

PLANNING BOARD DISPOSITION AGENDA



Public Hearing and Administrative Meeting
Wednesday, May 3, 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, April 24, 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, May 3, 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.	C10-23-014 C12-23-015 WD Investments 10, LLC	REQUEST:	Final Plat approval of AERIE AT BLUE SAGE (Lots 1-2, Outlots A-D), a subdivision outside city limits, with approval of a rezoning from AG to DR and R6
		LOCATION:	Southwest of 204 th Street and Blue Sage Parkway

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR and R6 and approval of the Final Plat, subject to meeting the following conditions prior to forwarding the request to City Council:

1. Receive preliminary approval of the Post Construction Stormwater Management Plan (PCSMP) from Public Works prior to forwarding the subdivision agreement to City Council. Upload the drainage study and preliminary plans to Permix.
2. Revise the plat document to remove reference to “Outlot B” from Note Number 1 pertaining to access restrictions to 204th Street.
3. Confirm that proposed outlots are adequately sized to accommodate the 3:1 + 20’ section, or the 100-year storm flow, whichever is greater.
4. Revise plans to show sidewalk is provided along both sides of Shirley Street and connecting to the existing sidewalks west of Windgate Subdivision, Outlot C.
5. Submit an acceptable final subdivision agreement.

2.	C10-23-026 C12-23-027 Signature Ernst Holdings, LLC	REQUEST:	Final Plat approval of CHERRY CREEK (Lots 1-9, Outlots A-C), a subdivision outside city limits, with a waiver to Section 53-8, Street grading, along with rezoning from DR to R4 and R6
		LOCATION:	West of 103 rd Street and Blair High Road

DISPOSITION: LAYOVER 6-0.

3.	C10-19-245 C12-19-246 Walnut Grove, LLC	REQUEST:	Final Plat approval of HANOVER FALLS CENTER (Lots 9-10, Outlots C-E), with rezoning from AG to DR and MU
		LOCATION:	Northwest of 156 th and State Streets

DISPOSITION: LAYOVER 6-0.

PUBLIC HEARING

(HOLD OVER CASES)

Subdivisions

4.	C10-23-050 C12-23-051 Brookestone Meadows Inc./ Vetter Senior Living	REQUEST:	Preliminary Plat approval of BROOKESTONE 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 (laid over 3/1/23)
		LOCATION:	Southeast of 204 th and Harney Streets

DISPOSITION: LAYOVER 6-0.

5.	C12-22-244 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 4/5/23)
		LOCATION:	14222 Calhoun Road

DISPOSITION: APPROVAL 4-2. Denial of a waiver to Section 53-9(6), Storm Sewers (not applicable), approval of a waiver to Section 53-8(2)(g), Pavement Width, approval of a waiver to Section 53-9(9), Sidewalks, approval of a waiver to Section 53-8(2)(b), Cul-de-sac Length, approval of a waiver to Section 53-9(3), Street Surfacing to allow asphalt pavement

and to waive installation of curb and gutter, approval of a waiver to Section 53-9(10), Streetscape Standards to reduce street lighting standards, and approval of the Preliminary Plat, subject to the following:

1. Place a note on the plat that there will be no access to Highway 75 from any lots or outlots.
2. At the intersection of the subdivision’s street access to Highway 75, provide for all improvements identified by NDOT.
3. The Subdivision Agreement must clearly state that the private street connection to Highway 75 that is located on public right of way shall be maintained by the owner of Outlot “A”.
4. Include language in the final subdivision agreement stating that a warning siren will be installed by the subdivider and that all homes will be required to have residential automatic fire sprinkler systems.
5. Coordinate with OPPD on relocation or removal of existing equipment.
6. Comply with all applicable stormwater management ordinances and policies.
7. Provide for the use, ownership, and maintenance of the outlot in the subdivision agreement.
8. For any lot smaller than three acres, Nebraska Department of Environment and Energy (NDEE) approval of the septic system must be provided.
9. Show slope preservation easement shading on lots 9-11 to be consistent with the other slope preservation easement areas.
10. Coordinate with staff on the wildlife protection corridor along the perimeter of wooded areas.
11. All driveway and building envelopes, wildlife corridors, and preservation easements must be shown on the final plat.
12. Submit a letter of approval of a Noxious Weed Plan from Douglas County.
13. Provide documentation that the stable/barn has been removed from the site.
14. Provide concurrence from the Ponca Fire Department stating their concerns regarding the proposed development are being adequately addressed.
15. Receive preliminary approval of the PCSMP from Public Works prior to the application for final plat approval; upload the drainage study and preliminary plans to Permix.
16. Allow the barn/stable structure to remain in place, subject to approval of a waiver by the Zoning Board of Appeals, for a period of 24 months from the Final Plat recording date or issuance of a building permit for a house on that lot.
17. A neighborhood meeting is required prior to submitting the Final Plat to Planning Board.

6.	C10-21-009 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 (laid over 4/5/23)
		LOCATION:	Southeast of 114 th and State Streets

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from DR to R4, and approval of the Preliminary Plat, subject to the following conditions:

1. Place a note on the plat that there shall be no access to 114th Street or State Street from any lots or outlots.
2. Provide traffic calming on all streets longer than 1000 feet.
3. Coordinate with Public Works on an acceptable GO paving plan.
4. Place the standard noise attenuation easement language on the plat.
5. Provide for the improvement of 114th and State Street to a three-lane section.
6. Provide a pro-rata contribution for prior State Street improvements.

7. Coordinate with the Planning and Public Works Departments on the Complete Streets Design Guide Design Checklists.
8. Obtain all necessary permits from Douglas County.
9. Temporary turn-arounds must be provided at the terminus of all temporarily deadended streets.
10. 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.
11. Storm sewer design computations and final plans must be submitted to the Douglas County Engineer's office for review.
12. Provide sidewalks along all street frontages, including 114th and State Streets.
13. Coordinate with OPPD on relocation or removal of existing equipment, if necessary.
14. The PCSMP basin in Outlot E may not be sufficiently sized; coordinate further with Public Works.
15. Comply with all applicable stormwater management ordinances and policies.
16. Proposed site grades along the northern boundary of the platting, adjacent to 114th Street and State Street, must be coordinated with the future improvement of the roadway.
17. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
18. Coordinate with the existing SIDs in the mile section on making improvements to the existing Deerwood Park at 112th & Potter Streets or making an equal reimbursement to those SIDs that paid for the park construction.
19. 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.
20. Submit a letter of approval of a Noxious Weed Plan from Douglas County.
21. Receive preliminary approval of the PCSMP from Public Works prior to the application for final plat approval; upload the drainage study and preliminary plans to Permixon.

7.	C12-23-076 D-LAYOVER Coveted Copper, LLC	REQUEST:	Preliminary Plat approval of COPPER RIDGE REPLAT 58, a subdivision outside city limits (laid over 4/5/23)
		LOCATION:	Northeast of 157 th and Laurel Avenues

DISPOSITION: LAYOVER 6-0.

Overlays

8.	C11-05-178b Brookestone Meadows Inc./ Vetter Senior Living	REQUEST:	Approval of a Major Amendment to the PUD-Planned Unit Development Overlay District (laid over 3/1/23)
		LOCATION:	Southeast of 204 th and Harney Streets

DISPOSITION: LAYOVER 6-0.

Special Use Permits

9.	C8-22-255 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 (laid over 4/5/23)
		LOCATION:	14222 Calhoun Road

DISPOSITION: APPROVAL 4-2. Approval of the Special Use Permit to allow development located within the North Hills Environmental Resource Overlay District, subject to the following:

1. No driveway throat width shall be greater than 30' wide.
2. Show slope preservation easement shading for lots 9-11 on the associated final plat to be consistent with the other slope preservation easement areas.
3. Coordinate with staff on the wildlife protection corridor along the perimeter of wooded areas.
4. All driveway and building envelopes, wildlife corridors, and preservation easements must be shown on the associated final plat.
5. Submit a full tree mitigation planting plan, prior to forwarding the request to city council for final action.
6. Follow tree clearing and grading guidance detailed in the wetlands report to protect vulnerable species.
7. For any lot smaller than three acres, Nebraska Department of Environment and Energy (NDEE) approval of the septic system must be provided with the final plat application.
8. Comply with all applicable stormwater management ordinances and policies.
9. Obtain a setback waiver from the Zoning Board of Appeals for Lots 1-3, prior to forwarding the request to city council for final action.
10. Obtain an environmental review from the Nebraska Game and Parks Commission, prior to forwarding the request to city council for final action.
11. Allow the barn/stable structure to remain in place, subject to approval of a waiver by the Zoning Board of Appeals, for a period of 24 months from the Final Plat recording date or issuance of a building permit for a house on that lot.
12. Provide concurrence from the Ponca Fire Department stating their concerns regarding the proposed development are being adequately addressed, prior to forwarding the request to city council for final action.
13. Compliance with all other applicable regulations.
14. A neighborhood meeting is required prior to submitting the Final Plat to Planning Board.

(REGULAR AGENDA)

Master Plan Referrals

10.	C3-23-099 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 2816 AMES TIF Redevelopment Project Plan
		LOCATION:	2816 Ames Avenue

DISPOSITION: APPROVAL 6-0.

11.	C3-23-100 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 7101 MERCY TIF Redevelopment Project Plan
		LOCATION:	7101 Mercy Road

DISPOSITION: APPROVAL 6-0.

12.	C3-23-101 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of THE DIGS APARTMENTS MASON TIF Redevelopment Project Plan
		LOCATION:	Southeast of 31 st and Marcy Streets

DISPOSITION: APPROVAL 6-0.

13.	C3-23-102 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of Community Redevelopment Area (CRA) and Extremely Blighted Area (EBA) designations
		LOCATION:	Southwest of 60 th Street and Sorensen Parkway

DISPOSITION: APPROVAL 6-0.

Subdivisions

14.	C10-23-011 C12-23-012 Falcone Land Dev. LLC	REQUEST:	Revised Preliminary Plat and Final Plat approval of MAGNOLIA TRAILS, a subdivision outside city limits, along with approval of a rezoning from AG to DR, R4, and R5
		LOCATION:	Southeast of 216 th and Fort Streets

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from AG to DR, R4, and R5, and approval of the Preliminary Plat, subject to the following conditions:

1. Provide documentation that all floodplain violations from the neighboring business have been removed from the site.
2. The location of the intersection of 216th Street and Sunburst Avenue may need to be relocated, subject to concurrence by Douglas County, the NRD, and The Haven subdivision.
3. Acquire the ROW for 215th Street and Sunburst Avenue, and incorporate it into the plat.
4. Grand Avenue and the future park entrance need to align at their intersection with 216th Street; coordinate with the City and the NRD.
5. Coordinate with the City on the design and alignment of the temporary Grand Avenue connection to 216th Street.
6. Change the ROW width between Lots 9 and 10 to 70 feet.
7. Provide for the improvement of 216th Street to a three-lane section, with the extent of the improvements as identified by Public Works and Douglas County.
8. An interlocal agreement with Douglas County will be required to address the widening of 216th Street to a three-lane section along the existing frontage to 216th Street and the future realigned 216th Street.
9. Provide a pro-rata reimbursement to other SIDs for prior Fort Street improvements.
10. Southwest of Lot 28, extend the Sunburst Avenue right-of-way (ROW) all the way to the adjacent parcel to the west (removing any intervening outlot).
11. Place a note on the plat that there shall be no direct access to Fort Street or 216th Street from any lots or outlots.
12. Coordinate with the Planning and Public Works Departments on the Complete Streets Design Guide Design Checklists.
13. Proposed site grades along the western and northern boundaries of the platting, adjacent to 216th Street and Fort Street, must be coordinated with the future improvement of the roadways.
14. Obtain all necessary permits from Douglas County.
15. Temporary tum-arounds must be provided at the terminus of all temporarily deadended streets.
16. The final plat may not be recorded until the construction of the interceptor sewer is complete, including final acceptance by the City.
17. Coordinate with Public Works on the width of easements and outlots for sewers between lots.

18. 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.
19. Storm sewer design computations and final plans must be submitted to the Douglas County Engineer's office for review.
20. Along the segments of 216th Street and Fort Street which will not be impacted by the future NRD dam project, construct sidewalks and dedicate 50 feet of ROW from the centerline of each street.
21. 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).
22. The project must comply with all applicable stormwater management ordinances and policies.
23. 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.
24. Provide for the use, ownership, and maintenance of the outlots in the subdivision agreement.
25. Coordinate design for Park 33c with adjacent SIDs and the Omaha Parks Department park planning staff.
26. 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.
27. Coordinate with the City of Omaha Parks and Planning Departments on the installation of a future trail planned along the east side of 216th Street.
28. All development will be required to comply with all applicable floodplain development regulations.
29. Provide for traffic calming on all streets longer than 1000 feet.

Approval of the Final Plat, subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, prior to forwarding to the City Council.

15.	C10-23-104 D-LAYOVER C12-23-105 Jeremy Hall, Advanced Acquisitions, LLC	REQUEST:	Preliminary Plat approval of BUNGALOWS AT WHITEHAWK LAKE, a subdivision outside city limits, with rezoning from AG to R6, along with approval of the MCC-Major Commercial Corridor Overlay District
		LOCATION:	4205 South 204 th Street

DISPOSITION: LAYOVER 6-0.

16.	C10-23-106 C12-23-107 Jeremy Hall, Advanced Acquisitions, LLC	REQUEST:	Preliminary and Final Plat of BUNGALOWS ON HONEYSUCKLE, a minor plat inside city limits, with rezoning from DR to R6
		LOCATION:	1999 Veterans Drive

DISPOSITION: LAYOVER 6-0.

17.	C12-23-108 D-APPROVAL Rainwood Development Partners	REQUEST:	Preliminary and Final Plat approval of AVENUE ONE REPLAT 4, a minor plat inside city limits
		LOCATION:	Southwest of 192 nd Street and West Dodge Road

DISPOSITION: APPROVAL 6-0. Approval of the Preliminary Plat, subject to the following conditions:

1. Place a note on the plat that there shall be no direct access to 192nd Street or West Dodge Road from any lots or outlots.
2. Include the 192nd Interchange Fee in the subdivision agreement.
3. Coordinate with Public Works on an acceptable sanitary sewer to serve Lot 1.
4. Complete the acquisition of the NDOT ROW prior to recording the final plat.
5. Grant an access easement between Outlot A and 193rd/Davenport Street.
6. Provide for the use, ownership, and maintenance of the outlot in the subdivision agreement.
7. Comply with all applicable stormwater management ordinances and policies.
8. Submit a Minor Amendment to the Avenue One Mixed Use Development Agreement.

Approval of the Final Plat, subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement, prior to forwarding to the City Council.

18.	C10-23-109 C12-96-186 Bill Black	D-APPROVAL	REQUEST:	Preliminary and Final Plat approval of TRAILRIDGE RANCHES (Outlot A), a minor plat outside city limits, with rezoning from GI to DR, along with a waiver to Section 53-8(4)(d), Lot Frontage
			LOCATION:	Northwest of 214 th and Grover Streets

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from GI to DR, approval of the waiver to Section 53-8(4)(d), Lot Frontage, and approval of the Preliminary Plat, subject to the following conditions:

1. Coordinate with the City to release the City's access easement.
2. Provide for the use, ownership, and maintenance of the outlot in the subdivision agreement.

Approval of the Final Plat, subject to compliance with the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement (if necessary), prior to forwarding to the City Council.

Rezoning

19.	C10-23-110 St. Andrew's United Methodist Church	D-APPROVAL	REQUEST:	Approval of the MCC-Major Commercial Corridor Overlay District
			LOCATION:	15050 West Maple Road

DISPOSITION: APPROVAL 6-0.

20.	C10-16-263 WDC Investments 9, LLC	D-APPROVAL	REQUEST:	Approval of a Major Amendment to the Mixed Use Development Agreement for SOUTH FARM
			LOCATION:	Northwest of 144 th and Pine Streets

DISPOSITION: APPROVAL 6-0. Approval of a Major Amendment to the Mixed Use District Development Agreement for SOUTH FARM subject to submittal of five acceptable, signed copies of the amendment prior to forwarding the request to City Council.

21.	C10-18-015 New West Farm Holdings, LLC	D-APPROVAL	REQUEST:	Approval of a Major Amendment to the Mixed Use Development Agreement for WEST FARM
			LOCATION:	Southwest of 144 th Street and West Dodge Road

DISPOSITION: APPROVAL 6-0. Approval of a Major Amendment to the Mixed Use District Development Agreement for WEST FARM subject to submittal of five acceptable, signed copies of the amendment prior to forwarding the request to City Council.

22.	C10-14-081 Scott Brown	D-APPROVAL	REQUEST:	Approval of a Major Amendment to the Mixed Use Development Agreement for ANTLER VIEW
			LOCATION:	18902 Evans Street

DISPOSITION: APPROVAL 6-0. Approval of a Major Amendment to the Mixed Use District Development Agreement for ANTLER VIEW subject to submittal of five acceptable, signed copies of the amendment prior to forwarding the request to City Council.

23.	C10-13-109 C10-23-126 C10-23-112 7101 Mercy Holdings, LLC	REQUEST:	Rezoning from GO to R8, with repeal of the MCC-Major Commercial Corridor Overlay District, along with approval of the ACI-2 Area of Civic Importance Overlay District
		LOCATION:	7101 Mercy Road

DISPOSITION: APPROVAL 6-0. Approval of the repeal of the MCC-Major Commercial Corridor Overlay District, approval of the ACI-2 Area of Civic Importance Overlay District, and approval of the rezoning from GO to R8.

24.	C10-23-113 C11-23-114 Aaron Moser	REQUEST:	Rezoning from GI to NBD, with approval of a PUR-Planned Unit Redevelopment Overlay District (property is located within an ACI-1 Area of Civic Importance Overlay District)
		LOCATION:	Northwest of 13 th and Pine Streets

DISPOSITION: APPROVAL 6-0. Approval of the rezoning from GI to NBD, and approval of the PUR-Planned Unit Redevelopment Overlay District, subject to submission of an acceptable final PUR Plan prior to forwarding the request to City Council.

Overlays

25.	C11-23-124 Jeremy Hall, Advanced Acquisitions, LLC	REQUEST:	Approval of a PUD-Planned Unit Development Overlay District
		LOCATION:	1999 Veterans Drive

DISPOSITION: LAYOVER 6-0.

Special Use Permits

26.	C8-21-115 C8-21-116 C8-21-258 C7-21-117 Nebraska Youth Justice Initiative	REQUEST:	Approval of a Major Amendment to the Special Use Permit to allow <i>Large group</i> living in the R1 District; approval of a Major Amendment to the Special Use Permit to allow <i>Emergency residential care</i> in the R1 District; approval of a Major Amendment to the Special Use Permit to allow a <i>Recreational Club</i> in the R1 District; along with approval of a Major Amendment to the Conditional Use Permit to allow <i>Secondary education facilities</i> in the R1 District
		LOCATION:	5020 Grand Avenue

DISPOSITION: APPROVAL 6-0. Approval of a Major Amendment to the Special Use Permit to allow Large group living, Emergency residential care, and a Recreational Club in the R1 District, subject to the following conditions:

1. Coordinate with OPPD on relocation or removal of existing equipment.
2. Comply with all applicable stormwater management ordinances and policies.
3. Submittal of and compliance with an updated landscape plan that incorporates the site changes with previously required and approved landscaping, prior to forwarding the request to city council for final action.

4. Obtain a sign budget waiver from 32 square feet to 55 square feet from the Zoning Board of Appeals, prior to forwarding the request to city council for final action.
5. Compliance with the submitted site plan.
6. Compliance with the original operations plan.
7. Compliance with the original building elevations.
8. Compliance with all other applicable conditions of approval from the original Use Permit (not relating to the vacation and improvement of 50th Avenue).

Approval of a Major Amendment to the Conditional Use Permit to allow Secondary education facilities in the R1 District, subject to the following conditions:

1. Coordinate with OPPD on relocation or removal of existing equipment.
2. Comply with all applicable stormwater management ordinances and policies.
3. Submittal of and compliance with an updated landscape plan that incorporates the site changes with previously required and approved landscaping, prior to submitting for a building permit.
4. Obtain a sign budget waiver from 32 square feet to 55 square feet from the Zoning Board of Appeals, prior to submitting for a building permit.
5. Compliance with the submitted site plan.
6. Compliance with the original operations plan.
7. Compliance with the original building elevations.
8. Compliance with all other applicable conditions of approval from the original Use Permit (not relating to the vacation and improvement of 50th Avenue).

27.	C8-23-115 Adela Yanez	D-APPROVAL	REQUEST:	Approval of a Special Use Permit to allow a <i>Daycare (general)</i> in the R4(35) District
			LOCATION:	6017 South 20 th Street

DISPOSITION: APPROVAL 6-0. 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 removing the additional proposed parking and displaying the existing driveway correctly, 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 revised site plan.
4. Compliance with the submitted operations plan.

28.	C8-23-116 Amanda Wheeler	D-APPROVAL	REQUEST:	Approval of a Special Use Permit to allow a <i>Daycare (general)</i> in the R4 District
			LOCATION:	14822 Ruggles Street

DISPOSITION: APPROVAL 6-0. Approval of a Special Use Permit to allow a Daycare services (general) in the R4 District, subject to the following conditions:

1. Comply with all applicable building and fire codes, including receiving a Certificate of Occupancy from the Permits and Inspections division.
2. Compliance with the submitted site plan.
3. Compliance with the submitted operations plan.

29.	C8-23-117 5712 Property, LLC	D-APPROVAL	REQUEST:	Approval of a Special Use Permit to allow <i>Personal improvement services</i> in the G1 District
			LOCATION:	5712 South 85 th Circle

DISPOSITION: APPROVAL 6-0. Approval of the Special Use Permit to allow Personal improvements services in the District, subject to the following conditions:

1. Prior to forwarding the request to City Council, provide building elevations.
2. Compliance with the approved site plan.

3. Compliance with the approved operations plan.
4. Compliance with all stormwater management ordinances and policies.
5. Compliance with all applicable signage regulations.
6. Compliance with all other applicable regulations.

Conditional Use Permits

30.	C7-23-118 Jason Maus for CHDP	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:	112 South 20 th Street

DISPOSITION: APPROVAL 6-0. Approval of the Conditional Use Permit to allow Outdoor entertainment in the CBD District, 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, capacity and number of employees.
2. Coordinate with Public Works for the design of the corner node at 20th and Dodge Streets.
3. Comply with all stormwater management ordinances and policies, including no net increase in stormwater runoff and treatment of the first half inch of stormwater for water quality.
4. Compliance with the approved site plan.
5. Compliance with the approved operations plan, as revised.
6. Compliance with all other applicable regulations.

31.	C7-23-119 Awesome Dogs and Destinations	D-APPROVAL	REQUEST:	Approval of a Conditional Use Permit to allow a <i>Kennel</i> to operate in the GC District (property is located within an ACI-Area of Civic Importance Overlay District)
			LOCATION:	7215 Blondo Street

DISPOSITION: APPROVAL 6-0. Approval of the Conditional Use Permit to allow a Kennel to operate in the GC District, subject to the following conditions:

1. Obtain a building permit for construction of the fence around the proposed outdoor yard.
2. Prior to or at time of submission of a building permit application, submit a revised Operating Statement addressing the following:
 - a. Specify that dogs are prohibited from being kenneled or kept outside. Times that animals are let outside require supervision by staff. The proposed yard is for periodic exercise and waste elimination only.
 - b. Specify that veterinarian services will not be provided on the site.
 - c. Specify that the facility will operate in compliance with applicable City, County, and Nebraska Human Society regulations.
 - d. Provide additional details on how animals will be monitored during overnight and off-business hours, including video monitoring systems and/or overnight in-house staff.
 - e. Provide additional details on waste disposal, including standard operating procedures for collection and disposal, frequency of waste pickup, and the contracted provider of waste pickup.
3. Compliance with the approved operations plan, as revised.
4. Compliance with the approved site plan.
5. Compliance with all applicable signage regulations. Pole signage is prohibited.
6. Compliance with all other applicable regulations.

32.	C7-23-120 Thomas Hightower	D-APPROVAL	REQUEST:	Approval of a Conditional Use Permit to allow <i>Small group living (disabled)</i> in the GC District
			LOCATION:	6302 Binney Street

DISPOSITION: APPROVAL 6-0. Approval of the Conditional Use Permit to allow Small group living (disabled) in the GC District, subject to meeting the following conditions:

1. Prior to or at time of submitting a building permit application, submit a revised site plan showing the existing pole sign on the property has been removed and that one additional tree is being provided along the 63rd Street frontage.
2. Compliance with the approved site plan, as revised.
3. Compliance with the approved operating statement.
4. Compliance with all applicable signage regulations.
5. Compliance with all other applicable regulations.

33.	C7-23-121 Hy-Vee, Inc.		REQUEST:	Approval of a Conditional Use Permit to allow <i>Warehousing and distribution (limited)</i> in the CC District
			LOCATION:	5710 South 144 th Street

DISPOSITION: APPROVAL 4-0. Approval of a Conditional Use Permit to allow Warehousing and distribution (limited) in the CC District, subject to the following conditions:

1. Submittal of and compliance with a revised landscape plan providing the required tree plantings, prior to submitting for a building permit.
2. Compliance with the submitted site plan.
3. No pole signs will be permitted on the subject property.
4. Compliance with the submitted operations plan.
5. Compliance with the submitted building elevations.
6. Compliance with all other applicable regulations.

34.	C7-23-122 Michael Worley	D-APPROVAL	REQUEST:	Approval of a Conditional Use Permit to allow <i>Indoor sports and recreation</i> in the CC District
			LOCATION:	2500 South 120 th Street

DISPOSITION: APPROVAL 6-0. Approval of the Conditional Use Permit to allow Indoor sports and recreation in a CCCommunity Commercial District, subject to:

1. Submittal of a revised site plan to include a landscape plan providing removal of pavement from two stalls on the southern end of two separate parking trays within the parking lot to create landscape islands, which must be planted with overstory trees, prior to approval of any building permit for the site.
2. Submit a rezoning application to add the MCC Overlay to the site, prior to approval of any building permit for the site.
3. Compliance with the proposed site plan, as revised.
4. Compliance with the proposed operating statement.
5. Compliance with all other applicable regulations.

35.	C7-23-125 Vantedge Auto T5 Real Estate, LLC	D-APPROVAL	REQUEST:	Approval of a Conditional Use Permit to allow <i>Auto repair services</i> in the CC District
			LOCATION:	20309 Roberts Street

DISPOSITION: APPROVAL 6-0. Approval of a Conditional Use Permit to allow Auto repair services in the CC District., subject to the following conditions:

1. Submit an application to add the MCC-Overlay to the site, prior to approval of a building permit.
2. Comply with all applicable stormwater management ordinances and policies.

3. Coordinate with OPPD regarding the layout of the proposed project as needed.
4. No pole signs will be permitted on the subject property.
5. Compliance with the submitted operations plan.
6. Compliance with the submitted building elevations.
7. Compliance with the submitted site plan.

36.	C7-21-121 West Omaha Sports Complex, LLC	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow <i>Indoor sports and recreation</i> in the CC District
		LOCATION:	602 and 702 North 210 th Street

DISPOSITION: APPROVAL 4-0. Approval of the Major Amendment to the Conditional Use Permit to allow Indoor sports and recreation in the CC District, subject to the following:

1. Submittal of and compliance with revised building elevations compliant with ACI requirements with the building permit.
2. Submittal of and compliance with a revised site/landscape plan providing a continuous landscaped screen a minimum height of three feet along the southern parking lot with the building permit.
3. Approval of the associated Major Amendment to the Parking Adjustment for a Mixed Use Development (Case #C7-22-026).
4. Coordinate with Public Works to construct measures to redirect some stormwater flow away from Cumberland Drive storm sewers.
5. Construct sidewalks along the site's 210th Street frontage.
6. Comply with the City's driveway regulations.
7. Compliance with all stormwater management objectives and policies.
8. Subject to the conditions of approval for the original Conditional Use Permit and subsequent amendments.
9. No parking on gravel, grass, or dirt on any portion of the subject site or any other site.
10. Compliance with all other applicable site development regulations.

37.	C7-22-026 West Omaha Sports Complex, LLC	REQUEST:	Approval of a Major Amendment to the Parking Adjustment for a Mixed Use Development (Section 55-736)
		LOCATION:	Northwest, southwest, and southeast of 210 th Street and Cumberland Drive

DISPOSITION: APPROVAL 4-0. Approval of the Parking Adjustment for a Mixed Use Development pursuant to Section 55-736, subject to:

1. Providing the additional parking lot stalls as proposed with the new site plan.
2. Compliance with all previous conditions of the Parking Adjustment approval.

Vacations

38.	C14-23-123 Douglas County	D-APPROVAL	REQUEST:	Approval of the vacation of the right-of-way located north of West Q Road, east of 216 th Street, south of Karen Street, and west of George B. Lake Parkway
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DISPOSITION: APPROVAL 6-0. Approval of the vacation of the right-of-way located north of West Q Road, east of 216th Street, south of Karen Street, and west of George B. Lake Parkway, subject to the following conditions:

1. Easements must be retained for any utilities located within the proposed vacation area.
2. The appropriate easements must be maintained for the drainage, sewer, and sanitary force main running west to east on the north side of the property.

- 3. No fence shall be placed within 25 feet of the existing sewers to allow for proper access.**

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

MINUTES TO BE APPROVED: April 5, 2023