

PLANNING BOARD DISPOSITION AGENDA



Public Hearing and Administrative Meeting
Wednesday, August 7, 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, July 29, 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, August 7, 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.

PUBLIC HEARING

(HOLD OVER CASES)

Master Plan Referrals

1.	C3-24-146 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the CENTRAL PARK PLAZA (THE DUO) TIF Redevelopment Project Plan (laid over 7-3-24)
		LOCATION:	222 South 15th and 201 South 16th Streets

DISPOSITION: 6-0. Approval.

Overlays

2.	C11-21-249 Lyric Townhomes -CONSENT APPROVAL	REQUEST:	Approval of a Major Amendment to the PUR-Planned Unit Redevelopment Overlay District (laid over 7-3-24)
		LOCATION:	1110 South 20th Avenue Plaza

DISPOSITION: 6-0. Approval of a Major Amendment to PUR, subject to submittal of acceptable final plans prior to forwarding the request to City Council.

Special Use Permits

3.	C8-21-150 C8-21-158 Nebraska HBPA -CONSENT LAYOVER	REQUEST:	Approval of a Major Amendment to the Special Use Permit to allow Indoor Entertainment and Outdoor entertainment in the GI District, along with approval of a Major Amendment to the Large Project Special Use Permit to allow development over 10 acres in the GI District (property is located within the FF-Flood Fringe, FW-Floodway and MCC-Major Commercial Corridor Overlay Districts) (laid over 6-5-24)
		LOCATION:	6303 Q Street

DISPOSITION: 6-0. Layover.

4.	C8-20-188 C8-20-191 Karen Buddhist Society of Omaha -CONSENT LAYOVER	REQUEST:	Approval of a Special Use Permit to allow Religious assembly in the DR District, and approval of a Special Use Permit to allow development in the ED-North Hills Environmental Resources Overlay District (laid over 9-2-20)
		LOCATION:	9861 North 60th Street

DISPOSITION: 6-0. Layover.

(REGULAR AGENDA)

Master Plan Referrals

5.	C3-24-135 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of an amendment to Chapter 55, Zoning regarding landscaping regulations and urban design code, in addition to an amendment to Chapter 24, Planning regarding the Urban Design Review Board
		LOCATION:	City of Omaha and the Three-Mile Extraterritorial Jurisdiction

DISPOSITION: 6-0. Approval.

6.	C3-24-186 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the 2025-2030 Capital Improvements Plan (CIP)
		LOCATION:	City of Omaha and the Three-Mile Extraterritorial Jurisdiction

DISPOSITION: 6-0. Approval.

7.	C3-24-019 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of an amendment to THE NODO TIF redevelopment project plan
		LOCATION:	South and West of 12th and Nicholas Streets

DISPOSITION: 5-0-1 Approval.

Subdivisions

8.	C10-24-183 C12-24-184 University of Nebraska Board of Regents	REQUEST:	Preliminary and Final Plat approval of WEST OMAHA REPLAT EIGHT, a minor plat inside city limits, with rezoning from R6 and R7 to R7 (property is located within an ACI-Overlay District)
		LOCATION:	Southwest of 38th Avenue and Dewey Avenue

DISPOSITION: 6-0. Approval of the rezoning from R6 and R7 to R7, along with approval of the Preliminary Plat, subject to meeting the following conditions:

1. In the subdivision agreement, provide for the payment of the Watershed Management Fee prior to recording the final plat.
2. Show all existing easements on the final plat.
3. For any existing public sewers which are not currently covered by an easement, grant the City an easement in conformance with the City's Wastewater Collection Systems Design Manual.
4. Place the standard right-of-way (ROW) Vacation language on the final plat, including language to retain easements.
5. If the ROW vacation on this plat will be associated with the vacation on the Briggs Place Replat 12 plat, the two final plats must go to City Council concurrently. Otherwise, provide a payment to the City for the fair-market value of the vacated land prior to recording the final plat.
6. Coordinate with Public Works on the acceptability of fill, retaining walls, or any other encroachments into the public sewer easement areas. An OPW public improvement project may be required to relocate public sewers.
7. Coordinate with OPPD and city staff on dedication language for the final plat mylars.
8. Comply with all stormwater management ordinances and policies.

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

9.	C10-24-188 C12-24-189 Charles Hill Jr. -CONSENT APPROVAL	REQUEST:	Preliminary and Final Plat approval of HARTMAN RIDGE, a minor plat inside city limits, with rezoning from R2 to R3
		LOCATION:	5517 North 52nd Street

DISPOSITION: 6-0. Approval of a rezoning from R2 to R3, along with approval of the Preliminary Plat, subject to the following conditions:

1. Provide for the standard sidewalks along 52nd Street.
2. Coordinate with OPPD on any facility relocation, if needed.
3. If needed, provide for extension of public sanitary sewer to serve the lots, along with submittal of a 30% Design Report to the Public Works Design Division.

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

10.	C10-24-177 C10-72-157 Lyle Burkle -CONSENT APPROVAL	REQUEST:	Rezoning from R6 to R5, along with a repeal of the PUD-Planned Unit Development Overlay District for a portion of the site (property is located within an ED-Environmental Overlay District)
		LOCATION:	West of 50th Street and Raven Oaks Drive

DISPOSITION: 6-0. Approval of the rezoning from R6 to R5, along with approval of the repeal of the PUD Overlay for a portion of the site.

11.	C10-24-178 Jay Nielsen -CONSENT APPROVAL	REQUEST:	Rezoning from GI to R5
		LOCATION:	408 William Street

DISPOSITION: 6-0. Approval of the rezoning from GI to R5.

12.	C10-12-157 Woodhouse Auto Family -CONSENT LAYOVER	REQUEST:	Approval of a Major Amendment to the Mixed Use Development Agreement for WEST DODGE POINTE
		LOCATION:	17335 Burt Street

DISPOSITION: 6-0. Layover.

13.	C10-24-185 Metro Driveway Replacement LLC. -CONSENT APPROVAL	REQUEST:	Rezoning from R4(35) to R5
		LOCATION:	Northwest of 45 th and H Streets

DISPOSITION: 6-0. Approval of the rezoning from R4(35) to R5.

14.	C10-24-187 Aida Maria Lucas -CONSENT APPROVAL	REQUEST:	Rezoning from GI to R5
		LOCATION:	1231 South 15 th Street

DISPOSITION: 6-0. Approval of the rezoning from GI to R5.

Special Use Permits

15.	C8-16-0.40 Hansen Property Development, Inc.	REQUEST:	Approval of a Major Amendment to a Special Use Permit to allow Scrap and salvage services in the GI District (portions of the property are located within the FF-Flood Fringe and FW-Floodway Overlay Districts)
		LOCATION:	5940 South 60th Street

DISPOSITION: 6-0. Layover.

Conditional Use Permits

16.	C7-24-176 Brooks Builders Inc.	REQUEST:	Approval of a Conditional Use Permit to allow an Accessory dwelling unit in the R2 District
		LOCATION:	3315 South 115th Street

DISPOSITION: 6-0. Approval of a Conditional Use Permit to allow an Accessory dwelling unit in the R2 District., subject to the following conditions:

1. Compliance with the submitted site plan.
2. Compliance with the submitted building elevations.

17.	C7-24-179 Mental Health Association	REQUEST:	Approval of a Conditional Use Permit to allow Small group living (disabled) in the GC District
		LOCATION:	6055 Country Club Road

DISPOSITION: 3-3. Motion failed.

18.	C7-24-180 Above & Beyond Therapy -CONSENT APPROVAL	REQUEST:	Approval of a Conditional Use Permit to allow a Medical office in the LO District (property is located within an ACI-Area of Civic Importance Overlay District)
		LOCATION:	12915 West Dodge Road

DISPOSITION: 6-0. Approval of a Conditional Use Permit to allow a Medical office in a LO District subject to:

1. Prior to approval of building permits, the applicant must obtain a waiver of Section 55-734 to allow a reduction in minimum required off-street parking from 45 stalls to 41 stalls, for this applicant only.
2. Compliance with the submitted site plans.
3. Compliance with the submitted operations statement.
4. Compliance with applicable building and fire regulations.
5. Compliance with all other applicable regulations.
6. Obtaining a Certificate of Occupancy prior to opening for business.

19.	C7-24-163 Sacred Heart Academy -CONSENT APPROVAL	REQUEST:	Approval of a Major Amendment to the presumed Conditional Use Permit pursuant to Section 55-883(q) to allow Secondary educational facilities in the R3 District, along with approval of a waiver to Section 55-166, Height, to allow a 36-foot-tall building addition (property is a designated Local Landmark)
		LOCATION:	Southwest of 36th and Burt Streets

DISPOSITION: 6-0. Approval of a waiver to Section 55-166, Height, to allow a 36-foot-tall building addition, along with approval of a Major Amendment to the presumed Conditional Use Permit pursuant to Section 55-883(q) to allow Secondary educational facilities in the R3 District, subject to the following conditions:

1. Obtain a waiver for impervious coverage from the zoning board of appeals, prior to submittal of a building permit application.
2. Provide an updated site plan showing compliance with setbacks for the proposed scoreboard, prior to submittal of a building permit application.
3. Compliance with the revised site/landscape plan.
4. Compliance with the submitted elevations.
5. Compliance with the submitted operations plan.
6. The public on-street parking improvements are subject to the OPW public improvement review process.
7. Comply with all applicable stormwater management ordinances and policies.
8. Compliance with all applicable signage regulations.
9. Compliance with all other applicable regulations.

MINUTES APPROVED: July 3, 2024