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)

Subdivisions

<table>
<thead>
<tr>
<th>#</th>
<th>REQUEST:</th>
<th>LOCATION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>Preliminary Plat approval of ANTLER VIEW EAST, a subdivision outside the city limits, with rezoning from AG to DR and MU (laid over from 03/01/17)</td>
<td>Southwest of 180th Street and West Maple Road</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on April 5, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved to layover the request. Mr. Moore seconded the motion which carried 7-0.
Rezonings

3. **C10-17-057 (D)**
   Tom Egan, Jr.
   **REQUEST:** Rezoning from R1 and R2 to R1
   **LOCATION:** 821 South 96th Street and 956 South 95th Street (laid over from 03/01/17)

At the Planning Board meeting held on April 5, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved to layover the request for rezoning from R1 and R2 to R1 to allow the applicant additional time to meet with the neighbors. Mr. Moore seconded the motion which carried 7-0.

(REGULAR AGENDA)

Subdivisions

7. **C12-17-071 (D)**
   Sammy's LLC
   **REQUEST:** Preliminary and Final Plat approval of LEGACY REPLAT 21, a minor plat inside the city limits
   **LOCATION:** 16901 Wright Plaza

At the Planning Board meeting held on April 5, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval of the Preliminary Plat, subject to the following conditions: 1) Provide for all easements and construction necessary to provide Lot 2 with sanitary sewer access. 2) Compliance with all applicable stormwater management ordinances and policies. She also moved for 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. Mr. Nesbitt seconded the motion which carried 7-0.

8. **C12-17-072 (D)**
   Norman Veitzer
   **REQUEST:** Preliminary and Final Plat approval of OMAHA BEDDING, a minor plat inside the city limits
   **LOCATION:** Northeast of 60th and "F" Streets

At the Planning Board meeting held on April 5, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval of the Preliminary Plat, subject to the following conditions: 1) Submit an application for an MCC Overlay District for Lot 1 prior to forwarding the request to the City Council. 2) Dedicate right-of-way as needed to ensure the property line is a minimum of 12.5 feet from the back of curb along 60th Street. 3) Coordinate with Public Works Relocate in relocating the existing 60th Street driveway and provide a cross access easement between the two lots, if necessary. 4) Compliance with all applicable stormwater management ordinances and policies. She also moved for 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. Mr. Nesbitt seconded the motion which carried 7-0.

9. **C10-17-074 (D)**
   Westroads Investors, LLC
   **REQUEST:** Preliminary and Final Plat approval of PUTT'N PLACE, a minor plat inside the city limits, with rezoning from CC to CC and GC and approval of an ACI-3(PL) Overlay District
   **LOCATION:** Southwest of 102nd and Nicholas Streets

At the Planning Board meeting held on April 5, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval of the rezoning from CC to CC and GC, subject to entering into an acceptable Development Agreement with the City prior to forwarding the request to City Council, for approval of the ACI-3(PL) Overlay District, and for approval of the Preliminary Plat, subject to the following conditions: 1) Provide for all improvements identified in the final approved traffic study. 2) The proposed traffic signals are subject to Public Works review and approval (if approved, enter into a traffic signal maintenance agreement). 3) Record the proposed vacation of the frontage road concurrently with the final plat. 4) Provide a cross access reciprocal easement for the northwestern portion of Lot 1. 5) Provide a sidewalk...
along the 102nd Street right-of-way. 6) Coordinate an acceptable post-construction stormwater management plan (PCSMP) with Public Works. She also moved 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. Mr. Nesbitt seconded the motion which carried 7-0.

| 10. | C10-17-076 (D)  
C12-17-077  
Kum & Go, LC | REQUEST: | Preliminary and Final Plat approval of KUM & GO FIRST ADDITION, a minor plat inside the city limits, with rezoning from GC and GI to GC (property is also located within an ACI-2(65) Overlay District and portions of the property lie within the flood fringe and floodway overlay district)  
LOCATION: | Northeast of 72nd and Pacific Streets |

At the Planning Board meeting held on April 5, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for denial of the rezoning from GC and GI to GC. She also moved for approval of the rezoning from GC and GI to CC and approval of the Preliminary Plat, subject to the following conditions: 1) Coordinate proposed improvements of the project with the Papio-Missouri River Natural Resources District. 2) Provide for the public improvement to close the median break on Pacific Street. 3) Coordinate with Public Works to develop an acceptable post-construction stormwater management plan (PCSMP). 4) Provide the Finished Floor Elevation (FFE) on the final plat for the proposed lots, and 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. Mr. Nesbitt seconded the motion which carried 7-0.

| 11. | C10-17-078 (D)  
C12-17-079  
Charleston Homes, LLC | REQUEST: | Preliminary Plat approval of ARBOR VIEW (Lots 236-378, Outlots E-J), a subdivision outside the city limits, with rezoning from AG to DR and R4  
LOCATION: | Southwest of 208th Avenue and Fort Street |

At the Planning Board meeting held on April 5, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval of the rezoning from AG to DR and R4, and approval of the Preliminary Plat, subject to the following being addressed with or prior to submittal of a Final Plat: 1) Submittal of a Revised Preliminary Plat. 2) Coordinate with the City, Douglas County and the adjacent developer to accommodate the realignment of 216th Street to abut the western boundary of this subdivision (coordinate with the City on any additional right-of-way dedication and arterial paving requirements). 3) Improve Fort Street to three lanes along the subdivision’s frontage. 4.) Participate in the improvement of the new arterial street west of the subdivision. 5) Provide the standard street section for the 210th Street approach to Fort Street and for the Grand Avenue approach to the new arterial street. (16 foot inbound lane, four foot paved median, two 12 foot outbound lanes). 6) Provide traffic calming on all streets in excess of 1,000 feet. 7) Pave all stub streets to the boundary of the subdivision and construct temporary turnarounds. 8) Coordinate with Public Works on an acceptable GO paving plan. 9) Provide a note on the final plat restricting direct vehicular access from any adjacent lot or outlet within the subdivision to Fort Street. 10) Provide the standard noise attenuation easement language on the final plat for lots along Fort Street and the new arterial street west of the subdivision. 11) Provide for sidewalks as required on all street frontages (including along Fort Street and the new arterial street to the west). 12) Coordinate with Douglas County to grade the subdivision to match the ultimate profile of Fort Street and the relocated arterial street to the west. 13) Coordinate with the Papio-Missouri River Natural Resources District in regards to future Dam Site 12 and its impact on the project. 14) Provide language in the final subdivision agreement that the private trail located along the eastern boundary will be owned and maintained by the homeowners association. 15) Compliance with all applicable stormwater management ordinances and policies. 16) Provide for the use, ownership and maintenance of the outlots in the final subdivision agreement. 17) Meeting an acceptable overall debt ratio. Mr. Nesbitt seconded the motion which carried 7-0.
Rezonings

12. C10-17-080 (D)  
Mary Pat Florido  
REQUEST: Rezoning from HI to R4  
LOCATION: 2608 and 2612 "Y" Street

At the Planning Board meeting held on April 5, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval. Mr. Nesbitt seconded the motion which carried 7-0.

13. C10-17-081 (D)  
Lawnfield Development, LP  
REQUEST: Rezoning from R7 to R8 (property is also located within an ACI-4(PL) Overlay District)  
LOCATION: Southwest of 70th and Oak Streets

At the Planning Board meeting held on April 5, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval. Mr. Nesbitt seconded the motion which carried 6-0-1, with Mr. Magid abstaining.

Special Use Permits

15. C8-17-073 (D)  
Westroads Investors, LLC  
REQUEST: Approval of a Large Project Special Use Permit in a GC District (pending), with a waiver of Section 55-406 Height (170 feet)  
LOCATION: Southwest of 102nd and Nicholas Streets

At the Planning Board meeting held on April 5, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval of a Large Project Special Use Permit in a GC District, subject to the following conditions: 1) Enter into an acceptable Development Agreement with the City prior to forwarding the request to City Council. 2) Revise the site plan to include the handicapped-accessible parking stalls prior to forwarding the request to City Council. 3) Submittal of an acceptable landscape plan prior to forwarding the request to City Council. 4) Compliance with the revised site plan and submitted landscape plan. 5) Compliance with all applicable signage regulations. 6) Compliance with all other applicable regulations. Mr. Nesbitt seconded the motion which carried 7-0.

16. C8-17-082 (D)  
Sonya Tipler  
REQUEST: Approval of a Special Use Permit to allow Day care services (general) in a R4 District  
LOCATION: 6978 North 88th Avenue

At the Planning Board meeting held on April 5, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval of the Special Use Permit to allow Day care services (general) in a R4 District subject to the following conditions: 1) Compliance with the submitted site plan. 2) Compliance with the proposed operating statement. 3) Compliance with storm shelter regulations. 4) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department. 5) Compliance with all applicable development regulations. Mr. Nesbitt seconded the motion which carried 7-0.

Conditional Use Permits

18. C7-17-084 (D)  
O & H Investments, LLC  
REQUEST: Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District  
LOCATION: 5646 North 90th Street

At the Planning Board meeting held on April 5, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved for approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District, subject to the following conditions: 1) Compliance with a revised site/landscape plan that
provides: (a) At least 5% parking lot interior landscaping. (b) Providing street trees along the 90th Street frontage in compliance with Section 55-718(c)(2). (c) Providing a landscape screen, in addition to street trees, adjacent to the dock area of the building adjacent to the 90th Street frontage. 2) Compliance with final building elevations acceptable to the Planning Department. 3) Signage in compliance with ARTICLE XVIII. - SIGN AND STREET GRAPHICS REGULATIONS. 4) Compliance with the proposed operating statement. 5) No outdoor storage. 6) Compliance with all other applicable regulations. 7) Submittal of a request by the applicant to establish the MCC-Major Commercial Corridor Overlay District on the site. Mr. Nesbitt seconded the motion which carried 7-0.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

ADMINISTRATIVE MEETING ONLY

<table>
<thead>
<tr>
<th>1.</th>
<th>C10-16-308</th>
<th>Request: Final Plat approval of SPRUCE 180, a subdivision outside the city limits, with rezoning from AG to R4</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>C12-16-309</td>
<td>LOCATION: West of 180th Street and north of Corby Street</td>
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<td>Falcone Land Co.</td>
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At the Planning Board meeting held on April 5, 2017, Dave Fanslau, Assistant Planning Director, presented the case. Mr. Fanslau stated that the Department recommended approval of the Final Plat subject to the 9 conditions on the Department recommendation report being addressed prior to forwarding the request to City Council.

Mr. Magid moved for approval of the final plat subject to the following being addressed prior to forwarding the request to the City Council for final action: 1) Place a noise attenuation easement 115’ from the ultimate centerline of 180th Street and provide the standard noise attenuation easement language on the plat. 2) Coordinate with Public Works on the design of the roundabouts. 3) Place the drainageway in an outlot sized to accommodate either the 3:1 + 20’ section, or the 100-year storm flow (whichever is greater). 4) Place a note on the plat that there shall be no direct access to 180th Street from any lots or outlots abutting said street. 5) Provide a contribution to Douglas County’s 180th Street bridge project. 6) Include the accurate street names on the final plat. 7) Submittal of an acceptable final tree canopy mitigation plan. 8) Provide for an acceptable debt ratio. 9) Submittal of a final acceptable subdivision agreement. Mr. Nesbitt seconded the motion which carried 7-0.

(HOLD OVER CASES)

Conditional Use Permits

<table>
<thead>
<tr>
<th>4.</th>
<th>C7-17-063</th>
<th>REQUEST: Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District (laid over from 03/01/17)</th>
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<tbody>
<tr>
<td></td>
<td>Heartland Storage, LLC</td>
<td>LOCATION: 3002 South 82nd Avenue</td>
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At the Planning Board meeting held on April 5, 2017, Jason Thiellen, E&A Consulting Group, 10909 Mill Valley Rd, appeared before the Board on behalf of the applicant. Mr. Thiellen stated that agreements were made with the neighbor adjacent to the west regarding easements and west parking lot access. He then stated that a meeting was held with the local Neighborhood Association March 28th to review the proposed plan and that concern was expressed for the height of the structure. He explained that in response to the concern, the building was reduced from 5 stories to 4 stories and avoided obstructing the view of the church from 84th Street.

Julie Smith, 7722 Hascall St, appeared before the Board. Ms. Smith stated that she represented the Westgate Neighborhood Association and that she was not opposed to the request, but questioned the impact on residents outside the 300 square feet boundary. Mr. Magid responded that the request had
minimal traffic impact, was within zoning regulations, increased tax revenue and had little opposition from neighbors.

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

Mr. Rosacker moved for approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District subject to: 1) Submittal of an acceptable revised elevation for the east side of the building. 2) Construction of sidewalks along Tangier Way and 82nd Avenue. 3) Approval of the necessary waivers of the Floor Area Ratio (FAR) and perimeter parking lot landscaping by the Zoning Board of Appeals. 4) Compliance with the proposed site plan. 5) Compliance with the proposed operating statement. 6) Compliance with revised building elevations. 7) No pole signs. 8) Compliance with all applicable stormwater management regulations. 9) Compliance with all other applicable regulations. Mr. Rosenbaum seconded the motion which carried 7-0.

(REGULAR AGENDA)

Master Plan Referrals

<table>
<thead>
<tr>
<th>5.</th>
<th>C3-17-069 Planning Department on behalf of the City of Omaha</th>
<th>REQUEST: Approval of the CAMBRIA SUITES HOTEL at the YARD TIF REDEVELOPMENT PROJECT PLAN</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>LOCATION: 740 North 14th Street</td>
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</table>

At the Planning Board meeting held on April 5, 2017, Bridge Hadley, Planning Department, presented the request. Ms. Hadley stated that the request was for the third and final project for this parcel, and consisted of a lifestyle hotel with 128 guest rooms. She added that the project increased pedestrian activity in the area, complied with Central Business District (CBD) Areas of Civic Importance (ACI-1) zoning and contributed to approximately 38 percent of the total cost for public improvements for the parcel. Ms. Hadley stated that the project created approximately 35 jobs in the hospitality area and added 94 parking stalls, with shared parking between the three entities on the parcel.

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

Mr. Rosenbaum moved for approval. Mr. Magid seconded the request which carried 7-0.

<table>
<thead>
<tr>
<th>6.</th>
<th>C3-17-088 Jennifer Honebrink</th>
<th>REQUEST: Approval of a Local Landmark Designation - Saunders Kennedy Building</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>LOCATION: Southeast of 18th and Douglas Street</td>
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At the Planning Board meeting held on April 5, 2017, Albert Machietto, Alley Poyner Macchietto Architecture, 1516 Cuming St., appeared before the Board on behalf of the applicant. Mr. Machietto stated that the building was the former Saunders/Kennedy building, also known as the World Insurance Building. He then stated that the building was designed by Omaha architect John Latenser and built in 1914, but had numerous renovations over time. He explained that the building was designed to complement the Brandies Theater Building to the west. He then stated that plans were to renovate the ground floor back to an original state, modify the cornice, and remove renovations non-representative of the original building.

Jed Moulton, Planning Department, appeared before the Board. Mr. Moulton clarified that the correct period of significance for the building was 1914 through 1948, not 1914 through 1919 as stated in the Department recommendation report.

In response to the Board, Mr. Machietto stated that based on the information provided on the application, the historical significance was the architect and association with the Brandeis Theater Building. He then stated that the goal was to remove the existing murals.
Vic Desai, ViaNova Development, 817 Broad St., Chattanooga, TN, stated that intent was to remove and save the murals with possibility of reuse.

Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval with conditions as established by the Landmarks and Historic Preservation Commission.

Mr. Rosacker moved for approval with the conditions established by the Landmarks and Historic Preservation Commission. Mr. Nesbitt seconded the motion.

**Overlay Districts**

<table>
<thead>
<tr>
<th>14.</th>
<th>C11-89-051</th>
<th>REQUEST: Approval of a Major Amendment to a PUD-Planned Unit Development Overlay District</th>
</tr>
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<tbody>
<tr>
<td></td>
<td>Bob Stratton</td>
<td>LOCATION: North of 99th and &quot;Q&quot; Streets</td>
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</table>

At the Planning Board meeting held on April 5, 2017, Bob Stratton, Broadmoor Development, 809 N. 96th St, appeared before the Board. Mr. Stratton stated that the request was for a setback waiver from 12 feet to 6 feet from the property line for a new perpendicular monument sign with better visibility. He added that the tree line along Q Street blocked visibility of the current sign.

Rich Dolphen, Dolphen Signs, 5618 S. 77th St., appeared before the Board on behalf of the applicant. Mr. Dolphen stated that the proposed monument sign would have halo lit letters and the placement allowed increased visibility.

The Board discussed with the applicant options for size and placement of the monument sign and that the percentage of tenants was currently favorable. Mr. Stratton explained that he explored sign options and that the size and setback at 6 feet allowed the best visibility. He stated that if the sign created a safety issue at a 6-feet setback he would accept an alternate placement. He then stated that the Cambridge apartment complex adjacent on the east currently had a perpendicular monument sign on the property line.

Dave Fanslau, Assistant Planning Director, stated that the Cambridge property was not reviewed for this case. He explained that the zoning code addressed uses for signage and that the apartment complex signage was strictly for advertisement. He then explained that setbacks for signage prevented visual clutter along the street. Mr. Fanslau stated that alternate design options were available in regards to size and placement of the signage that would meet zoning regulations. He then stated that the Department recommended denial of the request.

Mr. Magid moved for approval of the request, but the motion died for lack of a second.

Mr. Nesbitt moved for denial. Mr. Rosenbaum seconded the motion which carried 6-1, with Mr. Magid dissenting.

**Special Use Permits**

<table>
<thead>
<tr>
<th>17.</th>
<th>C8-17-083</th>
<th>REQUEST: Approval of a Special Use Permit to allow Transitional living in a GI District</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>ReEntry Development</td>
<td>LOCATION: 13326 &quot;B&quot; Street</td>
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</table>

At the Planning Board meeting held on April 5, 2017, the case was withdrawn prior to the meeting per the applicant’s request.
Conditional Use Permits

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<tbody>
<tr>
<td>19.</td>
<td>C7-04-184 Emmanuel Fellowship</td>
<td>REQUEST: Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in a R5 District</td>
</tr>
<tr>
<td></td>
<td></td>
<td>LOCATION: 8345 Crown Point Avenue</td>
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</tbody>
</table>

At the Planning Board meeting held on April 5, 2017, Brittnie True, VitalSigns, 925 S. 7th St, Council Bluffs, IA, appeared before the Board on behalf of the applicant. Ms. True stated that the 10-acre parcel was an existing church experiencing growth and wanted new signage to engage the community in their daily activities held 7 days per week. She explained that the applicant planned to remove the existing sign and place a new electronic sign, lower in height, in the same location. She further explained that the location had existing electrical and that the simple designs would be taken from the website for use on the high resolution sign. Ms. True stated that because the church was set back from the street, the new signage allowed visibility of entrances to the church and that the sign was in compliance with setback regulations. She added that a landscape project was also planned for the site.

Ron Stevens, 15420 Weber St, appeared before the Board in support of the request. Mr. Stevens stated that he was a member and an elder of Emmanuel Fellowship. He also noted the lack of visibility of the church from the street. He then stated that activities were held at the church throughout the week and that the sign allowed promotion of community outreach and services. He explained that students from the nearby high school utilized their church facilities for taking exams and that home-schooled families frequented the facility for use of the home-schoolers library. He noted that electronic signs were used on high school properties and that he wanted the electronic signage for similar purposes.

Ms. True mentioned that she received supportive feedback from neighbors regarding the signage.

Dave Fanslau, Assistant Planning Director, stated that zoning code prohibited an electronic sign in residential zoning. He mentioned that the Conditional Use Permit from July 2004 was approved without the signage proposed today. He then explained that electronic signage was allowed for a civic use such as a high school due to large campuses, multiple entrances and high activity levels. He then stated that a large video board sign distracted street traffic. Mr. Fanslau stated that the Department recommended denial of the request.

Mr. Nesbitt moved for denial. Ms. Karnes seconded the motion which carried 7-0.

APPROVAL OF MINUTES

Mr. Nesbitt moved to APPROVE the meeting minutes of February 1, 2017 as written. Mr. Magid seconded the motion which carried 7-0.

ADJOURNMENT

It was the consensus of the board to ADJOURN the meeting at 2:45 pm.

Date Approved

_________________________________________
Brinker Harding, Chairman

Rikki Flott, Planning Board
Recording Secretary