

PLANNING BOARD DISPOSITION AGENDA



Public Hearing and Administrative Meeting
Wednesday, April 3, 2024, **1:00 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, March 25, 2024.

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, April 3, 2024 at **10:30 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.	C10-21-009 C12-21-010 Celebrity Homes Omaha	REQUEST:	Final Plat approval of DEER CREST NORTH (Lots 1-146, Outlot A), a subdivision outside city limits, with rezoning from DR to R4, along with approval of a waiver to Section 53-8(2)(g)(5), Maximum grade
		LOCATION:	Southeast of 114th and State Streets

DISPOSITION: APPROVAL 7-0. Approval of a waiver to Section 53-8(2)(g)(5), Maximum grade, approval of the rezoning from DR to R4, 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.

PUBLIC HEARING

(HOLD OVER CASES)

Special Use Permits

2.	C7-19-031 Saint Robert Bellarmine Church of Omaha	REQUEST:	Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in the R2 District (property is located within an MCC-Major Commercial Corridor Overlay District) (laid over 3-6-24)
		LOCATION:	11900 Pacific Street

DISPOSITION: APPROVAL 6-1. Approval of a Major Amendment to a Conditional Use Permit to allow Religious assembly in the R2 District, subject to the following conditions:

1. **Revise the elevations plan to decrease the proposed size of the monument sign from 12' to 6' in height and no more than 40 square feet in area.**
2. **Obtain the following waivers from the Zoning Board of Appeals, prior to submitting for a sign permit:**
 - a. **Waiver to Section 55-830(a), Permitted Sign Types, to allow for the display of electronic information.**
 - b. **Waiver to Section 55-830(b) to increase the total sign budget allowed for civic uses in the R2 District from 32 square feet to 40 square feet (or the total budget if additional signage exists on site).**
 - c. **Waiver to Section 55-830(b) to increase the maximum monument sign area for civic uses allowed in the R2 District from 25 square feet to 40 square feet.**
3. **Submittal of and compliance with an accurate site plan demonstrating that the proposed monument sign will meet required setbacks.**
4. **The sign may only be operated from the hours of 7:00 a.m. to 9:00 p.m.**
5. **Compliance with Section 55-854, Performance Standards of Electronic Signs.**
6. **Compliance with Article XVIII, Sign and Street Graphic Regulations in all other respects.**
7. **Coordinate with OPPD as necessary.**
8. **Compliance with the submitted elevations plan, as revised.**
9. **Compliance with the submitted operating statement.**
10. **Compliance with all other applicable regulations.**
11. **Coordinate with Public Works to provide additional information regarding the 2019 grading permit on the site.**

3.	C8-24-060 C7-24-061 Open Door Mission	REQUEST:	Approval of a Large Project Special Use Permit to allow development over 10 acres in the GI District, along with approval of a Conditional Use Permit to allow a Noncommercial day shelter in the GI District (laid over 3-6-24)
		LOCATION:	Southeast of 20th and East Locust Streets

DISPOSITION: APPROVAL 7-0. Approval of a Large Project Special Use Permit to allow development over 10 acres in the GI District, subject to the following conditions:

1. **Obtain all necessary waivers from the Zoning Board of Appeals (minimum separation and hours of operation), prior to forwarding the request to City Council for final action.**
2. **The property will need to be replatted in accordance with Chapter 53, Subdivisions.**
3. **Comply with all floodplain regulations.**
4. **Coordinate with OPPD as needed.**
5. **As projects occur on the campus, public improvements may be required as identified by Public Works, to address non-conformities in the sidewalk and on-street parking on the adjacent public street right-of way (ROW).**
6. **Any public improvements are subject to the City's OPW public improvement review process and may include a requirement to dedicate ROW.**
7. **The development must comply with all stormwater management ordinances and policies.**
8. **Compliance with the submitted operations plan.**

9. Compliance with the submitted building elevations.
10. Compliance with the submitted site/landscape plans.
11. Compliance with all other applicable regulations.

Approval of a Conditional Use Permit to allow a Noncommercial day shelter in the GI District, subject to the following conditions:

1. Obtain all necessary waivers from the Zoning Board of Appeals (minimum separation and hours of operation), prior to submitting a building permit application.
2. The property will need to be replatted in accordance with Chapter 53, Subdivisions.
3. Comply with all floodplain regulations.
4. Coordinate with OPPD as needed.
5. As projects occur on the campus, public improvements may be required as identified by Public Works, to address non-conformities in the sidewalk and on-street parking on the adjacent public street right-of way (ROW).
6. Any public improvements are subject to the City's OPW public improvement review process and may include a requirement to dedicate ROW.
7. The development must comply with all stormwater management ordinances and policies.
8. Compliance with the submitted operations plan.
9. Compliance with the submitted building elevations.
10. Compliance with the submitted site/landscape plans.
11. Compliance with all other applicable regulations.

4.	C8-24-066 Tommy Lacarbo -CONSENT APPROVAL	REQUEST:	Approval of a Special Use Permit to allow Indoor sports and recreation in the GI District (laid over 3-6-24)
		LOCATION:	13435 A Street

DISPOSITION: APPROVAL 7-0. Approval of a Special Use Permit to allow Indoor sports and recreation in the GI District subject to the following conditions:

1. Compliance with the submitted site plan.
2. Compliance with the submitted operations plan.
3. Compliance with all other applicable regulations.

Conditional Use Permits

5.	C7-24-074 Steve Faller	REQUEST:	Approval of a Conditional Use Permit to allow Multiple-family residential in the CC District (MCC-Overlay pending) (laid over 3-6-24)
		LOCATION:	Southeast of 204th Street and West Dodge Road

DISPOSITION: APPROVAL 7-0. Approval of a Conditional Use Permit to allow Multiple-family residential in the CC District, subject to the following conditions:

1. Submittal of and compliance with a revised landscape plan showing the required 3' tall landscaping along the 204th Street frontage and the trail in the same location as the site plan, prior to submitting for a building permit.
2. Comply with all applicable stormwater management ordinances and policies.
3. The associated subdivision, ELK VALLEY COMMERCIAL, must be recorded prior to issuance of a building permit.
4. All development of the site must comply with the design criteria of the MCC-Major Commercial Corridor Overlay District, including signage.
5. Compliance with the submitted operations plan.
6. Compliance with the submitted building elevations.
7. Compliance with the submitted site plan.
8. Compliance with all other applicable regulations.

(REGULAR AGENDA)

Master Plan Referrals

6.	C3-24-093 Centris Federal Credit Union	REQUEST:	Approval of an Amendment to the Future Land Use Element of the City's Master Plan from Low Density Residential to Office Commercial
		LOCATION:	Northeast of 66th Street and Ames Avenue

DISPOSITION: APPROVAL 7-0. Approval.

Subdivisions

7.	C12-24-101 Ehrhart Griffin and Associates -CONSENT APPROVAL	REQUEST:	Preliminary and Final Plat approval of WILBUR ADDITION REPLAT 2, a minor plat inside city limits (portions of property are located within the FW-Floodway Overlay District and FF-Flood Fringe Overlay District)
		LOCATION:	6030 South 60th Street

DISPOSITION: APPROVAL 7-0. Approval of the Preliminary Plat, subject to the following conditions:

1. Any new development must comply with floodplain development regulations, and that the effective (current) maps are more restrictive and must be adhered to until the Preliminary Maps are adopted.
2. In the subdivision agreement, agree to waive the right to protest the creation of a future sidewalk improvement district.
3. Comply with the City's driveway regulations; coordinate with Public Works on any waivers.
4. Comply with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality.
5. Electric facilities are within the property line. Coordinate with OPPD on relocation and/or removal of existing facilities.

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.

8.	C12-24-104 Joe Vizner -CONSENT LAYOVER	REQUEST:	Preliminary and Final Plat approval of SPRING GROVE RV PARK, a minor plat outside city limits, with approval of a waiver to Section 53-9(9), Sidewalks, and Section 53-9(3), Street surfacing (property is located within the FW-Floodway Overlay District)
		LOCATION:	Southeast of 234th Street and West Center Road

DISPOSITION: LAYOVER 7-0. Layover.

Rezoning

9.	C10-24-090 C10-24-091 C7-24-092 Centris Federal Credit Union	REQUEST:	Rezoning from R5(35) and CC to LO, with approval of the MCC-Major Commercial Corridor Overlay District, along with approval of a Conditional Use Permit to allow Financial Services in the LO District
		LOCATION:	Northeast of 66th Street and Ames Avenue

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R5(35) and CC to LO, approval of the MCC-Major Commercial Corridor Overlay District, and approval of a Conditional Use Permit to allow Financial Services in the LO District subject to the following conditions:

1. Approval of an administrative subdivision to combine the existing site into a single lot prior to applying for a building permit.
2. Submit a revised site plan providing a sidewalk connection from the front door of the building to the sidewalk along Ames Avenue prior to applying for a building permit.

3. **Submit a revised landscape plan prior to applying for a building permit providing required trees in the following areas:**
 - a. **Street yard landscaping trees**
 - b. **Bufferyard trees**
 - c. **Interior parking lot landscaping trees**
4. **Submit revised building elevations compliant with Section 55-935 prior to applying for a building permit.**
5. **Compliance with the submitted operations plan.**
6. **Compliance with all applicable stormwater management ordinances and policies, including providing for a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality.**
7. **Compliance with all other applicable regulations.**

10.	C10-24-095 Gerber Architecture -CONSENT APPROVAL	REQUEST:	Rezoning from R4 to R5 (property is a designated Local Landmark)
		LOCATION:	502 North 40th Street

DISPOSITION: APPROVAL 7-0. Approval.

11.	C10-24-100 Al Lewis -CONSENT APPROVAL	REQUEST:	Rezoning from R2 and GC to R5
		LOCATION:	8838 Lake Street

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R2 and GC to R5.

12.	C10-24-109 Esteban Benitez -CONSENT APPROVAL	REQUEST:	Rezoning from R4(35) to R5(35)
		LOCATION:	Northeast of 48th Avenue and Y Street

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from R4(35) to R5(35).

13.	C10-24-110 Julia Flores Roman -CONSENT APPROVAL	REQUEST:	Rezoning from GI to R5
		LOCATION:	2224 Poppleton Avenue

DISPOSITION: APPROVAL 7-0. Approval.

14.	C10-24-114 Michele Austin -CONSENT APPROVAL	REQUEST:	Rezoning from GI to CC
		LOCATION:	2304 Grace Street

DISPOSITION: APPROVAL 7-0. Approval of the rezoning from GI to CC.

Overlays

15.	C11-22-180 Talented 10th Group Inc.	REQUEST:	Approval of a Major Amendment to the PUR-Planned Unit Redevelopment Overlay District
		LOCATION:	3324 North 16th Street

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to the PUR-Planned Unit Redevelopment Overlay District.

16.	C10-24-112 C11-24-113 Foundations Development -CONSENT LAYOVER	REQUEST:	Approval of a PUR-Planned Unit Redevelopment Overlay District, along with a repeal of the PK-Overlay for a portion of the site
		LOCATION:	Southwest of 22nd Street and Poppleton Avenue

DISPOSITION: LAYOVER 7-0. Layover.

Special Use Permits

17.	C8-24-094 C10-15-246 Shelterbelt Theatre	REQUEST:	Approval of a Special Use Permit to allow Indoor Entertainment in the GI District, along with a Major Amendment to a Parking Adjustment for a Mixed Use Development
		LOCATION:	4383 Nicholas Street Unit 204

DISPOSITION: LAYOVER 7-0. Layover.

Conditional Use Permits

18.	C7-24-099 Carwash Store LLC -CONSENT APPROVAL	REQUEST:	Approval of a Conditional Use Permit to allow Indoor sports and recreation in the CC District (property is located in an MCC-Major Commercial Corridor Overlay District)
		LOCATION:	14445 West Center Road

DISPOSITION: APPROVAL 7-0. Approval of the Conditional Use Permit to allow Indoor sports and recreation in the CC District, subject to the following conditions:

1. Compliance with the submitted site plan.
2. Compliance with the landscape plan.
3. Compliance with the submitted operations plan.
4. Compliance with all signage regulations.
5. Compliance with all other applicable regulations.

19.	C7-10-062 Marian High School -CONSENT APPROVAL	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow Secondary education facilities in the R2 District
		LOCATION:	4910 North 72nd Street and 7400 Military Avenue

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to the Conditional Use Permit to allow Secondary education facilities, subject to the following conditions:

1. Approval of a waiver from the Zoning Board of Appeals for a variance to Total Sign Budget from 32 square feet to 85.75 square feet:
2. Compliance with the submitted site plan.
3. Compliance with the submitted sign plans.
4. Compliance with the previously approved conditions of the Conditional Use Permit.
5. Compliance with all other applicable regulations.

20.	C7-24-105 Joe Vizner -CONSENT LAYOVER	REQUEST:	Approval of a Conditional Use Permit to allow a Campground in the AG District (property is located within the FW-Floodway Overlay District)
		LOCATION:	Southeast of 234th Street and West Center Road

DISPOSITION: LAYOVER 7-0. Layover.

21.	C7-89-037 Westside Middle School -CONSENT APPROVAL	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow Secondary education facilities in the R2 District
		LOCATION:	8601 Arbor Street

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to a Conditional Use Permit to allow a Secondary Education Facility in an R2 District subject to the following conditions:

1. Approval of a Waiver from the Zoning Board of Appeals to increase the impervious coverage from 40% to 44%.
2. Compliance with the site plan
3. Compliance with all previously approved conditions
4. Comply with all applicable stormwater management ordinances and policies, including

providing for a no net increase in stormwater runoff and treatment of the first ½ inch of stormwater for water quality.

22.	C7-20-261 The Church of Jesus Christ of Latter-Day Saints -CONSENT APPROVAL	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow Cultural services in the R4(35) District
		LOCATION:	3215 State Street

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to the Conditional Use Permit to allow Cultural services in the R4(35) District, subject to the following conditions:

1. **Approval of a waiver from the Zoning Board of Appeals for a variance to the front setback from 12 feet to one foot.**
2. **Compliance 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**
3. **Compliance with the approved site plan and landscaping plan.**
4. **Compliance with all signage regulations.**
5. **Compliance with the approved operations plan.**
6. **Compliance with all other applicable regulations.**

23.	C7-24-108 C10-24-107 Todd Adams	REQUEST:	Approval of a Conditional Use Permit to allow Indoor sports and recreation in the CC District, with approval of the MCC-Major Commercial Corridor Overlay District
		LOCATION:	5121 North 132nd Street

DISPOSITION: LAYOVER 7-0. Layover to allow the applicant time to address items listed in the report.

24.	C7-15-314 Kiewit Infrastructure Group -CONSENT APPROVAL	REQUEST:	Approval of a Major Amendment to the Conditional Use Permit to allow Surface parking in a CBD-Central Business District (property is located within an ACI-1(PL) Overlay District)
		LOCATION:	1515 Cuming Street

DISPOSITION: APPROVAL 7-0. Approval of the Major Amendment to the Conditional Use Permit to allow Surface parking in a CBD-ACI-1(PL) District, subject to the following conditions:

1. **Approval of the Major Amendment to the CUP for a period of four (4) years.**
2. **Receive a waiver from the Zoning Board of Appeals to delay installation of the landscaping for a duration of four (4) years.**
3. **Compliance with all other applicable regulations.**

Vacations

25.	C14-24-111 Planning Board -CONSENT APPROVAL	REQUEST:	Approval of the vacation of a portion of Craig Avenue east of 57th Street to its eastern terminus
		LOCATION:	

DISPOSITION: APPROVAL 7-0. Approval.

MINUTES APPROVED: March 6, 2024