URBAN DESIGN REVIEW BOARD
3:00 P.M. – THURSDAY, SEPTEMBER 19, 2013
3rd FLOOR – JESSE LOWE CONFERENCE ROOM
OMAHA DOUGLAS CIVIC CENTER - 1819 FARNAM STREET

MINUTES

MEMBERS PRESENT: David Ciaccio, Chairman
Timothy Holland – Vice Chair
Michael McMeekin
Craig Moody
Jay Noddle
Robert Peters
April Rice
Gerald Torczon
Leanne Ziettlow

MEMBERS NOT PRESENT: Larry Jobeun
Anna Nubel (non-voting)

STAFF PRESENT: Jed Moulton, Urban Design Manager
Trina Westman, UDRB Administrator
Chad Weaver, Planning Manager
Alan Thelen, City Law
Clinette Warren, Recording Secretary

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Urban Design Review Board  
Meeting Minutes – September 19, 2013  
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PUBLIC MEETING:  
Private Cases for Approval:  

<table>
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<tr>
<th>UD-13-015</th>
<th>NAME:</th>
<th>Red Lobster Pylon Sign</th>
<th>LOCATION:</th>
<th>72nd &amp; Howard Street</th>
<th>REQUEST:</th>
<th>Support of a Waiver of Section 55-933(a) - Pole Signs</th>
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At the Urban Design Review Board meeting held on September 19, 2013, Ty Robbins appeared before the Board in support of the request.

Mr. Robbins stated that the owners of the Red Lobster restaurant intended to replace the existing sign with one that reflects its current brand standards. The applicant requested that a free-standing pole sign be allowed to remain in place instead of the required monument sign. He indicated that the sign as proposed would be safer for vehicular traffic and would give customers enough time to safely enter the property. He stated that the proposed sign would be approximately 20 square feet smaller in area and 1’4” shorter than the existing sign. He added that the letters on the sign would also be smaller. He felt that if the sign was at the 12’ height as required by code, it would not be clearly visible among all the other existing signage and traffic in the area. Mr. Robbins requested that the proposed sign not be required to have a masonry base that is 75% of the width of the sign, since it would make it more difficult for vehicles to move through the parking lot and would encroach onto the sidewalk. In addition, the shorter sign height would not provide enough clearance for taller vehicles to pass under it.

There was some discussion about other options that could bring the sign into compliance, allow for the safe flow of traffic, and increase parking on the site.

Mr. Holland advised the applicant that the City is attempting to reduce the number of pole signs along 72nd Street, allowing the existing pole signs to remain only until significant changes are made to each property.

Mr. Robbins suggested that the existing sign could be refaced similar to what was done by a nearby business. Mr. Noddle stated that it would be difficult to support the waiver since there are four new restaurants in close proximity of each other that are installing monument signs due to renovations or new construction. He added that there are properties that were allowed to have their pole signs remain due to grandfather rights; however, they have also chosen to construct signs that reflected the current changes in the code.

Mr. Robbins presented other options which showed a covered pole and a base that was approximately 25% of the proposed sign width. Mr. McMeekin encouraged the applicant to work with the City on the location of a monument sign that would put it as close to the street as allowable. Mr. Holland was also concerned with setting a precedent by allowing the pole sign to remain.

The applicant presented additional alternate designs of pole signs that would be 14’ and 16’ in height to provide different clearance heights underneath for vehicles.

Mr. Holland suggested a layover to give the applicant time to discuss other sign location options with City staff, specifically a design that would include a monument sign.
Mr. Weaver clarified that the Board was comfortable suggesting that a waiver be requested from the Zoning Board of Appeals that would allow an adjustment to the setback only – that an adjustment to the location only be supported and not to the height - of a code compliant monument sign.

It was clarified by Planning Staff that such a request would not need to be seen by the UDRB. Any alternate design that did not fully comply with Section 933 would need to be reviewed. The applicant could continue to work with Planning Staff on the site plan and the design of the sign.

Mr. Holland moved to DENY. Mr. Peters seconded the motion.

AYES: Holland, Rice, Peters, Torczon, McMeekin, Ciaccio

MOTION CARRIED: 6-0
**Proposed Changes to the UDRB Rules of Procedure:**

<table>
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<tr>
<th>UD-13-016 Planning Department</th>
<th>NAME: Proposed Changes to the UDRB Rules of Procedure</th>
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<tr>
<td>REQUEST: Approval for Administrative Disposition of Type C Frontage in ACI-2 Districts</td>
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At the Urban Design Review Board meeting held on September 19, 2013, Chad Weaver – Planning Manager, appeared before the Board in support of the request.

Mr. Weaver stated that changes had been made to the UDRB Rules of Procedure based on discussions with the Board. The proposed changes would allow Planning Department staff to approve Type-C frontages in ACI-2 Districts. He added that staff would continue to work on the wording of the document and present it to the Board at the next scheduled meeting.

Mr. McMeekin moved to LAYOVER the Proposed Changes to the Urban Design Review Board Rules of Procedure. Mr. Holland seconded the motion.

AYES: Holland, Rice, Noddle, Peters, Torczon, McMeekin, Ciaccio

MOTION CARRIED: 7-0
ADMINISTRATIVE ITEM:

Approval of July 18, 2013 Meeting Minutes.

Ms. Rice moved to APPROVE the July 18, 2013 meeting minutes. Mr. Noddle seconded the motion.

AYES: Ziettlow, Holland, Rice, Noddle, Peters, McMeekin, Moody, Ciaccio

ABSTAIN: Torczon

MOTION CARRIED: 8-0-1

It was the consensus of the Board to adjourn the meeting at 3:59 p.m.

Clinette Warren, Planning Department
Recording Secretary