

PLANNING BOARD DISPOSITION AGENDA



Public Hearing and Administrative Meeting
Wednesday, March 1, 2023, 1:30 P.M.

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

Planning Board Members: Greg Rosenbaum, Chairman; David Rosacker, Vice Chairman; Jorge Sotolongo; Cydney Franklin; Jeffrey Moore; Michael Pate; and Patrick Morris

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, February 20, 2023.

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, March 1, 2023 at **11:00 a.m.** Meet on the 12th Floor in Room 1210.

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.

ADMINISTRATIVE MEETING ONLY

Subdivisions

1.	C10-23-022 C12-23-023 Elkhorn Public Schools	REQUEST:	Final Plat approval of IDA POINTE WEST, a subdivision outside city limits, with rezoning from AG to R5
		LOCATION:	Northwest of 196 th Street and Stone Avenue

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to R5 and 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.

2.	C10-21-209 C12-21-210 Westwood Solutions, LLC	REQUEST:	Final Plat approval of STATE AND HIGHWAY 133 ADDITION (Lot 3, Outlot C), a subdivision outside city limits, with approval of a rezoning from AG to GI
		LOCATION:	Northwest of State Street and Blair High Road

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to GI and approval of the Final Plat, subject to addressing the following conditions, prior to forwarding the request to the City Council for final action:

1. Submittal of an acceptable final subdivision agreement.
2. Provide an acceptable tree mitigation planting plan.
3. Provide a letter of approval of a Noxious Weed Plan from Douglas County.

PUBLIC HEARING

(HOLD OVER CASES)

Master Plan Referrals

3.	C3-23-043 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 2023 Consolidated Action Plan (laid over 2/1/23)
		LOCATION:	City of Omaha and the Three-Mile Extraterritorial Jurisdiction

DISPOSITION: APPROVAL 6-0-1.

Subdivisions

4.	C12-22-244 D-LAYOVER Sean Negus with Ponca Trails, LLC	REQUEST:	Preliminary Plat approval of PONCA TRAILS, a subdivision outside city limits, with a waiver to Sections 53-8(2)(g), Pavement Width; 53-9(9), Sidewalks; 53-8(2)(b), Cul-de-sac Length; 53-9(3), Street Surfacing to allow asphalt pavement and to waive installation of curb and gutter; 53-9(6), Storm Sewers; and 53-9(10), Streetscape Standards to reduce street lighting standards (laid over 10/05/22)
		LOCATION:	14222 Calhoun Road

DISPOSITION: LAYOVER 7-0.

5.	C10-23-024 D-APPROVAL C12-23-025 Elkhorn Public Schools	REQUEST:	Preliminary Plat approval of IRON BLUFF SOUTH and Final Plat approval of IRON BLUFF SOUTH (Lot 1), a subdivision outside city limits, with rezoning from AG to R5 (laid over 2/1/23)
		LOCATION:	Southeast of George B. Lake Parkway and I Street

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to R5 and approval of the Preliminary Plat, subject to the following conditions:

1. In the subdivision agreement, provide for the pro-rata reimbursement to SID 613 (Iron Bluff) for internal streets and sewers, and a pro-rata contribution to off-site improvements to 204th Street and F Street.
2. Coordinate with the neighboring property owners and SIDs on the cost sharing arrangements, ROW dedication, and construction of the roundabout on George B Lake at the southwest corner of Lot 2.

3. Place a note on the plat that there shall be no access to Outlot A from 204th Street or I Street.
4. Coordinate with the Planning and Public Works Departments on the Complete Streets Design Guide Design Checklists.
5. A temporary cul-de-sac must be constructed at the south end of George B. Lake Parkway, rather than a hammerhead turnaround. Portions of the cul-de-sac that are constructed outside of the standard right of way width must be placed in a temporary public use easement.
6. If Iron Bluff South Addition will not be located in a Sanitary Improvement District, enter into a maintenance agreement with Douglas County.
7. Contact the NDOT and provide the platting and plans to obtain a NDOT Right-of-Way (ROW) permit to perform any work on state ROW and/or improve any accesses or driveway from the state highway system.
8. Submit the 30% design report for the sanitary sewer to the Public Works Design Division per Section 2.14 of the City's Wastewater Collection Systems Design Manual.
9. Coordinate with Public Works for an acceptable fees exhibit in the subdivision agreement.
10. Receive preliminary approval of the PCSMP from Public Works prior to forwarding the subdivision agreement to City Council; upload the drainage study and preliminary plans to Permix.
11. The development must comply with all applicable stormwater management ordinances and policies.
12. Provide sidewalk and street tree improvements on each side of George B. Lake Parkway.
13. Trails and/or open space constructed within the development that are not part of the suburban park master plan shall be privately constructed and maintained by the developer, HOA or other approved entity.
14. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.

Approval of the Final Plat for Lot 1, subject to the applicable conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, prior to forwarding the request to City Council for final action.

Special Use Permits

6.	C8-22-166 C10-22-169 Lanoha Nurseries, Inc.	REQUEST:	Rezoning from AG to DR, with approval of a Special Use Permit to allow <i>Agricultural sales and service</i> in the DR District (portions of the property are located within the FF-Flood Fringe Overlay District) (laid over 6/1/22)
		LOCATION:	Northeast of 258 th Plaza and West Center Road

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to DR and approval of the Special Use Permit to allow Agricultural sales and service in the DR District, subject to the following conditions:

1. Prior to commencing operation on the site, obtain a floodplain development permit demonstrating that the raw material storage area is elevated/protected by berm; that the proposed building is elevated in compliance with floodplain regulations; and that an acceptable flood emergency response/evacuation plans has been provided. All development of the site must comply with floodplain development regulations.
2. Obtain a waiver from the Zoning Board of Appeals to reduce the required amount of site paving to the first 70 feet of the driveway from West Center Road and the

proposed off-street parking spaces adjacent to the future building. ADA-accessible parking must be paved.

3. Prior to forwarding to City Council, submittal of a revised site plan reflecting the changes discussed during the public hearing of the Planning Board (swapping the building with the material storage area).
4. Compliance with the submitted operations plan.
5. Compliance with all signage regulations.
6. Compliance with all other applicable regulations.

7.	C8-22-255 D-LAYOVER C7-22-259 Sean Negus with Ponca Trails, LLC	REQUEST:	Approval of a Special Use Permit to allow development located within the North Hills Environmental Resource Overlay District, along with approval of a Major Amendment to the presumed Conditional Use Permit pursuant to Section 55-883(q) to allow a Stable in the DR District (laid over 10/05/22)
		LOCATION:	14222 Calhoun Road

DISPOSITION: LAYOVER 7-0.

Conditional Use Permits

8.	C7-15-153 Lord of Life Lutheran Church	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow <i>Religious assembly</i> in the R1 District (laid over 7/6/22)
		LOCATION:	20844 Bonanza Boulevard

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to the Conditional Use Permit to allow Religious assembly in the R1 District, subject to the following conditions:

1. Prior to issuance of a building permit, obtain waivers from the Zoning Board of Appeals to reduce the required setback to off-street parking; to reduce the required landscaping depth; and to increase the permitted impervious coverage on the site.
2. Prior to issuance of a building permit, submit an acceptable landscaping plan, including species identification of all trees proposed for removal/relocation. A minimum 36 trees are required.
3. Prior to issuance of a building permit, coordinate with Public Works to waive the right to protest the creation of a future sidewalk improvement district or street improvement district.
4. Compliance with all stormwater management ordinances and policies.
5. Compliance with all signage regulations.
6. Compliance with the approved site plan and landscaping plan, as revised.
7. Compliance with the approved operations plan.
8. Compliance with all other applicable regulations.

9.	C7-00-250 C10-22-326 Rob Cooksey	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow <i>Secondary education facilities</i> in the R4 District, along with approval of the MCC-Major Commercial Corridor Overlay District (laid over 12/7/22)
		LOCATION:	15656 Fort Street

DISPOSITION: APPROVAL 7-0. Approval of the MCC-Major Commercial Corridor Overlay District and approval of a Major Amendment to the Conditional Use Permit to allow Secondary education facilities in the R4 District, subject to the following conditions:

1. Provide for all improvements identified in the final approved traffic study.

2. Submittal of and compliance with a revised site/landscape plan providing the additional landscaping/tree planting requirements, removing the gravel parking lot or showing it with a paved hard surface, and providing a sidewalk connecting the school to Jaynes Street.
3. Submittal of and compliance with revised building elevations providing additional information on exterior wall material titles “BMU-1,” in compliance with section 55-935(d)1.
4. Construct sidewalks along the site’s 156th Street and Hartman Avenue frontages.
5. Submit a new PCSMP to Public Works for review and approval.
6. Remove the existing turn lane pavement along with the existing Fort Street access removal.
7. Comply with all applicable stormwater management ordinances and policies.
8. All signage must comply with the requirements of the Omaha Sign Code, including no pole signs being permitted on the site.
9. Compliance with all other applicable regulations.
10. Compliance with the submitted operations plan.

(REGULAR AGENDA)

Master Plan Referrals

10.	C3-23-046 Planning Department of behalf of the City of Omaha	REQUEST:	Approval of the LEAVENWORTH LOFTS TIF Redevelopment Project Plan
		LOCATION:	3612 Leavenworth Street

DISPOSITION: APPROVAL 7-0.

Subdivisions

11.	C10-21-009 D-LAYOVER C12-21-010 Celebrity Homes Omaha	REQUEST:	Preliminary Plat approval of DEER CREST NORTH, a subdivision outside city limits, with rezoning from DR to R4
		LOCATION:	Southeast of 114 th and State Streets

DISPOSITION: LAYOVER 7-0.

12.	C10-23-048 D-APPROVAL C12-23-049 Hagen Hills LLC	REQUEST:	Preliminary Plat approval of HAGEN HILLS, a subdivision outside city limits, with rezoning from AG to DR and R4 (a portion of the property is located within the FF-Flood Fringe Overlay District)
		LOCATION:	Northeast of 168 th Street and Military Road

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from AG to DR and R4 and approval of the Preliminary Plat of HAGEN HILLS, subject to meeting the following conditions:

1. Revise the intersection of C Street and D Street to include a right-of-way dedication to the north subdivision boundary, and for a paved return to the north to allow for a future street connection.
2. Revise the D Street approach to 168th Street to include a 16-foot inbound lane, a 4-foot paved median, and two 12-foot outbound lanes. Dedicate right-of-way 12.5 feet behind the curb on each side of the street.
3. Verify that the proposed location of the Street A intersection with Rainwood Road matches the location of the street on the south side as approved previously on the Evergreen preliminary plat.

4. Coordinate with the Douglas County Engineer's office on the review, approval, and permitting of all street, grading, sewer, storm sewer, drainage, and utility designs related to the improvement of 168th Street and Rainwood Road.
5. Coordinate with the Planning and Public Works Departments on the Complete Streets Design Guide Design Checklists.
6. Provide temporary turnarounds at the termination of all stub streets.
7. Provide traffic calming for all streets longer than 1000 feet.
8. The NRD must sign the plat and be a party to the subdivision agreement.
9. Place a note on the plat that there shall be no direct access to 168th Street or Rainwood Road from any lots or outlots, and that the intersection of A Street and Rainwood Road shall be restricted to right-in/right-out only upon future improvements to Rainwood Road to a four-lane section with raised medians.
10. Place the standard noise attenuation easement language on the plat.
11. Grant an access easement between Outlot A and A Street.
12. Submit the 30 percent design report for the sanitary sewer to the Public Works Design Division per Section 2.14 of the City's Wastewater Collection Systems Design Manual.
13. Construct sidewalks on all street frontages, including 168th Street and Rainwood Road.
14. Construct a sidewalk connection between the subdivision's streets and the future trail in the dam site. Coordinate with the City on the location and design.
15. Extend the proposed pipe which outlets onto NRD property to the east down to the planned Dam Site 7 permanent pool elevation of 1119.0 feet.
16. Revise the grading plan to identify the limits of, as well as any grading work to be completed on, the adjacent NRD property.
17. Receive preliminary approval of the PCSMP from Public Works prior to application for final plat approval. Upload the drainage study and preliminary plans to Permix.
18. Any drainageway must be placed in an outlot sized to accommodate either the 3:1 + 20' section, or the 100-year storm flow (whichever is greater).
19. The development must comply with all stormwater management ordinances and policies.
20. Trails/open space constructed within the development that are nor a part of the suburban parks master plan must be privately constructed and maintained by the developer, HOA, or other approved entity.
21. Provide for the use, ownership, and maintenance of the outlots in the final subdivision agreement.
22. Coordinate with the Papio NRD on access to their property using A Street or B Street.
23. A permanent drainage easement must be obtained from the NRD for the proposed drainage outlet. A temporary construction easement must be obtained from the NRD for any work planned in the Papio NRD owned property.
24. The development must comply with all applicable floodplain development regulations, including obtaining a floodplain development permit for any work, including grading, occurring within an identified Special Flood Hazard Area.
25. Coordinate with the City on an acceptable debt ratio.

13.	C10-23-050 D-LAYOVER C12-23-051 Brookestone Meadows Inc./ Vetter Senior Living	REQUEST:	Preliminary Plat approval of BROKESTONE MEADOWS REPLAT 3, a subdivision inside city limits, with rezoning from AG and R7 to R7, along with approval of the MCC-Major Commercial Corridor Overlay District
		LOCATION:	Southeast of 204 th and Harney Streets

DISPOSITION: LAYOVER 7-0.

14.	C10-23-052 C12-23-053 Indian Creek North, LLC	D-LAYOVER	REQUEST:	Preliminary Plat approval of INDIAN CREEK PRESERVE, a subdivision outside city limits, with rezoning from AG to R3
			LOCATION:	Southeast of 204 th and Fort Streets

DISPOSITION: LAYOVER 7-0.

Rezoning

15.	C10-23-054 Edna Francis	D-APPROVAL	REQUEST:	Rezoning from GC to R4(35)
			LOCATION:	405 and 411 Bancroft Street

DISPOSITION: APPROVAL 7-0.

16.	C10-23-055 James Zymola	D-APPROVAL	REQUEST:	Rezoning from GI to NBD (property is located within an ACI-Area of Civic Importance Overlay District)
			LOCATION:	2219 South 13 th Street

DISPOSITION: APPROVAL 7-0.

17.	C10-23-056 G&I X Montclair On Center LLC	D-APPROVAL	REQUEST:	Approval of the MCC-Major Commercial Corridor Overlay District
			LOCATION:	13105 West Center Road

DISPOSITION: APPROVAL 7-0.

18.	C10-23-057 Abarrotes Alba, LLC	D-APPROVAL	REQUEST:	Rezoning from GI to CC (property is located within an ACI-Area of Civic Importance Overlay District)
			LOCATION:	3510 South 24 th Street

DISPOSITION: APPROVAL 7-0.

19.	C10-23-059 C10-21-155 Drew Sova	D-APPROVAL	REQUEST:	Rezoning from HI to CBD, along with approval of a Major Amendment to the NCE-Neighborhood Conservation and Enhancement District, and repeal of the ACI-Area of Civic Importance Overlay District
			LOCATION:	1107 and 1113 Nicholas, and 1001 North 12 th Streets

DISPOSITION: APPROVAL 7-0. Approval of the repeal of the ACI-Area of Civic Importance Overlay District, approval of the Major Amendment to the NCE-Neighborhood Conservation and Enhancement Plan boundary for Millwork Commons and approval of the rezoning from HI to CBD.

Overlays

20.	C11-21-313 C10-21-228 Uptown Properties, LLC		REQUEST:	Rezoning from R6 and R7 to R7, with approval of a Major Amendment to the PUR-Planned Unit Redevelopment Overlay District
			LOCATION:	Southeast of 31 st and Marcy Streets

DISPOSITION: APPROVAL 6-1. Approval of the rezoning from R6 and R7 to R7 and approval of the Major Amendment to the PUR-Planned Unit Redevelopment Overlay District, subject to submission of an acceptable final PUR Plan prior to forwarding the request to City Council.

21.	C11-05-178b Brookestone Meadows Inc./ Vetter Senior Living	D-LAYOVER	REQUEST:	Approval of a Major Amendment to the PUD- Planned Unit Development Overlay District
			LOCATION:	Southeast of 204 th and Harney Streets

DISPOSITION: LAYOVER 7-0.

Special Use Permits

22.	C8-23-060 Gabriela Martinez	D-APPROVAL	REQUEST:	Approval of a Special Use Permit to allow a <i>Daycare services (general)</i> to be located in the R4(35) District
			LOCATION:	3252 Monroe Street

DISPOSITION: APPROVAL 7-0. Approval of a Special Use Permit to allow a Daycare services (general) in the R4(35) District, subject to the following conditions:

1. Submit a revised site plan to include the newly constructed sidewalk, prior to forwarding this request to the city council for final action.
2. Comply with all applicable building and fire codes, including receiving a Certificate of Occupancy from the Permits and Inspections division.
3. Compliance with the submitted site plan.
4. Compliance with the submitted operations plan.

23.	C8-19-127 McNeil Company Builders	D-APPROVAL	REQUEST:	Approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District
			LOCATION:	10409 North 72 nd Street

DISPOSITION: APPROVAL 7-0. Approval of the SUP to allow development in the ED Overlay, subject to the following:

1. Prior to forwarding to City Council:
 - a. Submittal of an erosion and sediment control plan.
 - b. Submittal of an administrative subdivision for the property.
2. Compliance with the submitted plans.

24.	C8-23-061 CHI Engineering, Inc.	D-APPROVAL	REQUEST:	Approval of a Major Amendment to the presumed Special Use Permit pursuant to Section 55-883(q) to allow <i>Major utility facilities</i> in the DR District, with a waiver to Section 55-108, Height, to allow a 62-foot-tall structure (portions of the property are located within the FF-Flood Fringe Overlay District)
			LOCATION:	Northeast of 120 th and Fort Streets

DISPOSITION: APPROVAL 7-0. Approval of the waiver to Section 55-108, Height, to allow a 62-foot-tall structure and approval of the Major Amendment to the Special Use Permit to allow Major utility services in the DR District, subject to the following conditions:

1. Compliance with the approved site plan.
2. Compliance with the approved operations plan.
3. Compliance with all applicable stormwater management ordinances and policies.
4. Compliance with all other applicable regulations.

25.	C8-23-063 C10-23-062 David Shaffer	D-APPROVAL	REQUEST:	Approval of a Special Use Permit to allow <i>Automotive sales</i> in the GC District, with approval of the MCC-Major Commercial Corridor Overlay District
			LOCATION:	1941 South 42 nd Street

DISPOSITION: APPROVAL 7-0. Approval of the MCC Overlay District. Approval of the Special Use Permit to allow Automotive sales in the GC District, subject to the following

conditions:

1. **Prior to forwarding to City Council, submit a revised site plan to clearly indicate the designated parking area.**
2. **Compliance with the approved site plan, as revised.**
3. **Compliance with the approved operations plan.**
4. **Compliance with all other applicable regulations.**

26.	C8-23-065 C7-23-066 C10-23-064 Mater Filius of Nebraska, Inc.	D-APPROVAL	REQUEST:	Approval of a Special Use Permit to allow <i>Large group living</i> in the R4 District; approval of a Major Amendment to the presumed Conditional Use Permit pursuant to Section 55-883(q) to allow <i>Religious assembly</i> in the R4 District; and approval of the rezoning from R4(35) to R4
				LOCATION:

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R4(35) to R4 and approval of the Major Amendment to the presumed Conditional Use Permit pursuant to Section 55-883(q) to allow Religious assembly in the R4 District, subject to the following conditions:

1. **Submit an application to plat the property into two lots as shown on submitted plans.**
2. **Obtain the necessary waiver from the Zoning Board of Appeals to increase the impervious coverage from 50 percent to 68 percent.**
3. **Compliance with the approved site plan.**
4. **Compliance with the approved operations plan.**
5. **Compliance with all stormwater management ordinances and policies.**
6. **Compliance with all applicable signage regulations.**
7. **Compliance with all other applicable regulations.**

Approval of the Special Use Permit to allow Large group living in the R4 District, subject to meeting the following conditions:

1. **Submit an application to plat the property into two lots as shown on submitted plans.**
2. **Obtain the necessary waiver from the Zoning Board of Appeals to increase the impervious coverage from 50 percent to 68 percent prior to forwarding this request to City Council.**
3. **Prior to forwarding to City Council, provide a revised operations plan identifying the following:**
 - a. **Submit a calculation of bedroom space per resident, along with floor plans demonstrating the minimum square footages are being met.**
 - b. **Provide the number of staff on-site.**
 - c. **Provide details of visitation policies, including the dates/times of visitation as well as the expected number of visitors to the site.**
4. **Prior to forwarding to City Council, provide revised site and landscaping plans addressing the following:**
 - a. **Provide details on trees on-site to be preserved or removed.**
 - b. **Provide 7 overstory trees on the Y Street frontage.**
 - c. **Provide one additional overstory tree on the 36th Street frontage.**
 - d. **Provide one overstory tree in the interior of the parking lot.**
 - e. **Revise plans to provide a minimum 15-foot depth of landscaping to the new driveway and parking lot.**
5. **Prior to forwarding the request to City Council, provide revised, scaled and dimensioned building elevations demonstrating the proposed building meets the 35-foot height requirement.**
6. **Compliance with the site plan and building elevations (as revised).**

7. Compliance with the operations plan (as revised).
8. Compliance with all stormwater management ordinances and policies.
9. Compliance with all applicable signage regulations.
10. Compliance with all other applicable regulations.

Conditional Use Permits

27.	C7-23-067 Noddle Companies	D-APPROVAL	REQUEST:	Approval of a Conditional Use Permit to allow <i>Outdoor entertainment</i> in the CBD (property is located within an ACI-Area of Civic Importance Overlay District)
			LOCATION:	724 North 16 th Street

DISPOSITION: APPROVAL 7-0. Approval of the Conditional Use Permit to allow Outdoor entertainment in the CBD, subject to the following conditions:

1. Submit a revised operations plan noting compliance with the requirements of Chapter 55, Performance Standards, and including operating hours for the business.
2. Install a curb extension and pedestrian curb ramp on the east side of 16th Street at 16th and Burt Streets.
3. Coordinate with the City and Creighton University to determine the best alignment for the bike trail.
4. Coordinate with Planning and Public Works on an acceptable streetscape plan.
5. Compliance with the approved site plan.
6. Compliance with the approved operations plan, as revised.
7. Compliance with all other applicable regulations.

28.	C7-23-068 C10-23-071 ASLAN Companies	D-LAYOVER	REQUEST:	Approval of a Conditional Use Permit to allow <i>Multiple family residential</i> in the CC District, with approval of the MCC-Major Commercial Corridor Overlay District
			LOCATION:	14441 and 14505 Dupont Court

DISPOSITION: LAYOVER 7-0.

Vacations

29.	C14-23-069 Douglas County	D-APPROVAL	REQUEST:	Approval of the vacation of the Hadan Street and 117 th Street rights-of-way located north of State Street, south of Rainwood Road, east of 120 th Street, and west of Blair High Road
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DISPOSITION: APPROVAL 7-0. Approval, subject to the following conditions:

1. Coordinate with Douglas County and the City of Omaha to ensure no orphaned parcels are created by the proposed vacation.
2. Enter into an agreement for the improvement of 120th Street, between State Street and where 120th Street currently meets Hadan Road.
3. Coordinate with OPPD on relocation or removal of existing equipment.

30.	C14-23-070 Douglas County	D-APPROVAL	REQUEST:	Approval of the vacation of a portion of Rainwood Road located west of 84 th Street to its western terminus
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DISPOSITION: APPROVAL 6-0-1. Approval of the vacation of a portion of the Rainwood Road right-of-way located west of the intersection of 84th Street and Rainwood Road, subject to the following conditions:

1. Prior to forwarding this request to City Council, submit an administrative

subdivision that plats the home sites on the south side of Rainwood Road into legal lots of record.

2. The former Rainwood Road right-of-way must be platted into an outlet.
3. Prior to forwarding this request to City Council, submit a short form subdivision agreement accounting for the use, ownership, and maintenance of the outlet (former Rainwood Road).
4. Prior to forwarding this request to City Council, submit a separate cross-access easement for the two platted lots.
5. Retain utility easements for OPPD.
6. Continue to coordinate with Planning and Public Works for an acceptable parcel configuration north of the vacated Rainwood Road.

Discussion

	C7-17-175 C7-21-121 C7-22-026 Malibu Properties, LLC West Omaha Sports Complex, LLC	REQUEST:	Conditional Use Permit to allow <i>Indoor sports and recreation</i> in the CC District, along with a Parking Adjustment for a Mixed Use Development
		LOCATION:	Generally southwest of 210 th Street and Cumberland Drive

DISPOSITION: APPROVAL 7-0. Approval by the Planning Board to show cause at the April 5, 2023 Planning Board meeting.

MINUTES TO BE APPROVED: February 1, 2023