

# PLANNING BOARD AGENDA



Public Hearing and Administrative Meeting  
Wednesday, March 7, 2012, 1:30 P.M.

Omaha/Douglas Civic Center  
1819 Farnam Street  
Legislative Chamber

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## ***DISPOSITION AGENDA***

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**This document states the disposition of cases before the Planning Board at their Public Hearing and Administrative meeting held on March 7, 2012.**

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MEMBERS PRESENT: Thomas O. Kelley, Chair  
John Hoich  
Anna Nubel  
R. J. Neary  
Van C. Deeb  
Greg Rosenbaum

MEMBERS NOT PRESENT: Arnold Nesbitt, Vice Chair

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**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 27, 2012.

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## **PUBLIC HEARING AND ADMINISTRATIVE MEETING**

### **(HOLD OVER CASES)**

#### **Subdivisions**

1. C8-11-189 (D)  
C10-11-187  
C12-11-188  
Keith B. Edquist
- REQUEST: Preliminary Plat approval of NORTHERN HILLS ESTATES TWO (Lot 1 through 23, inclusive and Outlot "A" and "B") a subdivision outside the city limits, with a waiver of Section 53-9(9) Sidewalks and Section 53-9(3) Street surfacing for 68<sup>th</sup> Street, with rezoning from DR and AV to DR and AV, and a Special Use Permit to allow development in the North Hills Environmental Overlay District
- LOCATION: Generally, southeast of 72<sup>nd</sup> Street and Northern Hills Drive

**DISPOSITION: APPROVED 6-0.** Approval of the Special Use Permit to allow development in the North Hills Environmental Overlay District subject to approval of an acceptable Final Plat and subdivision agreement for Northern Hills Estates Two; approval of the waiver of Section 53-9(9) Sidewalks of the Municipal Code; denial of the waiver of Section 53-9(3) Street surfacing; and approval of the Preliminary Plat subject to: 1) Eliminating Lot 3; 2) Relocating 68<sup>th</sup> Street further to the west; 3) Submittal of a revised Preliminary Plat; 4) Resubmittal of all exhibits that include the most current proposed lot layout (including the tree canopy and slopes analysis) with the revised Preliminary Plat; 5) Submittal of an updated airspace analysis that reflects the most current numbers. The allowed maximum building/landscaping elevations need to be provided on the Final Plat; 6) NDEQ approval of on-site wastewater treatment; 7) Providing the proposed building footprints on the Final Plat; 8) Submittal of a final acceptable PCSMP in compliance with all applicable stormwater management policies and ordinances and the Environmental Element of the City's Master Plan; 9) Providing a 50-foot wide native prairie grass buffer adjacent to the prairie; 10) Providing traffic calming as required; 11) Providing for turnarounds at the terminus of all dead end streets; 12) Providing for the use, ownership and maintenance of all outlots in the subdivision agreement; 13) Providing a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area; and 14) Submittal of an acceptable final subdivision agreement.

2. C10-12-037 REQUEST: Preliminary Plat approval of RANCH VIEW  
C12-12-038 ESTATES 3, a subdivision outside the city  
Tom Falcone limits, with rezoning from AG to DR and R3  
LOCATION: Southwest of 213th and Walnut Streets

**DISPOSITION: APPROVED 6-0.** Approval of the rezoning from AG to DR and R2 and approval of the Preliminary Plat subject to: 1) Providing traffic calming on 214<sup>th</sup> Street and 214<sup>th</sup> Avenue; 2) Compliance with all stormwater management policies; 3) Including the applicable fees in the final subdivision agreement; 4) Providing for use, ownership and maintenance of the outlot in the final subdivision agreement; 5) Submitting a letter of approval of a Noxious Weed Plan from Douglas County; 6) Submitting a letter from Douglas County Emergency Management confirming that acceptable emergency warning is being provided for the area; 7) The debt ratio not exceeding 4%; and 8) the development to be 42 lots and any future development would need to include ingress and egress.

**(REGULAR AGENDA)**

**Master Plan Referrals**

3. C3-12-042 REQUEST: Approval of a Surplus Declaration and  
Planning Department on behalf of Disposal of city-owned property  
the City of Omaha LOCATION: Northeast of 211<sup>th</sup> and Pacific Streets

**DISPOSITION: APPROVED 6-0.**

4. C3-12-043 REQUEST: Approval of Chapter 55 amendments  
Planning Department on behalf of regarding urban design  
the City of Omaha LOCATION: Omaha and 3-mile extraterritorial jurisdiction

**DISPOSITION: APPROVED 6-0.**

5. C3-12-058 (D) REQUEST: Approval of the MCDONALD'S USA, LLC TIF  
Planning Department on behalf of REDEVELOPMENT PROJECT PLAN  
the City of Omaha LOCATION: 2410 Cuming Street

**DISPOSITION: LAYOVER 6-0.**

6. C3-12-059 (D) REQUEST: Approval of THE NOTTINGHAM AT  
Planning Department on behalf of GIFFORD PARK TIF REDEVELOPMENT  
the City of Omaha PROJECT PLAN  
LOCATION: 3304 Burt Street

**DISPOSITION: LAYOVER 6-0.**

**Subdivisions**

7. C12-12-041 (D) REQUEST: Preliminary and Final Plat approval of  
Rex Ekwall EKWALL 1<sup>ST</sup> ADDITION, a minor plat inside  
the city limits, with approval of a MCC  
Overlay District  
LOCATION: Southeast of 156<sup>th</sup> Street and West Center  
Road

**DISPOSITION: APPROVED 6-0. Approval of the MCC-Major Commercial Corridor Overlay District for Lot 1 and approval of the Preliminary Plat subject to: 1) Including language in regards to the use, ownership and maintenance of Outlot "A" to be provided for in the final subdivision agreement and in a note on the Final Plat mylars; 2) Changing Note 2 on the plat to "Only one access to 156<sup>th</sup> Street will be permitted from Lot 1. This access shall be located in the ingress/egress easement as shown"; 3) Providing sections to the Public Works Department to verify that enough right-of-way has been left along 156<sup>th</sup> Street to accommodate a 3:1 + 20' section; and 4) Removing the existing "Petition" language from the plat and coordinate with the Public Works Department on acceptable language. 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 the plat to the City Council.**

8. C12-12-052 (D) REQUEST: Preliminary and Final Plat approval of  
Barry Ominsky UNITED STATES COLD STORAGE  
ADDITION a minor plat inside the city limits  
LOCATION: Southeast of Dahlman Avenue and "G"  
Street

**DISPOSITION: APPROVED 6-0. Approval of the Preliminary and Final Plat, subject to submittal of an acceptable final subdivision agreement, if necessary.**

9. C12-12-057 (D) REQUEST: Preliminary and Final Plat approval of PRIME  
Prime Real Estate, LLC BUSINESS PARK, a minor plat inside the  
city limits  
LOCATION: 22145 West Maple Road

**DISPOSITION: APPROVED 6-0. Approval of the Preliminary Plat subject to: 1) The applicant providing a 25-foot wide dedication of right-of-way along the western boundary of proposed Lot 1; 2) The applicant waiving the right to protest a future street improvement district; 3) Compliance with all stormwater management policies and ordinances; and 4) The applicant applying for the MCC Overlay District designation for the three lots included in the proposed plat. Approval of the Final Plat as amended by the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement.**

10. C12-12-060 (D) REQUEST: Preliminary and Final Plat approval of  
Parks, Recreation and Public KIEWIT PLACE, a minor plat inside the city  
Property Department on behalf of limits  
the City of Omaha LOCATION: Northwest of 60<sup>th</sup> and "F" Streets

**DISPOSITION: APPROVED 6-0.** Approval of the Preliminary Plat subject to: 1) Including language in regards to the use, ownership and maintenance of Outlot "A" to be provided for in the final subdivision agreement and in a note on the Final Plat mylars. Approval of the Final Plat subject to compliance with the condition of Preliminary Plat approval prior to forwarding the plat to the City Council.

**Rezoning**

11. C10-12-044 (D)  
Rex Ekwall
- REQUEST: Rezoning from GI to CC (portions of which property lie within the flood fringe and floodway) and approval of a MCC Overlay District
- LOCATION: 2727 South 156<sup>th</sup> Street

**DISPOSITION: APPROVED 6-0.** Approval of the MCC-Major Commercial Corridor Overlay District for Lot 25, Cornhusker Industrial Park III and approval of the rezoning from GI to CC (portions of which property lies within the flood fringe and floodway) for Lots 25, 26 and Outlot 3, Cornhusker Industrial Park III.

12. C10-12-050 (D)  
Tenth Street Bridge Properties, LLC
- REQUEST: Rezoning from HI/ACI-1(PL) to CBD/ACI-1(PL)
- LOCATION: 1002, 1010 and 1012 South 10<sup>th</sup> Street

**DISPOSITION: APPROVED 6-0.**

13. C10-12-053 (D)  
David L. Smith
- REQUEST: Rezoning from AG-ED to DR-ED
- LOCATION: 14014 North 108<sup>th</sup> Street

**DISPOSITION: APPROVED 6-0.**

14. C10-12-055 (D)  
C11-12-056  
Apollo Building Corporation
- REQUEST: Rezoning from DR and R5 to R6 and approval of a Planned Unit Development Overlay District
- LOCATION: Generally, 133<sup>rd</sup> Street south of Larimore Avenue and north of Meredith Avenue

**DISPOSITION: LAYOVER 6-0.** Laid over for 60 days or 30 days if the applicant is ready to allow the applicant additional time to: 1) Meet with the neighbors; 2) Revise the site/landscape plans in compliance with applicable site development regulations, include the tree canopy along the western boundary of the site and provide an internal sidewalk system; and 3) Provide additional visual elements to the proposed building elevations.

15. C10-12-054 (D)  
PDM, Inc.
- REQUEST: Rezoning from CC and GI to CC
- LOCATION: 2906, 2930 and 3002 South 24<sup>th</sup> Street and 2424 Oak Street

**DISPOSITION: APPROVED 6-0.**

