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)

Rezonings

| 5. | C10-97-029 (D) Verizon Wireless | 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 02/01/17) | LOCATION: Northeast of 72nd and Pine Streets |

At the Planning Board meeting held on March 1, 2017, Mr. Rosacker moved for approval of the Major Amendment to a Mixed Use District Development Agreement for Aksarben Business & Education Campus to allow a 119 foot tall Broadcast tower subject to: 1) Submittal of an acceptable mixed use development agreement amendment prior to forwarding the request to the City Council for final action. 2) Submittal of a revised site plan labeling the stalls as compact along the south side of the building across from the proposed cell tower pole. 3) Compliance with the revised site and elevation plans. 4) Compliance with all other applicable rules and regulations. 5) Providing a governmental access easement. 6) Submittal of an annual report that describes the location and operating characteristics of all broadcast towers within the City and its extraterritorial jurisdiction. Mr. Magid seconded the motion which carried 7-0.
(REGULAR AGENDA)

**Subdivisions**

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<th>REQUEST:</th>
<th>LOCATION:</th>
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<tbody>
<tr>
<td>9</td>
<td>Preliminary and Final Plat approval of OMAHA HOME FOR BOYS 2ND ADDITION, a minor plat inside the city limits</td>
<td>8502 Mormon Bridge Road</td>
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At the Planning Board meeting held on March 1, 2017, Mr. Rosacker moved for approval of the Preliminary Plat, and approval of the Final Plat, subject to adding a note to the plat indicating that all future improvements will comply with the regulations of the North Hills Environmental Overlay District. Mr. Magid seconded the motion which carried 7-0.

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<th>REQUEST:</th>
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<tbody>
<tr>
<td>10</td>
<td>Preliminary Plat approval of ANTLER VIEW EAST, a subdivision outside the city limits, with rezoning from AG to DR, R7 and MU</td>
<td>Southwest of 180th Street and West Maple Road</td>
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At the Planning Board meeting held on March 1, 2017, Mr. Rosacker moved to layover the request to allow the applicant additional time to address noted issues and to: 1) Coordinate with the owner of 3306 North 180th Street. 2) Provide a tree canopy analysis. 3) Provide a wetland analysis. 4) Submit revised mixed use development plan(s). 5) Correct errors or omissions in the application and submittal information. Ms. Karnes seconded the motion which carried 7-0.

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<th>REQUEST:</th>
<th>LOCATION:</th>
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<tbody>
<tr>
<td>11</td>
<td>Preliminary Plat approval of SAGEWOOD VILLAGE, a subdivision outside the city limits, with rezoning from AG to R4</td>
<td>Southwest of 180th and Fort Streets</td>
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At the Planning Board meeting held on March 1, 2017, Mr. Rosacker moved for approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1) Improve Fort and 180th Streets to three lanes along the subdivision’s frontage (coordinate with Douglas County and Public Works on the arrangements for and timing of the improvements). 2) Provide documentation of concurrence from the Papio-Missouri River Natural Resources District that they agree with the proposed subdivision boundary. 3) Provide traffic calming on all streets in excess of 1,000 feet. 4) Provide a note on the final plat restricting direct vehicular access from any adjacent lot or outlot within the subdivision to 180th Street and Fort Street. 5) Provide the standard noise attenuation easement language on the final plat. 6) Provide for sidewalks as required on all street frontages (including along 180th and Fort Streets). 7) Coordinate with Douglas County to grade the subdivision to match the ultimate profile of 180th Street and Fort Street. 8) Provide a ten foot wide trail along the south side of Fort Street. 9) The neighborhood park contribution should be designated for Park P37a of the Suburban Park Master Plan and the community park fee will need to be shown on the Source and Use of Funds. 10) Submit a wetland analysis (and mitigation plan if required). 11) Provide an access easement across Outlot C providing Outlot B (green corner) access back to the interior street. 12) Compliance with all applicable stormwater management ordinances and policies. 13) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement. 14) Submit a letter of approval of a noxious weed plan. 15) Submit a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. 16) Meeting an acceptable overall debt ratio. Mr. Magid seconded the motion which carried 7-0.
### 13. C10-17-053 (D)

**2929 California Plaza, LLC**

**REQUEST:** Preliminary Plat approval of THE LANDING, a subdivision inside the city limits, with a waiver of Section 53-8(4)(d) for Lot frontage, and approval of an ACI-1(PL) Overlay District

**LOCATION:** Southeast of 30th and Burt Streets

At the Planning Board meeting held on March 1, 2017, Mr. Rosacker moved for approval of the ACI-1(PL) Overlay District, approval of the waiver of Section 53-8(4)(d) for Lot frontage (Outlot A), and approval of the Preliminary Plat, subject to the following conditions: 1) Provide for all improvements identified in the final approved traffic study. 2) Provide a 36’ three-lane approach on the east leg of 30th and California Streets. 3) Coordinate with city staff on aligning the project with the future 30th Street road diet and on-street parking. 4) Coordinate with the Public Works Department on an acceptable location for the parking garage access on proposed Lot 2. 5) Provide an access easement between Outlot A and a public street right-of-way. 6) Coordinate with the city and Creighton University in regards to the south side of Burt Street for a protected bike lane. 7) Coordinate with Public Works on the requirements and arrangements for the water quality basin in Outlot A. 8) Provide sidewalks along all street frontages as required by the Subdivision Ordinance. 9) Provide for the use, ownership and maintenance of the outlot in the final subdivision agreement. 10) Compliance with all applicable stormwater management ordinances and policies. Mr. Magid seconded the motion which carried 7-0.

### Rezonings

#### 14. C10-17-056 (D)

**3902 Harney LLC**

**REQUEST:** Rezoning from GC to NBD (property is also located within an ACI-1(PL) Overlay District)

**LOCATION:** 3902 Harney Street

At the Planning Board meeting held on March 1, 2017, Mr. Rosacker moved for approval. Mr. Magid seconded the motion which carried 7-0.

#### 16. C10-17-058 (D)

**Ruben Jimenez**

**REQUEST:** Rezoning from GC to R7, along with inclusion into the existing Vinton Street NCE Plan

**LOCATION:** 2010 Vinton Street

At the Planning Board meeting held on March 1, 2017, Mr. Rosacker moved for approval. Mr. Magid seconded the motion which carried 7-0.

#### 17. C10-17-059 (D)

**Shari Lecci**

**REQUEST:** Rezoning from GC to CC, along with expansion of the ACI-2(50) Overlay District

**LOCATION:** Northeast of 50th and Dodge Streets

At the Planning Board meeting held on March 1, 2017, Mr. Rosacker moved for approval. Mr. Magid seconded the motion which carried 7-0.

#### 18. C10-17-066 (D)

**Rodrigo Lopez**

**REQUEST:** Rezoning from DS and CBD to DS and CBD (property is also located within an ACI-1(PL) Overlay District)

**LOCATION:** Southeast of 10th Street and Capitol Avenue

At the Planning Board meeting held on March 1, 2017, Mr. Rosacker moved for approval. Mr. Magid seconded the motion which carried 7-0.
### Special Use Permits

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<tr>
<th>Request Number</th>
<th>Description</th>
<th>Request Details</th>
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| 19. C7-17-061 (D)
C8-17-062 Clearview Country Club for Pets | REQUEST: Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a Kennel in a DR-ED District, along with approval of a Special Use Permit to allow development in the North Hills Environmental Overlay District |
| LOCATION: 9223 North 72nd Street |

At the Planning Board meeting held on March 1, 2017, Mr. Rosacker moved for approval of the Major Amendment to the Conditional Use Permit (assumed) subject to: 1) Compliance with a revised site and landscape plan that relocates the off-street parking out of the required 50 foot front yard setback and provides for screening where required. 2) Compliance with all applicable stormwater management ordinances and policies. 3) Compliance with all erosion control regulations and approved plans. 4) Compliance with the proposed Operating Statement. He also moved for approval of the Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District subject to: 1) Compliance with a revised site and landscape plan that relocates the off-street parking out of the required 50 foot front yard setback and provides for screening where required. 2) Compliance with all applicable stormwater management ordinances and policies. 3) Compliance with all erosion control regulations and approved plans. Mr. Magid seconded the motion which carried 7-0.

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<th>Request Number</th>
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<th>Request Details</th>
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| 20. C8-17-055 (D)
C10-17-052 2929 California Plaza, LLC | REQUEST: Approval of a Large Project Special Use Permit in a GO District, along with approval of a Parking Adjustment for a Mixed Use Development (Section 55-736) |
| LOCATION: Southeast of 30th and Burt Streets |

At the Planning Board meeting held on March 1, 2017, Mr. Rosacker moved for approval of the parking adjustment for a mixed use development (Section 55-736), subject to: 1) Compliance with the proposed site plan. He also moved for approval of a Large Project Special Use Permit in a GO District, subject to the following conditions: 1) Compliance with the proposed site plan. 2) Submittal of a signage plan that is acceptable to the city and receives the appropriate waivers from the Zoning Board of Appeals. 3) Compliance with all applicable stormwater management regulations. 4) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 7-0.

### Conditional Use Permits

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<th>Request Number</th>
<th>Description</th>
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<tbody>
<tr>
<td>23. C7-17-064 (D) Elkhorn School District 10</td>
<td>REQUEST: Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Administrative services in a DR District</td>
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<td>LOCATION: 3100 North 206th Street</td>
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At the Planning Board meeting held on March 1, 2017, Mr. Rosacker moved for approval of the Major Amendment subject to compliance with the proposed site/landscape plan. Mr. Magid seconded the motion which carried 7-0.
**Vacations**

24. C14-17-065 (D)  
   Planning Board  
   REQUEST: Vacation of a portion of the east/west alley adjacent to South 31st Street and between Mason and Marcy Streets extending 100 feet to the west of a previously vacated portion of said alley and abutting Lots 4-5, Block 0, Clifton Place and Lots 4-5, Block 0, Housel & Stebbins Subdivision Lot 14

At the Planning Board meeting held on March 1, 2017, Mr. Rosacker moved for approval of the vacation, subject to the following conditions: 1) Retention of sewer easements. 2) Dedication of a permanent public access easement, which must be maintained for passage of snow equipment and waste collection. 3) Execute a damage waiver for the continuation of waste collection services. 4) Approval will be subject to the stipulations and conditions of the approved subdivision agreement for this area. Mr. Magid seconded the motion which carried 7-0.

**ADMINISTRATIVE MEETING ONLY**

1. C10-16-285  
   C12-16-286  
   Celebrity Homes Omaha  
   REQUEST: Final Plat approval of SAGEWOOD POINTE (Lots 1-80, Outlots A-G), a subdivision outside the city limits, with rezoning from AG to R4  
   LOCATION: Southeast of 180th and Fort Streets

At the Planning Board meeting held on March 1, 2017, Cheri Rockwell, Planning Department, presented the request. Ms. Rockwell stated that the Department recommended approval of the rezoning and approval of the final plat subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council.

Ms. Karnes moved for approval of the rezoning from AG to R4, and approval of the Final Plat, subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to City Council. Mr. Magid seconded the motion which carried 7-0.

**PUBLIC HEARING AND ADMINISTRATIVE MEETING**

**(HOLD OVER CASES)**

**Subdivisions**

2. C10-16-310  
   C12-16-311  
   White Lotus Group, LLC  
   REQUEST: Preliminary Plat approval of MAPLE ONE EIGHTY, a subdivision outside the city limits, with rezoning from AG to MU (laid over from 02/01/17)  
   LOCATION: Northeast of 180th Street and West Maple Road

At the Planning Board meeting held on March 1, 2017, Larry Jobeun, 11440 W. Center Rd, appeared before the Board on behalf of the applicant. Mr. Jobeun stated that Elkhorn Public Schools filed an Eminent Domain proceeding with intent to acquire approximately 43 of the 77 acres on this site. He explained that the petition did not constitute a taking, but was merely an allegation of intent to acquire the property. He further explained that taking was final upon a Board of Appraisal hearing and issuance of an award. He then stated that upon final taking of a portion of the property, the applicant was required to submit a revised preliminary plat to the Department. Mr. Jobeun stated that the intersection was a 165-acre Mixed Use Development center and that 21 of those acres were approved for the Thompsen Mile Development, 53 acres were requested for approval by Thomas Vann, 192 & Maple LLC, today, and that the applicant was
seeking approval for 55 acres upon no taking, or 34 acres upon a taking, for the 180th and West Maple Mixed Used Development center.

Lee Hamann, 1601 Dodge St., appeared before the Board in opposition. Mr. Hamann stated that he represented the owners of the property on the southeast corner of the intersection and objected because the amount of mixed-use acres requested by the applicant was excessive. He explained that his client had a pre-application review for their property in 2014, which detailed requests for mixed-use acres.

Mike Matejka, Woods & Aitken, 10250 Regency Cir, appeared before the Board in opposition. Mr. Matejka stated that he represented Thomas Vann, 192 & Maple LLC, and that he was opposed because allocating mixed-use acres towards an undeclared development restricted planning and flexibility of planned developments.

Jim Lang, 11718 Nicholas St, Suite 101, appeared before the Board in opposition. Mr. Lang stated that he represented Marion and Ralph Nielsen, owners of the property on the northwest corner of the intersection. He then stated that he was not opposed to development, but wanted a fair allocation of mixed-use acres for all owners at the development center. He added that his client had a pre-application meeting with the Department yesterday, but had not submitted an application for preliminary plat.

Mr. Jobeun stated that a pre-application was not an application submittal and that his client submitted a completed application for preliminary plat. He noted that further discussions were needed regarding allocation of the mixed-use acres.

Ms. Rockwell stated that the Department recommended applicants communicate plans with adjacent neighbors within 300 feet of the site and that the application remained pending upon a layover. She then stated that the Department recommended to layover the request.

In response to the Board, Jennifer Taylor, Law Department, stated that the completed, pending application stayed in the current form and request going forward, until action was taken by the Board. Ms. Rockwell noted that a layover was recommended for both applicants requesting mixed-use acres at this intersection and allowed for further discussions between property owners.

Mr. Nesbitt moved to layover the request. Mr. Rosacker seconded the motion which carried 7-0.

| 3. | C10-16-287 C12-16-288 Jasper Stone 192nd and Dodge LLC | REQUEST: Preliminary Plat approval of AVENUE ONE, a subdivision inside and outside the city limits, with rezoning from AG to DR and MU (laid over 11/02/16) | LOCATION: Southeast and Southwest of 192nd Street and West Dodge Road |

At the Planning Board meeting held on March 1, 2017, Jim Buser, 10250 Regency Cir., Suite 300, appeared before the Board on behalf of the applicant. Mr. Buser stated that the proposed plan was a 187-acre mixed use development with 37 lots and 8 outlots. He explained that the previous preliminary plat faced challenges with funding required improvements along 192nd Street and infrastructure improvements at the 192nd & West Dodge intersection. He then stated that the LB 960 Highway Infrastructure Bill was passed to allow funding for progress on infrastructure projects in Nebraska and that some of these dollars were allocated to the intersection of 192nd and West Dodge Road. He added that the developer worked with the City, State and NDOR to solve issues regarding infrastructure improvements to benefit multiple users in the area. Mr. Buser stated that the firms HOK and Block Real Estate were hired to develop value to the project in order to support funding received.

Lynn Carlton, HOK, 300 W. 2nd St., Kansas City, MO, appeared before the Board on behalf of the applicant. Ms. Carlton stated that stakeholder input was received to create a unique development with a walkable work, live and play environment, while meeting goals of the City Master Plan. She then stated that project included connectivity with Youngmen Park, a 7-mile trail system, 32 acres of open space, a 5-acre gathering space in the middle of the site and explored alternate transportation options.
Aaron Messmer, Block Real Estate, 700 W. 47th St., Kansas City, MO, appeared before the Board on behalf of the applicant. Mr. Messmer stated that the main street district included multi-family, office and retail uses. He explained that the trail system connected to area neighborhoods and elements of the project, with outdoor gathering spaces along main street central plaza that integrated into the trail system. He then explained that the retail center on the southeast corner of 192nd & Dodge was planned for a grocer with tradition retail pad sites also. Mr. Messmer stated that the density was at the core and stepped down towards the single-family residential neighborhoods. He explained that the north portion of the site was multi-family units, the northwest corner was planned for a senior village, and the southeast area was planned for a row-home or town-home concept. He added that the completion of phases was market driven and total build-out time was approximately 15 years.

David Yudelson, 19520 Leavenworth St, appeared before the Board in support of the request. Mr. Yudelson stated that he represented the Fireridge Home Owners Association and that communication with the developer was positive. He then explained that he supported all concepts of the development, but expressed concern that the concepts remained unchanged as the development progressed over the years. He also expressed concern the developer was mindful of traffic safety issues as connectivity was made to neighborhoods and nearby schools. Mr. Yudelson briefly discussed the connectivity at HWS Cleveland Boulevard, Farnam Street and Harney Street and that he was opposed to Department recommendations 8, 9 and 10 regarding connectivity configurations.

Stepahnie Fritson, 223 S. HWS Cleveland Blvd, appeared before the Board in support of the request. Ms. Fritson stated that she supported the proposed plan, but was concerned with the large size of the unplanned Lots 8 and 10 near HWS Cleveland Boulevard. She explained that she was concerned with the close proximity to the school and clubhouse and that the lots would be developed for a high traffic generating user.

Larry Jobeun, 11440 West Center Rd., appeared before the Board. Mr. Jobeun stated that he represented the owner of the adjacent lot to the northeast and the adjacent lot to the northwest across 192nd Street, both owned by R&R Realty. He then stated that the land owners shared street systems to the east and west of 192nd Street and that issues and concerns needed to be further discussed.

Mr. Buser stated that he planned to further discuss the issues with interested parties.

Cheri Rockwell, Planning Manager, stated that the Department recommended approval of the rezoning, subject to submittal of an acceptable Mixed Use Development Agreement, and approval of the preliminary plat subject to the 38 conditions being addressed prior to forwarding the final plat to City Council.

Mr. Rosacker moved for approval of the rezoning from AG to DR and MU, subject to submittal of an acceptable Mixed Use Development Agreement, and approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1) Provide a Revised Preliminary Plat, if necessary. 2) Provide for all improvements identified in the final approved traffic study (as approved by Public Works, Douglas County and NDOR). 3) Coordinate with the Nebraska Department of Roads for their determination of the final configuration and design of the 192nd and West Dodge interchange improvements. 4) Coordinate with Public Works on the design of the minor street approaches to 192nd Street (including the street section and the proximity of the first accesses to 192nd Street). 5) Receive approval from the Nebraska Department of Roads on the proposed Davenport Street access at 192nd Street (if approved, a northbound deceleration lane will need constructed). 6) Coordinate with Public Works on the warrant analysis and (if warranted) the design of the proposed HAWK signal at 192nd and Farnam Streets. 7) Coordinate with Public Works on an acceptable design for Burke Street and HWS Cleveland Boulevard. 8) Coordinate with Public Works on the design of the roundabouts, and to modify the street network north of the HWS Cleveland roundabout adjacent to Lot 9. 9) Connect the existing HWS Cleveland Boulevard stub as a through movement to the roundabout to the north, or place a roundabout at a “T” intersection between HWS Cleveland Boulevard and 195th Street. 10) Reconfigure the streets so that the existing Farnam Street stub connects to Harney Street as a through movement, and reconfigure 195th Street as the intersecting street. 11) Place the land outside the standard right-of-way section across Harney Street southwest of Lot 10 in a privately owned outlot. 12) Remove the existing temporary turnarounds at
the end of Farnam Street and 197th Street. 13) Provide access for Lots 5-7 via public streets within right-of-way, or by some other arrangement in conformance with Chapter 53 of the Omaha Municipal Code. 14) Coordinate with the developer of the land south of Lots 5-7 on the following: (a) An acceptable alignment and design for HWS Cleveland Boulevard along that subdivision’s frontage. (b) Cost sharing arrangements for the 192nd Street and HWS Cleveland Boulevard improvements. 15) Place the centerline of Harney Street (at its intersection with 192nd Street) on the section line (at the ½-mile point). 16) Coordinate with Public Works on an acceptable cross section for Farnam Street between 189th and 193rd Streets. 17) Modify the intersection of 190th and Harney Streets (south of Lot 30) so that the streets intersect at a 90 degree angle. 18) Coordinate with Douglas County to grade the subdivision to match the ultimate profile of 192nd Street. 19) Submit an exhibit to document why the vehicular connection is not being provided between this subdivision and the stub street on the west leg of 185th and Farnam Streets. If the project is approved without this connection, then the west leg of the roundabout at 185th and Farnam Streets will need to be removed. 20) Coordinate with the developers of the Fountain West Office Park project on the following items: (a) An acceptable alignment and design for Burke Street along that subdivision’s frontage. (b) Cost sharing arrangements for the 192nd Street and Burke Street off-site improvements. (c) Provide vehicular and pedestrian connections on the east side of Lots 16 and 18. 21) Provide an access easement to a public street for Lot 16 and Outlots B, C, G, and H. 22) Coordinate with Public Works, Parks and Recreation and the Nebraska Department of Roads if a pedestrian bridge is to be built over West Dodge Road. 23) 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. 24) Place the following notes on the plat: (a) There shall be no direct access to 192nd Street or West Dodge Road from any lots abutting said streets. (b) There shall be no direct access to Burke Street from Lots 19-22. (c) There shall be no direct access to HWS Cleveland Boulevard from Lot 12. (d) There shall be no direct access to Harney Street from Lots 14, 15, or 28. (e) There shall be no direct access to Davenport Street from Lots 17 or 20. 25) Provide sidewalks as required on all street frontages. 26) Encapsulate all drainageways within outlots that are adequately sized to encompass the 3:1 +20’ section or the 100-year storm, whichever is greater. 27) Compliance with all applicable stormwater management ordinances and policies. 28) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement. 29) Coordinate neighborhood park improvements to Fire Ridge/Gateway Park with the Parks and Recreation Department. 30) Provide park improvements to Grove Park (coordinate improvements with SID 438). 31) Receive approval of all park, trail and boulevard plans and cost estimates by the Parks and Recreation Advisory Board prior to bidding. 32) Provide a 35 foot no-build easement on the plat along each side of HWS Cleveland Boulevard. 33) Work with city staff on reaching an acceptable tree mitigation plan. 34) Submit a wetland analysis (and mitigation plan if required). 35) Provide a project phasing plan (if applicable). 36) Submit a letter of approval of a noxious weed plan. 37) Submit a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area. 38) Meet an acceptable overall debt ratio and provide completed Source and Use of Funds information for the full development. Mr. Magid seconded the motion which carried 7-0.

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<th>REQUEST:</th>
<th>Preliminary Plat approval of FOUNTAIN WEST OFFICE PARK, a subdivision outside the city limits, with rezoning from AG to DR and MU (laid over 11/02/16)</th>
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<tr>
<td>LOCATION:</td>
<td>West of 185th Street and Capitol Avenue</td>
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At the Planning Board meeting held on March 1, 2017, Larry Jobeun, 11440 W. Center Rd, appeared before the Board on behalf of the applicant, R&R Realty. Mr. Jobeun stated that the request was previously laidover to allow coordination with adjacent parcel owners on the proposed mixed use office park. He then stated that the proposed request included 36.99 acres on 4 lots and 2 outlots for a detention basins for mixed use development. He then explained that the project consisted of 580,000 square feet of office space with 3200 parking stalls and that the applicant accepted all Department recommendations.

Jim Boozer, 10250 Regency Cir., appeared before the Board on behalf of Avenue One, the adjacent property owner. Mr. Boozer confirmed that he was working with the applicant regarding the mixed use development.
Cheri Rockwell, Planning Department, stated that the Department recommended approval of the rezoning subject to submittal of an acceptable Mixed Use Development Agreement, and approval of the preliminary plat subject to the 11 conditions of the Department’s recommendation report.

Mr. Rosenbaum moved for approval of the rezoning from AG to DR and MU, subject to submittal of an acceptable Mixed Use Development Agreement, and approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat:  1) Coordinate with the developers of the adjacent Avenue One project on the following items: (a) An acceptable alignment and design for Burke Street along the subdivision’s frontage. (b) Cost sharing arrangements for the 192nd Street and Burke Street off-site improvements. (c) Provide vehicular and pedestrian connections from the west side of this subdivision to the east side of Lots 16 and 18 of Avenue One.  2) Provide a contribution to the off-site improvements as identified in the final approved traffic study.  3) Remove the two proposed access points on the southeast portion of Lot 3.  4) Coordinate with Public Works regarding the design of the roundabout and on the acceptable design and location of Burke Street accesses along the south side of proposed Lot 4.  5) Record the Capitol Avenue off-site right-of-way dedications concurrently with or prior to the recording of the final plat.  6) Provide sidewalks as required on all street frontages, including along the Outlot B right-of-way frontage and between Outlot B and the roundabout.  7) Maintain the pipe connecting the site to the basin in Outlot B privately and cover this private maintenance in the Post Construction Stormwater Management Plan (PCSMP).  8) Coordinate with Public Works on arrangements for discharged stormwater south of Outlot B.  9) Compliance with all applicable stormwater management ordinances and policies.  10) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement.  11) Meeting an acceptable overall debt ratio.  Mr. Rosacker seconded the motion which carried 7-0.

**Special Use Permits**

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<th>6.</th>
<th>C8-17-037</th>
<th>Candice Price</th>
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**REQUEST:** Approval of a Special Use Permit to allow Automotive sales in a CC District (laid over from 02/01/17)

**LOCATION:** 6005 Sorensen Parkway

At the Planning Board meeting held on March 1, 2017, Candice Price, 6005 Sorensen Parkway, appeared before the Board. Ms. Price stated that 3 surveys of the site were completed since the last meeting. She then stated that the tree requirement was not an issue, but an additional 10 feet of landscaping did not allow her to meet the 24-feet drive-aisle requirement for a car lot on the site. She added that the site had 3 existing entrances and that she wanted to close 20 feet of the North 60th Street driveway, close the eastern driveway along Sorensen Parkway and leave the western driveway along Sorensen open. Ms. Price also stated that she would remove existing signage to install new signage as required, and that she planned sidewalk and curb improvements, but could only install an additional 3 feet of landscaping to still meet the 24 feet drive-aisle requirement.

Cheri Rockwell, Planning Manager, stated that with newly submitted applications sites were required to become compliant with current regulations. She then stated that Sorensen Parkway was designated as a future MCC-Major Commercial Corridor, which required 15 feet of landscaping from the property line. She then stated that the Department recommended approval of the Special Use Permit, subject to the 7 conditions on the Department recommendation report.

After discussion between the Board and the applicant regarding landscaping requirements for the site, Ms. Rockwell clarified that the 10-feet landscape requirement for the street property line was measured from the property line along the street and that the 5-feet landscape requirement for the side property line was measured from the property line along the side of the property.

Ms. Price was concerned that if the 5 parking stalls were removed as required, parking would become non-compliant for the business. Ms. Rockwell explained that the Department recommendations allowed 10 display stalls on site and adequate parking for the businesses.
Dave Fanslau, Assistant Planning Director, stated that although 15-feet of landscape was required with the MCC Overlay District, the Department worked with the applicant and was comfortable with a 10-feet landscape requirement for this site. He added that the display stalls were not required to be striped or painted. He also mentioned that smaller sites with multiple businesses may have difficulty meeting parking requirements, but that the Department worked with the applicant to accommodate both businesses on this site.

Ron Devers, Ron's Auto Center, 6005 Sorensen Parkway, appeared before the Board. Mr. Devers stated that he attended all meetings with the Department and that information regarding the striping of the parking stalls was not shared with him or Ms. Price until today, but that the Department recommendation was received.

Mr. Nesbitt moved for approval of a Special Use Permit to allow Automotive sales in a CC District, subject to the following conditions: 1) Submittal of a revised site/landscape plan, prior to forwarding the request to City Council, that provides the 10 feet of parking lot perimeter landscaping and designates the automotive sales display area. 2) Compliance with the revised site/landscape plan. 3) Compliance with the proposed operating statement. 4) Submittal of a cross access easement/agreement that provides for cross access to the property abutting on the west. 5) Compliance with the sign ordinance; including removal of the existing pole sign. 6) Installation of sidewalks and replacement of the curbs along the closed access points. 7) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 7-0.

(REGULAR AGENDA)

Master Plan Referrals

| REQUEST: Approval of THE MUSE TIF REDEVELOPMENT PROJECT PLAN |
| LOCATION: Northeast of 20th and Izard Streets |

At the Planning Board meeting held on March 1, 2017, Bridget Hadley, Planning Department, presented the request to the Board. Ms. Hadley stated that the proposed project was redevelopment of the former Micklin Lumber site for student housing, which included 239 studio, one, two and four-bedroom units and 5,000 square feet of commercial space for start-up businesses. She then stated that the site included 5 parcels with two 4-story buildings and surface parking. She explained that although the Future Land Use map of the Master Plan indicated the site was a future industrial use, subsequent approval of the North Omaha Village Revitalization Plan in 2011 slated the area for an entertainment/sports complex district, which included a portion of the parcels. Ms. Hadley stated that rezoning was necessary and that public improvements included street lighting, street scraping, utilities lines, on-street parking and bus stop shelters. She added that Tax Increment Financing (TIF) funds were approximately $5.4 million, 18% of the total project cost, and included acquisition fees, architectural and engineering fees, environmental and geotechnical fees, site work, and public improvements.

Brent Beller, 11440 W. Center Rd, appeared before the Board on behalf of owners, Vecino National Bridge. Mr. Beller stated that he was available to answer questions regarding the project.

Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval.

Mr. Magid disclosed that he presented the seller, Micklin Lumber, and was compensated for the sale of the property, but had no financial interest in the proposed project.

Mr. Rosenbaum moved for approval. Mr. Nesbitt seconded the motion which carried 7-0.
Subdivisions

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<th>Case</th>
<th>REQUEST</th>
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<tr>
<td>8.</td>
<td>Preliminary and Final Plat approval of 31 MASON SOUTHWEST REPLAT 1, a minor plat inside the city limits, with a waiver of Section 53-8(4)(a) for Lot depth, along with rezoning from R4 and R6 to R6 and approval of a PUR-Planned Unit Redevelopment Overlay District</td>
<td>Northwest of 31st and Mason Streets</td>
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At the Planning Board meeting held on March 1, 2017, Steven Held, Uptown Properties LLC, 11506 Nicholas St., appeared before the Board. Mr. Held stated that he was available to answer questions regarding the project.

Jim Thompson, 1001 S. 35th Ave., appeared before the Board in support of the project. Mr. Thompson stated that he supported the project, but was opposed to the destruction of two homes. He encouraged the developer to take consideration of recycling materials with demolition. He discussed previous down-zoning of the neighborhood and then stated that he was concerned with increased density and traffic safety at the 31st and Leavenworth intersection. Mr. Thompson noted that he supported the concept, design, and future ownership of the proposed residences.

Mr. Held commented that the zoning change required replatting the parcel and allowed future home-ownership.

Dave Fanslau, Assistant Planning Director, stated that the Department promoted re-investment and home ownership in older neighborhoods and that the PUR allowed regulations and guidelines for redevelopment. He then stated that the Department recommended approval of the PUR, approval of the rezoning, approval of the waiver of Section 53-8(4)(a) for Lot depth, approval of the preliminary plat subject to the 6 conditions and the Department recommendation report, 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.

Ms. Karnes moved for approval of the PUR, approval of the rezoning from R4 and R6 to R6, 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 and alley public improvement plans (or final approval of an improvement district covering the public improvement construction) prior to the recording of the Final Plat. 2) Record the separate alley vacation concurrently with the Final Plat. 3) Coordinate with the Public Works Department on developing an acceptable post-construction stormwater management plan. 4) Compliance with the City’s Infill and Redevelopment Policy for Alternative Lot Access. 5) Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement. 6) Compliance with all applicable stormwater management ordinances and policies, and 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 request to the City Council for final action.

Cases 12 and 21 were heard concurrently, but voted on separately:

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<th>Case</th>
<th>REQUEST</th>
<th>LOCATION</th>
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<tr>
<td>12.</td>
<td>Preliminary and Final Plat approval of BEVERLY HILLS REPLAT 9, a minor plat inside the city limits, with rezoning from GC and GO to GO (property is also located within an ACI-2(65) Overlay District)</td>
<td>Southeast of 84th Street and West Dodge Road</td>
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At the Planning Board meeting held on March 1, 2017, Troy Meyerson, 409 S. 17th St., appeared before the Board on behalf of the applicant. Mr. Meyerson displayed renderings of the existing hospital facility, as
Mike Brown, Executive Vice President, Children’s Hospital and Medical Center, 8200 Dodge St., appeared before the Board. Mr. Brown stated that Children’s Hospital Foundation was a subsidiary of Children’s Hospital and that the project was part of the renovation and expansion of the Hubbard Center for Children. He briefly discussed the renovation process of the facility and that the project allowed technology growth into the future. Mr. Brown explained that the project included 480,000 square feet of new construction in the new patient care tower and 120,000 square feet of renovations in the existing hospital. He further explained that the tower allowed for 130 new intensive care beds, capacity for approximately 60 additional beds, expanded emergency room capabilities, added 10 new surgical suites, a pediatric imaging center and support spaces. He added that the renovations of existing space included the emergency room, surgical suites and imaging capabilities. He then stated that the project was discussed with the Swanson Tower Home Owners Association with no objections to the plan.

Mr. Meyerson stated that the applicant was not opposed to Department recommendations for the Preliminary Plat, but wanted clarification and modification to recommendations for the Major Amendment to the Conditional Use Permit. He then stated that the applicant was requesting driveway waivers from Public Works through approval by the Administrative Board of Appeals next week and wanted clarification to item 6 on the Department recommendation. He explained that the applicant requested modification to item 8 on the recommendation report regarding direct building access from the West Dodge Road BRT line. He further explained that the existing access at 84th and Dodge was the main entrance to the Specialty Pediatric Center (SPC) and that West Dodge Road was essentially the rear of the facility.

Ryan Haas, Public Works, stated that waiver approval from the Administrative Board of Appeals was acceptable for compliance with driveway regulations.

Dave Fanslau, Assistant Planning Director, stated that City investment into the BRT was an important part of development and that he was acceptable to the existing location of SPC main entrance and connection to the new addition. He then stated that the Department recommended approval of the rezoning, 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 the Preliminary Plat and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the request to City Council. He also stated that the Department recommended approval of the Major Amendment to the Conditional Use Permit subject to the 9 conditions on the Department recommendation report.

Mr. Rosenbaum moved for approval of the rezoning from GC and GO to GO, approval of the Preliminary Plat, subject to the following conditions: 1) Provide for all improvements identified in the final approved traffic study. 2) Compliance with all stormwater management ordinances and policies, as applicable. 3) Provide sidewalks along all street frontages as required by city code, and for approval of the Final Plat, subject to the conditions of the Preliminary Plat approval and submittal of an acceptable, final subdivision agreement, if necessary, prior to forwarding the request to the City Council. Mr. Magid seconded the motion which carried 7-0.

| 21. | C7-97-225 (combined with C7-08-166) Children’s Hospital Foundation | REQUEST: | Approval of a Major Amendment to a Conditional Use Permit to allow Hospital services (general) in a GO District (property is also located within an ACI-2(65) Overlay District) |
| LOCATION: | Southeast of 84th Street and West Dodge Road |

At the Planning Board meeting held on March 1, 2017, Troy Meyerson, 409 S. 17th St., appeared before the Board on behalf of the applicant. Mr. Meyerson displayed renderings of the existing hospital facility, as well as the proposed addition, and explained that the project included a new addition that connected to the existing hospital.
Mike Brown, Executive Vice President, Children’s Hospital and Medical Center, 8200 Dodge St., appeared before the Board. Mr. Brown stated that Children’s Hospital Foundation was a subsidiary of Children’s Hospital and that the project was part of the renovation and expansion of the Hubbard Center for Children. He briefly discussed the renovation process of the facility and that the project allowed technology growth into the future. Mr. Brown explained that the project included 480,000 square feet of new construction in the new patient care tower and 120,000 square feet of renovations in the existing hospital. He further explained that the tower allowed for 130 new intensive care beds, capacity for approximately 60 additional beds, expanded emergency room capabilities, added 10 new surgical suites, a pediatric imaging center and support spaces. He added that the renovations of existing space included the emergency room, surgical suites and imaging capabilities. He then stated that the project was discussed with the Swanson Tower Home Owners Association with no objections to the plan.

Mr. Meyerson stated that the applicant was not opposed to Department recommendations for the Preliminary Plat, but wanted clarification and modification to recommendations for the Major Amendment to the Conditional Use Permit. He then stated that the applicant was requesting driveway waivers from Public Works through approval by the Administrative Board of Appeals next week and wanted clarification to item 6 on the Department recommendation. He explained that the applicant requested modification to item 8 on the recommendation report regarding direct building access from the West Dodge Road BRT line. He further explained that the existing access at 84th and Dodge was the main entrance to the Specialty Pediatric Center (SPC) and that West Dodge Road was essentially the rear of the facility.

Ryan Haas, Public Works, stated that waiver approval from the Administrative Board of Appeals was acceptable for compliance with driveway regulations.

Dave Fanslau, Assistant Planning Director, stated that City investment into the BRT was an important part of development and that he was acceptable to the existing location of SPC main entrance and connection to the new addition. He then stated that the Department recommended approval of the rezoning, 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 the Preliminary Plat and submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the request to City Council. He also stated that the Department recommended approval of the Major Amendment to the Conditional Use Permit subject to the 9 conditions on the Department recommendation report.

Mr. Rosacker moved for approval of the Major Amendment to a Conditional Use Permit to allow Hospital services (general) in a GO-General Office District, subject to: 1) Compliance with the proposed site plan. 2) Compliance with the proposed elevation plans. 3) Compliance with the proposed operating statement. 4) Approval of the necessary waivers from the Zoning Board of Appeals. 5) Provide for all improvements identified in the final approved traffic study. 6) Compliance with the City’s guidelines and regulations for driveway location, design and construction, except as otherwise waived by the Administrative Board of Appeals. 7) No net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality. 8) Provide reasonably acceptable signage for direct building access to the existing Specialty Pediatric Center from the West Dodge Road BRT line. 9) Compliance with all applicable regulations. Mr. Rosenbaum seconded the motion which carried 7-0.

**Rezonings**

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<tr>
<th>15.</th>
<th>C10-17-057</th>
<th>REQUEST:</th>
<th>Rezoning from R1 and R2 to R1</th>
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<tr>
<td>Tom Egan, Jr.</td>
<td>LOCATION:</td>
<td>821 South 96th Street and 956 South 95th Street</td>
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At the Planning Board meeting held on March 1, 2017, Joe Zadina, Lamp Rynearson & Associates, 14710 W. Dodge Rd., #100, appeared before the Board on behalf of the applicant. Mr. Zadina stated that the applicant owned both properties and previously met with the Department regarding combination of the lots. He also stated that an administrative subdivision was submitted along with the rezoning request.
Tom Egan, 821 S. 96th St., appeared before the Board. Mr. Egan stated that he responded to requests from neighbors wanting information about the project and made changes to landscaping, the retaining wall and fence as requested. He explained that the project entailed an addition of a concrete sports court, with no lighting, for use by his children.

Mike Coyle, 500 Energy Plaza, appeared before the Board in opposition. Mr. Coyle stated that he represented Jean Neff, the property owner to the east of the site at 976 South 95th Street. He then stated that Mr. Egan’s residence and the proposed sports court were in different neighborhoods, and that street connection to these subdivisions was approximately ¾ of a mile. He added that his client was opposed to the esthetics of the sports court and the absence of a home on this parcel that fronted South 95th Street where other homes existed. He noted the steep grade change decreasing from the residence to the east property and requested denial of the rezoning.

Larry Jobeun, 11440 W. Center Rd., appeared before the Board in opposition. Mr. Jobeun stated that he represented 7 Ronson Heights residents, the neighborhood adjacent to the east of the site and that the names of the residents opposed were submitted to the Board. He listed the names as Deb and Dave Selby, Phil and Angie Johnson, Curtis Christensen, Paul and Annette Smith, Max and Melissa O’Neill, Ron and Robin Woita, and John Horgan. Mr. Jobeun concurred with Mr. Coyle’s statements of opposition and that the neighborhoods were separate. He stated that the request allowed the lot line designated for the front of a home to become a lot line for a backyard and noted the difference in zoning. He then stated that the negative visual impacts, noise and lighting of the sports court only impacted the Ronson Heights subdivision residents. He was also concerned with lack of communication, lack of restriction for use of the property and the lengthy timeline of construction. Mr. Jobeun commented that letters of opposition were submitted to the Department.

Paul Smith, 9422 Mayberry St., appeared before the Board in opposition. Mr. Smith stated that he resided across the street from the sports court and was concerned with esthetics and decreased property values of the Ronson Heights neighborhood. He previously submitted a letter of opposition to the Department and concurred with stated opposition. He noted a duty to community to maintain value.

Mr. Egan stated that the project was not completed and that he followed regulations set by the Department. He explained that additional landscaping would be added.

In response to the Board, Dave Fanslau, Assistant Planning Director, stated that permits were applied for and approved for the site and that the site needed rezoned to 1 base zoning district to allow an administrative subdivision. Mr. Nesbitt noted the importance of communication with neighbors. Mr. Egan responded that communication was limited because of the absence of a definite plan for the site.

After repeated discussions regarding the proposed project and rezoning, concern was expressed for setting a precedence for similar approvals, changing the character of the neighborhood and the need for communication with neighbors regarding details of the project. Mr. Egan responded that he was open to discussions with neighbors and ultimately agreed to layover the request to allow these discussions.

Mr. Fanslau stated that the request was in compliance with the Master Plan as low-density residential and that the Department promoted alternate housing options throughout the City with the use of zoning regulations. He explained the application process with the Department and that recommendations were dependent upon conformance with the Master Plan. He noted that use of a lot was at the discretion of the owner upon code compliance and that the request was not unique within the City. He then stated that the Department recommended approval of the rezoning.

Mr. Nesbitt moved to layover for 30 days to allow the applicant time to meet with neighbors. Mr. Magid seconded the motion which carried 7-0.
Conditional Use Permits

| 22. | C7-17-063 Heartland Storage, LLC | REQUEST: Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District | LOCATION: 3002 South 82nd Avenue |

At the Planning Board meeting held on March 1, 2017, Jason Thiellen, E&A Consulting Group, 10909 Mill Valley Rd., appeared before the Board on behalf of the applicant. Mr. Thiellen stated that he requested a layover to allow further discussions of agreements with adjacent property owners.

Brian Farrow, 11301 Davenport St., appeared before the Board in opposition. Mr. Farrow stated that he represented the property owner to the west and also requested a layover to allow further discussions regarding the parking easement.

John Good, West Hills Church, 3015 S. 82nd Ave., appeared before the Board in opposition. Mr. Good stated that he represented the church located across the street to the east of the property and that he wanted more information regarding the request.

Mr. Thiellen briefly discussed the existing easement agreement and stated that upon resolution of the easement issue, the applicant planned to meet with neighbors prior to requested approval by the Planning Board. He added that if an agreement was not met, the project would not continue.

Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval subject to the 9 conditions on the Department recommendation report.

Ms. Karnes moved to layover the request. Mr. Nesbitt seconded the motion which carried 7-0.

ADJOURNMENT

It was the consensus of the board to ADJOURN the meeting at 5:21 pm.

Date Approved

__________________________
Brinker Harding, Chairman

Rikki Flott, Planning Board
Recording Secretary