PLANNING BOARD AGENDA
DISPOSITION AGENDA

Public Hearing and Administrative Meeting
Wednesday, July 5, 2017, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Arnold Nesbitt; Vice Chairman, Greg Rosenbaum; Trenton Magid, David Rosacker, Kristine Karnes, Jeffrey Moore and Michael Pate.

Certification of Publication: Planning Board Administrator certifies publication of this agenda in the Daily Record, the official newspaper of the City of Omaha on Monday, June 26, 2017.

Applicant or Representative: Please attend the meeting to present your case to the Planning Board. Decisions to approve, deny, or continue the case for additional information will be made by the Planning Board today.

Consent Agenda: Cases that are placed on the consent agenda have already been heard, or been recommended for layover, or are perceived to be non-controversial. When a consent agenda case is called, anyone with an interest in the case may request that the case be moved to the regular agenda for discussion. The Planning Board in accordance with the Planning Department's recommendations will act on any case that is not removed from the disposition agenda. Consent agendas will be available at the meeting.

Planning Board Members: Pre-meeting will be on Wednesday, July 5, 2017 at 11:00 a.m., site inspections at 9:00 a.m. Meet in the Planning Department Central Conference Room.

Planning Board agenda and other information regarding the Planning Board and Planning Department is available on the Internet at http://www.cityofomaha.org/planning. The agendas available on the Internet are subject to change and are for convenience purposes only. A copy of the official agenda, kept continually current, shall be available for public inspection at the office of the Omaha Planning Department, 1819 Farnam Street, Suite 1100, Omaha, Nebraska, during normal business hours.

PUBLIC HEARING AND ADMINISTRATIVE MEETING
(HOLD OVER CASES)

Subdivisions

<table>
<thead>
<tr>
<th></th>
<th>C10-17-095</th>
<th>C12-17-096</th>
<th>Dennis and Patrick Esch</th>
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<tbody>
<tr>
<td>1.</td>
<td>REQUEST: Preliminary Plat approval of CHERRY CREEK, a subdivision outside the city limits, with waivers of Section 53-8(2)(b) Cul-de-sac length and Section 53-8(3) Block length, along with rezoning from DR to DR, R4 and R6 (laid over from 05/03/17)</td>
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<td>LOCATION:</td>
<td>West of 103rd Street and Blair High Road</td>
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DISPOSITION: APPROVAL 7-0. Approval of the waiver of Section 53-8(2)(b) for Cul-de-sac length. Approval of the rezoning from DR to DR, R4 and R6. Approval of the Preliminary Plat, subject to
the following being addressed with or prior to submittal of a Final Plat:  1) Provide for all improvements identified in the final traffic study, as approved by Public Works and NDOR.  2) Coordinate with Public Works on the design of the roundabout.  3) Cherry Creek Drive between 103rd Street and Hanover/Potter Street will need to be paved to a depth of nine inches and meet AASHTO requirements for a design speed of 40 m.p.h.  4) Provide traffic calming on all streets longer than 1,000 feet.  5) Coordinate with Public Works on an acceptable GO paving plan.  6) Provide a cross access easement on the plat between Lots 112 and 113.  7) Receive a permit from Douglas County for any street connections from the development to 103rd/Idd Street.  8) If the development is not within an SID, a maintenance agreement with Douglas County will be required for routine maintenance of public streets.  9) If the development is not within an SID, major street maintenance activities will be the responsibility of the adjacent property owners.  10) Place the following notes on the plat: (a) “There shall be no direct vehicular access to Cherry Creek Drive from Lots 69-93, inclusive.” (b) “There shall be no direct access to Hanover/Potter Street, Idd Street, 103rd Street or Blair High Road from any lots or outlots abutting said streets.” 11) Provide sidewalks along all street frontages as required by the Subdivision Ordinance (including along 103rd and Idd Street frontages).  12) Provide a pedestrian connection from 104th Circle to the roundabout.  13) Cover the installation and maintenance of sidewalks for all double-fronted lots in the final subdivision agreement.  14) Continue working with city staff on reaching an acceptable tree mitigation plan.  15) Submit a wetlands mitigation plan.  16) Receive approval of a 404 Nationwide Permit from the U.S. Army Corps of Engineers (if necessary) prior to receiving a grading permit from the City of Omaha.  17) Provide a letter of approval of a Noxious Weed Plan from Douglas County.  18) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies.  19) An acceptable debt ratio of 4% or less.

| 2. | C10-17-126  
|    | C12-17-127  
|    | Ryan Weber  | REQUEST: | Preliminary Plat approval of CLEARVIEW HILLS, a subdivision outside the city limits, with rezoning from DR to DR and R6 (laid over from 06/07/17)  
| | | LOCATION: | Southwest of 75th and State Streets  

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from DR to DR and R6. Approval of the Preliminary Plat subject to addressing the following conditions with or prior to submittal of a final plat:  1) Replacing the access easement with dedicated right-of-way and providing for public street improvements.  2) Including provisions for the responsibility of routine maintenance of the street, parking areas and snow removal in the subdivision agreement.  3) Submitting a traffic signal warrant analysis memo for 72nd and State Street and providing a contribution to any required improvements.  4) Providing a dedication of right-of-way and paving a stub street between Street A and the unplatted property at the west edge of the proposed subdivision.  5) Providing for temporary turnarounds at the terminus of all temporarily dead-ended streets.  6) Including a note on the final plat that indicates that direct access to State Street from Lot 1 or Outlot A is prohibited.  7) Providing sidewalks per Chapter 53 Subdivisions of the Municipal Code.  8) Providing for compliance with all applicable stormwater management ordinances and policies.  9) Including provisions for use, ownership and maintenance of the outlots in the subdivision agreement.  10) Submittal of a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area.  11) The project having a debt ratio of 4% or less.

| 3. | C10-17-129 (D)  
|    | C12-17-130  
|    | Development Services Corp.  | REQUEST: | Preliminary Plat approval of OFFICE DEVELOPMENT AT AVENUE ONE, a subdivision outside the city limits, with rezoning from AG to MU (laid over from 06/07/17)  
| | | LOCATION: | 240 South 192nd Street  

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to MU, subject to submittal of an acceptable Mixed Use Development Agreement to be submitted with the Final Plat. 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) Provide a pro-rata contribution for all improvements identified in the final approved traffic study (as approved by Public Works, Douglas County Engineer, and NDOR).  
3) Dedicate right-of-way along HWS Cleveland Boulevard and along 192nd Street to accommodate the improvements identified in the final approved traffic study.  
4) The proposed access at 192nd Street will be subject to the Nebraska Department of Roads approval - if approved by NDOR, then the following will apply:  
   (a) Relocate the access further north to the 1/8-mile point.  
   (b) Construct a southbound deceleration lane.  
   (c) Provide a 24 foot minor street approach at a right angle to 192nd Street.  
   (d) Place the minor street in right-of-way as a public street or in an outlot as a private street built to City standards.  
   (e) Connect the street to another interior public street with access restrictions as identified by Public Works.  
   (f) Provide a note on the plat indicating the 1/8 mile connection to 192nd Street from the site will be restricted to right-in/right-out access at the time that 192nd Street is upgraded to a multi-lane section with raised medians.  
5) Coordinate with Public Works on the design of HWS Cleveland Boulevard on its approach to 192nd Street (including the street section, and the spacing and traffic control of the accesses west of 192nd Street).  
6) Coordinate with Public Works on the design of HWS Cleveland Boulevard roundabout, and to modify the street network north of the roundabout.  
7) Dedicate right-of-way and pave a public street (or place a private street built to City standards in an outlot with a public access easement) between HWS Cleveland Boulevard and Lots 5-7 of Avenue One (roughly through the middle of the proposed plat).  
8) Coordinate with the developer of the Avenue One project on the following items:  
   (a) An acceptable alignment and design for HWS Cleveland Boulevard.  
   (b) Cost sharing arrangements for the 192nd Street and HWS Cleveland Boulevard improvements.  
9) Receive a permit from Douglas County for any street connections from the development to 192nd Street.  
10) Any vacation of frontage road right-of-way would need to follow state statutes and a study by the Douglas County Engineer.  
11) If the development is not within an SID, a maintenance agreement with Douglas County will be required for routine maintenance of public streets.  
12) If the development is not within an SID, major street maintenance activities will be the responsibility of the adjacent property owners.  
13) 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.  
14) Place a note on the plat indicating there shall be no direct access to 192nd Street from Lot 1.  
15) All boulevard plans and cost estimates must be approved by the Park and Recreation Advisory Board prior to bidding.  
16) Buildings located along HWS Cleveland Boulevard will need to either have their front or side building elevations facing the boulevard (rear elevations are not allowed).  
17) HWS Cleveland Boulevard will need 100 feet width right-of-way, 6 foot sidewalks, landscaping and street lights to be located and specified and 35 foot no-build easement clearly shown and labeled.  
18) Submittal of an acceptable tree mitigation plan.  
19) Provide sidewalks along all streets as required by the Subdivision Ordinance.  
20) Include provisions in the subdivision agreement for compliance with all applicable stormwater management ordinances and policies.  
21) An acceptable debt ratio of 4% or less.

Special Use Permits

| 4. | C8-11-081 (D) Lakeside AutoRecyclers, Inc. | REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Scrap and salvage services in a HI District (laid over from 10/07/15) |
| LOCATION: 1404 Grace Street |

DISPOSITION: LAYOVER 7-0. Layover to allow the applicant time to meet with city staff regarding the expansion of the storage of materials north of Grant Street and submittal of elevation plans for the proposed transfer station.
5.  C8-16-294
Eco Storage Investments, Inc.

REQUEST: Approval of a Major Amendment to a Special Use Permit to allow Scrap and salvage services in a HI District (laid over from 06/07/17)

LOCATION: 3701 Dahlman Avenue

DISPOSITION: APPROVAL 6-1. Approval of the Major Amendment to a Special Use Permit to allow Scrap and salvage services in a HI District subject to: 1) Compliance the original Special Use Permit approved by the City Council January 31, 2017, Resolution #37, unless altered by the proposed major amendment. 2) Compliance with a final revised operating statement. 3) Compliance with a revised final site plan that includes hard surfaced paving for the trailer staging area. 4) Compliance with the proposed concept building elevations. 5) Compliance with Section 55-766 and 767 of the Municipal Code; which also references Section 30 and 33 of the Municipal Code. 6) Compliance with Article XVII Performance Standards of the Zoning Ordinance Chapter 55; which also reference Chapter 41 of the Omaha Municipal Code. 7) The applicant obtaining a building permit and construction of the proposed building and paving prior to issuance of a Certificate of Occupancy for the proposed amended use. 8) Compliance with all other applicable regulations.

(REGULAR AGENDA)

Master Plan Referrals

6.  C3-17-135
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the SORENSEN HEIGHTS SENIOR HOUSING TIF REDEVELOPMENT PROJECT PLAN

LOCATION: 6657 North 56th Street

DISPOSITION: APPROVAL 7-0.

7.  C3-17-136
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the WEST FARNAM APARTMENTS TIF REDEVELOPMENT PROJECT PLAN

LOCATION: 3817 Dewey Avenue

DISPOSITION: APPROVAL 7-0.

8.  C19-17-138
Planning Department on behalf of the City of Omaha

REQUEST: Approval of the 2017 Annexation Package: Lake Cunningham Hills (SID 326); Pacific Springs Village (SID 402) and adjacent area; West Dodge Place (SID 462) and adjacent areas

LOCATION: Omaha and 3-mile extraterritorial jurisdiction

DISPOSITION: APPROVAL 7-0.
### Subdivisions

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<tr>
<td>9.</td>
<td>C12-17-139 TD2</td>
<td>Preliminary and Final Plat approval of SANCTUARY ACRES, a minor plat outside the city limits, with waivers of Section 53-9(5) Sanitary sewer and Section 53-9(9) Sidewalks</td>
<td>11205 North 60th Street</td>
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<td>DISPOSITION: APPROVAL 7-0. Approval of the waiver of Section 53-9(5) for Sanitary sewer. Approval of the waiver of Section 53-9(9) for Sidewalks. Approval of the Preliminary Plat, subject to the following conditions: 1) Remove the existing shed from the area within the 60th Street right-of-way. 2) Regarding the two existing barns on proposed Lot 2, the applicant will be required to do one of the following prior to forwarding the Final Plat to City Council: (a) Remove the structures, or (b) Receive a waiver from the Zoning Board of Appeals to allow them to remain. 3) Submittal of a letter of approval from the NDEQ for the septic system on Lot 1. 4) Receive a permit from the Douglas County Engineer’s Office for any new or revised driveway connections to 60th Street from Lot 1 or 2. 5) Compliance with Section 55-901 of the Zoning Ordinance for the North Hills Environmental Resources Overlay District and include a note on the Final Plat indicating such. 6) Providing the existing and proposed building footprints and on-site wastewater treatment facilities locations on the Final Plat.</td>
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<td>DISPOSITION: LAYOVER 7-0. Layover the Final Plat to allow additional time for the NDEQ to approve the septic system for Lot 1.</td>
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### Rezonings

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<tr>
<td>10.</td>
<td>C10-17-141 Habitat for Humanity</td>
<td>Rezoning from GI to R4</td>
<td>1247 South 16th Street</td>
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<td>11.</td>
<td>C10-17-142 (D) Don Thompson</td>
<td>Rezoning from R4(35) and R6 to R6</td>
<td>6321 North 51st Avenue</td>
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<td>DISPOSITION: APPROVAL 7-0.</td>
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<td>12.</td>
<td>C10-17-143 (D) City of Omaha</td>
<td>Rezoning from R4(35) to GI</td>
<td>Southeast of 20th and Ogden Streets</td>
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<td>DISPOSITION: APPROVAL 7-0.</td>
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<td>13.</td>
<td>C10-17-144 (D) Nebraska Organ Recovery</td>
<td>Rezoning from GI to NBD (property is also located within an ACI-1(PL) Overlay District)</td>
<td>Southeast of 39th and Leavenworth Streets</td>
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<td>DISPOSITION: APPROVAL 7-0.</td>
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<td>14.</td>
<td>C10-17-145 (D) S &amp; R Development</td>
<td>Rezoning from GI to R7 (property is also located within an ACI-1(50) Overlay District)</td>
<td>3504 South 24th Street</td>
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<td>DISPOSITION: APPROVAL 7-0.</td>
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15. C10-17-146 (D)  
C11-17-155  
Jeff Hubby  
REQUEST: Rezoning from GC to NBD, along with approval of a PUR-Planned Unit Redevelopment Overlay District  
LOCATION: 1540 North Saddle Creek Road  

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from GC to NBD. Approval of the PUR.

16. C10-17-147  
Richard Getchman  
REQUEST: Rezoning from R7 to GC  
LOCATION: 3001 and 3003 North 16th Street  

DISPOSITION: DENIAL 7-0.

17. C10-17-153  
C11-17-154  
CDGS 3618 LLC  
REQUEST: Rezoning from R8 and 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: Northwest of 36th and Farnam Streets  

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R8 and GC to NBD. Approval of the PUR, subject to submittal of acceptable building elevations prior to forwarding the request to the City Council.

Overlay Districts

18. C11-17-140  
Dennis and Patrick Esch  
REQUEST: Approval of a PUD-Planned Unit Development Overlay District  
LOCATION: West of 103rd Street and Blair High Road  

DISPOSITION: APPROVAL 7-0. Approval of the PUD, subject to submittal of a final acceptable site plan and landscape plan prior to forwarding the request to the City Council.

Conditional Use Permits

19. C7-17-148 (D)  
Douglas County School District 001  
REQUEST: Approval of a Conditional Use Permit to allow a Primary educational facility in a CC District  
LOCATION: 4640 South 59th Street  

DISPOSITION: APPROVAL 7-0. Approval of the Conditional Use Permit to allow Primary Educational Facility in a CC District, subject to: 1) Compliance with the submitted site plan and operating statement. 2) Submittal of an application for rezoning from CC to R3 and to add the MCC Overlay to the site. 3) Compliance with all other applicable regulations.

20. C7-17-149  
St. Wenceslaus Catholic Church  
REQUEST: Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R4 District, with a waiver of Section 55-186 Height to 86 feet  
LOCATION: 15353 Pacific Street  

DISPOSITION: APPROVAL 6-0-1. Approval of the Major Amendment to the Conditional Use Permit to allow Religious assembly in the R4 District, with a waiver of Section 55-186 Height to 86 feet, subject to the following conditions: 1) Submittal of an exhibit demonstrating the existing tree canopy and impacts of the proposed development on the canopy. Prior to issuance of a building permit, a tree mitigation plan may be required. 2) Compliance with the approved site plans, building
elevations, and operating statement. 3) Compliance with all applicable stormwater management ordinances and policies. 4) Submittal of a revised sign package in compliance with codes or submittal of a sign package that is acceptable to the Planning Department and obtaining any necessary Zoning Board of Appeals waivers. 5) Submittal of construction details and elevations of all proposed retaining walls. All retaining walls will be required to comply with Article XXII Urban Design of the Omaha Municipal Code. 6) Submittal of an application to add the MCC Overlay to the site. 7) Compliance with all other applicable development regulations.

**21. C7-17-150 (D) Heartland Church Network**

**REQUEST:** Approval of a Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R4 District

**LOCATION:** 2100 South 51st Street

**DISPOSITION:** APPROVAL 7-0. Approval of the Major Amendment to a Conditional Use Permit (assumed) to allow Religious assembly in a R4 District, subject to: 1) Submittal of a revised site and landscape plan that includes the required 10’ perimeter landscaping along the west side of the proposed building. 2) Submittal of a revised operating statement that provides for only storage and maintenance of the disaster response equipment in the new building. 3) Compliance with the revised site and landscape plan. 4) Compliance with the proposed building elevations. 5) Compliance with the revised operating statement.

**Vacations**

**22. C14-17-151 (D) Planning Board**

**REQUEST:** Vacation of the north/south alley between 17th Street and 18th Street south of M Street (abutting 4802 South 17th Street and 1715 M Street)

**DISPOSITION:** APPROVAL 7-0.

**23. C14-17-152 (D) Planning Board**

**REQUEST:** Vacation of part of the North 102nd Frontage Road between Nicholas Street and the intersection with 102nd Street

**DISPOSITION:** APPROVAL 7-0. Approval of the vacation subject to: 1) Westroads Investors, LLC recording the final plat of PUTT’N PLACE at the same time as the vacation. 2) Westroads Investors, LLC being subject to all conditions of the subdivision agreement for PUTT’N PLACE. 3) The sewer and utility easements being maintained throughout the area of the vacation.

**Election of Officers**

Chairman: Arnold Nesbitt
Vice Chairman: Greg Rosenbaum

**MINUTES APPROVED**