

PLANNING BOARD AGENDA



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

Omaha/Douglas Civic Center
1819 Farnam Street
Legislative Chamber

DISPOSITION AGENDA

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

MEMBERS PRESENT: Thomas O. Kelley, Chair
Arnold Nesbitt, Vice Chair
Anna Nubel
John Hoich
R. J. Neary
Van C. Deeb

MEMBERS NOT PRESENT: Greg Rosenbaum

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, October 29, 2012.

ADMINISTRATIVE MEETING

1.	C10-12-151 C12-12-152 Fort 165 LLC	REQUEST:	Final Plat approval of COPPER VALLEY, a subdivision outside the city limits, with rezoning from AG to DR and R6
		LOCATION:	Southeast of 168th and Fort Streets

DISPOSITION: APPROVED 6-0. Approval of the rezoning from AG to DR and R6 and approval of the Final Plat subject to the following being submitted prior to forwarding the request to the City Council: 1) An original signed Dedication document for the necessary right-of-way for the south 167th Street connection; 2) A copy of the approved agreement with Douglas County for maintenance of 167th Street; and 3) An acceptable final subdivision agreement.

PUBLIC HEARING AND ADMINISTRATIVE MEETING

HOLD OVER CASES

Master Plan Referrals

2.	C3-12-204 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the AMES-LOCUST INDUSTRIAL PARK AREA REDEVELOPMENT PLAN and the AMES-LOCUST INDUSTRIAL PARK REDEVELOPMENT PROJECT PLAN
		LOCATION:	Generally, Ames Avenue on the north, Locust Street on the south, North 13 th Street on the east and North 24 th Street on the west

DISPOSITION: APPROVED 4-1.

(REGULAR AGENDA)

Master Plan Referrals

3.	C3-12-219 (D) Planning Department on behalf of the City of Omaha	REQUEST:	Approval of the ELKHORN AREA REDEVELOPMENT PLAN
		LOCATION:	Generally, Glenn to Blondo Streets, 204th to 207th Streets

DISPOSITION: LAYOVER 6-0.

4.	C3-12-220 Planning Department on behalf of the City of Omaha	REQUEST:	Approval of ELK HILL PROPERTIES, LLC TIF REDEVELOPMENT PROJECT PLAN
		LOCATION:	223 North Main Street

DISPOSITION: APPROVED 6-0.

Subdivisions

5.	C10-12-202 C12-12-203 Lyn V. White	REQUEST:	Preliminary Plat and Final Plat approval of SERENITY, a minor plat inside the city limits, with a waiver of Section 53-9(9) Sidewalks of the Municipal Code and with rezoning from R1 to R4
		LOCATION:	11206 Bel Air Drive

DISPOSITION: APPROVED 5-1. Approval of the rezoning from R1 to R4; approval of the waiver of Section 53-9(9) Sidewalks of the Municipal Code; approval of the Preliminary Plat subject to: 1) The applicant confirming that the existing development on proposed Lot 2 complies with all R4 District site development regulations prior to forwarding the preliminary plat to the City Council for final action; and 2) Waiving the right to protest any future sidewalk improvement district; and approval of the Final Plat as amended by the conditions of Preliminary Plat approval and submittal of an acceptable final subdivision agreement.

6.	C10-12-213 (D) C12-12-214 The Omaha Home for Boys	REQUEST:	Preliminary Plat and Final Plat approval of OMAHA HOME FOR BOYS REPLAT 1, a subdivision inside the city limits, with a waiver of Section 53-9(9) Sidewalks of the Municipal Code, and rezoning from R3, R4(35) and R7 to R4
		LOCATION:	Southeast of 52nd Street and Ames Avenue

DISPOSITION: LAYOVER 6-0. Laid over the request for rezoning from R3, R4(35) and R7 to R4; denial of the waiver of Section 53-9(9) Sidewalks of the Municipal Code; laid over the Preliminary Plat to allow the applicant time to revise and resubmit the plat with the required easements and right-of-way dedications; and laid over the Final Plat until such time as the City Council has approved a Preliminary Plat.

7.	C10-12-215 (D) C12-12-216 DB Properties	REQUEST:	Preliminary Plat approval of KINGSWOOD HEIGHTS, a subdivision inside the city limits with rezoning from DR to R4
		LOCATION:	3330 South 132nd Street

DISPOSITION: APPROVED 6-0. Approval of the rezoning from DR to R4 and approval of the Preliminary Plat subject to the following being provided prior to or with submittal of the Final Plat: 1) The Final Plat including a pedestrian connection to the south from Spring Street; 2) Submittal of an acceptable PCSMP; 3) Providing the appropriate 12 foot sidewalk chamfers on the corner lot; and 4) Submittal of an analysis that shows that the downstream storm sewers have the capacity to handle runoff from the new street extensions.

Overlay Districts

8.	C11-11-082 (D) Olsson Associates	REQUEST:	Approval of a Major Amendment to a Planned Unit Development Overlay District
		LOCATION:	Southeast of Sterling Ridge Drive and Pacific Street

DISPOSITION: APPROVED 6-0. Approval of the proposed amendment subject to: 1) The applicant receiving a waiver of Section 55-717 for the required bufferyard along the north property line; 2) The applicant submitting a revised site plan that provides two additional handicapped accessible parking stalls and sidewalks along the driveway to Pierce Street; and 3) The applicant submitting an acceptable landscape plan prior to forwarding the amendment to the City Council.

9.	C10-12-218 Oscar Duran	REQUEST:	Approval of an ACI-1(50)-Area of Civic Importance Overlay District
		LOCATION:	2402 South 13th Street

DISPOSITION: LAYOVER 6-0. Laid over to allow time to obtain a waiver from the Zoning Board of Appeals and approval of the Zoning Board of Appeals fee to be waived.

Rezoning

10.	C10-12-210 (D) Philip Kommer	REQUEST:	Rezoning from R7 to R5
		LOCATION:	1029 and 1031 South 30th Avenue

DISPOSITION: APPROVED 6-0. Approval of the rezoning from R7 to R5.

11.	C10-12-211 (D) Tim Sheehy	REQUEST:	Rezoning from GI to CC/ACI-1(PL)
		LOCATION:	3023 and 3025 Leavenworth Street

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

Special Use Permits

12.	C8-12-163 (D) Mark Sanford	REQUEST:	Approval of a Special Use Permit to allow <i>Personal improvement services and Personal services</i> in a GI District
		LOCATION:	4383 Nicholas Street

DISPOSITION: APPROVED 6-0. Approval of the Special Use Permit for *Personal improvement services and Personal services* in a GI District subject to: 1) Removal of all barbed wire from existing fencing on the property; 2) Construction and striping of all parking areas as indicated on the site plan; 3) Working with city staff in regards to providing an acceptable amount of landscaping; 4) Compliance with all parking regulations of the Omaha Municipal Code, including providing a total of 5 handicapped-accessible stalls; 5) Compliance with the revised site plan; 6) Compliance with the updated operating statements; 7) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division for all separate use types in the building, including the existing General offices; and 8) Compliance with all other applicable regulations.

13.	C8-12-209 (D) H & B Enterprise	REQUEST:	Approval of a Special Use Permit to allow <i>Automotive sales</i> in a CC District
		LOCATION:	3012 North 93rd Street

DISPOSITION: APPROVED 6-0. Approval of the Special Use Permit to allow *Automotive sales* in a CC District subject to: 1) No vehicles on display at any time; 2) Compliance with the proposed operating statement and plans; 3) Compliance with all applicable regulations; and 4) The applicant receiving a Certificate of Occupancy from the Permits and Inspections Division of the Planning Department.

14.	C8-12-217 Brian Johnson	REQUEST:	Approval of a Special Use Permit to allow <i>Automotive sales</i> in a CC District
		LOCATION:	9025 Maplewood Boulevard

DISPOSITION: DENY 5-1.

Vacations

15.	C14-12-212 Property Owner	REQUEST:	Vacation of Poplar Street from 205th Street to North Main Street
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DISPOSITION: DENY 6-0.

16.	C14-12-222 (D) Planning Board	REQUEST:	Vacation of the east/west alleys between Burt and Cuming Streets from 18 th Street to Florence Boulevard and from Florence Boulevard to 20 th Street
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DISPOSITION: APPROVED 6-0. Approval of the proposed vacation, subject to all easements being reserved in the vacating ordinance.