CERTIFICATION OF PUBLICATION:

Urban Design Review Board Administrator certifies publication in the Daily Record, the official newspaper of the City of Omaha, on Monday, May 7, 2012.

MEMBERS PRESENT:  Rachel Jacobson (Acting Chair)
                   Michael McMeekin
                   Larry Jobeun
                   Robert Peters
                   Gerald Torczon
                   Leanne Ziettlow

MEMBERS NOT PRESENT:  Dave Ciaccio, Chairman
                       Tim Holland, Vice Chair
                       April Rice
                       Jay Noddle
                       Anna Nubel

STAFF PRESENT:  Chad Weaver, Assistant Director
                Jed Moulton, Urban Design Manager
                Trina Westman, UDRB Administrator
                Clinette Warren, Recording Secretary

Mr. McMeekin, Chair, called the meeting to order at 3:02 p.m., introduced the Urban Design Review Board members as well as the Planning Department staff, and explained the Urban Design Review Board’s public hearing and administrative meeting procedures.

PUBLIC MEETING:

Private Cases for Discussion & Approval:

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<tr>
<td>UD-12-004</td>
<td>NAME: Raising Cane’s</td>
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<td>Olsson Associates – Jeff Lake</td>
<td>LOCATION: 72nd &amp; Dodge – 7052 Dodge Street</td>
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<td>REQUEST: Approval of Section 55-925 Build-to/Set-back Frontage Type C for a Commercial Building in an ACI-2 District</td>
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At the Urban Design Review Board meeting held on May 17, 2012, Jeff Lake, Olsson Associates, appeared before the Board in support of the request.

Mr. Lake explained that his client, Raising Cane’s, LLC, wanted to demolish the former Family Fun Center site and redevelop it into a Chicken Finger’s restaurant. His client is proposing a Type 3 configuration, which would put the parking lot at the front of the building in between the street and the structure. Mr. Lake stated that it was his understanding that they had met all of the setback requirements for the zone and was seeking Board approval to move forward with their plan. He noted that they had recently been before the Planning Board for the preliminary final plat approval.
Jed Moulton, Urban Design Manager, stated that the Planning Department recommended approval for the request based on the fact that access would be allowed across the easement to adjacent properties, which would benefit the area, and because there is little street wall on this particular corridor.

In response to Mr. McMeekin, Mr. Lake explained that they plan to use ADS underground water quality equipment or its equivalent for storm water. Mr. McMeekin also inquired as to the type of business would go in the parcel to the east of the building and whether they had looked into other layouts that would put all of the drive-through functions in the rear of the building. Mr. Lake explained that the property is a bank owned property that will be demolished and used for a future business. He further explained that they had not considered any other layouts; because of the way the business works the drive through needs to access the side of the building. Locating the drive through in the rear would have created some configuration issues preventing his client from being able to use the site.

Motion from Mr. Jobeun to approve the request as submitted. Seconded by Mr. Peters.

AYES: Peters, Torczon, McMeekin, Joebeun, Ziettlow, Jacobson

Motion approved: 6-0

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<tr>
<th>UD-12-005</th>
<th>NAME: McDonald’s</th>
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<td>McDonalds – Vicky Stadther</td>
<td>LOCATION: 78th &amp; Dodge – 7717 Dodge Street</td>
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<td>REQUEST: Approval of Section 55-925 Build-to/Set-back Frontage Type C for a Commercial Building in an ACI-2 District</td>
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At the Urban Design Review Board meeting held on May 17, 2012, no one appeared before the Board in support of the request.

Jed Moulton, Urban Design Manager, explained that since Dodge Street is a high-volume and high-speed corridor, it might be impractical to establish a relationship with the street. He noted that there would be improvements to the roadside edge, which would include wider sidewalks and the required landscaping. The Planning Department concluded, based on the context of the project, that the request would be permissible.

Mr. McMeekin expressed that he would like a representative present to address questions from the Board about the project, particularly because of the proposed full parking lot at the front of the building. He suggested having McDonald’s consider a plan that would bring the building closer to the street with the parking more concentrated on the south.

Mr. Peters made a motion to lay the case over until the June 21, 2012 meeting of the Board to give the applicant the opportunity to appear and provide other alternatives site plans. Seconded by Mr. McMeekin.

AYES: Peters, Torczon, McMeekin, Joebeun, Ziettlow, Jacobson
Motion approved: 6-0

**ADMINISTRATIVE ITEM:**

**Minutes:**

Motion by Mr. McMeekin to approve the minutes from the March 15, 2012 meeting minutes. Seconded by Mr. Torczon.

AYES: Peters, Torczon, McMeekin, Joebeun, Ziettlow, Jacobson

Motion approved: 6-0

It was the consensus of the Board to adjourn the meeting at 3:21 p.m.

Clinette Warren, Planning Department
Recording Secretary