PLANNING BOARD AGENDA
DISPOSITION AGENDA

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

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, May 29, 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, June 7, 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

| 1. | C10-17-031 | REQUEST: | Final Plat approval of INDIAN POINTE (Lots 395-560, Outlots N-P), a subdivision outside the city limits, with rezoning from AG to DR and R4 |
|    | C12-17-032 | LOCATION: | Generally, northeast of 189th Street and George Miller Parkway |
|    | FRK Development, LLC | |

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR and R4. Approval of the final plat subject to the applicant providing a pedestrian connection through Outlot N to the future dam site and submittal of an acceptable final acceptable subdivision agreement prior to forwarding the request to the City Council for final action.
### 2. Charleston Homes, LLC  
**REQUEST:** Final Plat approval of ARBOR VIEW (Lots 236-383, Outlots E-H), a subdivision outside the city limits, with rezoning from AG to DR and R4  
**LOCATION:** Southwest of 208th Avenue and Fort Street

**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from AG to DR and R4. Approval of the Final Plat (Lots 236-383, Outlots E-H), subject to submittal of an acceptable final subdivision agreement prior to forwarding to the City Council.

### 3. Burlington Capital  
**REQUEST:** Final Plat approval of VANTAGE (Lot 1, Outlots A-C), a subdivision outside the city limits, with rezoning from AG to DR and R6-PUD  
**LOCATION:** Southeast of 156th and Ida Streets

**DISPOSITION:** APPROVAL 6-0. Approval of the rezoning from AG to DR and R6. 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 final wetlands mitigation plan.

### PUBLIC HEARING AND ADMINISTRATIVE MEETING  
**(HOLD OVER CASES)**

#### Special Use Permits

### 4. Eco Storage Investments, Inc.  
**REQUEST:** Approval of a Major Amendment to a Special Use Permit to allow Scrap and salvage services in a HI District (laid over from 05/03/17)  
**LOCATION:** 3701 Dahlman Avenue

**DISPOSITION:** LAYOVER 5-1. Layover for 30 days.

### 5. Douglas Earnest  
**REQUEST:** Approval of a Special Use Permit to allow Scrap and salvage services in a HI District (laid over from 05/03/17)  
**LOCATION:** 1415 Locust Street

**DISPOSITION:** LAYOVER 6-0.

### (REGULAR AGENDA)

#### Master Plan Referrals

### 6. Planning Department on behalf of the City of Omaha  
**REQUEST:** Approval of THE CENTERLINE TIF REDEVELOPMENT PROJECT PLAN  
**LOCATION:** 7001 Oak Street

**DISPOSITION:** APPROVAL 5-0-1.
7. C3-17-132
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the HABITAT FOR HUMANITY ADAMS PARK PROJECT 2 TIF REDEVELOPMENT PROJECT PLAN

LOCATION: Between 30th and 32nd Streets, Pinkney and Emmet Streets

DISPOSITION: APPROVAL 6-0.

8. C3-17-133
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the BLACKSTONE DEPOT APARTMENTS TIF REDEVELOPMENT PROJECT PLAN

LOCATION: 3812-3820 Harney Street

DISPOSITION: APPROVAL 6-0.

9. C3-17-134
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the ZONE 6 APARTMENTS AT AKSARBEN VILLAGE TIF REDEVELOPMENT PROJECT PLAN

LOCATION: 6460 Frances Street and 6465 Shirley Street

DISPOSITION: APPROVAL 6-0.

Subdivisions

10. C12-17-124 (D)
GP Industries

REQUEST: Preliminary Plat approval of ELKHORN RIVER PRESERVE, a subdivision inside the city limits

LOCATION: Southwest of 222nd Street and West Maple Road

DISPOSITION: APPROVAL 6-0. Approval of the Preliminary Plat, subject to the following: 1) Including a trail easement and provide a minimum 10-foot-wide trail adjacent to West Maple Road and in compliance with the Western Douglas County Trails Plan. 2) Sidewalks shall be provided pursuant to the Omaha Subdivision Ordinance. 3) Provide a note on the final plat indicating compliance with all applicable requirements of the Floodway and Flood Fringe Overlay Districts. 4) Provide a note on the final plat indicating direct access to West Maple Road will not be permitted. 5) Compliance with all applicable stormwater management ordinances and policies. 6) Including provisions for the use, ownership, and maintenance of the proposed outlots in the subdivision agreement.

11. C10-17-126
C12-17-127
Ryan Weber

REQUEST: Preliminary Plat approval of CLEARVIEW HILLS, a subdivision outside the city limits, with rezoning from DR to DR and R6

LOCATION: Southwest of 75th and State Streets

DISPOSITION: LAYOVER 6-0. Layover for 30 days.
12. C12-17-128 (D) South Farm, LLC

REQUEST: Preliminary and Final Plat approval of SOUTH FARM REPLAT 1, a minor plat outside the city limits

LOCATION: Northwest of 144th and Pine Streets

DISPOSITION: APPROVAL 6-0. Approval of the Preliminary Plat, subject to the following conditions: 1) Place a note on the plat indicating that there shall be no direct vehicular access to 144th Street from any lots or outlots abutting said street. 2) Coordinate with the Parks Department in regards to re-aligning the trail along 144th Street so it crosses Applied Parkway at the intersection with 144th Street. 3) 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. 4) Provide sidewalks along all streets. 5) Compliance with all applicable stormwater management ordinances and policies. 6) Provide 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 submittal of an acceptable final subdivision agreement (if necessary), prior to forwarding the request to the City Council for final action.


REQUEST: Revised Preliminary and Final Plat approval of ANCHOR POINTE VILLAS, a subdivision outside the city limits, with rezoning from AG to DR and R4

LOCATION: Southwest of 173rd and Potter Streets

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR and R4. Approval of the Revised Preliminary Plat, subject to the following conditions: 1) Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds. 2) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement. 3) Compliance with all applicable stormwater management ordinances and policies. 4) Provide sidewalks as required by the Subdivision Ordinance. 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 the City Council.

14. C10-17-129 (D) C12-17-130 Development Services Corp.

REQUEST: Preliminary Plat approval of OFFICE DEVELOPMENT AT AVENUE ONE, a subdivision outside the city limits, with rezoning from AG to MU

LOCATION: 240 South 192nd Street

DISPOSITION: LAYOVER 6-0. Layover the rezoning from AG to MU. Layover the Preliminary Plat to allow the applicant additional time to address the items discussed in this report.

15. C12-17-097 Gary Kinnison

REQUEST: Preliminary and Final Plat approval of KINNISON ADDITION, a minor plat inside the city limits

LOCATION: 3105 North 83rd Street

DISPOSITION: APPROVAL 5-1.

Rezonings

16. C10-17-120 (D) Clint Bartlett

REQUEST: Rezoning from DR to R3

LOCATION: 5921 “S” Street

DISPOSITION: APPROVAL 6-0.
17. C10-17-121 (D)  
Reyes Barrera  
REQUEST: Rezoning from HI to R4  
LOCATION: 2612 “Z” Street and 6024 South 26th Street

DISPOSITION: APPROVAL 6-0.

18. C10-17-122 (D)  
Ed Thiele  
REQUEST: Rezoning from R4(35) to R4  
LOCATION: 6503 North 32nd Street

DISPOSITION: APPROVAL 6-0.

19. C10-17-123 (D)  
Ron Devers  
REQUEST: Approval of a MCC-Major Commercial Corridor Overlay District  
LOCATION: 6005 Sorensen Parkway

DISPOSITION: APPROVAL 6-0.

Conditional Use Permits

20. C7-08-073 (D)  
Metropolitan Community College  
c/o Stan Horrell  
REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow College and university facilities in a R4 District (property is also located within an ACI-2(PL) Overlay District)  
LOCATION: 3000 Fort Street

DISPOSITION: APPROVAL 6-0. Approval of the Major Amendment to the Conditional Use Permit subject to: 1) Compliance with the submitted site plan and sign plans. 2) The ground sign along Laurel Avenue must comply with the required 12’ setback. 3) Coordinate with METRO regarding the relocation of the bus shelter near the 30th and Fort Streets entrance. 4) The applicant obtaining the necessary Zoning Board of Appeals waivers prior to issuance of sign permits. 5) Compliance with all previously approved use permit conditions.

21. C7-17-108 (D)  
Reda Hamze  
REQUEST: Approval of a Conditional Use Permit to allow Food sales (limited) in a LO District  
LOCATION: 1938 North 85th Street

DISPOSITION: LAYOVER 6-0. Layover the request for a Conditional Use Permit to allow Food sales (limited) in a LO District to allow the applicant time to submit the following: 1) Application for the MCC Overlay District. 2) Revised building elevations compliant with the MCC Overlay District requirements. 3) Revised site/landscape plan compliant with all applicable regulations.

22. C7-96-135 (D)  
C7-88-158  
Quality Living, Inc.  
REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Convalescent services in a R7 District  
LOCATION: 6404 North 70th Plaza

DISPOSITION: APPROVAL 6-0. Approval of the Major Amendment to the Conditional Use Permit subject to: 1) Compliance with the site plan and elevations submitted for the proposed signage. 2) The applicant obtaining the necessary Zoning Board of Appeals waivers prior to issuance of sign permits. 3) Compliance with all other previous conditions of approval.
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<td>23.</td>
<td>Approval of a Major Amendment to a Conditional Use Permit <em>assumed</em> to allow Hospital services (general) in a GO District</td>
<td>555 North 30th Street</td>
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**DISPOSITION:** APPROVAL 6-0. Approval of the Major Amendment to the Conditional Use Permit subject to: 1) For Sign A only and the sign must be removed by January 15, 2018. 2) Compliance with the site plan and elevations submitted for the proposed signage. 3) The applicant obtaining the necessary Zoning Board of Appeals waivers prior to issuance of sign permits.

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<td>24.</td>
<td>Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District (property is also located within a flood fringe overlay district)</td>
<td>Southwest of 222nd Street and West Maple Road</td>
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**DISPOSITION:** APPROVAL 6-0. Approval of the Conditional Use Permit to allow warehousing and distribution (limited) in the CC-Community Commercial District, subject to the following conditions: 1) Submittal of an application to adopt the MCC-Major Commercial Corridor Overlay District. 2) All development on the site shall comply with applicable floodplain development requirements. A floodplain development permit shall be obtained prior to submittal of a building permit. 3) Submittal of a revised landscaping plan that incorporates a minimum five percent interior parking lot landscaping, with a minimum of three interior parking lot trees provided. 4) The use shall comply with the submitted operating statement. 5) Compliance with all other applicable development regulations.

**MINUTES TO BE APPROVED:** April 5, 2017