan. 
3) Compliance with the proposed operating statement. 
4) Compliance with all other applicable regulations.

<table>
<thead>
<tr>
<th>33.</th>
<th>C7-17-116 (D)</th>
<th>Michael Worley</th>
<th>REQUEST: Approval of a Conditional Use Permit to allow Indoor sports and recreation in a CC District</th>
</tr>
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<tbody>
<tr>
<td></td>
<td></td>
<td>LOCATION: 20915 Cumberland Drive</td>
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</tbody>
</table>

DISPOSITION: APPROVAL 7-0. 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 proposed site plan. 
2) Compliance with the proposed operating statement. 
3) Compliance with all applicable stormwater management regulations. 
4) Compliance with all other applicable regulations.

MINUTES TO BE APPROVED: March 1, 2017.