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

| 5. | C10-17-046 (D) C12-17-047 Thomas Vann and 192 Maple LLC | REQUEST: | Preliminary Plat approval of ANTLER VIEW EAST, a subdivision outside the city limits, with rezoning from AG to DR and MU (laid over from 04/05/17) |
| LOCATION: | Southwest of 180th Street and West Maple Road |

At the Planning Board meeting held on May 3, 2017, this case was placed on the Consent Agenda and Mr. Rosacker moved for approval of the rezoning from AG to MU, subject to submittal of an acceptable final mixed use district development agreement prior to forwarding the request to the City Council for final action, and for approval of the preliminary plat subject to the following conditions being addressed with or prior to submittal of a final plat: 1) Submittal of an acceptable final traffic study and providing for all improvements identified. 2) Coordinating with the Public Works Department and the Nebraska Department of Roads regarding West Maple Road improvements. 3) Providing proper signage and employing other measures to prohibit access to 180th Street from Burke Street until Douglas County makes the connection, in the future, with their 180th Street improvement project. 4) Providing a contribution toward the 180th Street bridge project. 5) Providing a dedication of right-of-way along 180th Street 75’ from the centerline and coordinating with Douglas County regarding the extent of the future right-of-way acquisitions along 180th Street. 6) Coordinating with the Public Works Department regarding an acceptable general obligation
paving plan. 7) Placing a note on the final plat stating that there shall be no direct access from any lot within the subdivision to 180th Street or West Maple Road, and providing a note on final plat stating that there shall be no direct access from Lot 5 or 6 to 183rd Street. 8) Providing an access easement to Outlot F (the green corner) from 181st/Evans Streets. 9) Aligning the proposed access to Lot 11 with 181st Street or moving it to the east as a right-in/right-out only access. 10) Obtaining all of the appropriate permits from Douglas County. 11) Providing temporary turnarounds at the terminus of all temporarily dead-end streets. 12) Providing sidewalks in compliance with (Chapter 53 Subdivisions and Chapter 55 Zoning), and providing six foot wide sidewalks on each side of the parkway per the Suburban Parks Master Plan. 13) Grading the subdivision to match the ultimate profile of 180th Street. 14) Including the drainageway within the subdivision in an outlot sized to accommodate either the 3:1 plus 20’ section or the 100-year storm flow; whichever is greater. 15) Compliance with all applicable stormwater management ordinances and policies; including providing for a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality. 16) Providing the 35 foot wide no build easement along parkway, as required. 17) Including provisions for the use, ownership, and maintenance of the outlots in the final subdivision agreement. 18) Submittal of an acceptable final wetland analysis and mitigation plan, if necessary. 19) Submittal of an acceptable tree canopy mitigation plan. 20) Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is provided for the area. 21) An acceptable debt ratio of 4% or less. 22) A revised preliminary plat if necessitated by lot layout and/or right-of-way changes. Mr. Magid seconded the motion which carried 7-0.

Rezonings

<table>
<thead>
<tr>
<th>Case</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.</td>
<td>C10-17-057 (D) Tom Egan, Jr.</td>
<td>Rezoning from R1 and R2 to R1</td>
</tr>
<tr>
<td>17.</td>
<td>C10-17-098 (D) Habitat for Humanity of Omaha</td>
<td>Rezoning to be included in the existing Vinton Street NCE Plan</td>
</tr>
<tr>
<td>18.</td>
<td>C10-17-099 (D) David Black</td>
<td>Rezoning from LI to GO</td>
</tr>
<tr>
<td>19.</td>
<td>C10-17-100 (D) MIA, LLC</td>
<td>Rezoning from GC to CC, along with approval of a MCC-Major Commercial Corridor Overlay District</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on May 3, 2017, this case was placed on the Consent Agenda and Ms. Karnes moved to layover the request. Mr. Rosacker seconded the motion which carried 7-0.

(REGULAR AGENDA)

Rezonings

At the Planning Board meeting held on May 3, 2017, this case was placed on the Consent Agenda and Mr. Rosacker moved for approval. Mr. Magid seconded the motion which carried 7-0.

At the Planning Board meeting held on May 3, 2017, this case was placed on the Consent Agenda and Mr. Rosacker moved for approval. Mr. Magid seconded the motion which carried 7-0.

At the Planning Board meeting held on May 3, 2017, this case was placed on the Consent Agenda and Mr. Rosacker moved for approval. Mr. Magid seconded the motion which carried 7-0.
### Planning Board Agenda
May 3, 2017
Page 3

<table>
<thead>
<tr>
<th>Case</th>
<th>REQUEST</th>
<th>LOCATION</th>
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</thead>
<tbody>
<tr>
<td>20.</td>
<td>C7-17-101 (D) C10-17-102 8J, LLC</td>
<td>Rezoning from RR to CBD, along with approval of a Conditional Use Permit to allow Surface parking in a CBD District (property is also located within an ACI-1(PL) Overlay District)</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on May 3, 2017, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the rezoning from RR to CBD (property is also located within an ACI-1(PL) Overlay District), and for approval of a Conditional Use Permit to allow Surface parking in a CBD District subject to: 1) Submittal of a revised site/landscape plan that is code compliant prior to submittal for building permit. 2) Compliance with the revised site/landscape plan. 3) Compliance with all applicable stormwater management ordinances and policies. 4) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 7-0.

<table>
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<tr>
<th>Case</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>23.</td>
<td>C10-17-107 (D) Vecino Group</td>
<td>Rezoning from DS to CBD, along with approval of an ACI-1(PL) Overlay District</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on May 3, 2017, this case was placed on the Consent Agenda and Mr. Rosacker moved for approval. Mr. Magid seconded the motion which carried 7-0.

<table>
<thead>
<tr>
<th>Case</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>24.</td>
<td>C10-99-082 (D) West Dundee Development Company</td>
<td>Approval of a Major Amendment to the Mixed Use District Development Agreement for West Dodge Hills</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on May 3, 2017, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the Major Amendment to the West Dodge Hills Mixed Use District Development Agreement subject to submittal of acceptable final Mixed Use District Development Agreements prior to forwarding the request to the City Council for final action. Mr. Magid seconded the motion which carried 7-0.

<table>
<thead>
<tr>
<th>Case</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>26.</td>
<td>C10-17-117 (D) Norman Veitzer</td>
<td>Approval of an MCC-Major Commercial Corridor Overlay District</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on May 3, 2017, this case was placed on the Consent Agenda and Mr. Rosacker moved for approval. Mr. Magid seconded the motion which carried 7-0.

### Special Use Permits

<table>
<thead>
<tr>
<th>Case</th>
<th>REQUEST</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>27.</td>
<td>C8-17-109 (D) Magnum Fogelstrom</td>
<td>Approval of a Special Use Permit to allow General retail sales in a GI District</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on May 3, 2017, this case was placed on the Consent Agenda. Mr. Rosacker moved approval of the Special Use Permit to allow General retail sales in a GI District, subject to the following conditions: 1) Submittal of a revised site plan that provides the required number of compliant on-site parking stalls, including one van-accessible handicapped stall prior to forwarding the request to City Council for approval. 2) Compliance with the revised site plan. 3) Compliance with the proposed operating statement. 4) Compliance with all federal regulations. 5) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 7-0.
Conditional Use Permits

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>30. C7-17-113 (D)</td>
<td>Millard Public Schools</td>
<td>Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow a Secondary educational facility in a R4 District</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>12801 &quot;L&quot; Street</td>
<td></td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on May 3, 2017, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of the requested Major Amendment subject to the following conditions: 1) Approval of the necessary waivers for the proposed signage. 2) Compliance with the submitted site and sign plans. 3) Submittal of a rezoning application to add the MCC overlay to the school site. Mr. Magid seconded the motion which carried 7-0.

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Description</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>31. C7-17-114 (D)</td>
<td>Immanuel Lutheran Church</td>
<td>Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R5(35) District</td>
</tr>
<tr>
<td>LOCATION:</td>
<td>2717 and 2725 North 60th Avenue</td>
<td></td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on May 3, 2017, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R5(35) District subject to: 1) Submittal of a revised site/landscape plan prior to building permit submittal that addresses the following items: (a) Provide an acceptable four foot screen to the east, south and west of the new parking lot. (b) Provide ten feet of perimeter landscaping on the southwest portion of the site. (c) Provide at least one new tree planting along the 60th Avenue frontage. 2) Receive a waiver from the Zoning Board of Appeals to allow parking in the front yard setback. 3) Compliance with the revised site/landscape plan. 4) Compliance with all applicable stormwater management ordinances and policies. 5) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 7-0.

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

At the Planning Board meeting held on May 3, 2017, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in a CC District, subject to the following conditions: 1) Installation of sidewalks along the "M" Street frontage. 2) Compliance with the proposed site plan. 3) Compliance with the proposed operating statement. 4) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 7-0.

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

At the Planning Board meeting held on May 3, 2017, this case was placed on the Consent Agenda. Mr. Rosacker moved for approval of a Conditional Use Permit to allow Indoor sports and recreation in a CC District, subject to the following conditions: 1) Compliance with the proposed site plan. 2) Compliance with the proposed operating statement. 3) Compliance with all applicable stormwater management regulations. 4) Compliance with all other applicable regulations. Mr. Magid seconded the motion which carried 7-0.
**1. C12-17-004**  
Pope Paul VI Institute for the Study of Human Reproduction, Inc.  
**REQUEST:** Final Plat approval of LOVELAND ACRES REPLAT ONE, a subdivision inside the city limits  
**LOCATION:** 86th Circle north of Frederick Street

At the Planning Board meeting held on May 3, 2017, Dave Fanslau, Assistant Planning Director, presented the case. Mr. Fanslau stated that the Department recommended approval of the final plat subject to submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the request to the City Council.

Mr. Rosenbaum moved for approval of the final plat subject to submittal of an acceptable final subdivision agreement, if necessary, prior to forwarding the request to the City Council for final action. Mr. Moore seconded the motion which carried 7-0.

**2. C10-16-261**  
C12-16-262  
KMS - 168 LLC  
**REQUEST:** Final Plat approval of SUMMER HILL FARM (Lots 1-160, Outlots A-H), a subdivision outside the city limits, with rezoning from AG to R4  
**LOCATION:** Southeast of 168th and State Streets

At the Planning Board meeting held on May 3, 2017, Dave Fanslau, Assistant Planning Director, presented the case. Mr. Fanslau 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 the City Council.

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

**3. C10-17-048**  
C12-17-049  
Celebrity Homes Omaha  
**REQUEST:** Final Plat approval of SAGEWOOD VILLAGE, a subdivision outside the city limits, with rezoning from AG to R4  
**LOCATION:** Southwest of 180th and Fort Streets

At the Planning Board meeting held on May 3, 2017, Dave Fanslau, Assistant Planning Director, presented the case. Mr. Fanslau stated that the Department recommended approval of the rezoning and approval of the final plat subject to the 4 conditions on the Department recommendation report.

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

**4. C10-04-060**  
C12-04-061  
**REQUEST:** Final Plat approval of FALLING WATERS (Lots 261-347, Outlot D), a subdivision
BSR-FW, LLC

outside the city limits, with rezoning from AG to DR and R4

LOCATION: Northwest of 198th and Harrison Streets

At the Planning Board meeting held on May 3, 2017, Dave Fanslau, Assistant Planning Director, presented the case. Mr. Fanslau 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 the City Council.

Ms. Karnes moved for approval of the rezoning from AG to DR and R4, and for approval of the final plat subject to submittal of an acceptable final subdivision agreement prior to forwarding the request to the City Council for final action.

(REGULAR AGENDA)

Master Plan Referrals

7. C3-17-070
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the HANSCOM APARTMENTS TIF REDEVELOPMENT PROJECT PLAN

LOCATION: 1029 Park Avenue and 1040 South 29th Street

At the Planning Board meeting held on May 3, 2017, Don Seten, Planning Department, presented the request. Mr. Seten stated that the proposed project was the rehabilitation of 2 historic apartment buildings on adjacent sites. He explained that the Bristol building at 1029 Park Avenue was a 4-story apartment building with 66 units and that the vacant Georgia building at 1040 South 29th Street was a 3-story apartment building built in 1892 with 9 apartment units. He then stated that the project utilized low-income housing tax credits and historic preservation tax credits with a total project cost $14.4 million dollars. He added that the requested Tax Increment Financing (TIF) support was approximately $323,000 and that public improvements included sidewalks, curbs, gutters, streetscaping, landscaping, and decorative lighting. In response to the Board, Mr. Seten stated that buildings were on the National Register of Historic Places.

Mike Peter, Clarity Development, 3328 Hickory St., appeared before the Board. In response to the Board, Mr. Peter verified that both buildings completed the first part of the historic designation process.

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

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

8. C3-17-119
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the LITTLE BOHEMIA CAFÉ TIF REDEVELOPMENT PROJECT PLAN

LOCATION: East and west of 13th Street to the south of William Street

At the Planning Board meeting held on May 3, 2017, Bridget Hadley, Planning Department, presented the request. Ms. Hadley stated that the project included 5 properties on 4 parcels and was complete rehabilitation of the existing buildings for a mixed use development. She then stated that possible uses were a bakery, restaurant, and barber shop with residential above the commercial uses on the west side of 13th Street. She added that the project created approximately 13 full time jobs and 17 part time jobs. Ms. Hadley stated that the total project cost was approximately $2 million with $275,000 in TIF funds. She also stated that public improvements included street-scoping and sidewalks. She mentioned that the site would seek rezoning from GI and ACI-1 to NBD and ACI-1 and that a road-diet was possible along 13th Street.

Ryan Ellis, PJ Morgan Real Estate, appeared before the Board. Mr. Ellis stated that the façade of the Bohemian cafe property was uncertain.
Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval.

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

<table>
<thead>
<tr>
<th>REQUEST:</th>
<th>Approval of an amendment to the UPTOWN DISTRICT TIF REDEVELOPMENT PROJECT PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION:</td>
<td>Northwest of 31st and Mason Streets</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on May 3, 2017, Bridget Hadley, Planning Department, presented the request. Ms. Hadley stated that the previously approved project was the development of 95 row homes to be completed in 4 phases and that the developer, Steven Held, was approached by homeowners to purchase additional properties. She explained that the request today was for an additional 18 row homes as part of the existing project and that the TIF eligible funds totaled $779,000 with a total project cost of $4.8 million dollars. She added that public improvements included streetscaping and vacation of an adjacent alley.

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

Mr. Magid moved for approval. Mr. Rosacker seconded the motion which carried 7-0.

<table>
<thead>
<tr>
<th>REQUEST:</th>
<th>Approval of amendments to the 2013, 2014 and 2016 Action Plans</th>
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<tbody>
<tr>
<td>LOCATION:</td>
<td>Omaha and 3-mile extraterritorial jurisdiction</td>
</tr>
</tbody>
</table>

At the Planning Board meeting held on May 3, 2017, Jim Anderson, Planning Department, presented the request. Mr. Anderson stated that the request represented amendments to the Consolidated Plan and two subsequent Action Plans. He explained that the Consolidated Plan was a 5-year strategy and that Omaha was working with city of Bellevue to align Consolidated Plan cycles for an accurate Fair Housing assessment, which required an extension of the plan to 2018. He also explained that the Action Plan amendments moved funding from one project to another to allow completion of the Vinton Street lighting improvement project.

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

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

<table>
<thead>
<tr>
<th>REQUEST:</th>
<th>Approval of a Local Landmark Designation - Joel N. Cornish Residence</th>
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</thead>
<tbody>
<tr>
<td>LOCATION:</td>
<td>1404 South 10th Street</td>
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</tbody>
</table>

At the Planning Board meeting held on May 3, 2017, Gina Basile appeared before the Board. Ms. Basile stated that she owned the residence and was available to answer questions regarding the request.

In response to Mr. Nesbitt, Ms. Basile stated that site was designated as historic on the National Register of Historic Places and that landmark designation added protection from development in the area. She then stated that the site was approved by the Landmark Heritage Preservation Commission last week.

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

Mr. Magid moved for approval. Ms. Karnes seconded the motion which carried 7-0.

<table>
<thead>
<tr>
<th>REQUEST:</th>
<th>Approval of a Local Landmark Designation - Bishop George Worthington Residence</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOCATION:</td>
<td>1240 South 10th Street</td>
</tr>
</tbody>
</table>
At the Planning Board meeting held on May 3, 2017, Gina Basile appeared before the Board. Ms. Basile stated that she owned the residence and was available to answer questions regarding the request.

In response to Mr. Nesbitt, Ms. Basile stated that the residence was approved by the Landmark Heritage Preservation Commission, but she had not pursued a federal designation. She explained that she maintained and restored the home at her own expense over her 25 years of ownership.

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

Mr. Magid moved for approval. Mr. Rosacker seconded the motion which carried 7-0.

13.  
C3-17-092  
Planning Department on behalf of the City of Omaha  
REQUEST:  
Approval of an amendment to Chapter 53 Subdivisions  
LOCATION:  
Omaha and 3-mile extraterritorial zoning jurisdiction

At the Planning Board meeting held on May 3, 2017, Ryan Haas, Public Works Department, stated that the proposed amendment changed the 2-year deadline requirement for installation of public improvements associated with subdivisions, specifically traffic signal installation at arterial intersections and grade changes. He explained that the amendment was coordinated with multiple city departments and the County Engineers office.

John Fullenkamp, Fullenkamp Doyle & Jobeun, 11440 West Center Road, appeared before the Board in support of the request. He explained that the amendment allowed the Subdivision Agreement to note the date, time and financial circumstances for arterial road improvements and further explained that the change also allowed the Douglas County Engineers Office to set priorities and budget for necessary arterial intersection improvements.

Mr. Haas explained to the Board that a traffic study over time determined a need for traffic signal installation and that the locations with deferred arterial intersection improvements were specifically defined. He further explained that the SID’s financial ability to contribute, along with development of additional SIDs at the intersection, was also considered when determining locations for arterial intersection improvements.

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

Ms. Karnes moved for approval. Mr. Magid seconded the motion which carried 7-0.

Subdivisions

14.  
C12-17-093  
Kevin Andersen  
REQUEST:  
Preliminary and Final Plat approval of BLAZEK ACRES REPLAT 1, a cluster subdivision outside the city limits  
LOCATION:  
Southeast of 126th Street and Bennington Road

At the Planning Board meeting held on May 3, 2017, Kevin Andersen, 17024 Military Road, appeared before the Board. Mr. Andersen stated that the 2-acre family-owned site would be subdivided for a residence and that the request was consistent with regulations for a cluster overlay. He added that the remaining outlot would be utilized as productive farmland.

Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval of the Preliminary Plat, subject to the 3 conditions on the Department recommendation report and to layover the Final Plat to allow additional time for the NDEQ to approve the septic system for Lot 1.

Mr. Rosenbaum moved for approval of the Preliminary Plat, subject to the following conditions: 1) Provide
for the use, ownership and maintenance of the outlot in the final subdivision agreement. 2) The applicant waiving the right to protest a future sidewalk improvement district. 3) Submittal of a letter of approval from the NDEQ for the septic system on Lot 1. He also moved to layover the Final Plat to allow additional time for the NDEQ to approve the septic system for Lot 1. Mr. Magid seconded the motion which carried 7-0.

<table>
<thead>
<tr>
<th>15.</th>
<th>C12-17-094</th>
<th>Tetrad Property Group, LLC</th>
<th>REQUEST:</th>
<th>Preliminary Plat approval of CIVIC SQUARE, a subdivision inside the city limits</th>
</tr>
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<tbody>
<tr>
<td></td>
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<td></td>
<td>LOCATION:</td>
<td>1804 Capitol Avenue</td>
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</tbody>
</table>

At the Planning Board meeting held on May 3, 2017, Jeff Lake, Olsson Associates, 2111 S. 67th Street, appeared before the Board on behalf of the applicant. Mr. Lake stated that the site was the former Civic Auditorium and that the proposed project included 6 lots and 1 outlot. He explained that the existing parking garage would remain, the center lot was public open space, and that buildings around the perimeter included approximately 365,000 square feet of office, civic and retail uses, and 176 multi-family units.

In response to the Board, Mr. Lake stated that the public or private use of the approximately 500-stall parking garage would be determined in the Development Agreement. He also stated that a traffic study was not yet requested, but was a possibility with development of nearby sites.

Dave Fanslau, Assistant Planning Director, stated that the Department recommended approval of the Preliminary Plat subject to the 8 conditions on the Department recommendation report.

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

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

At the Planning Board meeting held on May 3, 2017, Mark Westergard, E&A Consulting Group, 10909 Mill Valley Road, appeared before the Board on behalf of the applicant. Mr. Westergard stated that the proposed project was a 60-acre site planned for 111 single-family residences and multi-family units along the eastern boundary. He then stated that a layover was necessary for required rezoning approval for multi-family units and resolution of traffic related issues. He added that few neighbors were in attendance at the informational meeting held by the developer last week.

Wes Bertch, 10302 Mary Street, appeared before the Board in opposition. Mr. Bertch stated that he was concerned with increased traffic along 103rd Street heading northwest towards the interstate and traffic safety.

Kim Palmer, 10314 Mary Street, appeared before the Board in opposition. Mr. Palmer stated that he was concerned with increased traffic, traffic safety, over-saturation of apartment units in the area, Section 8
housing, and decreased property values.

Mr. Westergard stated that an NDOR plan was included in the plat submittal. He explained that changes included restricted movement at the 103rd Street and Blair High Road intersection and moving the signalized intersection back to Potter Street intersection at Blair High Road.

Dave Fanslau, Assistant Planning Director, stated that traffic, wetlands and density issues needed to be further discussed. He then stated that the Department recommended to layover the Preliminary Plat to allow the applicant time to coordinate with city staff on the issues discussed in the recommendation report.

Mr. Nesbitt moved to layover to allow the applicant time to coordinate with city staff on the issues discussed in the recommendation report. Mr. Rosenbaum seconded the motion which carried 7-0.

Rezonings

<table>
<thead>
<tr>
<th>21.</th>
<th>C10-17-103</th>
<th>REQUEST: Rezoning from R2 to R6, along with approval of a PUR-Planned Unit Redevelopment Overlay District</th>
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<tbody>
<tr>
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<td>C11-17-104</td>
<td>LOCATION: Northeast of 88th Street and West Center Road</td>
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At the Planning Board meeting held on May 3, 2017, Jason Thiellen, E&A Consulting Group, 10909 Mill Valley Road, appeared before the Board on behalf of the applicant. Mr. Thiellen stated that the 1.34 acres site experienced previous failed redevelopment attempts and that the new developer proposed 18 multi-family units marketed towards seniors. He then stated that the applicant met with staff and neighbors to discuss the plan and that neighbors expressed concern for commercial development at the site. He explained that the plan met zoning regulations and proposed 2 residential, two-story buildings with tandem garages and parking stalls central to the buildings. He also explained that the amenities included a fitness center and outdoor patio area and that a wall separated the property from the sidewalk along West Center Road. He added that a landscaping buffer was also proposed for the site.

Jesse Calabretto, 2804 S. 87th Avenue, appeared before the Board in support of the request. Mr. Calabretto stated that he lived and worked in the area and that he supported the walkability and pedestrian connectivity the project offered. He then stated that one neighborhood meeting was held to discuss the project and neighbors expressed support and opposition.

Alice Hall, 2315 S. 88th Street, appeared before the Board in opposition. Ms. Hall stated that she resided in the area since 1967 and that she was opposed to the zoning change, increased traffic, noise, and increased density. She stated that she was not opposed to the project, but was opposed to the size of the project.

Mike Sequenzia, 2605 S. 88th Street, appeared before the Board in opposition. Mr. Sequenzia commented that the neighborhood was currently busy with school and business traffic and that he was also concerned with increased traffic through the neighborhood, traffic safety and noise. He questioned a completion of a traffic study and noted the multiple traffic accidents near 88th and West Center Road.

Barb Tracy, 8723 Arbor Street, appeared before the Board in opposition. Ms. Tracy stated that she was concerned the project was too dense for the residential neighborhood and expressed concern for school pedestrian traffic.

Bill Krum, 2615 S. 87th Avenue, appeared before the Board in opposition. Mr. Krum stated that he was concerned with future uses on the site, pets using the neighborhood, obstructed views from the landscaped tree line along West Center Road, height of the buildings, garbage truck access to the site, lighting and noise.

Deb Lang, 2613 S. 88th Street, appeared before the Board in opposition. Ms. Lang stated that she submitted
a letter of opposition to the Board. She then stated that her residence was adjacent to the site and that she was concerned with noise, height of the building, view of the large building from her home, and traffic safety.

Janine Voelker, 2614 S. 87th Avenue, appeared before the Board in opposition. Ms. Voelker stated that her family owned her residence since 1958 and that she was also adjacent to the site. She also mentioned the existing traffic issues along West Center Road and that she was also concerned with increased traffic and traffic safety. She commented that the access to the site was near her property line and that she was also concerned with noise, height of the building, view of the building from her home and increased density.

Mr. Thiellen stated because of the low-density use of the project, a traffic study was not required by the Public Works Department. He explained that dumpster pickup times would be regulated and that the wall planned along West Center should deflect a portion of the vehicle noise from the neighborhood. He then explained that the project targeted residents aged 55 and older and had little impact on peak traffic hours. Mr. Thiellen displayed renderings of the project and stated that sidewalk improvements increased pedestrian safety. He then stated that lighting included wall-packs on the buildings and pedestrian type bollards. In response to the Board, he explained that the setback was increased on the north side adjacent to the neighborhood and that evergreens were planned for the treeline on the north side. He added that the height of the fence for the development was negotiable with the neighbors, but must meet regulations.

Dave Fanslau, Assistant Planning Director, stated that the project was low-density residential, provided alternate housing and was in compliance with the Master Plan. He added that the PUR regulated building height, material, sidewalks, landscaping, setbacks, parking and placement of the dumpster. He explained that the project was reviewed by multiple departments, notification was sent to Omaha Public Schools and multiple taxing entities and that traffic was not a concern. He further explained that zoning code regulated lighting standards and noise. Mr. Fanslau stated that the Department recommended approval of the rezoning and approval of the PUR subject to providing an updated PUR waiver exhibit, prior to forwarding the request to City Council.

Mr. Rosenbaum moved for approval of the rezoning from R2 to R6 nad approval of the PUR, subject to providing an updated PUR waiver exhibit, prior to forwarding the request to City Council. Mr. Magid seconded the motion which carried 7-0.

| 22. | C10-17-105  
C11-17-106  
Matt Dwyer | REQUEST: Rezoning from GC to NBD, along with approval of a PUR-Planned Unit Redevelopment Overlay District (property is also located within an ACI-1(PL) Overlay District) |
| LOCATION: Northeast of 38th Avenue and Harney Street |

At the Planning Board meeting held on May 3, 2017, Dan Dolezal, Ehrhart Griffin & Associates, 3552 Farnam St., appeared before the Board on behalf of the applicant. Mr. Dolezal stated that the project was continued redevelopment of the Blackstone area and that the owner, Greenslate Development, was available to answer questions.

Matt Dwyer, and Jay Lund, Greenslate Development, 3814 Farnam St., appeared before the Board. Mr. Dwyer stated that he partnered with Mr. Lund and worked with the City departments in redevelopment of the Blackstone District. He explained that density supported the survival of local businesses. Mr. Lund introduced himself and stated that he was available to answer questions.

Rhonda Stuberg, 3708 Farnam St., appeared before the Board in opposition. Ms. Stuberg stated that she was the President of the Blackstone Neighborhood Association and represented the neighborhood. She expressed concern that her first notification of the project was April 11, 2017 and was opposed to removal of the homes. She explained that the homes were part of Gold Coast District and were supposed to be protected. Ms. Stuberg then stated that Greenslate attended neighborhood meetings held by the Neighborhood Association and discussed the project and reason for removing the homes. She explained
that the developer stated they were unable to save the old, deteriorated apartment homes and planned to build a new multi-unit structure. She stated that she was not opposed to development, but wanted developers to consider the many homes already removed in the district and how the character of the neighborhood was changed. She added that with other multi-unit projects in the area, another concern was increased density. Ms. Stuberg stated that in 2015 she attended city meetings regarding urban design, preservation, and infill, and commented that development was needed with neighbors and developers working together.

Brett Satterlee, 401 S. 38th Ave., appeared before the Board in opposition. Mr. Satterlee stated that he owned the apartment building directly south of the site and that he was not opposed to the development, but concerned with traffic safety as density increased. He explained that vehicles frequently speed down Harney Street and questioned traffic calming measures.

Christine Gerber, 3902 Davenport St., appeared before the Board in opposition. Ms. Gerber also stated that the 3 properties contributed to the Gold Coast District and were designed by significant architects for prominent officials in the city. She commented that the properties had a rich history, added to the character of the neighborhood, and brought residents to the area. She then stated that she was concerned with traffic and parking.

Mr. Nesbitt expressed concern for the difference between historic and old.

Mr. Dwyer commented that the existing homes were currently multi-unit residences and that Harney Street lacked single-family residential homes along this corridor. Mr. Lund explained that many older buildings in the Blackstone District were restored by Greenslate and that the area consisted of a variety of residential and commercial. He commented that traffic studies were completed and agreed traffic was a concern. He then explained that the market dictated uses. Mr. Dolezal stated that because of traffic along Harney Street, the plan was redesigned for a garage access on 38th Avenue.

Dave Fanslau, Assistant Planning Director, stated that the request was Master Plan compliant and that the PUR dictated design and parking regulations. He then stated that the Department recommended approval of the rezoning and approval of the PUR.

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

| 25. | C10-13-128 Rega Engineering Group | REQUEST: Approval of a Major Amendment to the Mixed Use District Development Agreement for All Holy Spirit Greek Orthodox Church | LOCATION: 215 South 181st Street |

At the Planning Board meeting held on May 3, 2017, Nate Burnett, Rega Engineering, 601 Old Cheney Rd, Lincoln, Nebraska, appeared before the Board. Mr. Burnett stated that agreement approved in 2014 was for three 10,000 square foot buildings on the site. He then stated that the amendment allowed construction of a 120-room hotel with 8 to 10 condominiums on the north portion of the site, reduced setbacks from 25 feet to 15 feet on the east, and allowed construction of two office buildings on the south. He explained that the first floor was 20 secured parking stalls with additional outside stalls for hotel guests and that the pedestrian friendly site connected the buildings to a central plaza area.

Yano Mangiameli, 18102 Dewey Circle, appeared before the Board in opposition. Mr. Mangiameli stated that he was concerned with restricted access to the site on Burke Street and that the main access was at the entrance of the subdivision at 180th and Harney Streets. He was also concerned with ingress and egress from his neighborhood during peak hours and school hours.

Jack Looney, 404 S. 181st Street, appeared before the Board in opposition. Mr. Looney stated that he was also concerned with increased traffic at the entrance of the subdivision at 180th and Harney Streets and restricted access at 181st and Burke Streets. He stated that he was also concerned with development of the outlot to the west of 181st Street and directly west of the site.
Mr. Burnett stated that the outlot to the west was unbuildable because of easements and that after discussion of the project with the Public Works Department, traffic at the intersections was not a concern.

Kirt Trivedi, 222 S. 15th Street, appeared before the Board. Mr. Trivedi stated that he was one of two partners for the project and that he supported the concern for the intersection at 181st and Burke Street. He added that he was willing to discuss the possibility of removal of the island along Burke Street.

Dave Fanslau, Assistant Planning Director, stated that with the Master Plan, the road network was signalized at ¼ mile, ½ mile and ¾ mile intervals from major arterial intersections and did not allow for a signalized intersection at 180th and Harney Street. He added that the median along Burke Street was in place for traffic safety. He then stated that the Department recommended approval of the Major Amendment, subject to submittal of five acceptable, originally signed, final Mixed Use Development Agreements prior to forwarding to City Council.

Ms. Karnes moved for approval of the Major Amendment to the All Holy Spirit Greek Orthodox Church Mixed Use Development Agreement subject to submittal of five acceptable, originally signed, final Mixed Use Development Agreements prior to forwarding to City Council. Mr. Magid seconded the motion which carried 7-0.

### Special Use Permits

<table>
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<tr>
<th>28.</th>
<th>C8-17-111 Eco Storage Investments, Inc.</th>
<th>REQUEST: Approval of a Special Use Permit to allow a Putrescible and non-putrescible landfill in a HI District</th>
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<td>LOCATION: 3701 Dahlman Avenue</td>
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At the Planning Board meeting held on May 3, 2017, Danielle Dring, Smith Slusky Law, 8712 West Dodge Road, appeared before the Board on behalf of the applicant. Ms. Dring stated that the applicant requested a layover to allow further discussions with the Planning Department regarding the recycling facility. She explained that putrescible and non-putrescible waste was collected at the site and sorted; then putrescible waste was transferred off-site to a landfill. She added that a future replat was planned for removal of the existing building and construction of a new building for indoor sorting of waste. She further explained that the facility would be cleaned and sterilized daily and that operating hours were Monday through Friday 8:00 a.m. to 5:00 p.m. Ms. Dring stated that an informational letter indicating the use of the site as a recycling facility was recently sent to neighbors.

Gerry McConnell, 3104 A Street, appeared before the Board in opposition. Mr. McConnell stated that he resided north of the facility and was concerned with the smell from the facility for many years. He then stated that he was also concerned with frequent fires at the facility and large trucks over the maximum weight limit frequently traveling over the Dahlman Avenue bridge.

Steve McConnell, 3515 S. 30th Avenue, appeared before the Board in opposition. Mr. McConnell stated that he resided north of the site for approximately 61 years. He explained that the original use was a salvage yard and subsequently became a landfill. He then stated that he was also concerned with spontaneous combustion fires, odors, and dust from the facility. He added that the EPA visited site multiple times to test air pollution and that in 2007 the previous owner promised barriers that were never provided.

Brett Feder, 3602 S. 30th Avenue, appeared before the Board in opposition. Mr. Feder stated that he owned the business and 2 lots north of the site for 30 years and that he was also concerned with odor. He also expressed concern that hours of operation would be later than the noted time.

Sharon Nocita, 3512 S. 30th Avenue, appeared before the Board in opposition. Ms. Nocita stated that she was also concerned with odor and dust from the facility and expressed concern for health related issues caused by the facility.

Kent Koperski, 3510 S. 30th Avenue, appeared before the Board in opposition. Mr. Koperski stated that he
echoed previously comments. He then mentioned project creep and how the facility started as a recycling facility and slowly changed into another use.

Ms. Dring stated that odors and noise also emanated from other businesses in the area and that upon new ownership of the facility, the city must be in compliance with city and health codes. She added that the applicant requested a layover to meet with neighbors and allow further discussion with the Department.

Dave Fanslau, Assistant Planning Director, noted that a new application would be submitted for this site and would be heard before the Planning Board. He also mentioned that neighbors could contact the Planning Department to be directed to the department handling air quality issues. He then stated that the Department recommended to layover the request to allow the applicant additional time to submit a revised application, site plan and operating statement in compliance with Sections 55-521 55-528, 55-766, 55-884 and 55-885 of the Municipal Code, as well as all other applicable site development regulations.

Mr. Nesbitt moved to layover the request to allow the applicant additional time to submit a revised application, site plan and operating statement in compliance with Sections 55-521 55-528, 55-766, 55-884 and 55-885 of the Municipal Code, as well as all other applicable site development regulations. Mr. Rosacker seconded the motion which carried 7-0.

29. C8-17-112  
   Douglas Earnest  
   REQUEST: Approval of a Special Use Permit to allow Scrap and salvage services in a HI District  
   LOCATION: 1415 Locust Street

At the Planning Board meeting held on May 3, 2017, Danielle Dring, Smith Slusky Law, 8712 West Dodge Road, appeared before the Board on behalf of the applicant. Ms. Dring stated that the applicant was unaware of the approval process for the industrially zoned site and that he wanted a concrete crushing facility on the site. She explained that crushing would occur approximately twice a year and that some concrete was currently stored on the site. She then stated that he presently only hauled dirt to and from the property and displayed a new site plan submitted to the Department yesterday. She explained that the existing chain link fence was proposed as a support for a new wooden fence and that dirt and concrete storage would be moved to the eastern portion of the site.

Doug Earnest, 3135 S. 61st Avenue, appeared before the Board. Mr. Earnest stated that he hauled concrete to the site from projects and recycled, reused or sold the concrete. He explained that the plan proposed closure of the 15th Street access with a new access at Locust Street and that new tree landscaping was planned along 15th Street with shrubbery landscaping along Locust Street. He also explained that the eastern portion of the site was vacant, abandoned railroad property and that he sought to purchase the fire damaged residence at the northwest corner of the site. Mr. Earnest stated that concrete would be crushed approximately 3 times per year and was dependent upon demand. Ms. Dring noted the multiple general commercial and industrial zoned properties in the area and that the majority of the adjacent residential zoned properties were vacant lots.

Abel Montes, 1501 Corby Street, appeared before the Board in opposition. Mr. Montes stated that he resided to the southwest of the site and that he was concerned with close proximity to the site, noise, dust and large trucks.

Ali Ali, 1503 Locust Street, appeared before the Board in opposition. Mr. Ali stated that he resided northwest of the site and that he was concerned for the safety and health of his children, large truck traffic, dust, and noise.

Ms. Dring stated that the access point would be relocated from 15th Street to Locust Street and that Mr. Earnest planned to rent a concrete crushing machine when needed 2 to 3 times per year. She explained that an 8-foot to 10-foot tall wooden fence and landscaping would be added for dust control. Mr. Earnest noted the multiple vacant lots surrounding the site and stated that he would take into consideration the concerns of the neighbors.
Dave Fanslau, Assistant Planning Director, stated that the Department recommended to layover the request to allow the applicant additional time to submit a site plan and operating statement in compliance with Sections 55-521, 55-528, 55-766, 55-884 and 55-885 of the Municipal Code, as well as all other applicable site development regulations.

Mr. Nesbitt moved to layover the request to allow the applicant additional time to submit a site plan and operating statement in compliance with Sections 55-521, 55-528, 55-766, 55-884 and 55-885 of the Municipal Code, as well as all other applicable site development regulations. Mr. Magid seconded the motion which carried 7-0.

**APPROVAL OF MINUTES**

Ms. Karnes moved to APPROVE the meeting minutes of March 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 5:28 pm.

Date Approved

_________________________________________
Brinker Harding, Chairman

_________________________________________
Rikki Flott, Planning Board
Recording Secretary