

PLANNING BOARD DISPOSITION AGENDA



Public Hearing and Administrative Meeting
Wednesday, September 4, 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, August 26, 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, September 4, 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.	C12-23-170 Keith Edquist -CONSENT LAYOVER	REQUEST:	Final Plat approval of STARGRASS ACRES (Lots 1-7, Outlots 1-3), a subdivision outside city limits, with a waiver to Sections 53-9(9), Sidewalks, 53-8(2)(g), Pavement Width, 53-9(3), Street Surfacing to waive installation of curb and gutter, and 53-9(10), Streetscape Standards to waive installation of street lights
		LOCATION:	6820 Northern Hills Drive

DISPOSITION: 7-0. Layover.

2.	C10-16-287 C12-16-288 Jasper Stone 192nd & Dodge, LLC	REQUEST:	Final Plat approval of AVENUE ONE (Lot 13), a subdivision inside city limits, with rezoning from AG to MU
		LOCATION:	South of 193rd Street and South HWS Cleveland Boulevard

DISPOSITION: 7-0. Approval of the rezoning from AG to MU subject to submittal of an acceptable amendment to the Mixed Use Agreement prior to forwarding the request to City Council, along with approval of the Final Plat, subject to following prior to forwarding the request to City Council:

1. Approval of a Minor Amendment to the Avenue One Mixed Use District Development Agreement.
2. In the Subdivision Agreement cover the 192nd Street Interchange Fee.
3. For the eastern part of the 193rd Street right-of-way, record a separate right-of-way dedication concurrently with the final plat.
4. 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.
5. Provide a 15-foot no-build easement measured from the boulevard ROW. At the round-a-bout and heading south on HWS Cleveland Boulevard this easement requirement will revert back to the 35-foot no-build easement.
6. Submittal of an acceptable final subdivision agreement.

PUBLIC HEARING

(HOLD OVER CASES)

Subdivisions

3.	C12-24-104 Joe Vizner	REQUEST:	Preliminary and Final Plat approval of WALVOORD SUBDIVISION (formerly 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) (laid over 5-1-24)
		LOCATION:	Southeast of 234th Street and West Center Road

DISPOSITION: 7-0. Approval of a waiver to Section 53-9(9), Sidewalks, denial of a waiver to Section 53-9(3), Street surfacing (not applicable), and approval of the Preliminary Plat, subject to the following conditions:

1. CAD files for the preliminary plat and final plat shall be submitted to the Douglas County Engineer’s Office for review.
2. Revise the final plat mylars to refer to the proposed lot as “Lot 1.”
3. Obtain necessary permits from Douglas County.
4. Comply with all stormwater management ordinances and policies.
5. A grading permit is required for this project.
6. Coordinate with OPPD on relocation and/or removal of existing facilities, if needed.
7. Provide for the use, ownership, and maintenance of the outlot in the subdivision agreement.
8. All requirements of applicable floodplain development regulations shall be continually met and maintained, including the submission and approval of a floodplain development permit.
9. Coordinate with staff on an acceptable planting plan.
10. Coordinate with the US Army Corps of Engineers as necessary.
11. Follow the lighting and tree removal conservation measures identified in the Nebraska CERT report.
12. Revise the lot boundary to provide required street frontage.
13. Obtain a waiver from the Zoning Board of Appeals for minimum lot size (if necessary).

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

Rezoning

4.	C10-12-157 Woodhouse Auto Family -CONSENT APPROVAL	REQUEST:	Approval of a Major Amendment to the Mixed Use Development Agreement for WEST DODGE POINTE (laid over 8-7-24)
		LOCATION:	17335 Burt Street

DISPOSITION: 7-0. Approval of a Major Amendment to the Mixed Use District Development Agreement for WEST DODGE POINTE subject to submittal of five acceptable, signed copies of the amendment prior to forwarding the request to City Council.

Conditional Use Permits

5.	C7-24-105 Joe Vizner	REQUEST:	Approval of a Conditional Use Permit to allow a Campground in the AG District (property is located within the FW-Floodway Overlay District) (laid over 5-1-24)
		LOCATION:	Southeast of 234th Street and West Center Road

DISPOSITION: 7-0. Approval of a Conditional Use Permit to allow a Campground in the AG District, subject to the following conditions:

1. Submittal of and compliance with revised planting plans, prior to obtaining a certificate of occupancy for the proposed operation.
2. Obtain the following waivers from the Zoning Board of Appeals, prior to obtaining a certificate of occupancy for the proposed operation:
 - a. Section 55-740 - Paving of off-street parking facilities.
 - b. Section 55-765 (d) (5) - Maximum residency stay at a campground.
 - c. Section 55-87 - Minimum lot area in the AG District (if necessary).
3. Submittal of and compliance with a revised site plan providing an ADA-compliant restroom, prior to obtaining a certificate of occupancy for the proposed operation.
4. The first 50 feet (minimum) of the on-site access drive must remain paved in order to prevent gravel from being carried onto the adjacent streets by exiting vehicles.
5. All requirements of applicable floodplain development regulations shall be continually met and maintained, including the submission and approval of a floodplain development permit.
6. Bathroom facilities must be ADA accessible and readily movable in case of flooding.
7. Obtain all necessary review, approval, and permitting from the U.S. Army Corps of Engineers.
8. Follow the lighting and tree removal conservation measures identified in the Nebraska CERT report.
9. No permanent structures or items not readily movable in case of flooding may be located on the site.
10. Comply with all stormwater management ordinances and policies.
11. Compliance with the submitted operations plan and emergency plan.
12. Compliance with all other applicable regulations.

(REGULAR AGENDA)

Master Plan Referrals

6.	C3-24-196 The Mensch Group, LLC -CONSENT APPROVAL	REQUEST:	Approval of an Amendment to the Future Land Use Element of the City's Master Plan from Civic and Low Density Residential to Low Density Residential
		LOCATION:	4209 and 4215 Ellison Avenue

DISPOSITION: 7-0. Approval.

7.	C3-24-209 Hoppe Development	REQUEST:	Approval of an Amendment to the Future Land Use Element of the City's Master Plan from Office/Commercial, High Density Residential and Low Density Residential to High Density Residential
		LOCATION:	South of 18th Street and Willis Avenue

DISPOSITION: 7-0. Approval.

8.	C3-24-217 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of 1501 HOWARD AND STANDARD REHAB TIF Redevelopment Project Plan
		LOCATION:	1501 Howard Street and 500 South 18th Street

DISPOSITION: 7-0. Approval.

9.	C3-24-218 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of The FRAME APARTMENTS AND MILLWORK HOTEL TIF Redevelopment Project Plan
		LOCATION:	Northwest and Southeast of 13th and Nicholas Streets

DISPOSITION: 7-0. Approval.

Subdivisions

10.	C10-02-203 C12-24-193 HHVP24 RE LLC	REQUEST:	Preliminary and Final Plat approval of WEST VILLAGE POINTE REPLAT 13, a minor plat inside city limits, with approval of a Major Amendment to the Mixed Use Development Agreement for WEST VILLAGE POINTE
		LOCATION:	Southeast of 180th and Burke Streets

DISPOSITION: 7-0. Approval of a Major Amendment to the Mixed Use Development Agreement for WEST VILLAGE POINTE, subject to submitting an acceptable Mixed Use District Development Agreement, prior to forwarding the request to the City Council, and 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 180th Street from Lots 3 or 4.
2. Show a cross access easement on the plat.
3. Construct public sanitary sewer to serve each lot.
4. Coordinate with OPPD on any relocations if needed.
5. 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.

11.	C12-24-203 Wheelhouse Development -CONSENT APPROVAL	REQUEST:	Preliminary and Final Plat approval of MAPLEVIEW REPLAT FIVE, a minor plat inside city limits (property is located within an MCC-Major Commercial Corridor Overlay District)
		LOCATION:	Southwest of 90th Street and West Maple Road

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

1. Comply with all stormwater management policies and ordinances, including providing for a no net increase in stormwater runoff and treating the first ½" of stormwater for water quality
2. Provide documentation to verify the location of the new property line through the building complies with applicable Building and Fire Code regulations.

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

12.	C10-24-204 C12-24-205 Charles Mangimelli	REQUEST:	Preliminary Plat approval of WEST BAY WOODS ESTATES, a subdivision inside city limits, with rezoning from DR to R4
		LOCATION:	18222 F Street

DISPOSITION: 7-0. Layover.

Rezoning

13.	C10-24-194 Elkhorn Public Schools -CONSENT APPROVAL	REQUEST:	Rezoning from DR and R5 to R4
		LOCATION:	Northeast of Glenn Street and Elkhorn Drive

DISPOSITION: 7-0. Approval of the rezoning from DR and R5 to R4.

14.	C10-24-195 Jacob Walden -CONSENT APPROVAL	REQUEST:	Rezoning from R7 to GO
		LOCATION:	7410 Mercy Road

DISPOSITION: 7-0. Approval.

15.	C10-24-198 Omaha Public Schools -CONSENT APPROVAL	REQUEST:	Rezoning from DR to R3
		LOCATION:	5050 South 51st Street

DISPOSITION: 7-0. Approval of the rezoning from DR to R3.

16.	C10-24-215 Bryan and Leigh Mueller -CONSENT APPROVAL	REQUEST:	Rezoning from DS to CBD (property is located within an ACI-Area of Civic Importance Overlay District)
		LOCATION:	2226 Howard Street

DISPOSITION: 7-0. Approval.

17.	C10-18-015 GLR Development, LLC -CONSENT APPROVAL	REQUEST:	Approval of a Major Amendment to the Mixed Use District Development Agreement for WEST FARM
		LOCATION:	Southwest of Heartwood Row and Applied Parkway

DISPOSITION: 7-0. 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.

Overlays

18.	C10-24-199 C11-23-202 Salvation Army Western Division -CONSENT APPROVAL	REQUEST:	Approval of a Major Amendment to the PUR-Planned Unit Redevelopment Overlay District, along with a repeal of the ACI-Overlay and PUR-Overlay for a portion of the site
		LOCATION:	Northwest of 24th and Pratt Streets

DISPOSITION: 7-0. Approval of a repeal of the ACI-Overlay and PUR-Overlay for a portion of the site, along with approval of a Major Amendment to the PUR-Planned Unit Redevelopment Overlay District.

19.	C10-24-207 C11-24-208 Hoppe Development	REQUEST:	Rezoning from GC and R4 to R7, with approval of a PUR-Planned Unit Redevelopment Overlay District
		LOCATION:	South of 18th Street and Willis Avenue

DISPOSITION: 7-0. Approval of the rezoning from GC and R4 to R7, along with approval of the PUR-Planned Unit Redevelopment Overlay District, subject to submitting acceptable final PUR development plans prior to forwarding the request to City Council.

20.	C10-24-210 C11-24-211 ECG Acquisitions LLC	REQUEST:	Rezoning from DR to R6, with approval of a PUD-Planned Unit Development Overlay District
		LOCATION:	5504 Kansas Avenue

DISPOSITION: 7-0. Approval of a rezoning from DR to R6, along with approval of the PUD, subject to submittal of and compliance with acceptable final PUD plans, prior to forwarding the request to City Council.

21.	C7-24-212 C10-24-213 C11-24-214 Lockwood Development	REQUEST:	Rezoning from GI and GC to CC, with approval of a PUR-Planned Unit Redevelopment Overlay District, along with approval of a Conditional Use Permit to allow Multiple-family residential in the CC District and expansion of the ACI-Overlay for a portion of the site
		LOCATION:	Southwest of 72nd and Farnam Streets

DISPOSITION: 7-0. Approval of the rezoning from GI and GC to CC, approval of the expansion of the ACI-Overlay for a portion of the site, approval of the PUR-Planned Unit Redevelopment Overlay District, subject to the submittal of acceptable PUR plans prior to forwarding to City Council, and approval of a Conditional Use Permit to allow Multiple-family residential in the CC District, subject to the following conditions:

1. Submit an application for an administrative subdivision combining the site into one lot.
2. Submit an updated site plan addressing the comments in this report.
3. Submit an updated landscape plan addressing the comments in this report.
4. Submit updated building elevations addressing the comments in this report.
5. Coordinate with the City on the right-of-way dedication process.
6. 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.
7. The development must 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.	C11-22-044 Woodsonia 3902 Dodge, LLC -CONSENT LAYOVER	REQUEST:	Approval of a Major Amendment to the PUR-Planned Unit Redevelopment Overlay District
		LOCATION:	120 North 39th Street

DISPOSITION: 7-0. Layover.

23.	C10-24-200 Dakota Upreit Limited Partner -CONSENT APPROVAL	REQUEST:	Approval of the MCC-Major Commercial Corridor Overlay District
		LOCATION:	3401 South 84th Street

DISPOSITION: 7-0. Approval.

Special Use Permits

24.	C8-24-206 Liz Tanji -CONSENT APPROVAL	REQUEST:	Approval of a Special Use Permit to allow Indoor sports and recreation in the GI District
		LOCATION:	13425 F Street

DISPOSITION: 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 and floor plans.**
2. **Compliance with the submitted operations plan.**
3. **Compliance with all other applicable regulations.**

25.	C8-24-216 Natalia Drozdova -CONSENT APPROVAL	REQUEST:	Approval of a Special Use Permit to allow a Daycare (general) in the R4 District
		LOCATION:	7325 North 166 th Avenue

DISPOSITION: 7-0. 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.**

Conditional Use Permits

26.	C7-24-197 Pascual Bautista -CONSENT LAYOVER	REQUEST:	Approval of a Conditional Use Permit to allow Religious assembly in the R6 District
		LOCATION:	2902 South 20th Street

DISPOSITION: 7-0. Layover.

Vacations

27.	C14-24-219 Douglas County -CONSENT APPROVAL	REQUEST:	Approval of the vacation of eight portions of right-of-way being parts of 190th Street and parts of Jones Street, located in Grove Ridge, a subdivision located in part of the NW1/4 of the SW1/4 Section 20, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska
		LOCATION:	

DISPOSITION: 7-0. Approval of the vacation of eight portions of right-of-way being parts of 190th Street and parts of Jones Street, located in Grove Ridge, a subdivision located in part of the NW1/4 of the SW1/4 Section 20, Township 15 North, Range 11 East of the 6th P.M., Douglas County, Nebraska, subject to the following condition:

1. **Sewers shown as “proposed” in GIS will need to be redesigned along with the new street configuration to ensure placement within right-of-way.**

28.	C14-24-220 Planning Board -CONSENT APPROVAL	REQUEST:	Approval of the vacation of the 149-foot remaining portion of a north-south alley right-of-way abutting Lots, 1, 2, 3, 26, 27, and 28, all in Block 2, Hawthorne Addition, Douglas County, Nebraska
		LOCATION:	

DISPOSITION: 7-0. Approval of the vacation, subject to the following:

1. **The portions the vacated right-of-way abutting Lots 1 and 28, shall be purchased by the property owner, and the remaining southern portion of the vacated right-of-way abutting Lots 2, 3, 26 and 27 shall be dedicated as parkland.**
2. **Providing the standard vacation ordinance language requested by OPPD for existing services.**

